

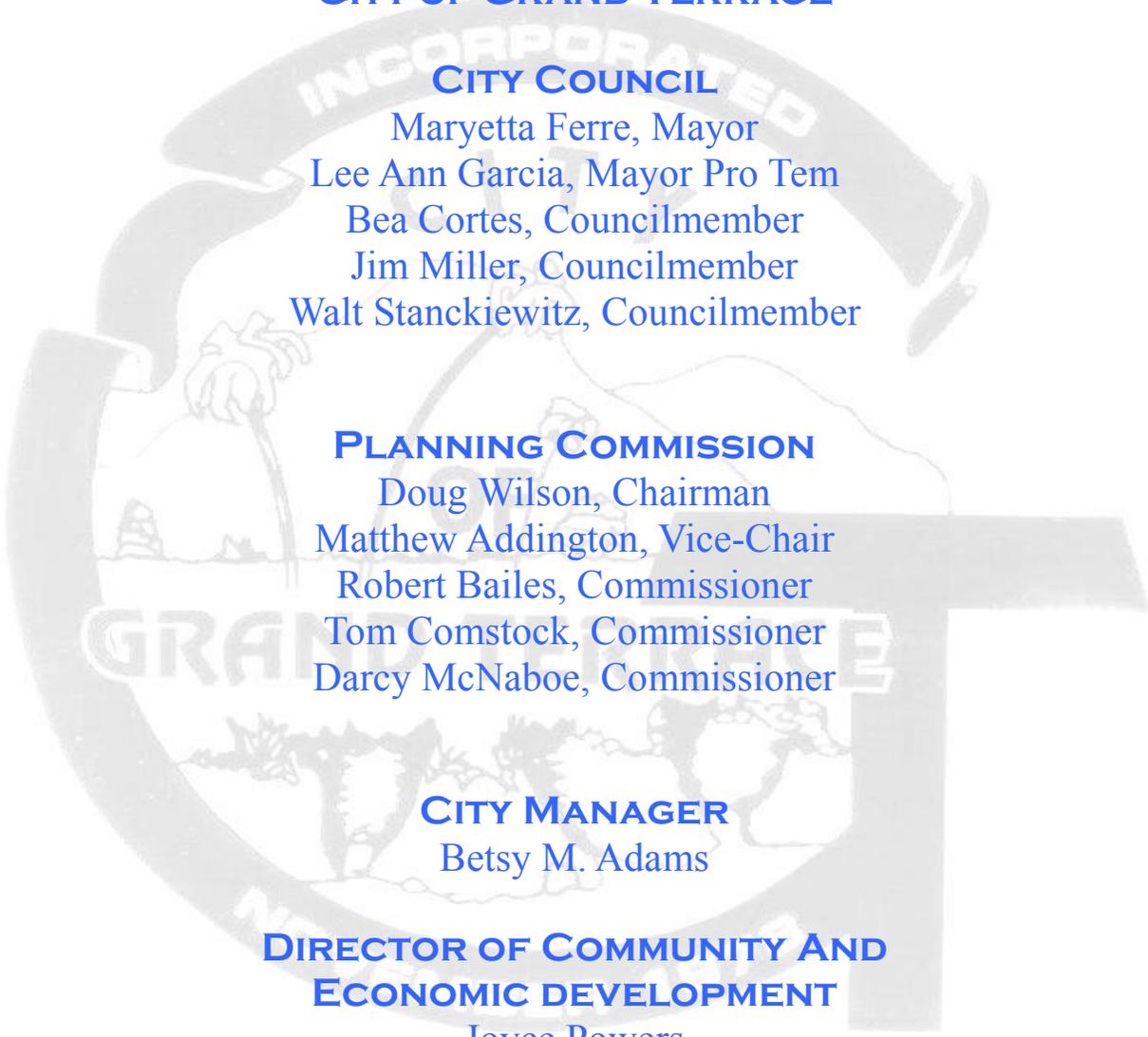
CITY OF GRAND TERRACE

GENERAL PLAN



**ADOPTED APRIL 27, 2010
RESOLUTION NO. 2010-10**

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CITY OF GRAND TERRACE

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Jim Miller, Councilmember
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**DIRECTOR OF COMMUNITY AND
ECONOMIC DEVELOPMENT**

Joyce Powers

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APPENDIX A

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Introduction





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1.0 INTRODUCTION

1.1 AUTHORITY OF THE GENERAL PLAN

The City of Grand Terrace General Plan serves as the blueprint for future land development and planning within the City limits. The General Plan is the City's vision for the future. This vision is described and implemented through the General Plan's goals, objectives, policies and implementation programs. The information contained within each chapter or element of the General Plan collectively shapes the future development and redevelopment of the City. The document is used by decision makers, both public and private, to guide them in decisions regarding land use and development throughout the City.

The key objectives of the General Plan are:

- Accommodate growth on undeveloped and underdeveloped properties within the City.
- Accommodate future demand to the City's street system and infrastructure system due to growth within the City and from surrounding jurisdictions.
- Promote new commercial development that will capitalize on the City's proximity to major transportation corridors.
- Maintain and continue to develop Grand Terrace's established commercial areas.
- Continue to promote the development of quality housing for all segments of the population, including those households with special needs.
- Ensure that residents are provided with a safe and healthful environment in which to live and work.
- Preserve those amenities that make Grand Terrace an attractive place to live and work.
- Mitigate and eventually eliminate, where economically feasible, natural and man-made hazards to life and public safety within the City of Grand Terrace.
- Conserve energy and other critical natural resources through a comprehensive program for sustainable development practices.
- Provide for balanced growth, which seeks to provide opportunities for a wide range of employment and housing and the maintenance of a healthy diversified economy.

1.2 SCOPE OF THE GENERAL PLAN

The scope and content of the General Plan must comply with all provisions of state planning law. The General Plan has been prepared pursuant to California Government Code Section §65302, et. seq. State planning law requires that all local general plans address seven basic elements. These include land use, circulation, housing, noise, safety, conservation, and open space. Additional elements may be added at the desire of an individual jurisdiction.

The Grand Terrace General Plan has been organized by the following chapters to comprehensively respond to state planning law requirements:



Chapter 1 – Introduction

This chapter serves as both a general introduction to the document and provides a general description of the City of Grand Terrace and a summary of the City's demographics.

Chapter 2 – Land Use Element

This chapter describes the land use goals, policies, and implementation for land uses within the City. It also provides a land use map and land use designations that guide the physical development of City.

Chapter 3 – Circulation Element

This chapter describes the transportation system within the City and provides guidance for achieving mobility within and through the City. This chapter includes all forms of transportation facilities within the City including streets, railroads, and bikeways.

Chapter 4 – Open Space and Conservation Element

Although considered two individual elements, Open Space and Conservation are interconnected and are often addressed together. This chapter provides guidance for the permanent preservation of open space and habitat within the City, as well as both passive and active recreation opportunities for City residents, including parks and trails.

Chapter 5 – Public Health and Safety Element

This chapter addresses natural and man-made hazards including hazards resulting from flooding, fires, and geologic events and meets the requirements of the mandated Safety Element. The chapter identifies potential hazards and their mitigation through policy implementation.

Chapter 6 – Noise Element

This chapter provides policy direction for the protection of people and sensitive land uses from excessive noise generated by both mobile and stationary sources including streets, railroads, and industrial uses.

Chapter 7 – Public Services and Facilities Element

This chapter summarizes public services and facilities including general city services, police and fire protection, utilities, and educational services necessary to serve the residents and businesses of the community. It addresses the current levels of service and establishes policies and implementation plans to meet future needs.



Chapter 8 – Housing Element

This chapter addresses the current housing inventory and future housing needs of the community. It includes an evaluation of the success rate of the previous Housing Element as required by State law and addresses the most recent State guidelines and legislation affecting the preparation of Housing Elements. Future needs are based upon the most recent Regional Housing Needs Assessment (RHNA) numbers prepared by the Southern California Association of Governments (SCAG).

Chapter 9 – Sustainable Development Element

This chapter addresses methods to be employed throughout the General Plan to conserve and efficiently use non-renewable resources including energy, water, and other natural resources.

Environmental Impact Report

An Environmental Impact Report (EIR) has been prepared to address potential impacts associated with the policies and implementation measures of all elements of the General Plan. The EIR is a “program” level environmental document per the Guidelines of the California Environmental Quality Act (CEQA). It contains general mitigation measures that must be considered and, when appropriate, implemented during any land development action under consideration by the City or its elected or appointed officials. General Plan EIR mitigation measures may require that specific conditions of approval be applied to a project or that additional environmental analysis at the project level be performed.

1.3 OVERVIEW OF THE CITY

The City of Grand Terrace was incorporated on November 30, 1978. As illustrated in Exhibit 1-1, it is located along the southern border of San Bernardino County adjacent to Riverside County in a region known as the "East Valley" area of the County. It is bounded to the north, east, and west by the City of Colton and to the south by the unincorporated community of Highgrove in Riverside County.

The City encompasses approximately 3.6 square miles and has no external sphere of influence. The general street configuration is illustrated in Exhibit 1-2.

1.3.1 City History

Grand Terrace's roots date back to Mexican land grants from the period between 1830 and 1840. According to the Riverside Press Enterprise newspaper, in 1876 there were nine buildings in the Terrace-Colton area. The development of Grand Terrace, or East Riverside as the Grand Terrace/Highgrove area was then called, became a reality with the construction of the Gage Canal. This 22-1/2 mile irrigation canal was built at a cost of \$2,000,000 and brought water from the Santa Ana River marshlands below “The Terrace”. With plenty of irrigation water,



Grand Terrace rapidly became an agricultural community featuring quality citrus. However, a severe "freeze" in 1913 destroyed many citrus groves. Walnuts, a hardier tree, were planted as replacements along with peaches, as quick-profit crops.

Grand Terrace was originally called "The Terrace" because of its higher ground above neighboring communities. Later, the name "Grand" was added referring to the area's hillside view. By the time the Riverside-Highland Water Company was formed in 1898, the community was known as Grand Terrace.

In 1962, the Grand Terrace Chamber of Commerce was organized. From the very beginning, the Chamber was interested in preserving the local identity of the area, and therefore, was a strong supporter of cityhood. This group did much of the groundwork, which led to the formation of a local governing body in 1976, which was called the Municipal Advisory Council or M.A.C. Two years later, the City incorporated on November 30, 1978, becoming the sixteenth incorporated city in San Bernardino County. Exhibit 1-3 is an aerial photograph of the City.



Exhibit 1-1 – Vicinity Map

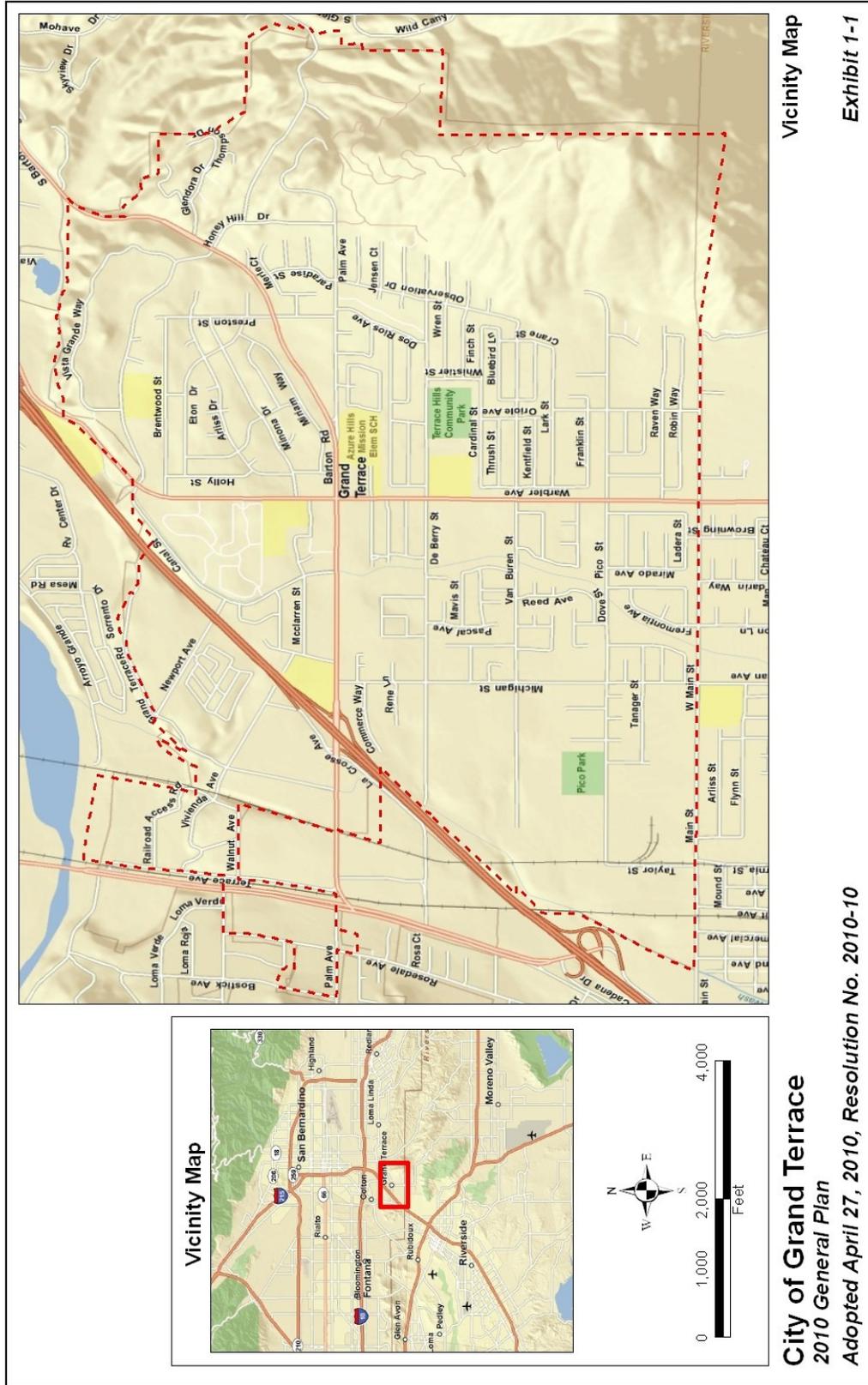
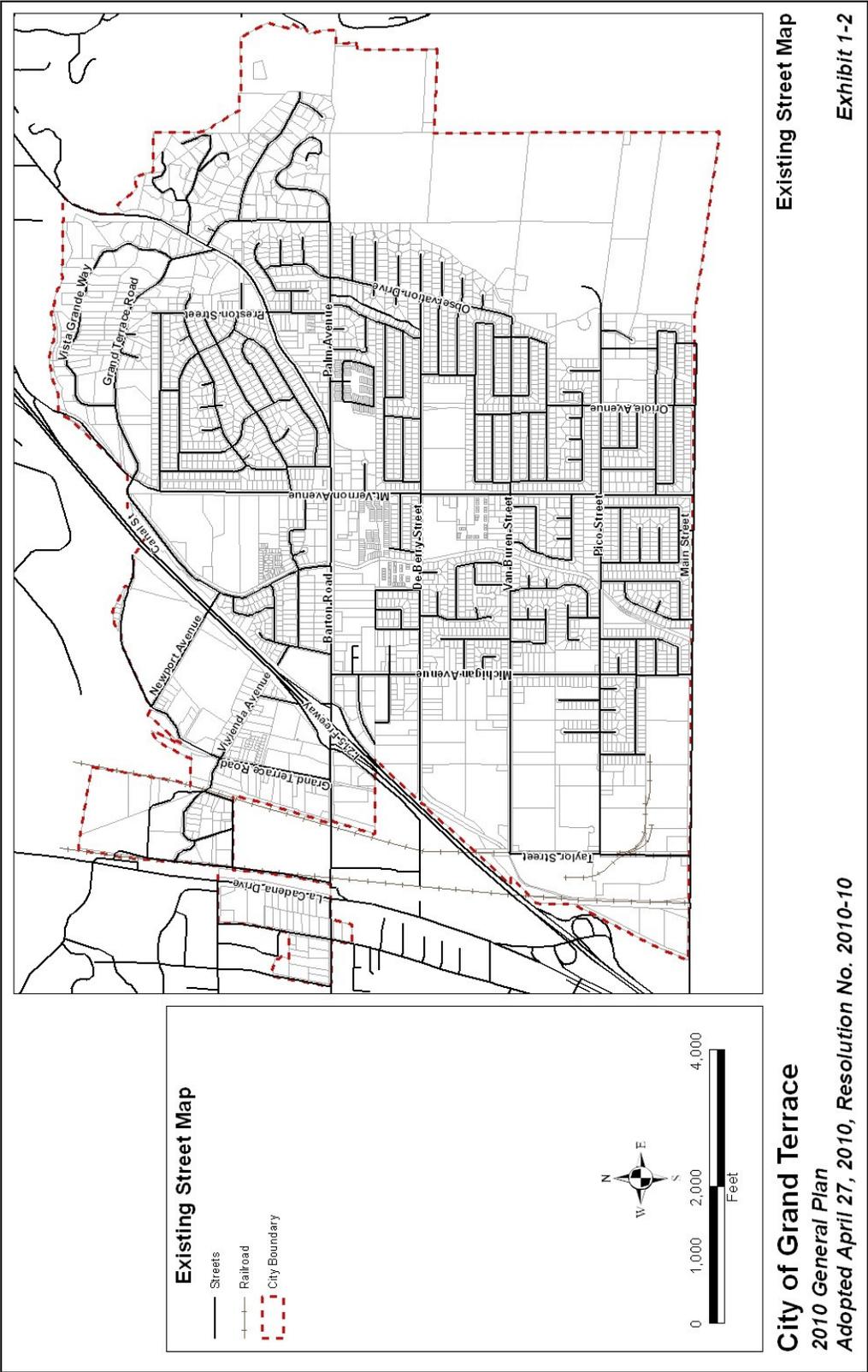
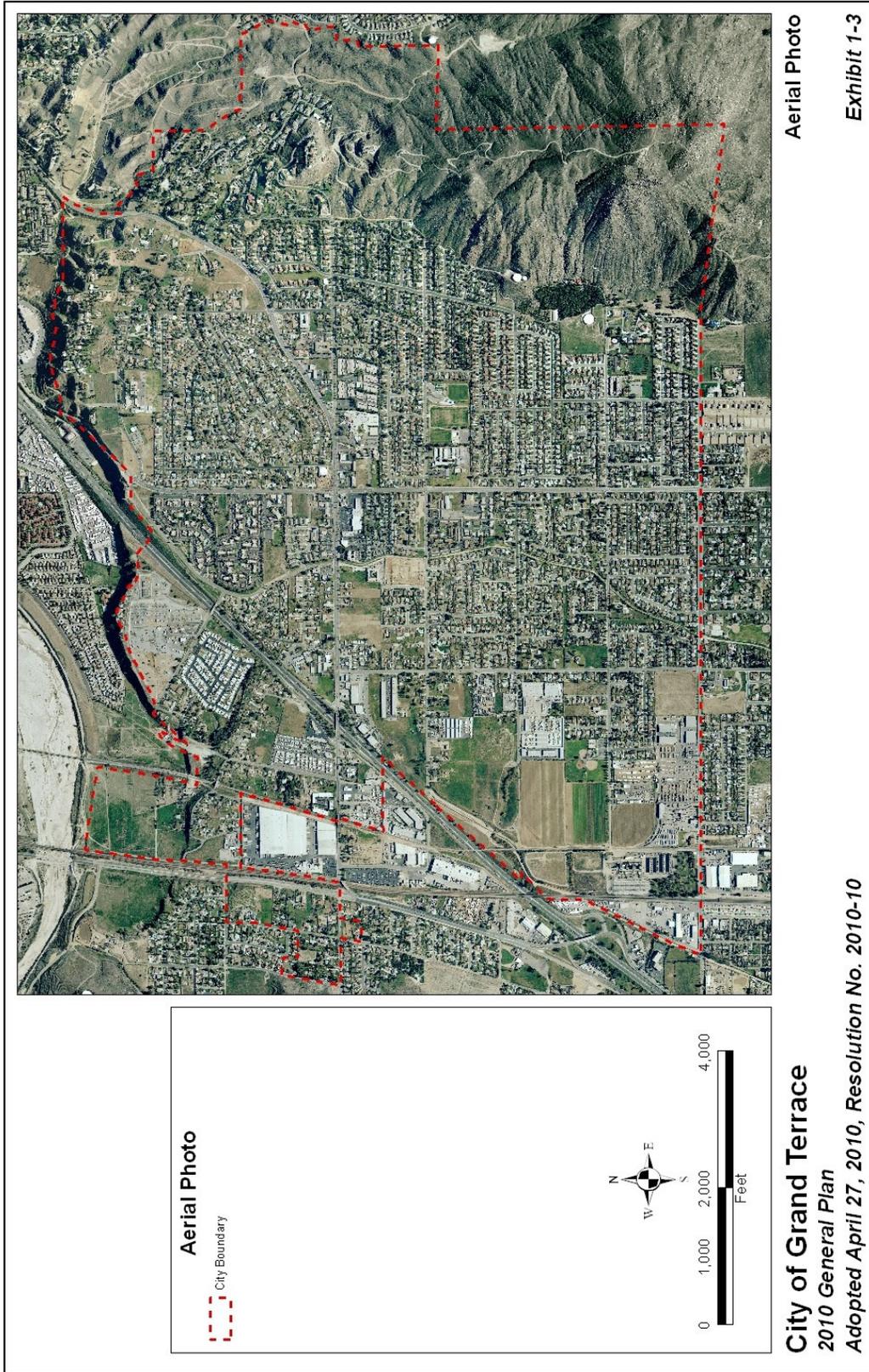




Exhibit 1-2 – Street Map







1.3.2 Demographics

The following demographic indicators were derived from the 2000 United States Census. As illustrated in Exhibit 1-4, the City of Grand Terrace includes four US census tracts. However, for purposes of the City overview, demographic information is presented at a City level and compared to similar information for San Bernardino County.



1.3.2.1 Population

As illustrated in Table 1.1, the City's population, as determined by the US Census Bureau, increased approximately 6.2 percent over the ten-year period between 1990 and 2000. However, a similar percentage increase was experienced over the next five-year period. During these same time periods, the San Bernardino County population, as a whole increased by 20.5 percent and 14.9%, respectively.

**Table 1.1
Population**

Jurisdiction	1990	2000	2005
Grand Terrace	10,946	11,626	12,342
Percent Increase	-	6.2%	6.1%
San Bernardino Co.	1,418,380	1,709,434	1,963,535
Percent Increase	-	20.5%	14.9%
City Percent of Total County	0.77%	0.68%	0.63%

Source: 1990 and 2000 US Census

The California Department of Finance issues annual population totals for all counties and cities within the state. Table 1.2 presents the annual City population projections between 1990 and 2007 as prepared by the Department of Finance.

**Table 1.2
SCAG Population**

Year	Total Population	Annual Increase	Percent Change
1990*	10,946	-	-
1995	12,200	1,254	11.45%
2000*	11,626	-574	-4.70%
2005	12,395	769	6.61%
2007	12,380	-15	-0.12%

Source: California Department of Finance Annual Population Estimates Forms E4 and E5



*US Census Bureau Official Counts

As illustrated, following a major increase in new housing in the mid-1990's and its associated population increase, the City's population has remained relatively stable. Part of this may be associated with the aging of the City's population. As illustrated in Table 1.3, the median age in the City of Grand Terrace according to the 2000 Census was 35.3 years, compared to all of San Bernardino County at 30.3 years; Grand Terrace has a significantly higher percentage than the total County in all age groups above 45 years of age.





Table 1.3
City Population by Age & Gender

	Grand Terrace		San Bernardino Co.	
	Number	%	Number	%
Male	5,479	47.1%	853,024	49.9%
Female	6,147	52.9%	856,410	50.9%
Total	11,626	100%	1,709,434	100%
< 5 years	765	6.6	143,076	8.4
5 – 9 years	862	7.4	163,860	9.6
10 – 19 years	1,765	15.2	299,332	17.6
20 – 24 years	710	6.1	121,579	7.1
25 – 34 years	1,658	14.3	243,028	14.2
35 – 44 years	1,970	16.9	272,633	15.9
45 – 54 years	1,644	14.1	203,670	11.9
55 – 64 years	1,007	8.6	113,797	6.8
65 – 74 years	655	5.6	81,244	4.8
75 – 84 years	416	3.6	49,965	2.9
> 84 years	174	1.5	15,250	0.9
Total	11,626	100	1,709,434	100
Median Age	35.3		30.3	

Source: 2000 US Census

As illustrated in Table 1.4, the City of Grand Terrace is not as ethnically diverse as all of San Bernardino County.

Table 1.4
City Racial Composition

Race	Grand Terrace		San Bernardino Co.	
	Number	%	Number	%
White	8,575	73.5	1,006,960	58.9
Black or African American	537	4.6	155,348	9.1
American Indian/Alaska Native	84	0.7	19,915	1.2
Asian	653	5.6	80,217	4.7
Native Hawaiian/Pacific Islander	36	0.3	5,110	0.3
Some Other Race	1,133	9.7	355,843	20.8
Subtotal - One Race	11,018	94.8	1,623,393	95.0
Two or More Races	608	5.2	86,041	5.0
Total	11,626	100.0	1,709,434	100.0
Hispanic or Latino (of any race)*	2,954	25.4	669,387	39.2

*Dispersed among all other race categories

Source: 2000 US Census



1.3.2.2 Education

As illustrated in Tables 1.5 and 1.6, the 2000 Census showed that Grand Terrace had a lower percentage of children in school than the total County. This is largely associated with a higher average median population age than the County. However, for adults over the age of 25, the City possessed a significantly higher percentage of adults with college degrees.

Table 1.5
School Enrollment
(Over 3 years old and enrolled)

Enrollment By Grade	Grand Terrace		San Bernardino Co.	
	Number	%	Number	%
Nursery School & Pre-School	109	2.9	26,350	4.7
Kindergarten	108	2.9	32,949	5.9
Elementary School (Grades 1 – 8)	1,640	44.4	264,664	47.7
High School (Grades 9 -12)	762	20.6	123,138	22.2
College or Graduate School	1,078	29.2	108,262	19.5
Total Enrollment	3,697	100.0	553,363	100.0

Source: 2000 US Census

Table 1.6
Educational Attainment
(For population over 25 years old)

Highest Attained Grade	Grand Terrace		San Bernardino Co.	
	Number	%	Number	%
Less than 9 th Grade	256	3.4	102,229	10.4
9 th – 12 th Grade (no diploma)	664	8.7	151,365	15.4
High School Graduate or equivalent)	1,727	22.7	246,155	25.0
Some college (no degree)	1,175	29.9	252,654	25.7
Associate Degree	826	10.9	74,289	7.6
Bachelor's Degree	966	12.7	102,339	10.4
Graduate Degree	883	11.6	54,242	5.5
Total over 25 year old population	7,597	100.0	983,273	100.0

Source: 2000 US Census

1.3.2.3 Housing

As illustrated in Tables 1.7 through 1.9, as of the 2000 Census, the City of Grand Terrace is primarily characterized as a single-family community. Over half of all households were traditional married two-parent families. Over half of all households included children less than 18 years of age. However, the average household size and family size of the City was approximately 15 percent smaller than the total County average.



Of the 2000 housing inventory, the City possessed a very low total unit vacancy rate of 5.3 percent compared to the total County vacancy rate of 12.1 percent. Of those units occupied by homeowners, the vacancy rate was less than 2 percent.

As illustrated in Table 1.9, over 64 percent of all housing units were single-family detached residences. The City also has a relatively young housing stock with over 50 percent of all units built between 1970 and 1990 with only 36 percent built prior to 1970.

Table 1.7
Households By Type

Household Type	Grand Terrace		San Bernardino Co.	
	Number	%	Number	%
Family Households	3,052	72.3	404,327	76.5
With own children < 18 years	1,479	35.0	230,916	43.7
Married couple family	2,282	54.1	294,701	55.8
With own children < 18 years	1,057	25.0	163,656	31.0
Female head of households	568	13.5	78,189	14.8
With own children < 18 years	315	7.5	49,345	9.3
Non-Family Households	1,169	27.7	124,267	23.5
Householder living alone	915	21.7	97,482	18.4
Householder > 65 years	237	5.6	34,822	6.6
Total Households	4,221	100.0	528,594	100.0
Average Household Size	2.70		3.15	
Average Family Size	3.15		3.58	

Source: 2000 US Census

Table 1.8
Housing Occupancy

Occupancy Type	Grand Terrace		San Bernardino Co.	
	Number	%	Number	%
Occupied housing units	4,221	94.7	528,594	87.9
Vacant housing units	237	5.3	72,775	12.1
Total housing units	4,458	100.0	601,369	100.0
Seasonal or recreation units	16	0.4	31,632	5.3
Vacancy rate				
Homeowner	1.6		3.1	
Rental	6.9		7.3	
Occupied units				
Owner-occupied	2,745	65.0	340,933	64.5
Renter-occupied	1,476	35.0	187,661	35.5
Average household size				
Owner-occupied	2.83		3.18	
Renter-occupied	2.47		3.08	

Source: 2000 US Census



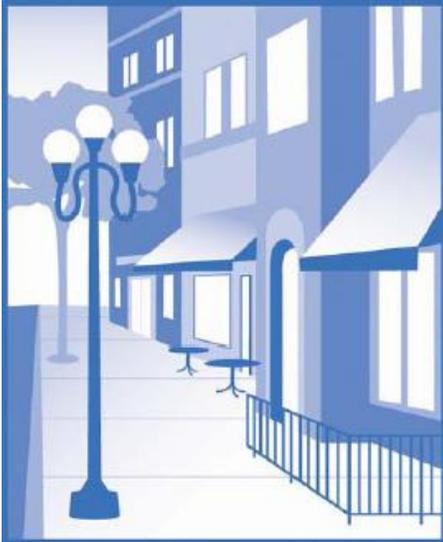
**Table 1.9
Housing Units**

Units in Structure	Grand Terrace		San Bernardino Co.	
	Number	%	Number	%
1 unit – detached	2,826	64.2	416,121	69.2
1 unit – attached	173	3.9	26,833	4.5
2 units – attached	66	1.5	9,842	1.6
3 or 4 units attached	196	4.5	29,046	4.8
5 to 9 units attached	341	7.7	21,681	3.6
10 – 19 units attached	57	1.3	14,905	2.5
20 or more units attached	495	11.2	41,107	6.8
Mobile Home	247	5.6	40,375	6.7
Total Units	4,401	100.0	601,369	100.0
Year Structure Was Built				
1999 – 2000	11	0.2	9,243	1.5
1995 – 1994	54	1.2	29,929	5.0
1990 – 1994	466	10.6	64,927	10.8
1980 – 1989	1,121	25.5	165,036	27.4
1970 – 1979	1,144	26.0	120,138	20.0
1960 – 1969	860	19.5	82,983	13.8
1940 – 1959	643	14.6	105,412	17.5
1939 or earlier	102	2.3	23,701	3.9
Total Units	4,401	100.0	601,369	100.0

Source: 2000 US Census



Land Use Element





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2.0 LAND USE ELEMENT

2.1 INTRODUCTION

2.1.1 Purpose and Function

The Land Use Element is often considered the most critical element of a General Plan. It provides overall guidance to all properties within the City through the distribution of land uses, by type, including residential, commercial, industrial, institutional, and open space. The Land Use Element identifies each land use designation's location and intensity, and its interrelationship with other land uses.



The Land Use Element translates the City's long range vision for development in the City and provides a Land Use Plan, goals, policies, and implementation programs to achieve that vision.

In order to provide guidance for the physical development of the City, the Land Use Element must take into consideration the other elements of the General Plan that identify constraints or opportunities for the development of individual properties. Issues that must be considered include transportation systems, regional drainage, utilities, and geographic and geologic constraints, among others.

2.1.2 Relationship to Other Plans and Programs

City Zoning Code

The City of Grand Terrace Zoning Code sets forth the City's standards, guidelines, and procedures relating to the development and maintenance of all land uses within the City. These regulations are intended to implement the goals and policies of the General Plan while being consistent with the designations of the Land Use Plan. They are intended to protect the physical, social, and economic stability of City residents and businesses and their property; reduce or eliminate hazards to the public; and enhance the City's physical, social, and economic advantages through comprehensive land use and resource planning.

Barton Road Specific Plan and Other Specific Plans

The Barton Road Specific Plan serves as the zoning code for most properties fronting along or directly related to Barton Road. It is intended to provide guidance for the development of predominantly commercial property along the primary transportation corridor through the City.

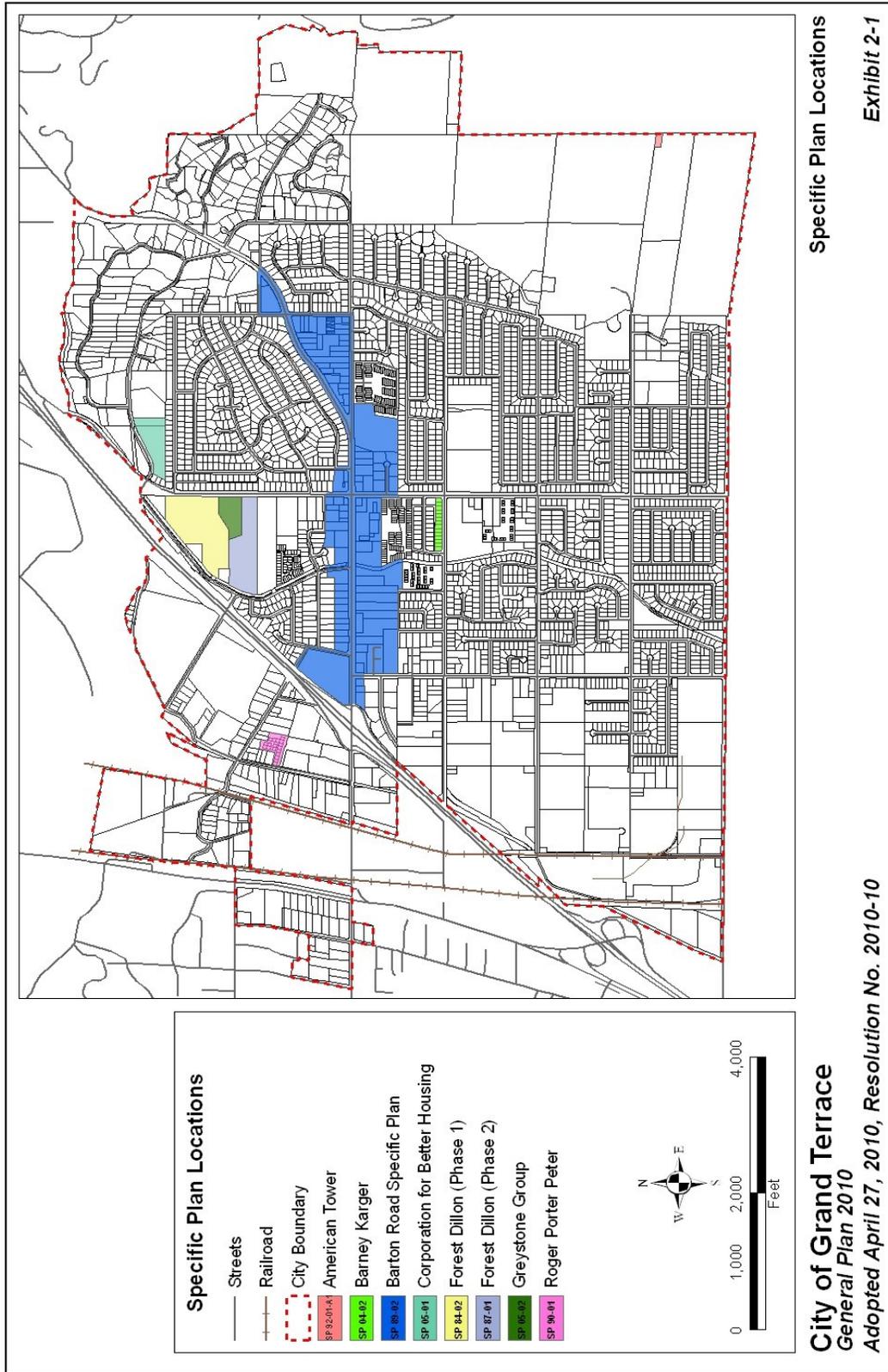
Since incorporation, the City has approved approximately 15 project-oriented Specific Plans. The locations of the Barton Road Specific Plan and other Specific Plans are identified on Exhibit



2-1. The Specific Plan properties include multi-family residential projects, small lot single family projects, commercial projects, and cellular communications projects.



Exhibit 2-1 – Specific Plan Locations





City of Colton General Plan

The City of Colton borders Grand Terrace to the north, east, and west. The area west of Interstate 215 includes pockets of Grand Terrace property intermingled with pockets of Colton property. As such, the City of Grand Terrace must carefully monitor development and land uses in the City of Colton adjacent to Grand Terrace. Development in adjacent areas of Colton have the opportunity to create land use compatibility conflicts, generate traffic problems within Grand Terrace, and potentially generate environmental hazards that could impact Grand Terrace residents. Review of the Colton General Plan offers Grand Terrace the opportunity to plan accordingly and cooperate with Colton to ensure land use compatibility, improve efficiencies in public services, and mitigate potential environmental impacts generated by future development.

County of Riverside General Plan

The County of Riverside's unincorporated community of Highgrove lies immediately south of Grand Terrace. This area is projected to experience significant future growth that could potentially impact Grand Terrace in a similar manner as the City of Colton. Careful review and monitoring of development within this area will again allow Grand Terrace to plan accordingly and cooperate with Riverside County to ensure land use compatibility, improve efficiencies in public services, and mitigate potential environmental impacts generated by future development.

Sphere of Influence

The Sphere of Influence of the City of Grand Terrace encompasses its current City limit boundaries. It lies adjacent to the City of Colton to the north, east, and west. The County of Riverside lies immediately to the south. There are no opportunities to annex adjacent unincorporated San Bernardino County lands.

2.1.3 Relationship to Other Elements

The Land Use Element has the broadest scope of all the General Plan's elements. Since it governs how land is used throughout the City, virtually all issues and policies contained in other elements relate to the decisions to be made by the Land Use Element.

Examples of these relationships include the need to provide a circulation system to allow residents and workers to travel between land uses, and to ensure that the street system is adequate to serve intended lands uses. Residential uses must be protected from incompatible uses that could generate significant noise, air pollution or other hazards that might impact the residents. All land uses involving structures must be protected from man-made and natural hazards such as flooding, fires, and seismic events.



2.2 EXISTING CONDITIONS

Grand Terrace is predominantly a residential community. The City was formerly an unincorporated bedroom community surrounded by the City of Colton. Predominant commercial and industrial activities focused along regional transportation corridors in other areas of Colton leaving Grand Terrace to primarily develop as a single family residential community. Since the majority of the community is located on the west side of Blue Mountain, the terrain offered scenic views that attracted residents while making large scale development of commercial and industrial uses more difficult.

The majority of the remaining undeveloped land is located on Blue Mountain, in the Santa Ana River floodplain, or adjacent to the I-215 Freeway.

Table 2.1 summarizes existing land use categories, by acreage, as noted in the existing City General Plan. As illustrated, 54 percent of all land within the City limits is designated for residential uses.

**Table 2.1
Existing General Plan Land Uses**

Land Use Type	Acres	% of Total
Hillside Low Density Residential	115.3	5%
Low Density Residential	901.2	40%
Medium Density Residential	195.0	9%
Medium/High Density Residential	6.0	<0.1%
General Commercial	154.9	7%
Office Commercial	35.7	2%
Industrial	211.4	9%
Floodplain Industrial	26.1	1%
Public	72.3	3%
Hillside Open Space	184.1	8%
Street & Railroad R/W	353.0	16%
Total	2,255.1	100.00%

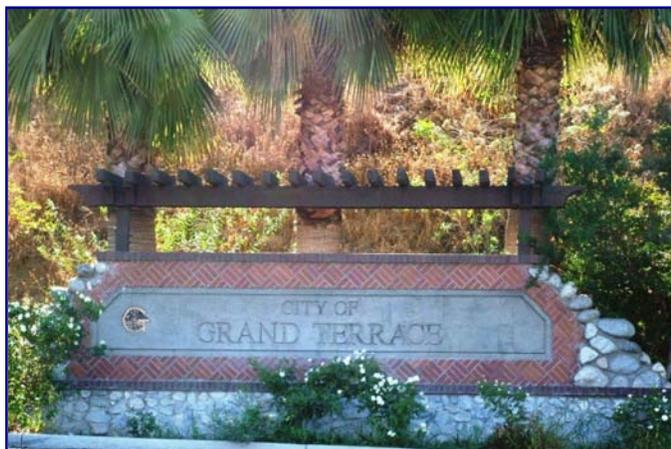


2.3 GOALS AND POLICIES

The following goals and policies are established direct future land use planning decisions within the City of Grand Terrace:

Goal 2.1. Provide for balanced growth which seeks to provide a wide range of employment and housing opportunities and maintenance of a healthy, diversified community.

Policy 2.1.1: Implementation of general plan goals shall be reviewed every five years with the first review occurring one year after adoption of the General Plan. This will include an assessment of the relationship between general plan land use designations and existing land uses at the time of the review as well as growth patterns in surrounding communities.



Policy 2.1.2: The City will establish a formal liaison with adjacent jurisdictions, i.e. Riverside and San Bernardino Counties and the Cities of San Bernardino and Colton, for the purpose of evaluating the effects of each jurisdiction's land use planning activities on contiguous areas.

Policy 2.1.3: Grand Terrace's potential role within the regional market area will be reviewed every 2 ½ years as an integral part of the General Plan.

Policy 2.1.4: The supply of vacant land and underutilized lands within the City shall be reviewed every 2 years to consider changes in zoning in support of General Plan goals.

Policy 2.1.5: Enhancement of the City's image shall be undertaken by the establishment of City entrances and development of unified streetscapes.

Policy 2.1.6: Mixed use development which can demonstrate superior use of land, more efficient utilization of public facilities, and more effective conservation of natural resources shall be strongly encouraged by the City of Grand Terrace.



Policy 2.1.7: The City shall continually refine population growth forecasts to insure adequate planning for anticipated increased levels of sewerage, water and other necessary community services.

Goal 2.2 Preserve and enhance the quality and character of the City's residential neighborhoods.

Policy 2.2.1: Any development occurring within the Hillside residential designation shall be required to prepare a Specific Plan.

Policy 2.2.2: All residential developments shall comply with the goals and policies of the Housing Element of the General Plan.

Goal 2.3 Provide a wide range of retail and service commercial opportunities designed to meet the needs of the City's residents, businesses, and visitors while also providing employment opportunities.

Policy 2.3.1: Commercially designated freeway frontage south of Barton Road, shall be developed under a Specific Plan to ensure a comprehensive commercial development pattern that will serve as a scenic entry into the City.

Policy 2.3.2: Maintenance and continued development of Grand Terrace's established commercial areas, as an encouragement of new commercial development.

Policy 2.3.3: Additional freeway service-oriented commercial uses shall be encouraged.

Policy 2.3.4: Commercial areas along Barton Road shall be designated in a manner that discourages "strip commercial" type development.

Policy 2.3.5: Measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas will be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.

Goal 2.4: Provide for a mix of attractive industrial land uses designed to generate employment opportunities.

Policy 2.4.1: The City shall promote the development of employment generating, light, non-polluting industry, within the present land use pattern.

Policy 2.4.2: The City shall promote the development of light, non-polluting industrial uses within the City.

Policy 2.4.3: Whenever feasible, industrially designated areas shall be master planned to provide an "industrial park" character.



Policy 2.4.4: Buffering to prevent potential land use incompatibilities between industrial areas and other areas shall be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.

Policy 2.4.5: The City's Redevelopment Agency shall assist in the consolidation and assemblage of properties to assure adequate sized quality development with areas designated as light industrial.

Goal 2.5 Provide for the preservation of natural resources and open space.

Policy 2.5.1 All areas of Blue Mountain above elevation 1,450 feet above sea level shall be maintained as open space. Consideration shall be given to the maintenance of existing communications towers.

Policy 2.5.2 Areas designated as Open Space shall be preserved to provide long term recreation opportunities as well as the preservation of scenic and environmental resources and the protection of public health and safety.

Policy 2.5.3 Energy efficiency shall be encouraged in all future development.



2.4 LAND USE PLAN

2.4.1 Land Use Map

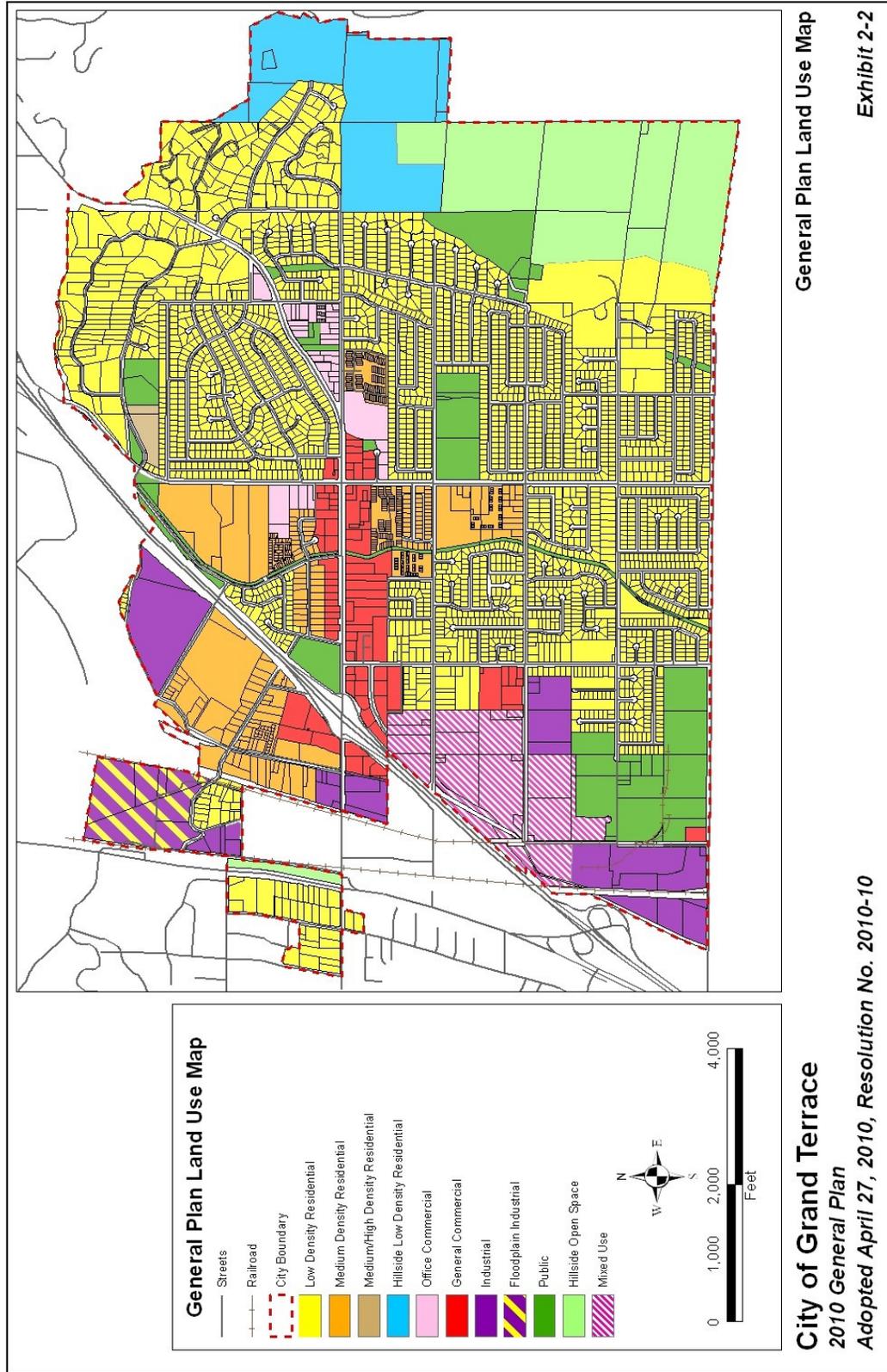
As required by State law, the General Plan must identify land use designations and permitted development intensities. General plans must also provide a diagram indicating the locations of each land use type. These components are included in this section of the Land Use Element. Exhibit 2-2 presents the Land Use Map that identifies the specific land use designation of individual parcels throughout the City. Table 2.2 provides a general breakdown of acreage by land use designation and its percentage of total area within the City.

Table 2.2
General Plan Acreage By Land Use Category

Land Use Category	Acres	% of Total
Hillside Low Density Residential	125	5.5%
Low Density Residential	885.2	39.2%
Medium Density Residential	185.7	8.2%
Medium High Density Residential	6.0	0.3%
General Commercial	88.4	3.9%
Office Commercial	32.9	1.5%
Light Industrial	107	4.7%
Floodplain Industrial	40.1	1.71%
Hillside Open Space	189.1	8.0%
Mixed Use	93.5	4.2%
Public	158.9	7.0%
Streets	353.00	15.5%
Total	2,255.1	100.00%



Exhibit 2-2 – General Plan Land Use Map





2.4.2 Land Use Designations

Land use designations are provided in order to define the amount, type, and nature of future development that will be allowed in a given location in the City. The following section defines each land use designation shown on the Land Use Plan and provides its density range and general development standards required in accordance with State law.

Each land use designation is typically implemented by a defined set of zoning designations included in the City's Zoning Code. The Zoning Code contains detailed regulations relating to permitted and conditional uses allowed within each zone, site development standards, and performance criteria that serve to implement the goals and policies of the General Plan.

Table 2.3 provides a description of each land use designation of the Land Use Plan.





Table 2.3
City of Grand Terrace
General Plan Land Use Designations

Land Use Designation	Purpose of Land Use
RESIDENTIAL	
Hillside Low Density Residential (HLDR) Maximum Density – 1 dwelling unit per gross acre	The hillside areas of Blue Mountain located at the far eastern edge of the City are considered a natural resource that requires special consideration to protect the scenic views and environmental resources of the mountain. Any development proposed within the Hillside designation will require special evaluation of all environmental issues and must include provisions for the protection of all natural resources within the area. Properties within the designated areas must demonstrate that building pads and streets can be graded with minimal impact to the hillside and views, and that adequate utilities and public services, including drainage, domestic water, sanitary sewer, fire protection can be provided. Proposed developments within this area shall be required to prepare a Specific Plan. Clustered development that protects sensitive slopes and natural resources shall be strongly encouraged.
Low Density Residential (LDR) Density Range - 0 to 5 dwelling units per gross acre	The Low Density Residential designation limits land uses to single family detached residential units and mobile homes subject to the applicable General Plan policies and Zoning Code provisions. This designation encompasses the majority of property within the City and is largely associated with existing housing developments throughout the City.
Medium Density Residential (MDR) Density Range – 6 to 12 dwelling units per gross acre.	The Medium Density Residential designation include both single family detached and multiple family attached developments. Permitted uses within these areas may include small lot single family developments or attached multi-family developments including townhomes, condominiums, and apartments. Mobile home developments are also permitted. A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code
Medium High Density Residential (MHDR) Maximum Density - 20 dwelling units per gross acre	The Medium High Density Residential designation is reserved for affordable housing projects. Any project proposed for the MHDR designation shall be required to submit a Specific Plan that provides detailed information regarding the design and benefits of the proposed project that warrants the density range of the MHDR designation.
COMMERCIAL	
General Commercial (GC)	This designation is primarily located along Barton Road and near the I-215 Freeway. It provides for general commercial uses to serve the retail and service needs of the community.
Office Commercial (OC)	Office commercial uses are used as a buffer between residential areas and general commercial areas. The properties designated for Office Commercial uses are primarily located along Barton Road east of



**Table 2.3
City of Grand Terrace
General Plan Land Use Designations**

Land Use Designation	Purpose of Land Use
	<p>Mount Vernon Avenue and north of Barton Road west of Mount Vernon Avenue.</p> <p>Permitted uses may include office/administrative uses and support retail and service commercial uses</p>
INDUSTRIAL	
Light Industrial (LI)	<p>Permitted uses for properties designated as Light Industrial include those uses that can be made compatible with other surrounding uses within the City regarding noise, dust, odors, vibration, glare, air quality, traffic, aesthetics, and hazardous materials. Typical uses may include light manufacturing and assembly, small scale warehousing and distribution, research and development, and administrative and service types of uses.</p>
Floodplain Industrial (FI)	<p>Properties designated with the Floodplain Industrial designation experience the potential for severe flooding resulting from their proximity to the Santa Ana River. Properties within this designation are planned for ultimate development as light industrial, non-polluting uses similar to the Light Industrial designation. Proposed developments must demonstrate that adequate measures can be implemented to ensure that the proposed use is effectively protected from identified flood hazards.</p> <p>Presently, parcels within this area are largely undeveloped or developed as rural residential land uses. It is anticipated that buildout of this area will occur over a long period of time. During this buildout period, existing residential uses shall be permitted and regulated under the requirements of the Low Density Residential land use designation. Light agricultural uses shall be permitted including the keeping of animals with the approval of an Agricultural Overlay zoning designation.</p>
INSTITUTIONAL	
Public (P)	<p>Public uses may include schools, parks, the City Hall, City maintenance facilities and facilities owned and operated by public utilities.</p>
OPEN SPACE	
Hillside Open Space (OS)	<p>Properties designated as Hillside Open Space are those that should not be developed as urban land uses due to environmental resources, environmental constraints or scenic resources. These are primarily located along the western and northern slopes of Blue Mountain. Properties designated as Hillside Open Space shall be retained in their natural condition and used as either natural open space or parkland. They may be either publicly or privately owned.</p>



**Table 2.3
City of Grand Terrace
General Plan Land Use Designations**

Land Use Designation	Purpose of Land Use
MIXED USE	
Mixed Use (MU)	Properties designated as mixed use are intended to be developed with multiple uses on a single site. This may include residential, commercial, business park, open space, and recreational uses. Compatible uses may be placed horizontally or vertically on the site. All Mixed Use projects shall be required to submit a Specific Plan or Planned Development that demonstrates compatibility between the proposed uses as well as buffering from adjacent properties, if warranted. Densities may not exceed those of the residential, commercial and industrial designations of the General Plan and zoning.

2.4.3 Buildout Analysis

Table 2.4 presents an analysis of residentially designated land and the total number of estimated dwelling units and population at ultimate buildout. As illustrated, at ultimate development of the residential component of the Plan, the City population is estimated to be approximately 15,747. These estimates are based upon the total acreage by land use type, an average probable density in dwelling units per acre, and the City’s current average population per household. The analysis also assumes that certain properties with higher density designations that are currently underutilized would be redeveloped to the average designation’s density.

Non-residential land uses comprise approximately 41 percent of all land within the City and include employee generating commercial and industrial property as well as open space lands. Table 2.5 summarizes the build out of non-residential uses and their potential employment generation. As illustrated, at buildout, a total approximately 11,450 jobs may be available within the City.



Table 2.4
Residential Buildout Calculations

Land Use Designation	Probable Avg. Density	Acres	Dwelling Units	Persons / Household	Estimated Population
Low Density/Hillside	0.7 du/ac	155.3	109	2.83	308
Low Density	3.6 du/ac	885.2	3,187	2.83	9,019
Medium Density	11 du/ac	185.7	2,043	2.83	5,781
Medium High Density	20 du/ac	6.0	120	1.20	144
Mixed Use	12 du/ac	14.6*	175	2.83	495
Total		1,246.8	5,634		15,747

*Assumes that 15% of the mixed use area is residential.

Table 2.5
Non-Residential Buildout Estimates

Land Use Designation	Probable Density (FAR)	Acres	Square Feet	Square Feet/ Employee	Estimated Employment
General Commercial	0.35	88.4	1,347,764	500	2,695
Office Commercial	0.35	32.9	501,593	250	2,006
Mixed Use	0.35	78.9*	1,202,909	500	2,405
Light Industrial	0.30	107	1,398,276	1,000	1,398
Floodplain Industrial	0.30	40.1	524,027	1,000	524
Public	0.35	158.9	2,422,589	1,000	2,422
Open Space	N/A	189.1	N/A	N/A	N/A
Total		495.1	7,397,158		11,450

*Assumes that 85% of the mixed use area is commercial or business uses.

2.5 IMPLEMENTATION PROGRAM

Table 2.6 presents the implementation plan designed to implement the policies of the Land Use Element. One or more implementation programs are provided for each policy. The implementation programs identify:

- The individual policy and proposed action,
- Its relationship to specific projects or overall City policy,
- Primary and secondary responsibility for implementation,
- Potential funding sources, and
- Implementation priority.

The General Plan Implementation Program is presented in a table format. Each policy of the General Plan is presented with the following information:



- Policy Number: Shows each policy number by General Plan Element.
- Action Type: Indicates whether the policy is project review specific or requires other administrative or judicial actions.
- Policy Action: Describes the policy and proposed actions for its implementation.
- Primary Responsibility: Indicates what agency is primarily responsible for implementation of the proposed action.
- Support Responsibility: Indicates what agencies are responsible for supporting the primary agency.
- Funding Source: Indicates the general sources of funding for the implementation action.
- Priority: Indicates the level of priority given to the implementation action.

The following codes are used throughout the Implementation Program table:

Table 2.6
Implementation Table Codes

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton
COSB	County of San Bernardino
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CRA	Community Redevelopment Agency
CS	Community Services Department
ENG	City Engineer
FCD	County Flood Control District
FD	Fire Department
FIN	Finance Department
GTF	Grand Terrace Foundation
PW	Public Works/Building & Safety Department
RHWC	Riverside Highland Water Company
SANBAG	San Bernardino Association of Governments
SCAG	Southern California Association of Governments
SD	Sheriff's Department



US	United States Federal Government
Funding Sources	
CFD	Community Facilities District
FG	Federal Grants
GF	City General Fund
ISF	Impact/Service Fee
LMD	Landscape Maintenance District
PP	Public/Private Partnership
RDA	Redevelopment Agency
SG	State Grants
UAF	User/Application Fees
Priorities	
1	Current. Action already implemented.
2	Urgent. Action should be undertaken within the next fiscal year. It is either required by law or is critical to the City.
3	Important. Action should be taken in the near future. It may be necessary for the completion of other actions.
4	Ongoing. Action is continuous or is the continuation of an existing action or program. It requires no further action to implement.
5	Desirable. Action would benefit the community, but does not require short term implementation or may require other actions to be taken first.
6	Optional. Action has a relatively low priority, but is desirable. It is not critical to other actions.



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Land Use Element							
Goal 2.1: Provide for balanced growth which seeks to provide a wide range of employment and housing opportunities and maintenance of a healthy, diversified community.							
2.1.1		X	Implementation of General Plan goals shall be reviewed every five years with the first review occurring one year after adoption of the General Plan. This will include an assessment of the relationship between General Plan land use designations and existing land uses at the time of the review as well as growth patterns in surrounding communities.				
			a. Conduct an evaluation of the current General Plan and revise the Plan as necessary.	CD	PW, CA	GF	4
2.1.2		X	The City will establish a formal liaison with adjacent jurisdictions, i.e. Riverside and San Bernardino Counties and the Cities of San Bernardino and Colton, for the purpose of evaluating the effects of each jurisdiction’s land use planning activities on contiguous areas.				
			a. Contact all surrounding jurisdictions to acquire copies of their General Plans. Review the Plans for consistency with the City’s. Request that the City be included in the review of any General Plan Amendments.	CD	PW	GF	4
			b. Contact surrounding jurisdictions to have the City placed on their transmittal lists for project review. Review adjacent projects for compatibility with the City’s General Plan and identify potential impacts to the City.	CD	PW	GF	4
2.1.3		X	Grand Terrace’s potential role within the regional market area will be reviewed every 2 ½ years as an integral part of the General Plan.				
			a. Conduct an evaluation of the City’s role in the regional market area for submittal and review by the City Council.	CD	CM	GF	5
2.1.4	X		The supply of vacant land and underutilized lands within the City shall be reviewed every 2 ½ years to consider changes in zoning in support of General Plan goals.				
			a. Conduct a survey of vacant and underutilized lands. Where appropriate, proposed changes to a specific property’s General Plan designation and/or zoning shall submitted to the Planning Commission and City Council for appropriate action.	CD	---	GF	5



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
2.1.5			Enhancement of the City’s image shall be undertaken by the establishment of City entrances and development of unified streetscapes.				
			a. Identify entrances to the City that are under-landscaped. Submit proposed landscape plans to the Planning Commission and City Council for review. Prepare plans for approved concepts and install new landscaping, as funding becomes available.	CD	PW, CD	GF, FG, SG, LMD, ISF, PP	4
2.1.6	X		Mixed use development which can demonstrate superior use of land, more efficient utilization of public facilities, and more effective conservation of natural resources shall be strongly encouraged by the City of Grand Terrace.				
			a. Review new development on a project-by-project basis for implementation of mixed use development concepts.	CD	PW	GF	1
2.1.7			The City shall continually refine population growth forecasts to insure adequate planning for anticipated increased levels of sewerage, water and other necessary community services.				
			a. Acquire updated population information through the State, SCAG, and SANBAG.	CD	PW, SCAG, SANBAG	GF	4
Goal 2.2: Preserve and enhance the quality and character of the City’s residential neighborhoods.							
2.2.1	X		Any development occurring within the Hillside Residential designation shall be required to prepare a Specific Plan.				
			a. Enforce the current requirement for the preparation of a Specific Plan for any development proposed in areas designated as Hillside Residential.	CD	CA	GF	1
2.2.2	X		All residential developments shall comply with the goals and policies of the Housing Element of the General Plan.				
			a. Review all proposed residential projects for consistency to the General Plan Housing Element.	CD	---	GF	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 2.3: Provide a wide range of retail and service commercial opportunities designed to meet the needs of the City’s residents, businesses, and visitors while also providing employment opportunities.							
2.3.1	X		Commercially designated freeway frontage shall be master planned to ensure a comprehensive commercial development pattern that will serve as a scenic entry into the City.				
			a. Require that all commercial projects along the I-215 freeway are developed under a master plan concept.	CD	---	GF, RDA, UAF	1
2.3.2		X	Maintenance and continued development of Grand Terrace’s established commercial areas, as an encouragement of new commercial development.				
			a. The City shall develop a program to support the renovation and improvement of existing commercial areas.	CD	CS, PW, CM	SG, GF, FG, RDA, PP	3
2.3.3	X	X	Additional freeway service-oriented commercial uses shall be encouraged.				
			a. Promote the development of freeway-oriented land uses south of Barton Road and east of I-215.	CD	CS, CM	GF, UAF, PP, RDA	1
			b. Develop an economic development program designed to attract freeway-oriented commercial land uses to the City.	CD	CS, CM	RDA,	1
2.3.4	X	X	Commercial areas along Barton Road shall be designated in a manner that discourages “strip commercial” type development.				
			a. All new commercial projects along Barton Road shall be reviewed in compliance with the Barton Road Specific Plan to discourage “strip commercial” development concepts.	<u>CD</u>	PW	GF	4
2.3.5	X	X	Measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas will be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.				
			a. Review and modify the Zoning Ordinance to provide requirements for buffering between commercial and residential land uses.	CD	PW, CA	GF	4



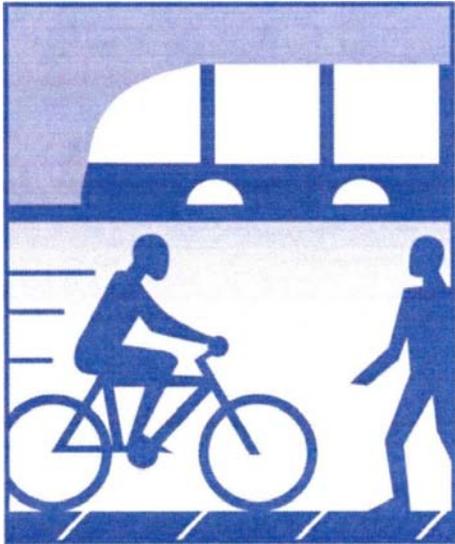
Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 2.4: Provide for a mix of attractive industrial land uses designed to generate employment opportunities							
2.4.1		X	The City shall promote the development of employment generating, light, non-polluting industry with the present land use pattern.				
			a. Identify potential industrial sites. Market the sites through City-sponsored economic development programs using multi-media sources including the City Website, television, and written materials.	CD	CM, RDA	GF, RDA	4
2.4.2		X	The City shall promote the development of light non-polluting industrial uses within the City.				
			a. Develop a marketing program for the development of industrial areas along and west of I-215.	CD	CM, RDA	GF, RDA	5
2.4.3		X	Whenever feasible, industrially designated areas shall be master planned to provide an “industrial park” character.				
			a. When industrial projects are proposed, they will be evaluated for their potential to be included in an overall master plan with other adjacent industrial properties.	CD	PW	GF	1
2.4.4			Buffering to prevent potential land use incompatibilities between industrial areas and other areas shall be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.				
			a. Review the Zoning Ordinance and establish buffer guidelines for industrial areas adjacent to more sensitive land uses.	CD	PW	GF	3
2.4.5			The City’s Redevelopment Agency shall assist in the consolidation and assemblage of properties to assure adequate sized quality development with areas designated as light industrial.				
			a. Identify potential industrial sites and determine whether they warrant RDA participation based upon available RDA funding.	RDA	CD, CM	RDA	6
Goal 2.5: Provide for the preservation of natural resources and open space.							
2.5.1			All areas of Blue Mountain above elevation 1,450 feet above sea level shall be maintained as open space. Consideration shall be given to the maintenance of existing				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			communications towers.				
			a. Review the Zoning Ordinance and establish requirements for the preservation of Blue Mountain as open space above the elevation 1,450.	CD	CA	GF	3
2.5.2	X	X	Areas designated as Open Space shall be preserved to provide long-term recreation opportunities as well as the preservation of scenic and environmental resources and the protection of public health and safety.				
			a. Work with the Grand Terrace Foundation and Friends of Blue Mountain to identify potential properties for acquisition as public open space.	CD	CS, CM	FG, SG, ISF, PP	3
			b. Review projects on or adjacent to Blue Mountain and condition them, where appropriate, to dedicate property as public open space.	CD	CM	GF	4
2.5.3	X	X	Energy efficiency shall be encouraged in all future development.				
			a. The City shall develop energy conservation policies and guidelines to be used in the review of all new development proposals.	CD	PW, CA	GF, SG, FG, PP	3



Circulation Element





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3.0 CIRCULATION ELEMENT

3.1 INTRODUCTION

As development occurs within the City of Grand Terrace and in surrounding communities, traffic on the City's roadway network will also increase. In order to protect the City's character and to ensure the safe and efficient movement of people and goods, it is essential to carefully plan the City's transportation systems. The Circulation Element is designed to address the current transportation issues of the City and those anticipated as the City and surrounding communities continue to grow. The Circulation Element must take into consideration land uses as designated in the City's Land Use Element as well as the Land Use Elements of surrounding cities and counties. The Circulation Element provides overall goals for the City's transportation system as well as specific policies and implementation measures designed to maintain the flow of people and goods within and through the City. California Government Code Section 65302(b) states that the General Plan shall include the general location and extent of existing and proposed major thoroughfares, transportation routes terminals, and other public utilities and facilities.

3.1.1 Related Plans and Programs

The local street system is directly connected to those of other cities as well as the regional highway network. Therefore, there is a strong demand for coordination between Grand Terrace and surrounding jurisdictions when planning the circulation system. Regional agencies that directly affect circulation planning for the City of Grand Terrace include the Southern California Association of Governments (SCAG), the San Bernardino County Association of Governments (SANBAG), and the California Department of Transportation (CALTRANS). In addition, the City circulation system is influenced by surrounding communities including the City of Colton, County of San Bernardino, City of Riverside, and County of Riverside. Transportation planning must also be coordinated as required in California Government Code Section 65080(a) and in Section 134, Title 23 of the United States Code,

The Southern California Association of Governments (SCAG) has adopted DESTINATION 2030, the Regional Transportation Plan (RTP) for the six-county region of Southern California including Los Angeles County, Orange County, San Bernardino County, Riverside County, Ventura County, and Imperial County. The RTP is a regional plan designed to improve the balance between current and future land uses and the transportation system serving them. The RTP must be reviewed and updated on a three year cycle.

DESTINATION 2030 is a comprehensive transportation plan that evaluates all forms of transportation throughout the region. The Plan provides the basic policy and implementation program framework for the long term development and maintenance of the regional transportation system. Any transportation improvement that receives funding from the Federal or State government must be included in the RTP.



3.1.2 Relationship to Other Elements

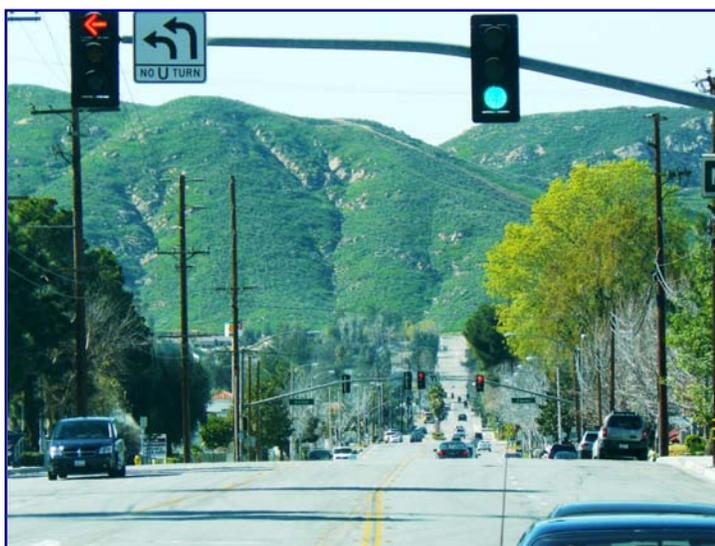
The Circulation Element is directly related to the Land Use, Safety, Open Space, and Conservation, and Noise Elements of the General Plan through the following relationships:

- The transportation system of the City is a key determinant in assessing land use development patterns. The transportation system must accommodate existing and planned land uses that allow the efficient and safe movement of people, goods and services to designated land uses. Concurrently, sensitive land uses must be protected from potential impacts associated with major travel corridors such as major highways, rail lines, and airports. These issues must be addressed in the Land Use Element.
- The City's transportation system must be designed to address community facilities and services including police and fire protection, utility providers, and educational facilities. These issues must be addressed in the Land Use and Safety Elements.
- Transportation systems are a primary generator of air pollution. Traffic congestion due to congested arterials or at-grade rail crossings increase vehicle idle times thus generating additional emissions. These issues must be addressed in the Open Space and Conservation and Safety Elements.
- Transportation systems are a major source of mobile noise. Noise contours for arterial highways and rail lines shape the goals and policies of the Noise Element.

3.2 EXISTING CONDITIONS

3.2.1 Road System

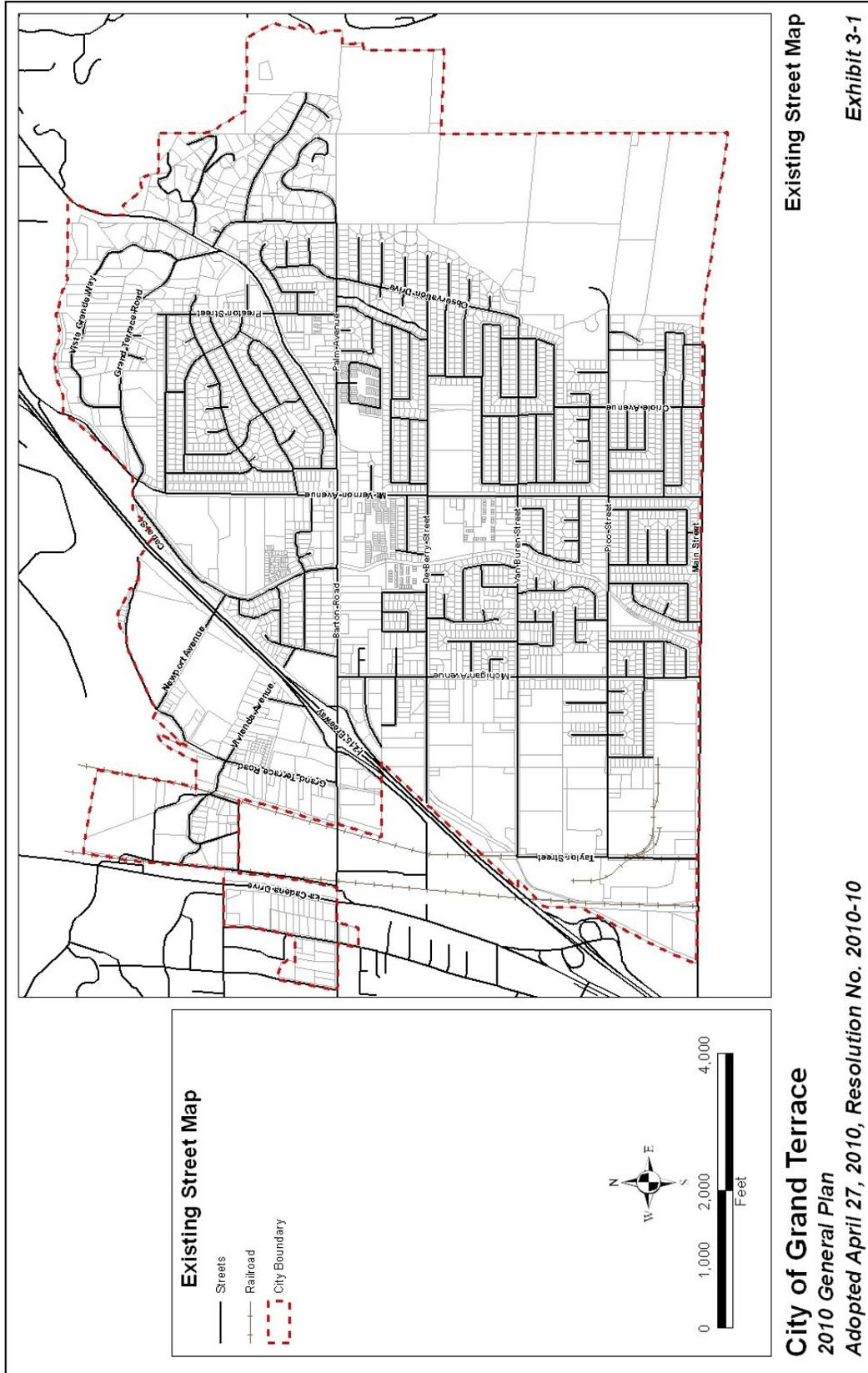
As illustrated in Exhibit 3-1, there are approximately 36 miles of City-maintained public streets within the City of Grand Terrace. The majority of these streets are improved two-lane local streets serving residential neighborhoods. These local streets are connected via designated collector streets to a backbone network of arterial streets that move traffic between neighborhoods, to commercial and industrial areas, and out of the City and onto the regional highway system. The primary east/west arterial is Barton Road. This four-





lane arterial connects the City's downtown with I-215, to the west, and Washington Street in the City of Colton to the east. Barton Road also serves as an alternative route for commuter traffic from cities east of Grand Terrace who wish to avoid the I-215/I-10 interchange during peak hours resulting in peak hour congestion.

The primary north/south arterial is Mount Vernon Avenue. This four-lane arterial connects Riverside County to the south and connects with the I-215 at the Washington Street interchange to the north. Peak hour congestion due to external commuter traffic is similar to that experienced on Barton Road.





3.2.2 Bikeways

The City of Grand Terrace maintains a network of Class 2 and Class 3 bikeways. Exhibit 3-2 illustrates the existing and proposed bikeway system. As illustrated, bikeways are proposed for all arterial streets and connect residential neighborhoods to schools, parks, and retail centers.



3.2.3 Railroads

Although Grand Terrace does not have direct access to Metrolink or other passenger rail services, two regional railroads pass through the City. A main line of the Burlington Northern Santa Fe Railroad passes along the west side of the City. An industrial service line of the Union Pacific Railroad parallels the Burlington Northern line to the immediate east. Both lines cross Main Street at “at-grade” crossings. The only other “at-grade crossing is at Pico Street on the Union Pacific line. A Metrolink line parallels the Burlington Northern main line.

3.2.4 Mass Transit

The City of Grand Terrace supports an efficient public transportation system to serve City residents. The City participates in the OmniTrans public transit system. OmniTrans operates public bus service throughout the San Bernardino urban area. Currently, there are no scheduled bus routes operated by OmniTrans within the City; however, Omnitrans contracts with Riverside Transit Agency to provide service within the City. The Riverside Transit Authority operates Route 25, which runs through the City along Michigan Street and Barton Road connecting downtown Riverside to the Jerry Pettis Veteran’s Hospital in Loma Linda. Bus service within the City is also provided through a “dial-a-ride” service.

3.2.5 Airports

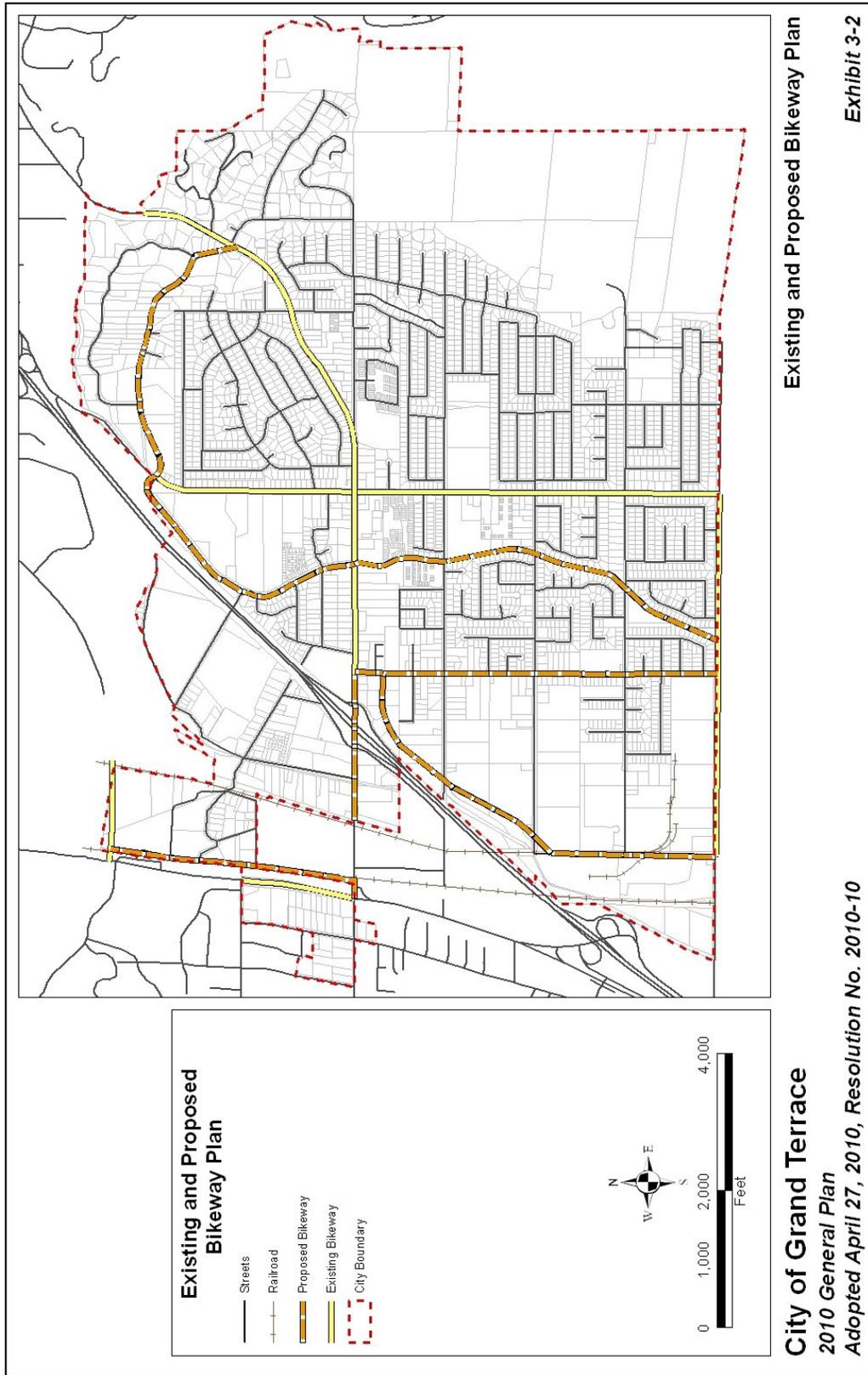
There are no public or private airports located within the City of Grand Terrace. The closest airport to the City is the San Bernardino International Airport, formerly Norton Air Force Base. It is located approximately 6.5 miles northeast of the City within the City of San Bernardino. The San Bernardino International Airport Authority, a joint powers agency consisting the County of San Bernardino, City of San Bernardino, City of Loma Linda, City of Highland, and City of Colton, operates the airport.



Activities associated with the redevelopment of former Norton Air Force Base are managed by the Inland Valley Development Agency, a joint powers authority consisting of the County of San Bernardino, City of San Bernardino, City of Loma Linda, and City of Colton.



Exhibit 3-2 – Existing and Proposed Bikeway Plan





3.2.6 Levels of Service

Levels of Service (LOS) is a criteria used to describe the quality of traffic flow. LOS is graded from A to F. An LOS of A indicates the traffic is free flowing and uncongested. An LOS of F indicates gridlock. Table 3.1 illustrates specific criteria used for determining a street's Level of Service.

The Circulation Element mandates that the Level of Service for all major intersections in the City should operate at an LOS D or better. Any major intersection that operates at an LOS of E or F is considered to be deficient. Under such conditions, efforts should be made to improve the LOS through street widening, striping, or enhanced traffic control systems.

**Table 3.1
Level of Service Description**

Level of Service	Quality of Traffic Flow	Average Total Delay Per Vehicle (Seconds)		V/C Ratio
		Signalized	Unsignalized	
A	Represents free flow. Individual users are virtually unaffected by the presences of other in the traffic stream.	0.00 – 10.00	0.00 – 10.00	0.00 – 0.60
B	In the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver.	10.01 – 20.00	10.01 – 20.00	0.61 – 0.70
C	In the range of stable flow, but marks the beginning of the range in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.	20.01 – 35.00	15.01 – 25.00	0.71 – 0.80
D	Represents high-density but stable flow. Speed and freedom to maneuver are severely restricted and the driver experiences a generally poor level of comfort and convenience	35.01 – 55.00	25.01 – 35.00	0.81 – 0.90
E	Represents operating conditions at or near the capacity level. All speeds are reduced to a low but relatively uniform value. Small increases in flow will cause breakdowns in traffic movement.	55.01 – 80.00	35.01 – 50.00	0.91 – 1.00
F	Used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations.	88.01 and up	50.01 and up	Above 1.00



3.3 GOALS AND POLICIES

Goal 3.1 Provide a comprehensive transportation system that provides for the current and long-term efficient movement of people and goods within and through the City.

- Policy 3.1.1: Provide a transportation system which supports planned land uses and improves the quality of life.
- Policy 3.1.2: An arterial street system shall be established that provides for the collection of local traffic and provide for the efficient movement of people and goods through the City.
- Policy 3.1.3: Commerce Way shall provide for the movement of traffic associated with commercial and business traffic.
- Policy 3.1.4: Coordinate with transportation planning, programming and implementation agencies such as SCAG, Caltrans, SANBAG, and the cities of San Bernardino County, as well as neighboring jurisdictions in Riverside County on various studies relating to freeway, high occupancy vehicle/high occupancy toll lanes and transportation corridor planning, construction, and improvement in order to facilitate the planning and implementation of an integrated circulation system in accordance with regional planning goals.
- Policy 3.1.5: New development projects shall be analyzed in accordance with SANBAG Congestion Management Program (CMP) Traffic Impact Analysis (TIA) Guidelines.
- Policy 3.1.6: The City shall work with adjacent jurisdictions to assess future land development projects and their impact to the City circulation system and provide appropriate mitigation for identified impacts.
- Policy 3.1.7: The maximum acceptable Level of Service for streets identified in the City Master Plan of Streets and Highways during peak hours shall be LOS “D”.
- Policy 3.1.8: The City shall use the Caltrans Design and traffic manuals as guidelines for street lighting, traffic signage, street markings and intersection signalization.

**Goal 3.2: Provide for a well-maintained roadway system.**

- Policy 3.2.1 The City shall continue to require the dedication of street right-of-way, as identified in the Circulation Plan, from all proposed land development projects.
- Policy 3.2.2 The City shall require that street improvements be constructed at the time that development occurs on vacant or underutilized property.
- Policy 3.2.3 The extension, improvement and maintenance of City streets using City funds shall be based upon an adopted Capital Improvement Program.

Goal 3.3: Provide for a safe circulation system.

- Policy 3.3.1: Promote the safe and effective movement of all segments of the population and the efficient transport of goods.
- Policy 3.3.2: The City shall require that new developments provide adequate off street parking in order to minimize the need for on street parking.
- Policy 3.3.3: The City shall ensure that local street improvements are designed with proper attention to community appearance and aesthetics as well as the need to move traffic safely and efficiently.
- Policy 3.3.4: The City shall route truck traffic away from residential areas and work with regional agencies in order to mitigate potential impacts from regional traffic.
- Policy 3.3.5: The City shall evaluate and, when appropriate, implement traffic calming measures on residential local residential streets.
- Policy 3.3.6: The City shall ensure that the design of Commerce Way at the UPRR line is coordinated with the UPRR Company.

Goal 3.4: Provide for an efficient and safe bikeway system within the City.

- Policy 3.4.1: Develop a system of continuous and convenient bicycle routes designed to connect schools, residential areas, shopping centers, parks, and employment areas.
- Policy 3.4.2: The City shall promote and facilitate the use of bicycles as an alternative mode of transportation through the development of a City-wide network of bikeways.



- Policy 3.4.3 The City shall seek grants and other available funding sources to construct additional segments of the Bikeway Plan.
- Policy 3.4.4: The City shall develop a public relations program, in concert with other local and regional agencies, to promote bicycle usages.
- Policy 3.4.5: The City shall work with the San Bernardino County Parks Department to provide connections within the City to the Santa Ana River Trail.
- Policy 3.4.6: The City shall require the provision of bike racks at all new commercial and industrial developments.

Goal 3.5: Provide for efficient alternative methods of travel.

- Policy 3.5.1: Promote measures which reduce reliance on single occupant vehicle usage by enforcement of the Traffic Control Measures (TCM) ordinance which addresses development standards, land use patterns, employer based ride share programs and bicycle/pedestrian facilities.
- Policy 3.5.2: The City shall participate in local and regional public transit programs.
- Policy 3.5.3: The City shall encourage and facilitate pedestrian movement by creating environments that are conducive to walking and maintaining a "human scale" of development.
- Policy 3.5.4: The City shall work closely with the regional transit agencies to ensure convenient and the affordable bus service continues to be available to local residents.
- Policy 3.5.5: The City shall work with OmniTrans and SANBAG to implement a public transit system that meets the City's need for internal circulation as well as connections to regional activity centers and inter-urban transit routes.
- Policy 3.5.6: The City shall encourage Transit Oriented Development (TOD) to provide housing that is in close proximity to designated public transit facilities and routes.





Policy 3.5.7: The City shall provide amenities along the Barton Road corridor that promote pedestrian and bicyclist use, such as a continued system of pedestrian paths and bikelanes to connect the City Center with schools, parks, and residential areas.

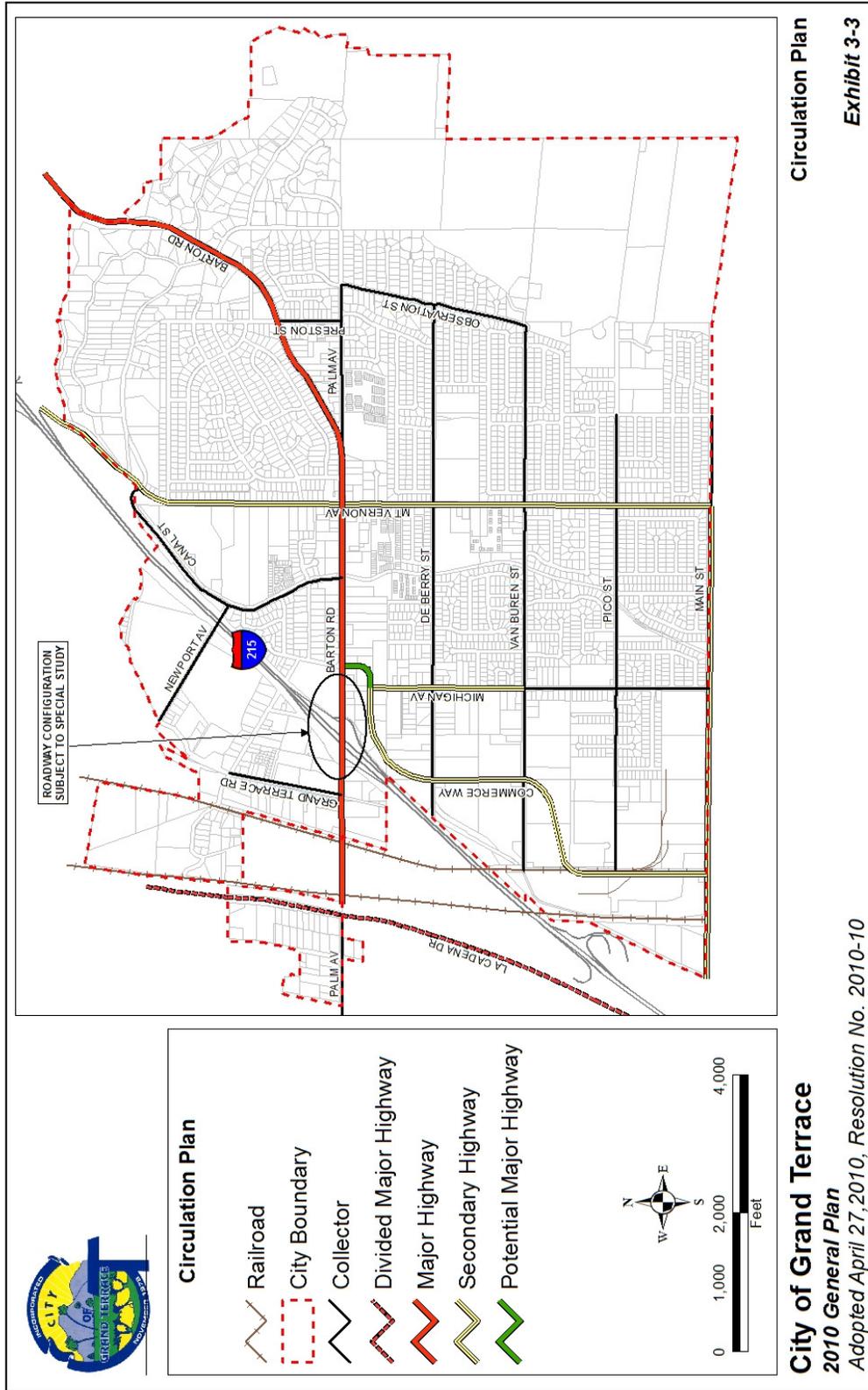
3.4 CIRCULATION PLAN

The Grand Terrace Circulation Plan provides goals, policies, and implementation programs to address the long-term development and maintenance of the City's transportation systems. It is based upon an analysis of the existing transportation system and anticipated growth patterns using the City's Land Use Element, the Land Use and Circulation Elements of surrounding jurisdictions, and the SANBAG East Valley Traffic Model (EVTM).

Exhibit 3-3 presents the Circulation Plan for the City of Grand Terrace.



Exhibit 3-3 – Circulation Plan





3.4.1 Roadway Classifications

The Circulation Plan identifies five distinct street classifications. These classifications have been assigned to individual streets based upon their location, adjacent land uses, anticipated traffic volumes, and their intent. They also correspond with the community design goals of the other elements of the General Plan. Each classification corresponds to a typical street classification as illustrated in Exhibit 3-4. While these cross sections represent typical street improvements for each category, refinement may be required to address special circumstances including right-of-way issues, intersections turning movements or additional landscape requirements. They may also be further refined within Specific Plan areas.

Table 3.2 summarizes the five categories of streets and highway designations used by the City of Grand Terrace. As illustrated, major streets serve as primary corridors to move people and goods through the City and service commercial and employment centers, while narrower local streets provide access to residential neighborhoods.

**Table 3.2
Streets and Highways Designations**

Designation	Purpose
Divided Major Highway (120 foot right-of-way with a divided 64 foot improved section and a raised median of variable width.)	La Cadena Drive is the only Divided Major Highway in the City. It provides regional north/south access through the western portion of the City and connects the City to the City of Colton to the north and the City of Riverside to the south. It also provides direct access to Interstate 215. Access is commonly restricted and major intersections are signalized.
Major Highway (100 foot right-of-way with a 72 foot improved section.)	Major Highways provide service to non-local through trips as well as limited local access. They often provide direct service to major commercial and industrial areas. Typically, Major Highways are characterized with four travel lanes, minimal curb cuts, and signalized intersections. In the City of Grand Terrace, Barton Road and the extension of Commerce Way to Barton Road are the only designated Major Highways. It provides direct access to the commercial corridor that runs along its length through the City. It also provides direct access to Interstate 215, a regional freeway. It presently has a continuous left turn lane and bikeways along the eastern portion. A raised median within Barton Road from Vivienda Avenue to Mount Vernon Avenue will be installed.
Secondary Highway (88 foot right-of-way and a 64 foot improved section.)	Secondary Highways connect the local street system with the arterial street system. They serve both local and non-local traffic as well as commercial and industrial areas. They do not provide continuous left turn lanes or raised medians. Streets designated as Secondary highways in Grand Terrace include Mount Vernon Avenue, Michigan Street between Barton Road and Van Buren Street, and Main Street. Only the north side of Main Street lies within the City while the south side lies within Riverside County,



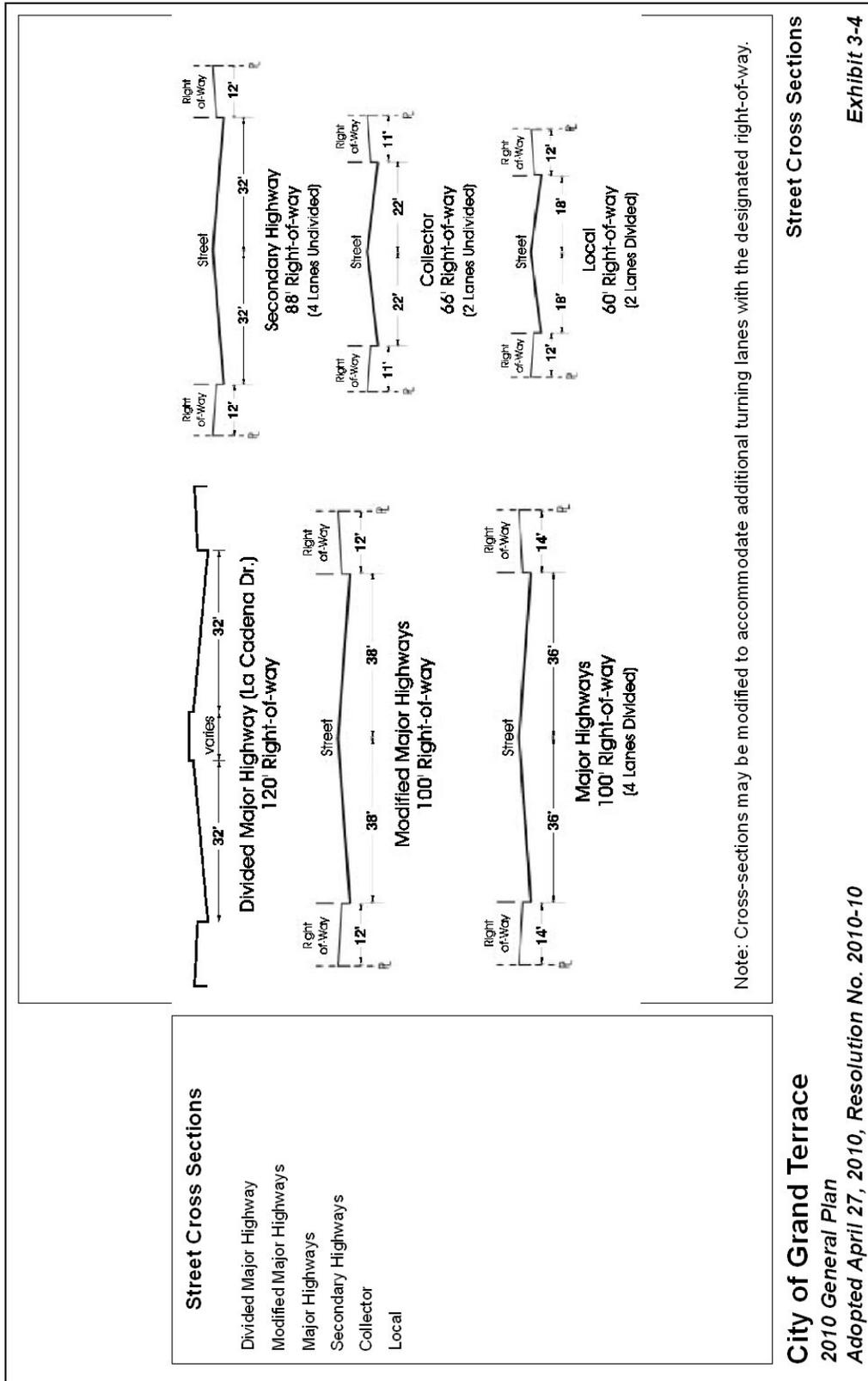
	and only the east side of Mount Vernon Avenue from Grand Terrace Road to the Gage Canal structure is in the City, the west side is in the City of Colton. A raised median within Mount Vernon Avenue from Grand Terrace Road to approximately 300 feet south will be installed.
Collector Street (66 foot right-of-way and a 44 foot improved section.)	This category of highway is intended to carry local traffic between residential neighborhoods and the arterial highway network. These are characterized as two lane streets. Collector streets in the City of Grand Terrace include Canal Street, Michigan Street south of Van Buren Street, Observation Drive, De Berry Street, Van Buren Street, Pico Street, Palm Drive, Preston Street between Palm Drive and Barton Road, and Main Street east of Mount Vernon Avenue. All of these streets link residential neighborhoods to Barton Road, Mount Vernon Avenue or Main Street. All Collector Street have direct access from adjacent residences.
Local Streets (60 foot right-of-way and a 36 foot improved section.)	Local Streets provide direct access to residential neighborhoods. They area characterized as two-lane streets and are the standard street category within residential neighborhoods and have direct residential lots fronting onto them.
Commerce Way	Commerce Way provides direct access to the commercial area located along the east side of Interstate 215. As planned, it will extend south to Main Street serving as the primary access route to the proposed mixed use Specific Plan adjacent to I-215 and the new High School. It will assist in diverting traffic away from streets serving residential neighborhoods. Class II bikeways will be located along both sides and it will have an enhanced landscaped parkway and median. Improvements will include bikeways and enhanced landscaped parkways and medians. The street's specifications shall be determined based upon the Specific Plan's traffic analysis including cumulative traffic demand.

3.4.2 Regional Highways

Interstate 215 passes through the western portion of the City in a general north/south direction. An interchange at Barton Road provides regional access to the City with secondary access available at La Cadena Drive. I-215 provides links to other regional highways including Interstate 10 to the north and State Routes 60 and 91 to the south. Planned widening of the segment of I-215 between Interstate 10 and State route 60 under the oversight of SANBAG will further improve regional access for the City.



Exhibit 3-4 – Street Cross Sections





3.5 IMPLEMENTATION PROGRAM

The Implementation Plan for the City of Grand Terrace General Plan addresses the administrative aspects of the Plan's Elements in contrast to the specific Elements that focus on the development aspects of the City. The Implementation Plan includes:

- Implementation Measures that focus on the City's Ordinance and Development Code and its administration including determination of General Plan consistency and the development review process.
- Organizational Commitments such as interdepartmental coordination that is required for General Plan implementation and the budgeting for specific implementation programs.
- Funding programs and financial considerations of implementing specific General Plan policies and programs.

The General Plan Implementation Program is presented in a table format. Each policy of the General Plan is presented with the following information:

- Policy Number: Shows each policy number by General Plan Element.
- Action Type: Indicates whether the policy is project review specific or requires other administrative or judicial actions.
- Policy Action: Describes the policy and proposed actions for its implementation.
- Primary Responsibility: Indicates what agency is primarily responsible for implementation of the proposed action.
- Support Responsibility: Indicates what agencies are responsible for supporting the primary agency.
- Funding Source: Indicates the general sources of funding for the implementation action.
- Priority: Indicates the level of priority given to the implementation action.



Table 3.3 summarizes the codes used within the Implementation Program table.

**Table 3.3
Implementation Table Codes**

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton
COSB	County of San Bernardino
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CRA	Community Redevelopment Agency
CS	Community Services Department
ENG	City Engineer
FCD	County Flood Control District
FD	Fire Department
FIN	Finance Department
GTF	Grand Terrace Foundation
PW	Public Works/Building & Safety Department
RHWC	Riverside Highland Water Company
SANBAG	San Bernardino Association of Governments
SCAG	Southern California Association of Governments
SD	Sheriff’s Department
US	United States Federal Government
Funding Sources	
CFD	Community Facilities District
FG	Federal Grants
GF	City General Fund
ISF	Impact/Service Fee
LMD	Landscape Maintenance District
PP	Public/Private Partnership
RDA	Redevelopment Agency
SG	State Grants
UAF	User/Application Fees
Priorities	
1	Current. Action already implemented.
2	Urgent. Action should be undertaken within the next fiscal year. It is either required by law or is critical to the City.
3	Important. Action should be taken in the near future.



	It may be necessary for the completion of other actions.
4	Ongoing. Action is continuous or is the continuation of an existing action or program. It requires no further action to implement.
5	Desirable. Action would benefit the community, but does not require short term implementation or may require other actions to be taken first.
6	Optional. Action has a relatively low priority, but is desirable. It is not critical to other actions.



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Circulation Element							
Goal 3.1: Provide a comprehensive transportation system that provides for the current and long-term efficient movement of people and goods within and through the City.							
3.1.1	X	X	Provide a transportation system which supports planned land uses and improves the quality of life.				
			a. Based upon the size and intensity of proposed development projects, require Traffic Impact Analysis to determine whether the existing circulation system can support the project or if the project must provide mitigation.	PW	CD	GF, UAS, ISF	4
3.1.2	X	X	An arterial street system shall be established that provides for the collection of local traffic and provide for the efficient movement of people and goods through the City.				
			a. Periodically review the Circulation system to determine if it is adequate to meet current or projected needs of the community.	PW	CD	GF	4
			b. Evaluate traffic enhancement programs that will improve vehicular flow on arterial highways within the City.	PW	CD	GF, CFD, ISF, SG, FG, UAF	3
			c. Require new development projects to expand or improve the designated circulation system as needed to mitigate impacts resulting from the proposed project.	PW	CD	UAF, GF	4
3.1.3	X		Commerce Way shall provide for the movement of traffic associated with commercial and business traffic.				
			a. As part of project review for proposed developments near I-215, require that they provide access to Commerce Way to avoid moving commercial traffic through residential areas of the City.	PW	CD	GF, UAF	4
3.1.4		X	Coordinate with transportation planning, programming and implementation agencies such as SCAG, Caltrans, SANBAG, and the cities of San Bernardino County, as well as neighboring jurisdictions in Riverside County on various studies relating to freeway, high occupancy vehicle/high occupancy toll lanes and transportation corridor planning, construction, and improvement in order to facilitate the planning and implementation of an integrated circulation system in accordance with regional planning goals.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. The City shall cooperate with SANBAG and Caltrans for the implementation of the improvement and ultimate expansion of I-215 between SR91/I215/SR60 and I-10.	PW	CD, CM	GF, FG SANBAG	2
			b. The City shall participate as a member of the Project Development Teams for the improvement of the Bi-County Segment of I-215 and the separate expansion of the Barton Road/I-215 interchange.	PW	CD, CM	GF, SANBAG, FG	2
			c. The City shall seek alternative funding sources to supplement Measure I funding for the expansion of the Barton Road interchange.	PW	CD, CM, CC	SANBAG, FG, SG	3
3.1.5	X		New development projects shall be analyzed in accordance with SANBAG congestion management Program (CMP) Traffic Impact Analysis (TIA) Guidelines.				
			a. When appropriate, require proposed development projects to prepare a traffic impact analysis relative to their proposed project and condition it for appropriate traffic mitigation.	PW	CD, ENG	GF, UAF	4
3.1.6	X	X	The City shall work with adjacent jurisdictions to assess future land development projects and their impact to the City circulation system and provide appropriate mitigation for identified impacts.				
			a. Request participation in the development review process for projects located in Highgrove (Riverside County and the City of Colton). Request traffic mitigation, as appropriate.	CD	PW, ENG	GF	4
3.1.7		X	The maximum acceptable Level of Service for streets identified in the City Master Plan of Streets and Highways during peak hours shall be LOS "D".				
			a. Review all proposed development projects and their traffic impact analyses to identify projects that will result in an LOS "D" or worse and require adequate mitigation measures as part of the project review process.	PW	CD, ENG	GF, UAF	4
3.1.8	X	X	The City shall use the Caltrans Design and traffic manuals as guidelines for street lighting, traffic signage, street markings and intersection signalization.				
			a. Require that all traffic impact analyses are prepared using the Caltrans Design and Traffic Manuals, and that street improvements meet the standards.	PW	CD, ENG	---	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 3.2: Provide for a well-maintained roadway system.							
3.2.1	X	X	The City shall continue to require the dedication of street right-of-way, as identified in the Circulation Plan, from all proposed land development projects.				
			a. As part of the development review process, condition projects to dedicate ultimate rights-of-way along all street frontages.	PW	CD, ENG	GF	4
			b. Review the Zoning and Subdivision Ordinance to require street dedications as part of development review.	PW	CD, ENG	GF	1
3.2.2	X	X	The City shall require that street improvements be constructed at the time that development occurs on vacant or underutilized property.				
			a. As part of the development review process, condition projects to dedicate ultimate rights-of-way along all street frontages.	PW	CD, ENG	GF	4
			b. Review the Zoning and Subdivision Ordinance to require street dedications as part of development review.	PW	CD, ENG	GF	1
3.2.3		X	The extension, improvement and maintenance of City streets using City funds shall be based upon an adopted Capital Improvement Program.				
			a. Review and update the CIP annually to identify priorities and available funding for city-sponsored street improvements.	PW	CM	GF, SG, SANBAG	4
Goal 3.3: Provide for a safe circulation system.							
3.3.1		X	Promote the safe and effective movement of all segments of the population and the efficient transport of goods.				
			a. Review all new development projects to identify potential traffic impacts that may result in congestion. Condition projects to mitigate identified traffic impacts.	PW	CD	UAF, GF	4
3.3.2	X	X	The City shall require that new developments provide adequate off street parking in order to minimize the need for on street parking.				
			a. Review all new development projects for compliance with off-street parking standards of the Zoning Ordinance.	CD	PW	UAF, GF	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			b. Periodically review Zoning Ordinance parking standards compared to other jurisdictions to assure that adequate off-street parking is available for specific land uses.	CD	PW, ENG	GF	5
3.3.3	X	X	The City shall ensure that local street improvements are designed with proper attention to community appearance and aesthetics as well as the need to move traffic safely and efficiently.				
			a. Develop standards and guidelines for local streets relative to community appearance and identity with a focus on standards for arterial highways.	CD	PW, CS	GF	3
3.3.4		X	The City shall route truck traffic away from residential areas and work with regional agencies in order to mitigate potential impacts from regional traffic.				
			a. Designate truck routes through the community based upon coordination with the County Sheriff and California Highway Patrol.	PW	CD	GF	3
			b. Review commercial and industrial projects to assure that truck traffic will not impact residential neighborhoods.	CD	PW, ENG	UAF, GF	4
3.3.5		X	The City shall evaluate and, when appropriate, implement traffic calming measures on residential local residential streets.				
			a. Assess local streets to identify street segments requiring traffic calming measures. Identify specific measures for implementation and prioritize improvements based upon funding availability.	PW	CM	GF, SG, ISF	1
3.3.6	X		The City shall ensure that the design of Commerce Way at the UPRR line is coordinated with the UPRR Company.				
			a. The City shall evaluate design options with the UPRR Company to ensure a safe intersection.	ENG	CD, PW	GF, SG, ISF, UAF	3
Goal 3.4: Provide for an efficient and safe bikeway system within the City.							
3.4.1	X	X	Develop a system of continuous and convenient bicycle routes designed to connect schools, residential areas, shopping centers, parks, and employment areas.				
			a. Based upon the approved Master Plan of Bikeways, prioritize segment construction. Improvement prioritized segments based upon available funding.	PW	CD, CS	SG, FG, ISP	1



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
3.4.2		X	The City shall promote and facilitate the use of bicycles as an alternative mode of transportation through the development of a City-wide network of bikeways.				
			a. Provide public information regarding the existing bikeway system using public media including the Blue Mountain Outlook, public access television, and the City Website.	CS	CD, PW, CM	GF	4
3.4.3		X	The City shall seek grants and other available funding sources to construct additional segments of the Bikeway Plan.				
			a. Apply for grants including Safe Routes To School grants for bikeway improvement.	PW	CD, CS, CM	SG, GF	4
3.4.4		X	The City shall develop a public relations program, in concert with other local and regional agencies, to promote bicycle usages.				
			a. Provide public information regarding the existing bikeway system using public media including the Blue Mountain Outlook, public access television, and the City Website. Promote the bikeway system at public events such as Grand Terrace Days.	CS	CD	GF	4
3.4.5		X	The City shall work with the San Bernardino County Parks Department to provide connections within the City to the Santa Ana River Trail.				
			a. Meet with the County Parks Department and stay current on activities associated with the Santa Ana River Trail.	CD	CS, PW, CM	GF	3
3.4.6	X		The City shall require the provision of bike racks at all new commercial and industrial developments.				
			a. Review the Zoning Ordinance regarding bike rack requirements at commercial, industrial, and institutional land uses. Amend Zoning Ordinance standards as appropriate.	CD	CA, PW	GF	5
Goal 3.5: Provide for efficient alternative modes of travel.							
3.5.1	X		Promote measures, which reduce reliance on single occupant vehicle usage by enforcement of the Traffic Control Measures (TCM) ordinance, which addresses development standards, land use patterns, employer based ride share programs and bicycle/pedestrian facilities.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Review and condition commercial and industrial projects to implement rideshare programs and provide bike racks, bikeways, and bus stops, as appropriate.	CD	PW	GF, UAF	4
3.5.2		X	The City shall participate in local and regional public transit programs.				
			a. Appoint staff and City Council representatives to SANBAG, SCAG, and OmniTrans.	CM	CC, PW, CS, CD	GF	4
3.5.3		X	The City shall encourage and facilitate pedestrian movement by creating environments that are conducive to walking and maintaining a "human scale" of development.				
			a. The Town Center and Freeway redevelopment projects shall be reviewed for implementation of a "pedestrian-oriented" design.	CD	PW	GF, UAF	1
3.5.4		X	The City shall work closely with the regional transit agencies to ensure convenient and the affordable bus service continues to be available to local residents.				
			a. Appoint a City Council representative to OmniTrans to represent the City's mass transit interests.	CM	CC	GF	4
3.5.5		X	The City shall work with OmniTrans and SANBAG to implement a public transit system that meets the City's need for internal circulation as well as connections to regional activity centers and inter-urban transit routes.				
			a. Appoint a City Council representative to OmniTrans to represent the City's mass transit interests.	CM	CC	GF	4
3.5.6	X	X	The City shall encourage Transit Oriented Development (TOD) to provide housing that is in close proximity to designated public transit facilities and routes. All projects will be reviewed in relationship to their proximity to existing and future transit systems.				
			a. Review projects near arterial highways and rail lines for their potential for the development of Transit Oriented Development.	CD	PW	GF, UAF	3
			b. Monitor ongoing modifications to transit systems including changes to bus routes, Metrolink, and the California High Speed Rail System to determine the potential for future transit oriented development.	CD	PW, CM	GF	3
3.5.7	X	X	The City shall provide amenities along the Barton Road corridor that promote pedestrian and bicyclist use, such as a continued system of pedestrian paths and bike lanes to connect the City Center with schools, parks, and residential areas.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			<p>a. As part of the development review process, proposed development will be reviewed for consistency with the City’s Bikeway Plan and will be required to improve portions within their project boundary or as necessary to mitigate project impacts to the Bikeway System.</p>	CD	PW	UAF, GF	1



Open Space and Conservation Element





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4.0 OPEN SPACE AND CONSERVATION ELEMENT

4.1 INTRODUCTION

4.1.1 Purpose and Function

Open space is a valuable commodity to any city. It may be used for the preservation of natural resources, such as the protection of sensitive habitat, the management of production resources, such as mineral deposits, agriculture or groundwater recharge, or as recreation and visual aesthetics. Concurrently, open space may be used to manage public safety hazards such as seismic activity, high fire hazards, and flood hazards.



Open space areas contribute to the overall form, sense of identity, and general well being of a community. It may be used to shape and form the urban environment, to separate or buffer sensitive land uses or link various land uses together.

The City of Grand Terrace possesses natural resources that help to identify the City in form and character. Blue Mountain has become the symbol of the City providing a scenic backdrop for much of the City. Scenic views are offered to residences nestled on the side of Blue Mountain including views of the San Bernardino Mountains to the north.

4.1.2 Relationship to Other Plans and Programs

The Government Code requires cities and counties to consider public demand for trail-oriented recreational use in developing specific open space programs, as well as the potential integration of city and county trails into segments of the California Recreational Trails System.

4.1.3 Relationship to Other Elements

Open space land is defined under Government Code Section 65560b as any parcel or area of land or water that is essentially unimproved and devoted to open space. The Code also requires that certain items must be addressed in the General Plan Open Space Element including the following:

- Open space for the preservation of natural resources, such as areas required for the preservation of plant and animal life.



- Open space used for the managed production of resources, such as areas required for groundwater recharge or areas containing major mineral deposits.
- Open space for outdoor recreation such as areas of outstanding scenic, historic, and cultural value; areas suited for park and recreation purposes; and areas which serve as links between major recreation and open space areas including utility easements, banks of rivers and streams, trails and scenic highway corridors.
- Open space for public health and safety such as areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, and high fire risk zones.

The Open Space and Conservation Elements as required under State planning law have been combined since the goals and implementation policies for the conservation of resources and those associated with the use of open space are similar in nature and overlap in many areas. The combined Open Space and Conservation Element is directly linked to other required elements of the General Plan. These include the following:

- **Land Use Element:** The preservation of open space and natural resources directly affect land use designations. The Land Use element includes an ‘Open Space’ designation and must be consistent with the Open Space and Conservation Element goals and policies. The Land Use Element also designates parks and recreation areas, which are also discussed in the Open Space and Conservation Element.
- **Safety Element:** One of the requirements of the Open Space and Conversation Element is to identify lands that may affect public safety such as seismic areas, high fire hazards, and flood hazards and to preserve them as open space that is protected from urban intrusion.
- **Public Services and Facilities Element:** This Element identifies the providers of public services and facilities to the community. Part of the open space and conservation system is improved open space areas such as parks. The provision and maintenance of parks must be evaluated and planned for as part of the public services and facilities planning process.
- **Noise Element:** Areas subject to high noise levels due to adjacent land uses such as freeways and railroads may be designated as open space to provide a buffer to sensitive land uses.
- **Sustainable Development Element:** A key component to sustainability is the preservation of open space and the creation of urban and rural recreational resources. Open space is also directly connected to the preservation of clean air and water.



4.2 EXISTING CONDITIONS

4.2.1 Improved Recreational Resources

Open space in the City of Grand Terrace comes in many forms. These include the undeveloped hillside of Blue Mountain, existing public parks and school playgrounds, public utility corridors, and the Santa Ana River floodplain. Improved open space within the City is primarily limited to public parks and school sites. The existing facilities are summarized in Table 4.1 and identified in Exhibit 4-1.

Table 4.1
Existing Parks and School Sites

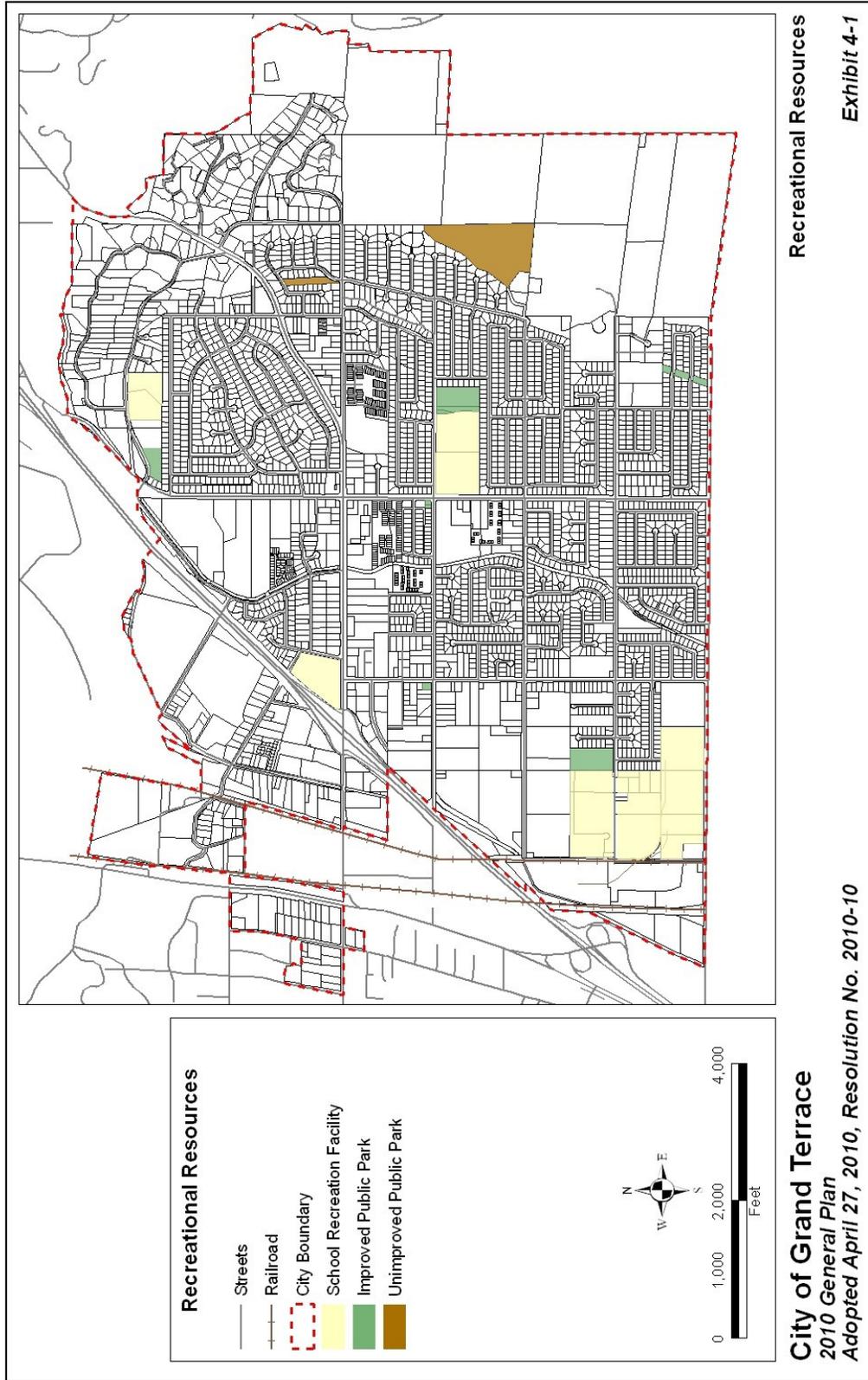
Site	Acres
Richard Rollins Park	5.4 acres
Pico Park	5.0 acres
Susan Petta Park (undeveloped)	2.6 acres
Griffin Park (partially developed)	1.6 acres
T. J. Austyn Park (partially developed)	1.6 acres
Grand Terrace Wilderness Park (undeveloped)	25.0 acres
Park Total	41.2 acres
Terrace Hills Junior High School	9.0 acres
Grand Terrace Elementary School	5.0 acres
Terrace View Elementary School	5.0 acres
High School #3 (planned)	40.0 acres
School Total	59.0 acres
Combined Total	100.2 acres

4.2.2 Biological Resources

In addition to improved recreation areas, certain areas remain within the City limits that have not been impacted by human occupation. This includes the steep hillside areas of Blue Mountain. Presently, there are approximately 600 acres of undeveloped area within the City. The majority of this area is located on the west slopes of Blue Mountain, an area that may support a wide range of plants and animal life. Table 4.2 summarizes potential sensitive species that may inhabit this hillside area or other undeveloped lands within the City limits.



Exhibit 4-1 – Recreational Resources





**Table 4.2
Sensitive Species That May Potentially
Occur Within Grand Terrace**

Species	Federal	State
Birds		
Burrowing owl	-	CSC
Coastal California gnatcatcher	FT	CSC
Western yellow-billed cuckoo	FT	CSC
Least Bell's vireo	FE	SE
Mammals		
San Bernardino kangaroo rat	FE	CSC
Stephen's kangaroo rat	FE	ST
Amphibians		
Mountain yellow-legged frog	FE	CSC
Bony Fish		
Santa Ana sucker	FT	CSC
Insects		
Delhi Sands flower-loving fly	FE	-
Plants		
Nevin's Barberry	FE	SE
Gambel's yellowcress	FE	ST
Sana Ana River woollystar	FE	SE
Slender-horned spineflower	FE	SE
Salt marsh bird's beak	FE	SE
Thread-leaved brodiaea	FT	SE

- FE = Listed as Endangered by the U.S. Fish & Wildlife Service
- FT = Listed as Threatened by the U.S. Fish & Wildlife Service
- FC1 = Category 1 candidate for federal listing for which substantial information on biological vulnerability and threat supports the appropriateness of proposing the species to be listed as endangered or threatened.
- FC2 = Category 2 candidate for federal listing for which insufficient biological information exists to support listing.
- CSC = California Department of Fish & Game "Species of Special Concern
- SE = Listed as Endangered by the California Department of Fish & Game
- ST = Listed as Threatened by the California Department of Fish and Game

4.2.3 Cultural Resources

Grand Terrace is located along the border of the territories known to have been occupied by the Serrano, Gabrielino (Tongva), and Cahuilla Indians, with the Serrano to the north, Gabrielino to the west, and Cahuilla to the south and east. It is likely that all these groups passed through or exploited resources within the City limits at different times in prehistory.

Grand Terrace's roots extend back to Mexican land grants dating from the period between 1830 and 1840. In 1876, there were nine buildings in the Terrace-Colton area. The development of



Grand Terrace, or East Riverside as the Grand Terrace-Highgrove area was then called, was facilitated by the construction of the Gage Canal, a 22.5-mile canal that brought water to the area from the Santa Ana River marshlands below. With plenty of water, Grand Terrace rapidly became an agricultural community with a heavy emphasis on citrus production. However, the severe freeze of 1913 destroyed many groves. Walnuts, a hardier tree, were planted as replacements along with peaches as a quick-profit crop.

There are 19 previously recorded sites within the Grand Terrace. One site within the City has been evaluated as National Register of Historical Place (NRHP) Significant. That site, the Gage Canal, constructed in the 1880s, was essential to the development of the City and surrounding areas as it allowed a largely arid region to grow into an agricultural center. The Gage Canal runs through the City, and is a mostly covered structure, with development along most of it.

Although a number of sites have been recorded as containing resources, there are no known areas of the City that have been previously identified as places of historical, cultural, or archaeological significance that should be identified significant and be preserved as open space.

4.2.4 Managed Production of Resources

Lands that are used in the production of resources include those lands used for forestry, agriculture, rangeland, and mining or those that are classified as economically important to the production of food and fiber. There are presently no areas within the City limits that are classified as being used for the managed production of resources that should be designated as open space or conservation areas.

4.2.5 Public Health and Safety

Open space may be used to protect the health and safety of the general public from natural hazards including seismic hazards, unstable slopes and soils, flood hazards, and high fire risks. All of these conditions presently exist within the City of Grand Terrace.

Seismic Hazards: The City of Grand Terrace is located in Southern California, as area known for its numerous faults and historic earthquakes. The City is bounded by the San Andreas and San Jacinto Faults to the north and the Elsinore Fault to the south. Although no known active faults are located within the City limits, the San Jacinto Alquist-Priolo Zone lies approximately 2,800 feet northeast of the City.

Unstable Slopes and Soils: The undeveloped area of Blue Mountain exhibits soils that are classified as unstable and erosive. In addition, the steep slopes of Blue Mountain may also result in the landslide





hazard. Development of these slopes could result in a safety hazard. Exhibit 4.-2 depicts areas of the City with potential geological hazards.

Flood Hazards: Although nearly all of the City of Grand Terrace is elevated along the base of Blue Mountain, the northwest portion of the City lies within a designated flood plain of the Santa Ana River. Levees have been constructed along a portion of the City's riverfront. However, a flood hazard continues to exist that could make certain areas unsuitable for habitable structures. Portions of the City that have the potential to experience flooding are shown in Exhibit 4-3.

High Fire Risk: The California Department of Forestry and Fire Protection (CALFIRE) has identified a Very High Fire Hazard Severity Zone within the City. Residential uses have been constructed along these areas that back up to an area of natural vegetation that is highly susceptible to fires. Exhibit 4-4 illustrates the limits of the Very High Fire Hazard Severity Zone for the City. Construction in Very High Fire Hazard Severity Zone will be required to meet the requirements of Chapter 7A of the California Building Code relating to fire resistant rated construction as shown in Exhibit 4-4.

Wildland-urban interface fires may occur in areas where urban land uses abut native areas. Under these conditions, wildfires may threaten urban uses.

4.2.6 Water Resources

Riverside Highland Water Company (RHWC) is the successor to the Vivienda Water Company, which was part of the Highest Riverside Mesa Scheme. The Vivienda Water Company was incorporated in August 1887 and was operated in unison with the North Riverside Land and Water Company and the Jurupa Land and Water Company, under one management for the development of water for irrigation of lands on both sides of the Santa Ana River. RHWC was incorporated and certified as a Mutual Water Company by the California Secretary of State on February 21, 1898, for the purpose of providing domestic and irrigation water to its shareholders.

The Riverside Highland Water Company provides domestic and irrigation water services to the City of Grand Terrace, portions of the City of Colton, and portions of the unincorporated areas of the Counties of San Bernardino and Riverside. The water service is to single and multi-family residential, commercial, industrial and agricultural users.

The service area of the Riverside Highland Water Company (RHWC) is nearing about 85% built-out with the developments currently under construction or approved by the planning departments of the governing agencies. The major service area of the RHWC is the City of Grand Terrace.



Exhibit 4-2 – Geological Hazards

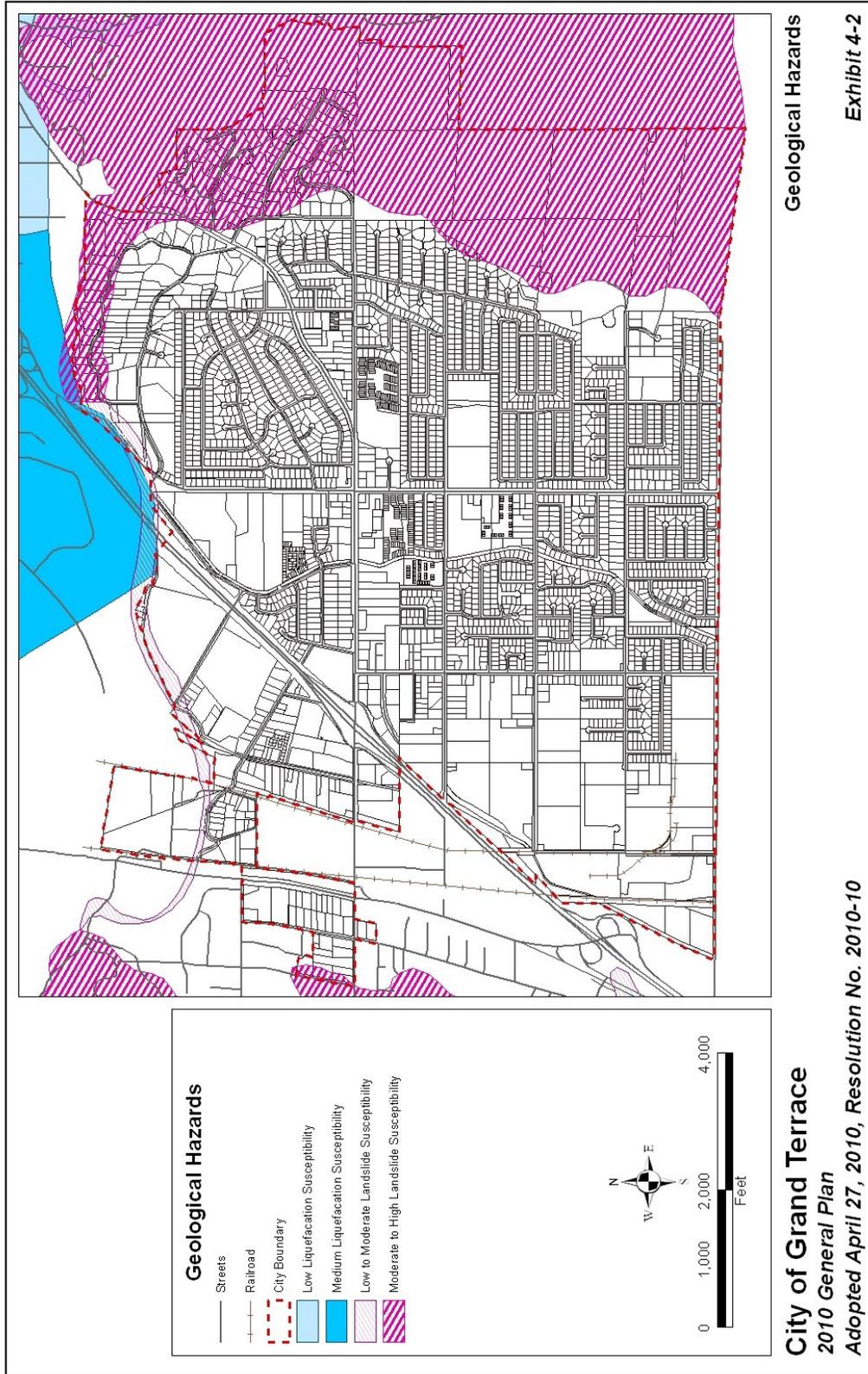




Exhibit 4-3 – Flood Hazards

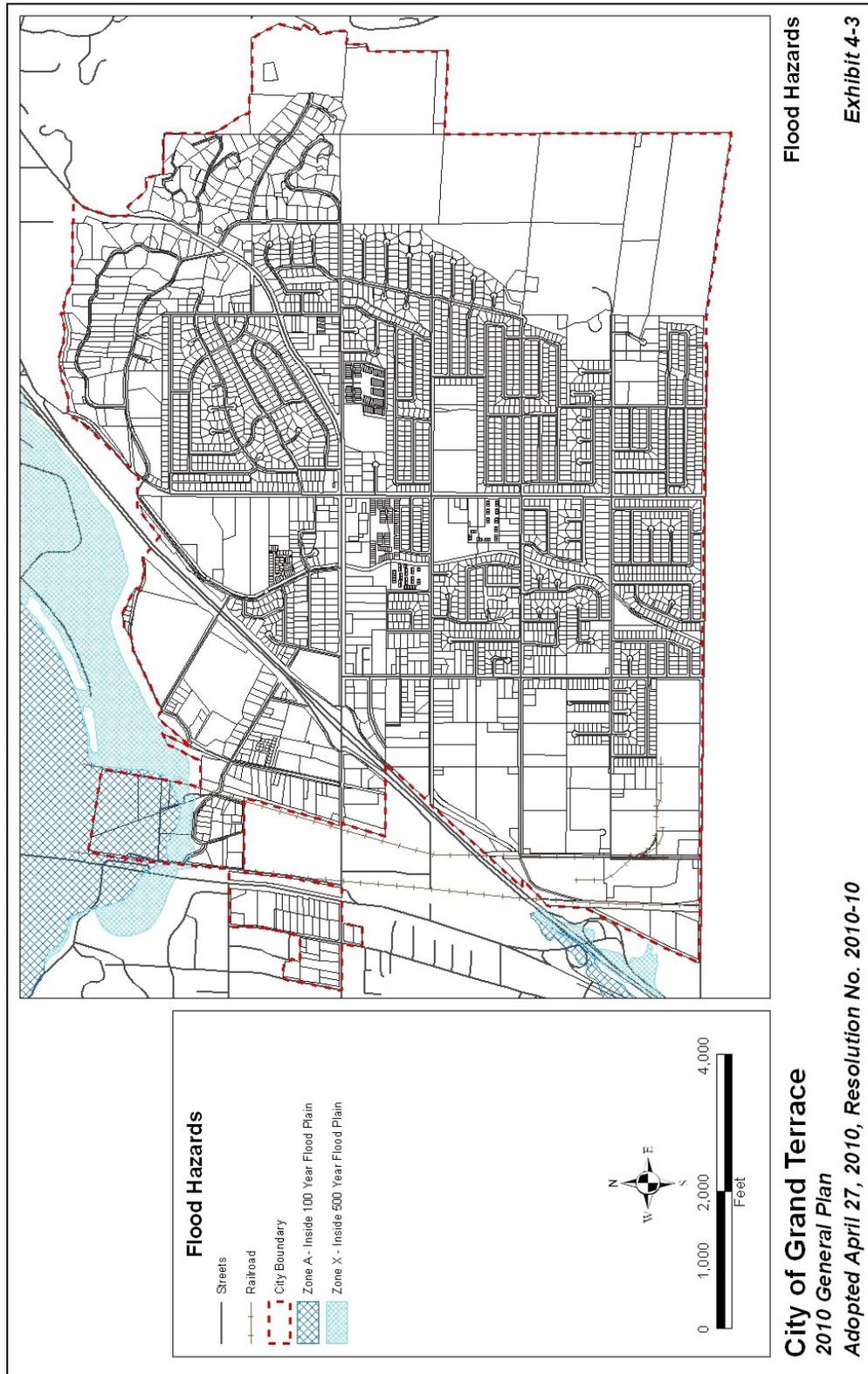
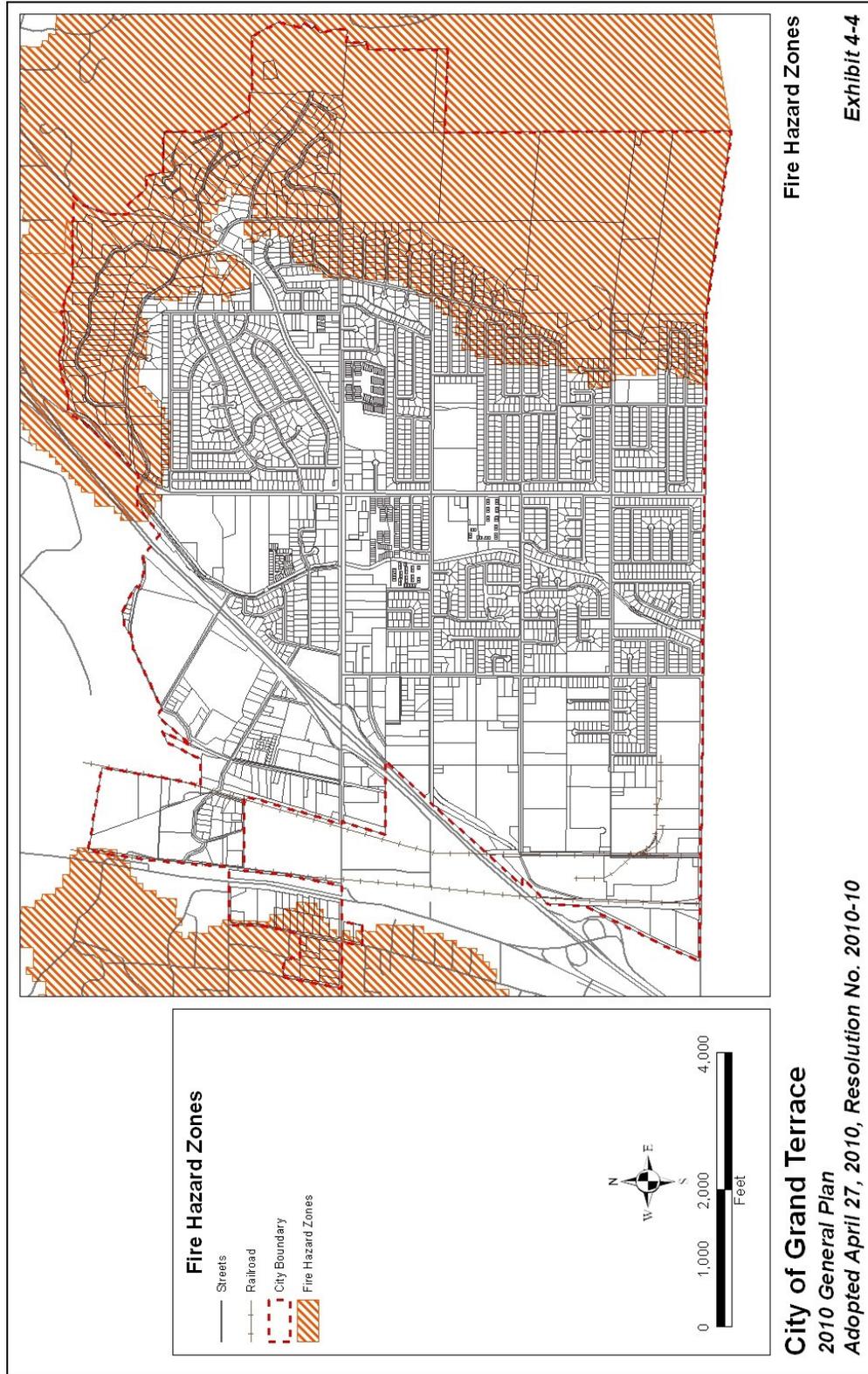




Exhibit 4-4 – Fire Hazard Zones





4.3 FUTURE OPEN SPACE AND CONSERVATION NEEDS

4.3.1 Improved Recreation Facilities

Local park and recreation standards have been established to determine the appropriate size, type, and number of recreational facilities required to adequately serve a given population. The State of California has established a standard of four acres of improved park and recreational facilities per 1,000 population. Assuming a buildout population of 17,500, the total required acreage is approximately 70 acres. As indicated in Table 4.1, approximately 100 acres of developed and undeveloped parks and recreation areas are currently available throughout the City.



This acreage shall be provided through the following means:

City Parks: The City presently has five designated public parks. The five parks total 41.2 acres and include facilities for baseball, soccer, basketball, jogging, playgrounds, picnicking, and casual activities. All parks are improved except for Susan Petta Park that is planned as a passive park and the Wilderness Park that is proposed for hillside open space recreational uses.

Schools: Local schools play an integral part in providing active recreational facilities to city residents. The three local schools (two elementary and one middle) provide 19.0 acres of playgrounds and sports field. In addition, the planned public high school located in the southwest area of the City will add approximately 40 acres of improved recreation facilities for use by City residents. The City and the Colton Joint Unified School District maintain joint use agreements at all schools within the City.

4.3.2 Natural Resources/Public Safety

As previously noted, open space plays a major role in the preservation of natural resources while protecting residents from natural hazards. The primary area of the City that has been devoted to natural resources is the steep hillside of Blue Mountain. The City owns approximately 25 acres of the hillside near the eastern terminus of Pico Street. This area is designated as the Grand Terrace Wilderness Park and is currently undeveloped. The park may ultimately be developed as a natural outdoor recreation area for hiking and picnicking upon the availability of funding.

In addition to natural outdoor recreation, Blue Mountain serves as a preserve for plant and animal life as well as an area that should be preserved to protect local residents from hazards associated with steep terrain such as fires and landslides. Approximately 310 acres of Blue Mountain's north and west sides is currently undeveloped. Prior to any proposed development



within this area, special emphasis should be placed upon the protection of sensitive species and potential hazards to humans resulting from development as well as the protection of scenic views. If possible, public and private funding should be sought to acquire much of this area for use as an open space preserve.

4.3.3 Water Resources

Domestic water for the City of Grand Terrace is provided by the Riverside Highland Water Company (RHWC). RHWC extracts water from four groundwater basins including:

- San Bernardino Basin
- Colton Basin
- Riverside North Basin
- Riverside South Basin

RHWC also is a member of the San Bernardino Valley Municipal Water District that serves as a distributor of State Project water.

RHWC optimizes its water supply through an integrated resource approach, utilizing available programs and projects. The RHWC receives its' water from groundwater; however, non-potable water is used in place of potable water whenever the possibility arises, conserving potable water. Additionally, RHWC has developed programs designed to conserve water through the replacement of older lines, which has decreased unaccounted for water from 39% in 1982 to 1% in 2008, while educating its customers on methods of conserving water, such as an Adopt-A-School program that teaches students about water conservation, water conservation displays at community events, water audits, and tiered rates.

Three local and regional plans have been prepared to address water quality and water availability in the region. They include:

Riverside Highland Water Company Urban Water Management Plan: This plan is prepared every five years to address changes in the availability of water or the provision of water services to the Water Company's customers. The Report discusses historic and future water demand, existing and planned sources of water, groundwater basin management, water conservation and education programs, and the reliability of water supplies.

The Urban Water Management Plan analysis of water demand and supply projections for the RHWC, including expected growth, demonstrates that projected water supplies exceed demand through the year 2025. These projections consider land use, water development, approved projects, conversion projects and water conservation. RHWC has additional opportunities to increase the water supply to meet demands through the use of imported water or developing a recycled water supply for non-potable water uses. These additional options will enable RHWC to increase the water supply to exceed demand now and into the future.



Santa Ana River Integrated Watershed Management Plan: This plan address resources in the Santa Ana River Watershed including hydrogeology, land use, biological resources, water supply, water quality, flood control, and demographics. The plan also presents regional watershed management practices including water storage, water quality improvements, water recycling, flood control, wetlands and sensitive habitat protection, recreational opportunities, and water conservation.

Water Quality Control Plan, Santa Ana River Basin: The Santa Ana Basin Water Quality Control Plan establishes water quality standards for all ground and surface waters within the watershed. The plan describes policies and programs designed to maintain water quality standards throughout the basin.

4.3.4 Energy Conservation

Energy conservation is a comprehensive process involving all consumers of energy resources including homeowners and renters, businesses, government agencies, and utility companies. As the demand for energy resources continues to increase throughout Southern California, the wise use and conservation of existing resources has taken on new meaning and urgency. Both government agencies and utility companies have taken the lead on providing information to consumers on methods and programs to reduce their individual use of energy. The use of energy may be accomplished through a wide range of practices and programs including:

- Use of energy efficient appliances and lighting fixtures
- Adjusting thermostats for space heating and cooling
- Driving fuel efficient automobiles
- Participating in waste recycling programs
- Installation of water efficient landscaping

4.3.5 Air Quality

The City of Grand Terrace lies within the boundaries of the South Coast Air Quality Management District (SCAQMD). SCAQMD serves as the regional air pollution control agency for most of Southern California. It is responsible for the development and implementation of plans and programs designed to improve the overall quality of air throughout Southern California while achieving federal air quality standards. Air quality programs relate to both mobile and non-mobile sources of air pollutants including vehicle emissions, emissions from businesses and residences, and emissions resulting from construction activities.

Many programs and strategies designed to reduce air emissions focus upon effective land use planning. Land use programs that benefit air quality include:

- Mixed use developments that bring residential, commercial, recreation, and employment opportunities together.
- Local shopping opportunities that require less driving for local residents.



- Pedestrian amenities that promote non-vehicular movement.
- Transit-oriented development that brings residents closer to mass transit.

4.4 GOALS AND POLICIES

Goal 4.1: That the Open Space needed for outdoor recreation in the City of Grand Terrace be provided and thereby, improve the quality of life for the residents of the City.

Policy 4.1.1: A park standard of five (5) acres per 1,000 population shall be used to determine the total acreage of developed parkland for the City.

Policy 4.1.2: The City shall evaluate the siting of a public park site within that portion of the City lying westerly of I-215. The evaluation shall include the possibility of utilizing privately held, underutilized parcels and those areas subject to flood hazard lying west of the freeway.

Policy 4.1.3: The City shall evaluate the possibility of developing existing utility easements as linear parks.

Policy 4.1.4: The City shall evaluate the possibility of developing the Gage Canal as a linear park including a pedestrian/bike trail which would connect with the proposed regional trail along the Gage Canal in Riverside County.

Policy 4.1.5: The City will establish guidelines and standards for the establishment of a linkage system among the City's parks and open space areas. In residential areas, the feasibility of utilizing sidewalks shall be made. These sidewalks will be part of the "Pedestrian Sidewalk Master Plan" called for in the Circulation Element and "safe routes" to schools plan. In addition, consideration will be given to the placement of appropriate signage along the sidewalk identifying them as part of a designated trail system.

Policy 4.1.6: The City will work with other public agencies and private entities to coordinate its trail planning and development to tie into the regional trails systems, including the California Recreational Trail System, connecting neighboring cities and counties. These trails may be used for pedestrian, equestrian, or biking. Such efforts will include a connection with the Santa Ana River Trail as shown in the "Plan of Open Space and Trails for the County of San Bernardino" and with the trail system of the County of Riverside including the proposed regional trail along the Gage Canal in Riverside County.

Policy 4.1.7: The City will explore various means to fund the construction and maintenance of its trail system.



Policy 4.1.8: The City shall evaluate the feasibility of developing observation points (lookouts" along the northern boundary of the City to take advantage of the spectacular views of the San Bernardino Mountains.

Policy 4.1.9: The City shall develop Susan Petta Park as a passive park site connected to the City's Senior Center.

Policy 4.1.10: The City will consider the feasibility of utilizing various methodologies and techniques to provide open space for identified future needs. These programs may include:

- ◆ Open space zoning pursuant to Section 65910 of the Government Code
- ◆ Public acquisition of open space
- ◆ Private acquisition of open space (e.g. non-profit land trusts or conservancies)
- ◆ Application of the Quimby Act to subdivision approvals
- ◆ Provision for open space in specific plans
- ◆ Provision for open space in development agreements
- ◆ Transfer of development rights
- ◆ Open space in planned unit developments
- ◆ Joint use agreements with the Colton Joint Unified School District

Policy 4.1.11: The City will explore various ways for park/open space development and maintenance funding including such programs as:

- ◆ "Adopt a Park" where private groups and organizations can support, financially the procurement or recreational equipment and park maintenance.
- ◆ Actively seek out various government grant programs such as the Local Assistance Grants administered by the California Department of Parks & Recreation; the Urban Park and Recreation Recovery Program; CDBG grants, and other government sponsored programs.
- ◆ Explore the possibility of obtaining grants from private corporations.
- ◆ Actively use various resources on the Internet.
- ◆ Review the feasibility of utilizing various other mechanisms for funding open space development and maintenance.

Policy 4.1.12: The City shall evaluate the feasibility of developing the proposed Grand Terrace Wilderness Park into an active recreational facility including biking, hiking, and picnicking.



Policy 4.1.13: The City shall require development adjacent or in proximity to the proposed Grand Terrace Wilderness Park to provide land for access, parking and/or staging areas, as appropriate.

Goal 4.2 Natural resources in the City of Grand Terrace shall be protected and preserved by utilizing open space designations or related regulations.

Policy 4.2.1: The City shall use existing information regarding biological resources including data on natural vegetation and wildlife habitats for both rare and endangered species in identifying potential natural resource open space areas.

Policy 4.2.2: The City shall establish land use regulations to preserve and protect any identified natural resources.

Policy 4.2.3: The City shall cooperate with the County of San Bernardino and other participating cities in identifying regional natural resource areas and developing appropriate mitigation measures to protect these resources.

Policy 4.2.4: The City shall evaluate developing a specific plan for the western face of Blue Mountain. The specific plan will contain policies to preserve and maintain the open space resources of Blue Mountain including its biologic properties.

Policy 4.2.5 The City shall act to reasonably conserve and protect significant biological resources.

Goal 4.3 Public health and safety in the City of Grand Terrace shall be protected, in part, through open space areas.

Policy 4.3.1: The City shall periodically review and keep abreast of geologic and seismic reports and information that may affect the City.

Policy 4.3.2: The City shall identify areas within the City that may be subject to geologic or seismic hazards and evaluate the potential to designate these areas as open space.

Policy 4.3.3: Open space shall be used to protect public health and safety resulting from flood hazard conditions in the City of Grand Terrace.

Policy 4.3.4: The City shall periodically review the flood hazard maps to identify potential flood hazards.

Policy 4.3.5: Those areas subject to flood hazard shall be placed in a flood hazard overlay zone.

Policy 4.3.6: Areas of the City subject to flood hazard shall be evaluated to determine whether they should be designated as open space.



- Policy 4.3.7: Where appropriate, open space shall be used to protect public health and safety resulting from wild land fires in the City of Grand Terrace.
- Policy 4.3.8: The City shall work with the San Bernardino County Fire Protection District to identify areas of the City that are subject to wild land fires.
- Policy 4.3.9: The City shall apply a high fire overlay district to those areas in the City subject to wild land fires such as portions of Blue Mountain.
- Policy 4.3.10: Areas of the City subject to wild land fires shall be evaluated to determine whether they should be designated as open space.

Goal 4.4 Provide open space to enhance of community identity.

- Policy 4.4.1: The City shall consider the establishment of a public plaza in the proposed "Town Square" project on Barton Road. This public plaza shall be designed to serve the social and cultural needs of the community.
- Policy 4.4.2: The City shall evaluate the feasibility of extending bike lanes and pedestrian paths to allow people to walk to the public plaza area in the Town Square project on Barton Road.
- Policy 4.4.3: The City shall use various multi-media marketing methods to proactively market the City's parks and recreation facilities.
- Policy 4.4.4: The City shall continue to implement the City's Bike Trail Master Plan as funds are available.

Goal 4.5 Protect and promote the beauty of Blue Mountain.

- Policy 4.5.1: The City shall consider developing a specific plan for the western face of Blue Mountain.
- Policy 4.5.2: The City shall designate Blue Mountain as a community symbol reflecting its value as a major open space and scenic resource.
- Policy 4.5.3: The City shall evaluate the development of the Grand Terrace Wilderness Park to encourage the City's residents to relate to Blue Mountain.
- Policy 4.5.4: The City shall evaluate the feasibility of developing a trail system emanating from the proposed Grand Terrace Wilderness Passive Park to provide trails on Blue Mountain with possible connections to regional trail systems in the area.



Policy 4.5.5: A fire overlay district shall be applied to Blue Mountain to protect both the future development that may be constructed on the lower, more gentle slopes at the foot of the mountain and also its natural beauty.

Goal 4.6 The City shall support and promote the conservation of energy resources.

Policy 4.6.1: The City shall establish an energy conservation policy and implementation program for all City facilities.

Policy 4.6.2: The City shall implement a public outreach program to provide the public with information regarding energy conservation practices and programs.

Policy 4.6.3: The City shall encourage energy and environmentally sustainable design in new land development projects using the standards of Leadership in Energy and Environmental Design (LEED).

Policy 4.6.4: The City shall work with its franchised solid waste collection company to implement recycling programs designed to reduce the per capita waste generation within the City while responding to the requirements of the California Integrated Waste Management Act of 1989.

Goal 4.7 Support air quality planning through land use policies, outreach efforts, and participation in regional air quality planning.

Policy 4.7.1: The City shall evaluate and implement traffic flow improvements and construction management practices that reduce locally generated vehicle emissions.

Policy 4.7.2: The City shall encourage the use of public transportation through coordination with local and regional transit providers.

Policy 4.7.3: The City shall encourage land use planning and urban design that reduces vehicle trips through mixed use development, consolidation of commercial uses along arterial highways, and pedestrian connection between residential and commercial uses.

Policy 4.7.4: The City shall promote public education programs regarding air quality programs and practices.

Policy 4.7.5: The City shall encourage employers to develop and implement trip reduction plans including alternate work schedules, rideshare programs, telecommuting, and employee education programs.



Policy 4.7.6: The City shall implement policies and procedures designed to reduce emissions generated by construction activities including enforcement of SCAQMD Rule 403.

Policy 4.7.7: The City shall promote energy conservation efforts in new and existing residences and businesses.

Goal 4.8: Achieve regional water quality objectives and protect the beneficial uses of the regions surface and groundwater.

Policy 4.8.1: Evaluate all proposed land use and development plans for their potential to create groundwater contamination hazards from point and non-point sources, and cooperate with other appropriate agencies to assure appropriate mitigation.

Policy 4.8.2 Comply with the requirements of the National Pollutant Discharge Elimination System (NPDES).

Goal 4.9 Comply with state and federal regulations to ensure the protection of historical, archaeological, and paleontological resources.

Policy 4.9.1 The City shall take reasonable steps to ensure that cultural resources are located, identified and evaluated to assure that appropriate action is taken as to the disposition of these resources.

4.5 IMPLEMENTATION PROGRAM

Table 4.3 presents the implementation plan designed to implement the policies of the Open Space & Conservation Element. One or more implementation programs are provided for each policy. The implementation programs identify:

- The individual policy and proposed action,
- Its relationship to specific projects or overall City policy,
- Primary and secondary responsibility for implementation,
- Potential funding sources, and
- Implementation priority.

The General Plan Implementation Program is presented in a table format. Each policy of the General Plan is presented with the following information:

- Policy Number: Shows each policy number by General Plan Element.



- Action Type: Indicates whether the policy is project review specific or requires other administrative or judicial actions.
- Policy Action: Describes the policy and proposed actions for its implementation.
- Primary Responsibility: Indicates what agency is primarily responsible for implementation of the proposed action.
- Support Responsibility: Indicates what agencies are responsible for supporting the primary agency.
- Funding Source: Indicates the general sources of funding for the implementation action.
- Priority: Indicates the level of priority given to the implementation action.

The following codes are used throughout the Implementation Program table:

Implementation Table Codes

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton
COSB	County of San Bernardino
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CRA	Community Redevelopment Agency
CS	Community Services Department
ENG	City Engineer
FCD	County Flood Control District
FD	Fire Department
FIN	Finance Department
GTF	Grand Terrace Foundation
OMNI	OmniTrans
PW	Public Works/Building & Safety Department
RHWC	Riverside Highland Water Company
SANBAG	San Bernardino Association of Governments
SCAG	Southern California Association of Governments
SD	Sheriff's Department
US	United States Federal Government
Funding Sources	
CFD	Community Facilities District



FG	Federal Grants
GF	City General Fund
ISF	Impact/Service Fee
LMD	Landscape Maintenance District
PP	Public/Private Partnership
PF	Private Funds
RDA	Redevelopment Agency
SG	State Grants
UAF	User/Application Fees
Priorities	
1	Current. Action already implemented.
2	Urgent. Action should be undertaken within the next fiscal year. It is either required by law or is critical to the City.
3	Important. Action should be taken in the near future. It may be necessary for the completion of other actions.
4	Ongoing. Action is continuous or is the continuation of an existing action or program. It requires no further action to implement.
5	Desirable. Action would benefit the community, but does not require short term implementation or may require other actions to be taken first.
6	Optional. Action has a relatively low priority, but is desirable. It is not critical to other actions.



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Open Space and Conservation Element							
Goal 4.1: That the Open Space needed for outdoor recreation in the City of Grand Terrace be provided and thereby, improve the quality of life for the residents of the City							
4.1.1			A park standard of (five) 5 acres per 1,000 population shall be used to determine the total acreage of developed parkland for the City.				
		X	a. Perform an analysis of potential parklands focusing upon Blue Mountain. Identify potential sites for parkland acquisition.	CD	PW, CM, CS, GTF	GF, SG, FG	3
		X	b. In areas identified as having potential for use as open space or recreational uses, condition land development projects within those areas to dedicate suitable property	CD	PW		
4.1.2	X		The City shall evaluate the siting of a public park site within that portion of the City lying westerly of I-215. The evaluation shall include the possibility of utilizing privately held, underutilized parcels and those areas subject to flood hazard lying west of the freeway.				
			a. Perform an analysis of potential park sites west of I-215 including underutilized rights-of-way.	CD	CM, PW, CS	GF, SG, FG, PF	3
4.1.3			The City shall evaluate the possibility of developing existing utility easements as linear parks.				
			a. Contact Southern California Edison, the Gage Canal Company, and Riverside Public Utilities to determine the feasibility of developing utility easements as linear parks.	CD	CS, PW, CM	GF, SG	5
4.1.4			The City shall evaluate the possibility of developing the Gage Canal as a linear park including a pedestrian/bike trail, which would connect with the proposed regional trail along the Gage Canal in Riverside County.				
			a. Contact the Gage Canal Company and the City of Riverside to discuss the potential for the development of a trail system along the Gage Canal.	CD	CM, CS, PW	GF, SG, FG, PF	4
4.1.5	X	X	The City will establish guidelines and standards for the establishment of a linkage system among the City's parks and open space areas. In residential areas, the feasibility of utilizing sidewalks shall be made. These sidewalks will be part of the "Pedestrian				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			Sidewalk Master Plan" called for in the Circulation Element and "safe routes" to schools plan. In addition, consideration will be given to the placement of appropriate signage along the sidewalk identifying them as part of a designated trail system.				
			a. Review the Zoning Ordinance to develop guidelines and development standards for sidewalks and pedestrian access.	CD	PW, ENG	GF	3
4.1.6			The City will work with other public agencies and private entities to coordinate its trail planning and development to tie into the regional trails systems, including the California Recreational Trail System, connecting neighboring cities and counties. These trails may be used for pedestrian, equestrian, or biking. Such efforts will include a connection with the Santa Ana River Trail as shown in the "Plan of Open Space and Trails for the County of San Bernardino" and with the trail system of the County of Riverside including the proposed regional trail along the Gage Canal in Riverside County.				
			a. Work with agencies to establish a coordinated trail plan.				
4.1.7		X	The City will explore various means to fund the construction and maintenance of its trail system.				
			a. Research available funding sources with an emphasis on State and federal parks grants. Ongoing review of potential grants. Apply for grants as they become available.	<u>CD</u>	CD, CM, PW, FD	GF, SG, FG, ISF, LMD	4
4.1.8	X		The City shall evaluate the feasibility of developing observation points (lookouts" along the northern boundary of the City to take advantage of the spectacular views of the San Bernardino Mountains.				
			a. Determine potential funding sources for a "pocket park" at the northwest corner of Mt. Vernon Ave. and Canal Street. Develop plans as funding becomes available.	CS	CD, CM, PW	GF, SG,	4
4.1.9	X		The City shall develop Susan Petta Park as a passive park site connected to the City's Senior Center.				
			a. Work with the Senior Housing developer to develop Petta Park as part of the joint senior housing/senior center development project.	CD	PW	RDA, PF	2



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
4.1.10	X	X	<p>The City will consider the feasibility of utilizing various methodologies and techniques to provide open space for identified future needs. These programs may include:</p> <ul style="list-style-type: none"> ◆ Open space zoning pursuant to Sect.65910 of the Government Code ◆ Public acquisition of open space ◆ Private acquisition of open space (e.g. non-profit land trusts or conservancies) ◆ Application of the Quimby Act to subdivision approvals ◆ Provision for open space in specific plans ◆ Provision for open space in development agreements ◆ Transfer of development rights ◆ Open space in planned unit developments. ◆ Joint use agreements with the Colton Joint Unified School District 				
			<p>a. Identify and prioritize parks and open space acquisition and improvement programs. Determine potential funding sources that may be used for each and prioritize available funding.</p>	CD	CM, CS, PW, FD, CC	GF, DF, SG,	3
			<p>b. Maintain existing joint use agreements for school facilities. Negotiate new agreements for any new schools that are developed.</p>	CM	CD, PW, CA, CC, CJUSD	GF	3
4.1.11	X	X	<p>The City will explore various ways for park/open space development and maintenance funding including such programs as:</p> <ul style="list-style-type: none"> ◆ "Adopt a Park" where private groups and organizations can support, financially the procurement or recreational equipment and park maintenance. ◆ Actively seek out various government grant programs such as the Local Assistance Grants administered by the California Department of Parks & Recreation; the Urban Park and Recreation Recovery Program; CDBG grants, and other government sponsored programs. ◆ Explore the possibility of obtaining grants from private corporations. ◆ Actively use various resources on the Internet. 				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			♦ Review the feasibility of utilizing various other mechanisms for funding open space development and maintenance.				
			a. Identify potential open space and parks funding sources. Prioritize sources based upon the potential rate for its acquisition and availability of staff time to pursue.	CS	CD, CM, PW, FD	SG, FG, PP	5
4.1.12		X	The City shall evaluate the feasibility of developing the proposed Grand Terrace Wilderness Park into an active recreational facility including biking, hiking, and picnicking.				
			a. Work with the “Friends of Blue Mountain” to determine the feasibility of establishing a wilderness park including acquisition funding sources, boundaries of the proposed park, park improvement program and funding, and long-term maintenance programs. Coordinate with the City of Colton regarding the potential expansion of the park outside the Grand Terrace City limits.	<u>CS</u>	CD, CM, GTF	SG, FG, PP, ISF	5
4.1.13	X		The City shall require development adjacent or in proximity to the proposed Grand Terrace Wilderness Park to provide land for access, parking and/or staging areas, as appropriate.				
			a. As part of the development review process, the City shall review development plans to ensure that land for access, parking and/or staging areas is provided.	<u>CD</u>	CS, CM, GTF	SG, FG, PP, ISF	5
Goal 4.2: Natural resources in the City of Grand Terrace shall be protected and preserved by utilizing open space designations or related regulations							
4.2.1		X	The City shall use existing information regarding biological resources including data on natural vegetation and wildlife habitats for both rare and endangered species in identifying potential natural resource open space areas.				
			a. As part of the General Plan EIR, identify significant biologic habitats and endangered species. Establish program mitigation measures to be used in the project-specific development review process.	CD	PW	GF,	1



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
4.2.2		X	The City shall establish land use regulations to preserve and protect any identified natural resources.				
			a. Review and modify the Zoning Ordinance to establish regulations regarding the preservation of lands designated as open space.	CD	CA	GF	2
4.2.3		X	The City shall cooperate with the County of San Bernardino and other participating cities in identifying regional natural resource areas and developing appropriate mitigation measures to protect these resources.				
			a. Work with the County of San Bernardino and the City of Colton regarding the preservation of natural resources affecting multiple jurisdictions including the acquisition of open space and the protection of open space from urban intrusion.	CD	CS, CM, PW, CA, GTF	GF, SG, FG	3
4.2.4		X	The City shall evaluate developing a specific plan for the western face of Blue Mountain. The specific plan will contain policies to preserve and maintain the open space resources of Blue Mountain including its biologic properties.				
			a. Determine the feasibility of developing a Specific Plan for properties on the western face of Blue Mountain.	CD	CM	GF	5
4.2.5	X		The City shall act to reasonably conserve and protect significant biological resources.				
			a. For projects located in areas with potential for moderate or high plant and wildlife sensitivity, require biological surveys as part of the development review process, distribute this analysis to the appropriate responsible agencies, and require compliance with any recommended mitigation measures	CD	PW	UAF	1
			b. Coordinate with state and federal agencies to preserve rare and endangered species and areas of special habitat value through the environmental review process.	CD	PW	UAF	1
Goal 4.3: Public health and safety in the City of Grand Terrace shall be protected, in part, through open space areas							
4.3.1		X	The City shall periodically review and keep abreast of geologic and seismic reports and information that may affect the City.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. As part of General Plan reviews, acquire the most recent geologic and seismic information to assist in determining potential modifications to the General Plan Land Use Map and development policies.	CD	PW	GF	1
4.3.2		X	The City shall identify areas within the City that may be subject to geologic or seismic hazards and evaluate the potential to designate these areas as open space.				
			a. As part of General Plan reviews and based upon the most recent geologic and seismic information, identify properties that should be designated as open space based upon potential seismic and geologic hazards.	CD	PW	GF	1
4.3.3		X	Open space shall be used to protect public health and safety resulting from flood hazard conditions in the City of Grand Terrace.				
			a. Review the Zoning Ordinance to establish development requirements within designated flood hazard areas.	CD	PW, CA	GF	2
			b. Review all proposed development projects located within designated flood hazard areas for compliance to state and federal flood hazard regulations.	PW	CD	GF	1
4.3.4	X	X	The City shall periodically review the flood hazard maps to identify potential flood hazards.				
			a. Review current flood hazard mapping available through the San Bernardino County Flood Control District, State of California, and the Corps of Engineers. Revise the General Plan, if necessary, to respond to any changes in flood hazard designations.	PW	CD	GF	3
4.3.5	X	X	Those areas subject to flood hazard shall be placed in a flood hazard overlay zone				
			a. Modify the General Plan Land Use Map to designate a “Flood Hazard Overlay” for all properties located within identified flood hazard areas.	CD	PW	GF	1
4.3.6	X	X	Areas of the City subject to flood hazard shall be evaluated to determine whether they should be designated as open space.				
			a. Using the most recent flood hazard mapping available from the San Bernardino County Flood Control District, State of California, and Corps of Engineers, identify	CD	PW, SBFC, COE	GF	1



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			properties subject to flood hazard. Determine whether these properties are suitable for development and identify appropriate land use designations for each parcel.				
4.3.7	X	X	Where appropriate, open space shall be used to protect public health and safety resulting from wild land fires in the City of Grand Terrace.				
			a. As part of the General Plan review, identify areas that are subject to high fire hazards and their development potential and provide appropriate land use designations on the General Plan.	CD	PW, CFD	GF	1
4.3.8	X	X	The City shall work with the San Bernardino County Fire Protection District to identify areas of the City that are subject to wild land fires.				
			a. Work with the San Bernardino County Fire Protection District to identify areas subject to high fire hazard and establish development standards and mitigation measures if development is to occur in these areas.	CD	CFD, PW	GF	1
4.3.9	X	X	The City shall apply a high fire overlay district to those areas in the City subject to wild land fires such as portions of Blue Mountain.				
			a. As part of the General Plan and Zoning Ordinance updates, designate areas subject to high fire hazards with an overlay zone that establishes special development standards and criteria to mitigate the potential fire hazard.	CD	CFD, PW	GF	1
4.3.10	X		Areas of the City subject to wild land fires shall be evaluated to determine whether they should be designated as open space.				
			a. As part of the General Plan review, identify areas that are subject to high fire hazards and their development potential and provide appropriate land use designations on the General Plan.	CD	CF	GF	1
Goal 4.4: Provide open space to enhance community identity.							
4.4.1	X		The City shall consider the establishment of a public plaza in the proposed "Town Square" project on Barton Road. This public plaza shall be designed to serve the social and cultural needs of the community.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Establishment of a public plaza shall be evaluated as part of the development review process of the Town Square project.	CD	PW	UAF	1
4.4.2	X		The City shall evaluate the feasibility of extending bike lanes and pedestrian paths to allow people to walk to the public plaza area in the Town Square project on Barton Road.				
			a. Establishment of bike lanes on Barton Road and pedestrian access shall be evaluated as part of the development review process of the Town Square project.	CD	PW	UAF	1
4.4.3		X	The City shall use various multi-media marketing methods to proactively market the City's parks and recreation facilities.				
			a. Identify potential multi-media resources and funding mechanisms including the Blue Mountain Outlook and public access television.	CS	CM, CD	GF	4
4.4.4	X	X	The City shall continue to implement the City's Bike Trail Master Plan as funds are available.				
			a. Identify funding sources and development priorities to expand the City bikeway system.	PW	CD, CM, FD	GF, SG, FG	1
Goal 4.5: Protect and promote the beauty of Blue Mountain.							
4.5.1	X	X	The City shall consider developing a specific plan for the western face of Blue Mountain.				
			a. Identify available funding sources for the preparation of a Specific Plan for Blue Mountain.	CD	CM, FD	GF	5
4.5.2		X	The City shall designate Blue Mountain as a community symbol reflecting its value as a major open space and scenic resource.				
			a. Develop a logo for based upon Blue Mountain and use it as part of City advertising.	CS		GF	1
4.5.3			The City shall evaluate the development of the Grand Terrace Wilderness Park to encourage the City's residents to relate to Blue Mountain.				
			a. Determine the feasibility of developing a Specific Plan for properties on the western face of Blue Mountain.	CD	CM	GF	5



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
4.5.4	X	X	The City shall evaluate the feasibility of developing a trail system emanating from the proposed Grand Terrace Wilderness Passive Park to provide trails on Blue Mountain with possible connections to regional trail systems in the area.				
			a. Determine the development potential of a regional trail system on Blue Mountain based upon availability of right-of-way, required improvements, construction and maintenance funding sources and legal issues.	CS	CD, CM, GTF, CA	GF, SG, FG	4
4.5.5	X	X	A fire overlay district shall be applied to Blue Mountain to protect both the future development that may be constructed on the lower, more gentle slopes at the foot of the mountain and also its natural beauty.				
			a. Work with the San Bernardino County Fire Protection District to identify properties located within a high fire hazard area. Establish a high fire hazard overlay through modifications to the General Plan and Zoning Ordinance.	CD	CFD, CA	GF	1
Goal 4.6: The City shall support and promote the conservation of energy resources.							
4.6.1		X	The City shall establish an energy conservation policy and implementation program for all City facilities.				
			a. Develop an energy conservation policy with the assistance of Southern California Edison that is designed to reduce overall energy consumption in City facilities.	CS	PW, CM	GF, SG, FG	2
4.6.2			The City shall implement a public outreach program to provide the public with information regarding energy conservation practices and programs.				
			a. Work with Southern California Edison and Riverside Highland Water Company to promote energy and water conservation.	CS	CM, CD, PW, RHWC, SCE	GF, SG, FG, PF	3
4.6.3	X	X	The City shall encourage energy and environmentally sustainable design in new land development projects using Leadership in Energy and Environmental Design (LEED) or similar standards.				
			a. Incorporate into the development review process design guidelines for energy efficiency in new development projects.	CD	PW	GF, SG	2



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
4.6.4			The City shall work with its franchised solid waste collection company to implement recycling programs designed to reduce the per capita waste generation within the City while responding to the requirements of the California Integrated Waste Management Act of 1989.				
			a. The franchised waste hauler will develop and implement a recycling program for both residential and commercial customers as well as a marketing program to promote recycling. The City shall assist in its implementation through making City media available for the dissemination of program information.	CS		GF, SG, PF	1
Goal 4.7: Support air quality planning through land use policies, outreach efforts, and participation in regional air quality planning.							
4.7.1	X	X	The City shall evaluate and implement traffic flow improvements and construction management practices that reduce locally generated vehicle emissions.				
			a. Condition all development projects to comply with SCAQMD construction emission standards.	CD	PW, SCAQMD	PF, GF	1
			b. The City shall reduce vehicle emissions caused by traffic congestion by implementing transportation systems management techniques such as synchronized traffic signals and limiting on-street parking.	PW	CD, CS	GF	3
			c. The City shall consider the feasibility of diverting commercial truck traffic to off-peak periods to alleviate non-recurrent congestion as a means to improve roadway efficiency.	PW	CD, CS	GF	5
4.7.2		X	The City shall encourage the use of public transportation through coordination with local and regional transit providers.				
			a. Coordinate with OmniTrans and SANBAG regarding advertising and incentive programs for the use of public transit systems.	CS	CD, CM, OMNI, SANBAG	GF, SG, FG	5



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
4.7.3	X	X	The City shall encourage land use planning and urban design that reduces vehicle trips through mixed use development, consolidation of commercial uses along arterial highways, and pedestrian connection between residential and commercial uses.				
			a. Evaluate and, where appropriate, require new development projects to implement programs or design components that reduce vehicle trips.	CD	<u>PW</u>	<u>UAF</u>	1
4.7.4		X	The City shall promote public education programs regarding air quality programs and practices.				
			a. Incorporate into City marketing and advertising, including the use of the Blue Mountain Outlook and public access television to promote air quality programs. Work with SANBAG and SCAQMD regarding promotional tools.	CS	CD	GF, SANBAG, SCAQMD, SG, FG	1
4.7.5		X	The City shall encourage employers to develop and implement trip reduction plans including alternate work schedules, rideshare programs, telecommuting, and employee education programs.				
			a. As part of large commercial and industrial projects, require the implementation of employee rideshare programs.	CD	CS	GF, UAF	1
4.7.6	X	X	The City shall implement policies and procedures designed to reduce emissions generated by construction activities including enforcement of SCAQMD Rule 403.				
			a. As part of development review, condition all projects to comply with SCAQMD Rule 403.	PW	CD		1
4.7.7			The City shall promote energy conservation efforts in new and existing residences and businesses.				
			a. Develop guidelines for energy conservation in new development projects. Incorporate the guidelines into the General Plan and Zoning Ordinance.	CD	PW	GF	3



Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 4.8: Achieve regional water quality objectives and protect the beneficial uses of the regions surface and groundwater.						
4.8.1	X	Evaluate all proposed land use and development plans for their potential to create groundwater contamination hazards from point and non-point sources, and cooperate with other appropriate agencies to assure appropriate mitigation				
		a. Evaluate the Planning Department’s CEQA implementation procedures to ensure adequate consideration of water quality impacts and mitigation measures as part of the environmental review process..	CD	CS, PW	GF	3
		b. The City shall encourage the enforcement of all federal, state and regional regulations and enforce local regulations regarding the preservation and enhancement of water quality.	PW	CD, CS	GF	3
4.8.2	X	Comply with the requirements of the National Pollutant Discharge Elimination System (NPDES).				
		a. Adopt a Stormwater Ordinance per Regional Quality Control Board (RWQCB) Santa Ana Region requirements for stormwater management and discharge control.	CS	CD, PW	GF	3
		b. Review water quality impacts during the project review and approval phases to ensure appropriate BMPs are incorporated into the project design and long-term operations. BMP’s should utilize low impact development principles.	CD	CS, PW	GF	3
Goal 4.9 Comply with state and federal regulations to ensure the protection of historical, archaeological, and paleontological resources.						
4.9.1	X	The City shall take reasonable steps to ensure that cultural resources are located, identified and evaluated to assure that appropriate action is taken as to the disposition of these resources.				
		a. Applicants with development proposals on sites that occur within areas which are determined through initial evaluation to be potentially significant shall submit results of a records such conducted by the San Bernardino Archaeological Information Center at the San Bernardino County Museum or other appropriate agency, for comment during initial environmental review in accordance with the notice and	CD	PW	UAF	1



Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		comment provisions applicable to responsible agencies under CEQA.				
		b. For areas with documented or inferred resource presence, applicants shall provide studies to document the presence or absences of cultural resources. Such studies shall provide a detailed mitigation plan, including and monitoring program and recovery or preservation plan, based on the recommendations of a qualified archaeologist and/or paleontologist	CD	PW	UAF	1
		c. In the event that a paleontological or archaeological resource is uncovered during the course of construction, ground-disturbing activities in the vicinity of the suspected resource shall be redirected until the nature and extent of the find can be evaluated by a qualified archaeologist and/or paleontologist (as determined by the City). As deemed appropriate by the City, any such resource uncovered during the course of project-related grading or construction shall be recorded and/or removed per applicable City and/or State regulations	CD	PW	UAF	1



Public Health and Safety Element





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5.0 PUBLIC HEALTH AND SAFETY

5.1 INTRODUCTION

A primary role for a city is the protection of the people who live and work within its limits as well as their property. Natural disasters are a common occurrence throughout Southern California. This has placed an emphasis on cities taking appropriate measures to identify and protect against these hazards and to provide for the public's safety. The Public Health and Safety Element of the General Plan identifies these natural and man-made hazards and provides goals and policies to protect the general public.

5.1.1 Purpose and Function

The Public Health and Safety Element is used to identify specific natural and man-made hazards within the City limits. These hazards affect decisions made on land uses and activities that could be impacted by the identified hazards. Hazards that may affect the health and safety of the general public include:

- Geologic conditions (e.g. seismic, landslides and slope stability, liquefaction)
- Flooding
- High fire risk
- Hazardous materials
- Emergency preparedness
- Airport land use compatibility

This Element provide for the identification of specific hazards, their specific locations within the City, and goals and policies designed to minimize the social, economic, and environmental disruption from hazardous events.

5.1.2 Relationship to Other Elements

The Public Health and Safety Element is directly tied to other elements of the General Plan. The types and locations of land uses are directly affected by the location and type of natural or man-made hazards. The placement of elements of the circulation system may be affected by the presence of hazards while the circulation system also serves as evacuation routes during hazardous conditions. The location of public services such as schools and hospitals are also influenced by the location of hazards. Areas of hazardous conditions may also be designated as open space thereby influencing the Open Space and Conservation Element.

5.1.3 Related Plans and Programs

Federal, state, and local regulations also regulate and influence public health and safety within the City. These include:



- California Environmental Quality Act (CEQA)
- California Government Code
- National Pollutant Discharge Elimination System (NPDES)
- San Bernardino County Flood Control Master Drainage Plan
- San Bernardino County Fire Management Plan
- City of Grand Terrace Municipal Code

5.2 EXISTING CONDITIONS

5.2.1 Geologic Hazards

Areas throughout Southern California, including the City of Grand Terrace, are subject to seismic hazards. The City of Grand Terrace is located near three major zones; the San Andreas Fault Zone, the San Jacinto Fault Zone, and the Elsinore Fault Zone. In addition to the potential for earthquakes resulting in shaking and ground rupture, seismic activity may result in landslides on unstable slopes and liquefaction in areas of high groundwater and loose soils. This section describes the geologic setting of the City of Grand Terrace, the specific geologic hazards that may affect the City.

Geology

The City of Grand Terrace consists of three distinct topographic regions. The majority of the city is located on a broad alluvial fan extending east from Blue Mountain. The second area is the steep slope of Blue Mountain, while a third area in the northwest portion of the City is located within the Santa Ana River floodplain. Elevations in the City range from 900 above sea level to 2,428 feet at the top of Blue Mountain.

Soils within the City correspond to the three topographic regions. The majority of the City located on the slope of Blue Mountain is characterized by older undifferentiated alluvial fan deposits and decomposed clay-rich alluvium from the Pleistocene age. The steep slopes of Blue Mountain are characterized by gray, medium to coarse-grained quartz diorite of the Cretaceous age. Finally, the Santa Ana River area is characterized by alluvium consisting of unconsolidated sand.

Seismicity

There are seven known fault zones located near the City of Grand Terrace that could result in a seismic hazard to the City. These include:

- Chino-Elsinore Fault – 20 miles southwest
- Cucamonga Fault – 13.5 miles north
- San Andreas Fault – 9 miles north
- Loma Linda Fault – 2.4 miles north



- San Jacinto Fault – 0.75 miles north
- Rialto-Colton Fault – 0.65 miles northeast
- An unnamed fault – 0.47 miles northeast

There are no known faults within the Grand Terrace City limits. However, the Alquist-Priolo Special Study Zone for the San Jacinto Fault lies approximately 2,800 feet north east of the City. Earthquakes along any active fault in Southern California are capable of causing damage within the City of Grand Terrace. Primary hazards result directly from ground motion including ground rupture and ground shaking. Secondary hazards result from the interaction of the ground shaking with existing ground instabilities. These may result in settlement, landslides or liquefaction.

The placement of sensitive land uses in areas where seismic activity or associated secondary hazards may exist must be considered at all times. Although current California building requirements place special emphasis on seismic protection, there continue to be risks associated with land use and seismic hazards. The level of risk in seismic events will vary depending upon the specific land use. The State of California uses a classification system to determine areas at risk of seismic hazards. The City of Grand Terrace is located within Classifications IV, V, and VI. Table 5.1 summarizes acceptable risks by various land use types for each of these classifications.

**Table 5.1
Seismic Risk By Land Use**

	Building/Land Use Types	Risk Zone		
		IV	V	VI
I	Electrical Power Systems	GU	GU	GU
II	Schools, hospitals, fire stations, police stations, Emergency communication facilities, critical transportation facilities including bridges and overpasses, small dams, major utility facilities	PS	PS	PS
III	Churches, large or high rise buildings, places with large concentrations of people including civic centers, large commercial and office building, and major roads	PS	PS	PS
IV	Residential (single and multi-family), most commercial and minor public services and facilities	PS	PS	PS
V	Most industrial, warehousing, minor commercial	PS	PS	PS
VI	Agriculture, marinas, mineral extraction and processing, parks, open space	GS	GS	GS

¹ Development may be feasible in land slide areas, not directly within potential active fault zone areas, if adequate provisions are made for stabilization.

² This chart is for general land use planning purposes only. The actual suitability of specific uses on a specific site is subject to detailed geotechnical analysis.

³ Symbols
 GS = Generally Suitable
 PS = Provisionally Suitable
 GU = Generally Unsuitable



Liquefaction

Liquefaction is a seismically induced form of ground failure resulting from loose, granular materials at depths of less than 50 feet with a silt and clay content of less than 30 percent that are saturated by relatively shallow groundwater. The shaking of these soils and mixing with groundwater may result in ground failure that may cause a subsidence and actual sinking of structures. However, all three factors must be present for liquefaction to occur. In the City of Grand Terrace, groundwater is at approximately 140 feet below surface and soils are generally stable. As indicated in Exhibit 5-1, areas located along the Santa Ana River may be subject to potential liquefaction hazards. However, these areas are not located within areas considered to be developable within the City of Grand Terrace. Therefore, liquefaction is not considered a direct hazard to the City of Grand Terrace.

Slope Stability

Slope stability is determined using a number of factors including:

- Relative angle of the slope
- Soil characteristics
- Geologic formation and bedrock conditions
- Precipitation
- Erosion
- Vegetative cover including damage from wildland fires
- Alteration by humans such as grading

The majority of the City has been urbanized. With the construction of homes and businesses, slopes throughout the urban area have been stabilized using modern engineering. However, undeveloped slopes continue to exist on the slopes of Blue Mountain. Additional slopes occur along the Santa Ana River floodplain.

Landslides

Landslides are defined as the fast downward movement of earth and rocks. Landslides may be the result of seismic activity or the infiltration of water into unstable soil. As illustrated in Exhibit 5-1, landslide hazards are present on the slopes of Blue Mountain.





5.2.2 Flood Hazards

Floodplains

Hazards associated with flooding may result in personal injury and property damage. The primary flood hazard in Grand Terrace is the Santa Ana River located along the northwest corner of the City. This floodplain has been mapped by the Federal Emergency Management Agency (FEMA) which assesses the flooding potential. As indicated in Exhibit 5.2, FEMA has designated a strip along the Santa Ana River as a 100-year floodplain. This indicates that the subject area has a potential of a major flood sometime within a span of 100 years. The potential elevation of floodwaters from the 100-year event is also provided. A secondary area with a potential for flooding within a 500-year time span is also indicated.

The placement of various land uses within a 100-year floodplain are dependent upon the specific use. Table 5.2 summarizes the compatibility of specific land uses within a floodplain.

Local Flood Hazards

In addition to flooding from a river, flood hazards may exist due to intense rainfall on steep slopes. The majority of the City of Grand Terrace is located on the alluvial fan of Blue Mountain. There is a general grade of approximately 7 percent from the base of Blue Mountain to the southwest corner of the City. During times of heavy rainfall, the potential for storm runoff from the slopes of Blue Mountain increases. Urban development of the City has also greatly increased the amount of impermeable surface (i.e. roof tops and paved streets) that has greatly increased the amount of run off from the urban areas of the City. These two major sources of run off combined with steep slopes may result in a potential for flooding within the City.



Exhibit 5-1 – Geological Hazards

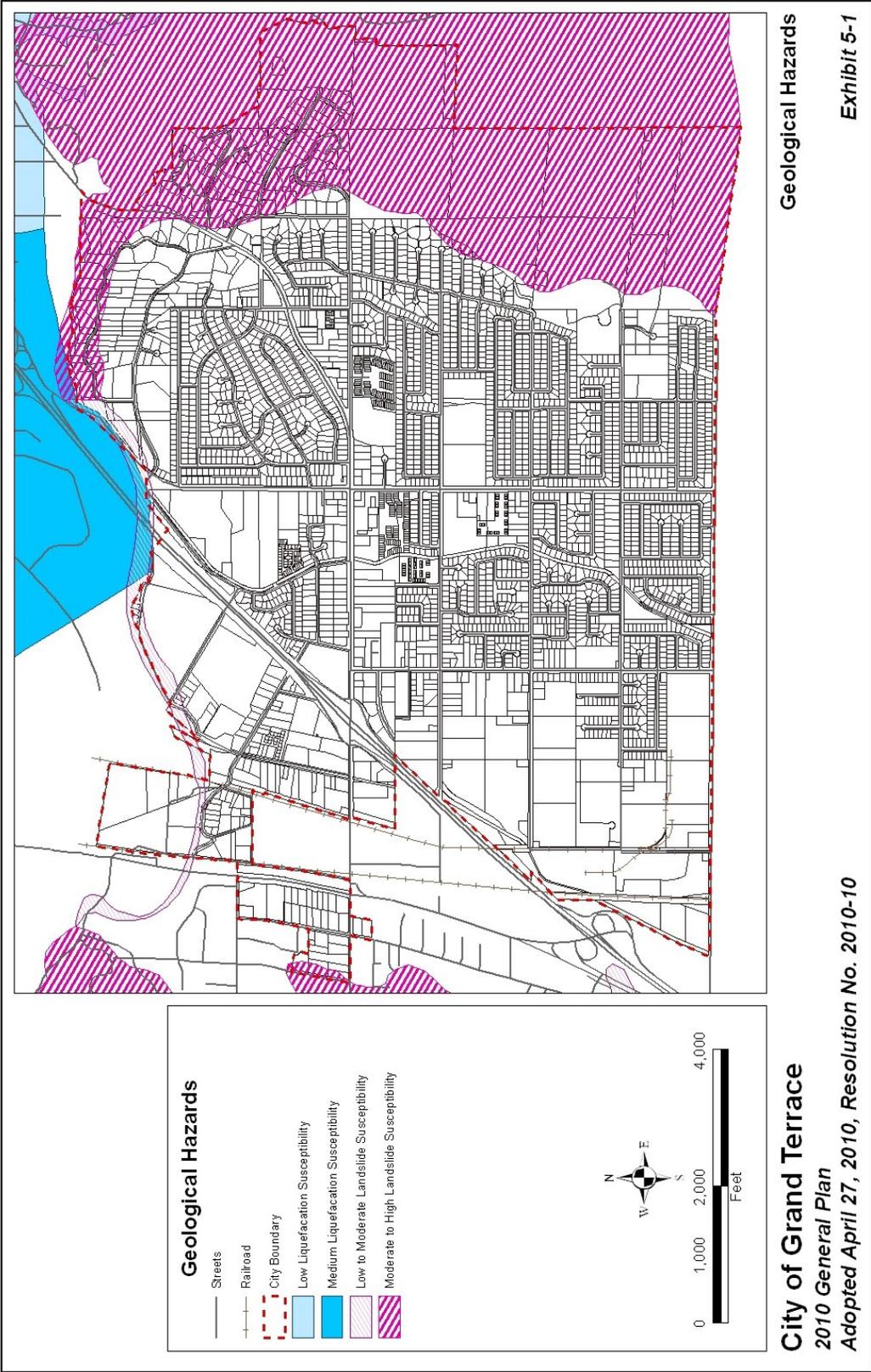
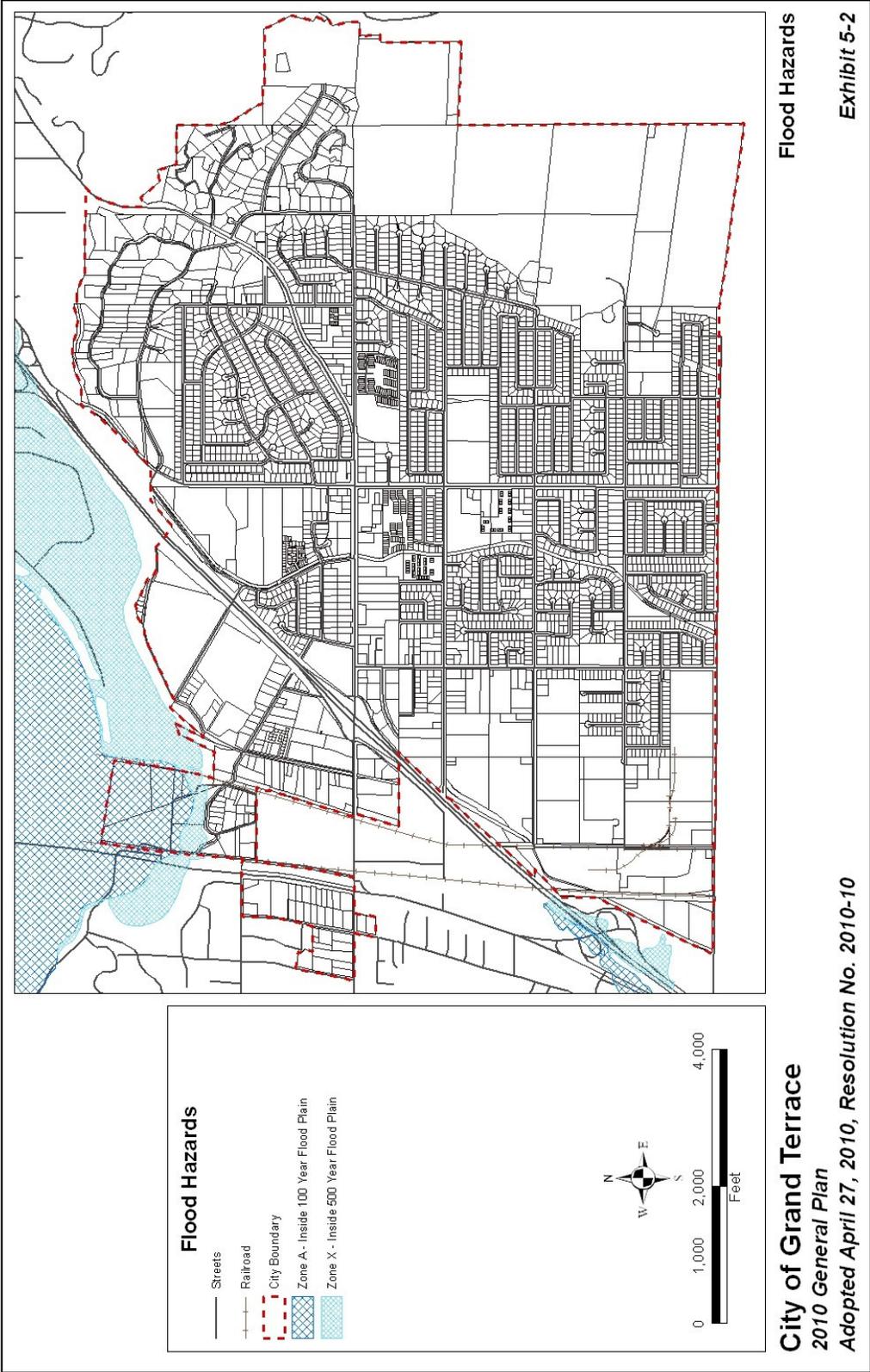




Exhibit 5-2 – Flood Hazards





Dam Inundation

There are no major dams located within the City of Grand Terrace. The only major dam that could impact the City is the Seven Oaks Dam located northeast of the City of Highland. In the event that this dam failed, it would eventually enter the Santa Ana River floodplain as it passes Grand Terrace. This increased water volume could potentially flood the lower elevations of the northwest corner of the City along the river's course.

Table 5.2
100-Year Floodplain Compatibility

Use Designation	Land Uses	Compatibility
Critical	Nuclear power facilities, major dams, hazardous materials manufacturing, storage or handling, hospitals	Restricted
Essential	Emergency services (police & fire), emergency operations centers, power facilities, sewage treatment plants, water works, gas and power lines, major highways, public assembly facilities (300+ capacity), schools	Restricted
High Occupancy	Multi-family residential (20+ units)major commercial centers, large hotels, health clinics, heavy industry, gas stations, convalescent homes	Generally Incompatible
Normal Risk	Single family residential, multi-family residential (-20 units), small hotels, light industry, warehousing	Generally Incompatible
Low Risk	Open Space, agriculture	Generally compatible

¹ Restricted refers to uses restricted unless alternative sites are not available or feasible and a site investigation demonstrates that hazards can be adequately mitigated.

² Generally incompatible refers to uses that are restricted unless a site investigation demonstrates that a site is suitable or the flood hazard can be adequately mitigated.

5.2.3 Hazardous Materials

The evaluation of hazardous materials includes activities involved in the manufacture, storage, transportation, use, and disposal of hazardous materials and hazardous wastes. The potential health hazards and environmental damage that may occur from the careless use of these materials or their accidental release is a cause of great concern to any community.

Hazardous materials are regulated at all levels of government. Agencies directly involved in their regulation include:

- United State Environmental Protection Agency (USEPA)
- California Environmental Protection Agency (CALEPA)
- California Department of Toxic Substance Control (DTSC)
- San Bernardino County Fire Protection District
- United States Department of Transportation (USDOT)



- California Department of Transportation (Caltrans)
- California Highway Patrol (CHP)
- California Emergency Management Agency (CalEMA)
- South Coast Air Quality District (SCAQMD)
- State Water Quality Control Board (SWQCB)
- City of Grand Terrace

The San Bernardino Fire Protection District, Hazardous Materials Division, was granted authority by the California Environmental Protection Agency (CalEPA) to become the Certified Unified Program Agency (CUPA) for San Bernardino County. The CUPA is directly involved in the inspection, permitting, and enforcement of hazardous materials manufacturers, hazardous waste generators. USDOT and the CHP regulate the transportation of hazardous materials while the DTSC is actively involved in the storage of hazardous materials and the cleanup of hazardous waste sites.

The City of Grand Terrace is actively involved in the regulation of land uses using hazardous materials. The City may also regulate the transportation of hazardous materials within the City limits. The City has also adopted a City Hazardous Waste Management Plan in accordance with State law. The HWMP regulates all businesses that use or generate hazardous materials within the City and requires them to inventory amounts and types of hazardous materials used by their business. The CUPA requires businesses meeting requirements pursuant to California Health and Safety Code, Section 25503.5 to establish and implement a Hazardous Materials Business Plan in accordance with the section.

5.2.4 Fire Hazards

Fires have a potential to threaten human life, property, natural resources, and wildlife. They may occur in urban areas, wildland areas or in the interface of both areas.

Urban fires typically involve structures and are often caused by sources within the structures. Urban fires have the highest potential to impact people due to the high concentration in urban areas. Property values are also much higher in urban areas than in others resulting in the potential for loss of life and expensive property damage. The fast response by fire fighting services is essential in limiting the damage to property and loss of life. Effective fire protection in urban areas is based upon the:





- Age and general condition of structures
- Efficiency of the local circulation system that allows fire units to quickly reach the fire
- Availability of adequate water quantities at adequate pressure
- Staffing

Fire protection services for the City are provided by the San Bernardino County Fire Protection District. Fire protection services include:

- Structural Fire Suppression
- Wildland Fire Suppression including County hand crews, bulldozers, and helicopter suppression services
- Emergency Medical Services including basic life support
- Technical Rescue Services
- Hazardous Materials Mitigation
- Incident Command and Control including Battalion Chiefs, Division Chiefs, and a County Incident Management Team
- Code Enforcement through the California Building Code and California Fire Code
- Pre-Fire Planning Services
- Public Education Services

The majority of the City of Grand Terrace is urbanized. The City is primarily single family residential neighborhoods with urban and industrial centers. The City of Grand Terrace is staffed by the County of San Bernardino Fire Department and provides fire protection services for the citizens of the area. Fire Station Number 23, located at 22582 Center City Court is responsible for providing fire protection to the community of Grand Terrace. Daily staffing includes one career Fire Captain and one Limited-term firefighter. The daily staffing is augmented by a force of 20 paid-call firefighters. An additional firefighter augments the daily staffing during fire season (May-December), however funding for seasonal positions is reviewed annually and not guaranteed. During major fire emergencies, additional fire protection units may be called in from other surrounding city and county fire departments via Automatic or Mutual Aid.

Wildland fires typically occur in large undeveloped areas. They may be caused by natural sources such as lightning strikes or by humans, either intentionally or unintentionally. They result in the destruction of grasses, shrubs, and trees and can destroy both vegetation and animal life. The results can leave barren hillsides that are susceptible to erosion and mudslides. Often, wildland fires occur on steep hillsides that are difficult to access for fire fighters and are distant from major water sources that could be used to fight the fires. Seasonal conditions also affect the potential for wildfires. High summer temperatures, low humidity, and high winds result in dry brush and atmospheric conditions that can accelerate fires through steep terrain.

Wildland-urban interface fires may occur in areas where urban land uses abut native areas. Under these conditions, wildfires may threaten urban uses. In the City of Grand Terrace, the California Department of Forestry and Fire Protection (CALFIRE) has identified a Very High



Fire Hazard Severity Zone within the City. Residential uses have been constructed along these areas that back up to an area of natural vegetation that is highly susceptible to fires. Exhibit 5-3 illustrates the limits of the Very High Fire Hazard Severity Zone for the City. Construction in the Very High Fire Hazard Severity Zone will be required to meet the requirements of Chapter 7A of the California Building Code relating to fire resistant rated construction.

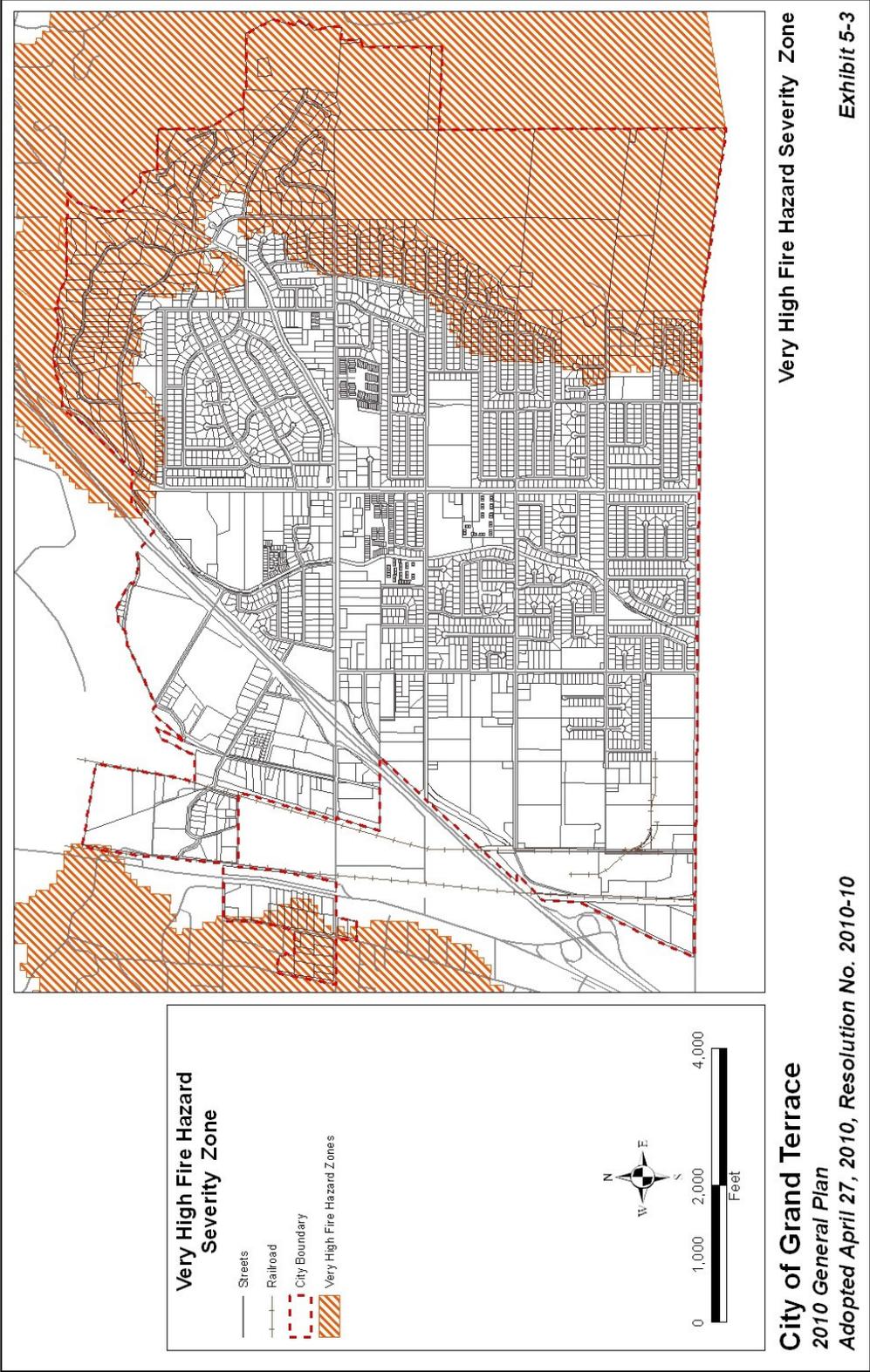
Peak Water Demand and Supply

The primary source of fire suppression is water. Most structures and wildland fires are suppressed by the direct application of water. Therefore, an adequate supply of available water at a high pressure is critical in fighting fires. Water to the City of Grand Terrace is provided by the Riverside Highland Water Company (RHWC). RHWC maintains a series of wells, reservoirs, and transmission mains to provide water for domestic and fire fighting purposes.

The San Bernardino County Fire Protection District has established general fire flow requirements for new development in accordance with the California Fire Code, which takes into consideration occupancy type and building size.



Exhibit 5-3 – Very High Fire Hazard Severity Zone





5.2.5 Emergency Preparedness

In the event of an emergency, all cities are required to be adequately prepared to respond in a timely manner. Emergency response directly relates to the protection of human health and safety as well as the welfare of the general public in times of natural or man-made emergency situations. Emergencies that may require a city response include:

- Major floods or dam inundation
- Earthquakes
- High winds
- Wildfires
- Hazardous materials accidents
- Major transportation accidents
- Industrial explosions

The City of Grand Terrace maintains an emergency operations center that is staffed by the Emergency Operations Committee, a team of volunteers and City staff trained to in emergency response. The City also maintains a Community Emergency Response Team (CERT) program.

The CERT program provides participants with "hands-on" practical training that will enable them to effectively plan for and respond to an earthquake, or other emergencies in and around their neighborhood. CERT is about readiness, people helping people, rescuer safety, and doing the greatest good for the greatest number. CERT was first established by the Los Angeles City Fire Department in 1986. In 1993, the Federal Emergency Management Agency (FEMA), using LAFD's model, began promoting nationwide use of the CERT concept. Since then, CERT has been established in all 50 states. The City regularly conducts CERT training for those volunteers that wish to become CERT certified. In addition, the City participates in the Statewide Master Mutual Aid Agreement as well as Mutual Aid Agreements with San Bernardino County and surrounding cities. The Federal Emergency Management Agency (FEMA) also provides emergency response services at a federal level.



The American Red Cross also provides emergency support services ranging from a single displaced family at a residential fire to community-wide disaster relief. The Red Cross designates area disaster team coordinators who can immediately coordinate with local emergency service agencies and school districts to establish emergency shelters for displaced



families. The Red Cross also assists in evacuations, identifying missing persons, and reuniting displaced families.

Evacuation Routes

The San Bernardino County General Plan identifies potential evacuation routes in and around the City of Grand Terrace. These include Interstate 10, Interstate 215, and Interstate 15. Major evacuation routes within the City of Grand Terrace include Barton Road, La Cadena Avenue, and Mount Vernon Avenue. Specific evacuation routes depend upon the type of emergency, its location, and any damage caused to the circulation system.

Airport Land Use Compatibility and Safety

The City of Grand Terrace is not located within a defined airport land use zone. There are no public or private airports within the City limits. The closest public airports to the City are San Bernardino International Airport located approximately 6.5 miles northeast of the City and Ontario International Airport located approximately 15 miles west of the City. Since there are no airports located within the immediate vicinity of the City, planning for airport compatibility is not required.

San Bernardino International Airport, which is a distance of approximately 6.5 miles from Grand Terrace, is governed by two joint power authorities, The San Bernardino International Airport Authority (SBIAA) and the Inland Valley Development Agency (IVDA). The SBIAA is comprised of the cities of San Bernardino, Colton, Loma Linda, Highland, as well as the County of San Bernardino. The IVDA is comprised of the cities of San Bernardino, Colton, Loma Linda, and the County of San Bernardino.

The IVDA is responsible for redeveloping the non-aviation related portion of the former Norton Air Force Base, while SBIAA is responsible for redeveloping the airport related portion of the airport. The goal of both the SBIAA and IVDA is to replace the lost jobs in the communities where the base closed, improve the infrastructure, landscape and aesthetics of the local and surrounding areas, and promote economic and aviation related activities to increase the tax base to the region.

Ontario International Airport is owned and operated by the City of Los Angeles. The City of Grand Terrace lies beneath one of the primary approach patterns for Ontario Airport.



5.3 GOALS AND POLICIES

Goal 5.1 Minimize the risk to public health and safety, social and economic welfare of the City resulting from geologic and seismic hazards.

- Policy 5.1.1 All new development shall comply with current seismic design standards.
- Policy 5.1.2 All proposed developments shall be evaluated for impacts associated with geologic and seismic hazards.
- Policy 5.1.3 Existing structures which are seismically unsound shall be identified and programmed for mitigation or removal where necessary to protect the public safety. Cultural and historic significance of buildings shall be considered in this program.
- Policy 5.1.4 Grading plans for development projects shall include an approved drainage and erosion control plan to minimize the impacts from erosion and sedimentation during grading.

Goal 5.2 Protect humans and property from hazards associated with slope instability.

- Policy 5.2.1 The City shall continue to enforce hillside development standards for proposed developments in areas on or near areas of potential slope instability.
- Policy 5.2.2 All new developments in areas of slope instability shall be required to perform adequate geotechnical analysis and provide an engineered design to assure that slope instability will not impact the development.

Goal 5.3 Reduce the risk to life and property in areas designated as flood hazard areas.

- Policy 5.3.1 All development proposed within a designated 100-year floodplain shall be reviewed to assure that all structures designated for human habitation are adequately protected from flood hazards.
- Policy 5.3.2 The City shall work with the San Bernardino County Flood Control District and Army Corps of Engineers to provide adequate flood protection along the Santa Ana River.
- Policy 5.3.3 The City shall evaluate the flood control system of the City and improve it as required and as funds become available.



Policy 5.3.4 The City shall require all development projects to comply with the National Pollutant Discharge Elimination System (NPDES) and implement appropriate Best Management Practices.

Goal 5.4 Reduce the risk to life and property resulting from the use, transportation, storage, treatment, or disposal of hazardous materials and wastes.

Policy 5.4.1 The City shall require that all businesses that produce, use, transport, store, treat, or dispose of hazardous materials and wastes are located away from sensitive land uses such as residences, schools, and hospitals.

Policy 5.4.2 The City shall designate roadways within the City limit that may be used for the transportation of hazardous materials within and through the City.

Policy 5.4.3 The City shall assist the San Bernardino County Fire Protection District in providing public information to the general public regarding the proper transportation, storage and disposal of hazardous materials.

Policy 5.4.4 The City shall participate in San Bernardino County Fire Protection District household hazardous waste collection programs.

Goal 5.5 Maintain a high degree of readiness to respond to natural and man-made disasters.

Policy 5.5.1 Maintain effective emergency preparedness and response programs; and coordinate with appropriate public agencies to develop a regional system to respond to natural and man-made emergencies and catastrophes.

Policy 5.5.2 Establish a working relationship with local amateur radio clubs and secure their voluntary participation in disaster recovery.

Policy 5.5.3 Ensure adequate provision of public information to residents and businesses on actions to minimize damage and facilitate recovery from a natural disaster.

Goal 5.6 Minimize the exposure of residents, business owners, and visitors to the impacts of urban and wildland fires.

Policy 5.6.1: The City shall apply a high fire overlay district to those areas in the City subject to wildland fires such as portions of Blue Mountain.

Policy 5.6.2 Continue the weed abatement program to ensure clearing of dry vegetation areas.

Policy 5.6.3 Encourage the use of fire-resistive construction materials.



5.4 IMPLEMENTATION PROGRAM

Table 5.4 presents the implementation plan designed to implement the policies of the Public Health and Safety Element. One or more implementation activities are provided for each policy. The Implementation Programs identifies:

- The individual policy and proposed action,
- Its relationship to specific projects or overall City policy,
- Primary and secondary responsibility for implementation,
- Potential funding sources, and
- Implementation priority.

The General Plan Implementation Program is presented in a table format. Each policy of the General Plan is presented with the following information:

- **Policy Number:** Shows each policy number by General Plan Element.
- **Action Type:** Indicates whether the policy is project review specific or requires other administrative or judicial actions.
- **Policy Action:** Describes the policy and proposed actions for its implementation.
- **Primary Responsibility:** Indicates what agency is primarily responsible for implementation of the proposed action.
- **Support Responsibility:** Indicates what agencies are responsible for supporting the primary agency.
- **Funding Source:** Indicates the general sources of funding for the implementation action.
- **Priority:** Indicates the level of priority given to the implementation action.

The following codes are used throughout the Implementation Program table:

Implementation Table Codes

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton
COSB	County of San Bernardino



Implementation Table Codes

Code	Definition
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CRA	Community Redevelopment Agency
CS	Community Services Department
ENG	City Engineer
FCD	County Flood Control District
FD	Fire Department
FIN	Finance Department
GTF	Grand Terrace Foundation
PW	Public Works/Building & Safety Department
RHWC	Riverside Highland Water Company
SANBAG	San Bernardino Association of Governments
SBC	San Bernardino County
SCAG	Southern California Association of Governments
SD	Sheriff's Department
US	United States Federal Government
Funding Sources	
CFD	Community Facilities District
FG	Federal Grants
GF	City General Fund
ISF	Impact/Service Fee
LMD	Landscape Maintenance District
PF	Private Funds
PP	Public/Private Partnership
RDA	Redevelopment Agency
SG	State Grants
UAF	User/Application Fees
Priorities	
1	Current. Action already implemented.
2	Urgent. Action should be undertaken within the next fiscal year. It is either required by law or is critical to the City.
3	Important. Action should be taken in the near future. It may be necessary for the completion of other actions.
4	Ongoing. Action is continuous or is the continuation of an existing action or program. It requires no further action to implement.
5	Desirable. Action would benefit the community, but does not require short term implementation or may require other actions to be taken first.



Implementation Table Codes

Code	Definition
6	Optional. Action has a relatively low priority, but is desirable. It is not critical to other actions.



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Public Health and Safety Element							
Goal 5.1: Minimize the risk to public health and safety, social and economic welfare of the City resulting from geologic and seismic hazards							
5.1.1	X	X	All new development shall comply with current seismic design standards.				
			a. As part of project review include conditions of approval requiring compliance with most current State seismic design requirements.	PW	CD	GF	1
5.1.2	X	X	All proposed developments shall be evaluated for impacts associated with geologic and seismic hazards.				
			a. As part of the CEQA review process for new development projects, evaluate potential geotechnical and seismic impacts to the project as required by CEQA.	PW	CD	GF	1
5.1.3	X	X	Existing structures which are seismically unsound shall be identified and programmed for mitigation or removal where necessary to protect the public safety. Cultural and historic significance of buildings shall be considered in this program.				
			a. Any existing structure requesting a modification that requires a building permit shall be evaluated for compliance with most recent State seismic standards.	PW	CD	GF	1
			b. An assessment of the City's existing buildings shall be performed to identify seismically unsound buildings and a plan shall be initiated for their rehabilitation or demolition.	PW	CD, CS	GF	4
5.1.4	X		Grading plans for development projects shall include an approved drainage and erosion control plan to minimize the impacts from erosion and sedimentation during grading.				
			a. Plans shall conform to all standards adopted by the City and meet the requirements of Storm Water Pollution Prevention Plans (SWPPP) for construction and a Water Quality Management Plan for long-term operation.	PW	CD	UAF	4
Goal 5.2: Protect humans and property from hazards associated with slope instability.							
5.2.1	X	X	The City shall continue to enforce hillside development standards for proposed developments in areas on or near areas of potential slope instability.				
			a. Review the Hillside development standards and update them, if necessary.	CD	PW, CA	GF	3



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
5.2.2	X	X	All new developments in areas of slope instability shall be required to perform adequate geotechnical analysis and provide an engineered design to assure that slope instability will not impact the development.				
			a. As part of the development review process, all projects located within areas with steep slopes or along the foot of Blue Mountain are required to prepare a slope stability analysis prepared by a license geotechnical engineer.	PW	CD	UAF, GF	4
Goal 5.3: Reduce the risk to life and property in areas designated as flood hazard areas.							
5.3.1	X	X	All development proposed within a designated 100-year floodplain shall be reviewed to assure that all structures designated for human habitation are adequately protected from flood hazards.				
			a. As part of the development review process, all projects located within a designated 100- year floodplain are required to provide a flood hazard mitigation program.	PW	CD	UAF	4
5.3.2		X	The City shall work with the San Bernardino County Flood Control District and Army Corps of Engineers to provide adequate flood protection along the Santa Ana River.				
			a. Cooperate with the County Flood Control District and Corps of Engineers regarding future improvements along the Santa Ana River.	PW	CD, CS, CM	GF	4
5.3.3		X	The City shall evaluate the flood control system of the City and improve it as required and as funds become available.				
			a. Review the current City storm drain plan master plan and update as necessary. Identify priorities and provide improvements as funding becomes available.	PW	CD	GF	3
			b. Review all proposed development projects for their impact to the City storm drain system. Require hydrology studies for new development projects that have a potential to impact the drainage system and condition projects to construct onsite and offsite drainage facilities to mitigate project-specific impacts.	PW	CD	GF	1
5.3.4	X	X	The City shall require all development projects to comply with the National Pollutant Discharge Elimination System (NPDES) and implement appropriate Best Management Practices.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. All development projects that fall under the provisions of the NPDES program shall be conditioned to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for construction and a Water Quality Management Plan for long-term operation.	PW	CD	GF	1
Goal 5.4: Reduce the risk to life and property resulting from the use, transportation, storage, treatment, or disposal of hazardous materials and wastes.							
5.4.1	X	X	The City shall require that all businesses that produce, use, transport, store, treat, or dispose of hazardous materials and wastes are located away from sensitive land uses such as residences, schools, and hospitals.				
			a. Review the Zoning Ordinance regarding the location of facilities that use hazardous materials. Develop design guidelines regarding the siting of land uses using hazardous materials. Include an analysis of hazardous materials in all CEQA review.	CD	PW, CFD	GF	1
5.4.2		X	The City shall designate roadways within the City limit that may be used for the transportation of hazardous materials within and through the City.				
			a. In cooperation with the San Bernardino County Sheriff, California Highway Patrol, and San Bernardino County Fire Protection District identify routes for the movement of hazardous materials through the City and provide public information regarding the routes.	CS	PW, CD, SD, SOC	GF	3
5.4.3		X	The City shall assist the San Bernardino County Fire Protection District in providing public information to the general public regarding the proper transportation, storage and disposal of hazardous materials.				
			a. Make City media sites, including the Blue Mountain Outlook, public access television, and the City website available to County agencies for the dissemination of public information regarding household hazardous wastes and hazardous materials management.	CS	SBC, CFD	GF, SG	4



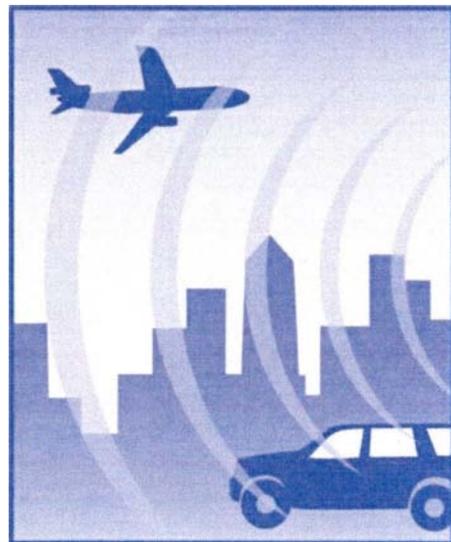
Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
5.4.4		X	The City shall participate in San Bernardino County Fire Protection District household hazardous waste collection programs.				
			a. Work with the San Bernardino County Fire Protection District to coordinate local household hazardous waste collection programs including identifying potential local sites for periodic use as collection sites.	CS	PW, SBC	SG, FG, GF	3
Goal 5.5: Maintain a high degree of readiness to respond to natural and man-made disasters.							
5.5.1		X	Maintain effective emergency preparedness and response programs; and coordinate with appropriate public agencies to develop a regional system to respond to natural and man-made emergencies and catastrophes				
			a. Regularly review and update as needed the City's Emergency Operations Plan in consultation with San Bernardino County authorities and update, as needed, to stay current with State guidelines and local needs.	CM	CD, CS, PW, FD, SD	GF	5
			b. Continue to support area wide mutual aid agreements and communication links with San Bernardino County authorities and other participating jurisdictions.	CM	CD, CS, PW, FD, SD	GF	5
			c. Continue to conduct citywide earthquakes drills, and encourage communication and cooperation between emergency response staff and designated contacts at hospitals, high-occupancy buildings, and dependent care facilities.	CM	CD, CS, PW, FD, SD	GF	
5.5.2			Establish a working relationship with local amateur radio clubs and secure their voluntary participation in disaster recovery.				
			a. Utilize the emergency operations committee to establish a voluntary disaster recovery amateur radio club.	CM	CS, PW	GF	5
5.5.3			Ensure adequate provision of public information to residents and businesses on actions to minimize damage and facilitate recovery from a natural disaster.				
			a. Cooperate with other agencies in the preparation and dissemination of public information materials to assist residents and business owners in responding to local disasters.	CM	CS, PW, FD, SD	GF	5



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			Goal 5.6: Minimize the exposure of residents, business owners, and visitors to the impacts of urban and wildland fires.				
5.6.1			The City shall apply a high fire overlay district to those areas in the City subject to wildland fires such as portions of Blue Mountain.				
			a. As part of the General Plan and Zoning Ordinance updates, designate areas subject to high fire hazards with an overlay zone that establishes special development standards and criteria to mitigate the potential fire hazard.	CD	PW, FD	GF	5
			b. Review the vulnerability of new development in areas with the potential for wildland-urban interface fires and incorporate appropriate mitigation measures in the conditions of approval.	CD	PW, FD	UAF	4
5.6.2			Continue the weed abatement program to ensure clearing of dry vegetation areas.				
			a. The City shall continue to work with the San Bernardino County Fire Protection District in its enforcement of the weed abatement program.	FD	CS, CD, PW	UAF	4
5.6.3			Encourage the use of fire-resistive construction materials.				
			a. Encourage property owners with wood roofs and flammable siding to replace them with Class-A, non-wood roof systems, and other fire-resistive materials.	PW	CD, FD	UAF	5



Noise Element





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6.0 NOISE ELEMENT

6.1 INTRODUCTION

The Noise Element of the General Plan is the basis for achieving and maintaining environmental noise control. It includes the following components:

- An overview of noise terminology
- A description of the potential effects of noise on humans
- Existing and future noise conditions in the City
- Goals, objectives, and policies designed to minimize existing and future noise impacts

The Noise Element is intended to be used as a guide in decision-making for both public and private developments where noise may be a concern and to provide adequate mitigation measures for noise-related impacts to existing and planned land uses.

6.1.1 Purpose and Function

The State of California mandates under Government Code Section 65302(f), that a General Plan contain a Noise Element that “identifies and appraises noise problems in the community”. The Government Code states that the ultimate purpose of the goals and policies established under the Noise Element is to “minimize the exposure of community residents to excessive noise”. The Element is required to recognize and evaluate noise issues under the guidelines of the Office of Noise Control of the California Department of Health Services. The Element must quantify, to the extent practical, current and future noise levels from the following sources:



- Highways and freeways
- Primary arterials and major local streets
- Rail operations and ground transit systems
- Airport operations, aircraft over flights, and all ground maintenance and other activities associated with airports
- Local industrial developments including rail classification yards
- Other stationary ground sources identified as contributing to the noise environment of the community



6.1.2 Related Plans and Programs

Grand Terrace Municipal Code

The Grand Terrace Municipal Code establishes the city's standards, guidelines, and procedures regarding the regulation of noise within the City limits. The Municipal Code includes Chapter 8.108, which establishes a Noise Ordinance (Ordinance No. 99). The Zoning Code section of the Municipal Code also establishes development guidelines and review procedures for noise generating land developments.

State Regulations

The California Department of Health Services (CDHS) has established the Office of Noise Control which has prepared studies associated with noise levels and their effects on various land uses. Based upon these studies, the State has established interior and exterior noise standards by land use category and standards for the compatibility of various land uses and noise levels. These standards are discussed in subsequent sections of this element.

Federal Regulations

Interstate 215 passes through the west portion of the City. This freeway is part of the Federal interstate highway system that is regulated by the Federal Highway Administration (FHWA). The FHWA has developed noise standards to be used for federally funded roadway projects or projects that require federal review.

In addition, the U.S. Environmental Protection Agency is charged with the regulation of noise generated from railroad lines and facilities under the federal Noise Control Act. These regulations are enforced by the Federal Railroad Administration. In addition, the federal government has established standards associated with airport noise.

6.1.3 Relationship to Other Elements

The Noise Element is closely related to the Land Use and Circulation Elements of the General Plan. Certain land uses, such as heavy industrial uses are potential sources of high noise levels, while residential and some institutional land uses such as schools and hospitals are noise sensitive. When planning for long range land uses, the potential impact of noise on or from adjacent land uses must be considered. In addition, many sources of high noise levels are mobile, including automobiles, heavy trucks, and trains. The location of primary transportation routes may impact sensitive noise receptors located near these routes. Therefore, the Circulation Element must consider noise-related impacts on adjacent land uses and proper mitigation measures.



6.1.4 Terminology

The following terms are commonly used when discussing noise:

Acceptable Exterior Noise Exposures: In general, exterior noise exposures at residential locations should not exceed a CNEL of 65 dB.

The Environmental Protection Agency (EPA) has recommended a policy stating that an Ldn (or CNEL) of 55 dB should not be exceeded within exterior living spaces. However, the EPA emphasizes that this level of exposure may not be economically feasible, or, in many cases, a practical level to achieve.

Acceptable Interior Noise Exposures: California's noise insulation standards were officially adopted by the California Commission of Housing and Community Development in 1974 and became effective on August 22, 1974. On November 14, 1988, the Building Standards Commission approved revisions to these standards (Title 24, Part 2, California Code of Regulations). The ruling states that, "Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either ... Ldn or ... CNEL, consistent with the noise element of the local general plan." Additionally, the Commission specifies that residential buildings or structures to be located within exterior CNEL (or Ldn) contours of 60 dB or greater of an existing or adopted freeway, expressway, parkway, major street, thoroughfare, rail line, rapid transit line, or industrial noise source shall require an acoustical analysis showing that the building has been designed to limit intruding noise to an interior CNEL of 45 dB.

Ambient Noise: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Amplitude: A measure of the difference between atmospheric pressure (with no sound present) and the total pressure (with sound present). Although there are other measures of sound amplitude, sound pressure is the fundamental measure. The unit of sound pressure is the decibel, denoted dB.

A-Weighted Sound Pressure Level (dBA): The sound pressure level, in decibels, as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and a very high frequency component of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

To establish the A-weighted sound level, the acoustical signal is detected by the microphone and then filtered to weight those portions of the noise that are most annoying to individuals. This weighting of sound energy corresponds approximately to the relative annoyance experienced by humans from noise at various frequencies.

The A-weighted sound level of traffic noise and other long-term noise producing activities within and around a community varies considerably with time. Measures of this varying noise



level are accomplished by obtaining statistical samples. For the purposes of the General Plan, the following statistical values have been used:

- Leq:** The energy equivalent (average) sound level. This value is most representative of the long-term annoyance potential as well as other effects of the noise.
- Lmax:** The maximum sound level.
- Lmin:** The minimum sound level.
- Ln:** The sound level exceeded n% of the time (e.g., L25 is the sound level exceeded 25% of the time).

These measures may be recorded to obtain representative samples of the noise during certain time periods (e.g., peak traffic period, late evening, early morning, etc.).

Typical A-weighted noise levels are shown in Table 6.1.

Community Noise Equivalent Level (CNEL): It is recognized that a given level of noise may be more or less tolerable depending on the duration of exposure and the time of day during which the noise is experienced. There are several measures of noise exposure that consider not only the variation of noise level but also include temporal characteristics. Of these, the State Department of Aeronautics and the California Commission of Housing and Community Development have adopted the CNEL.

This measure weights the average noise level for the evening hours (from 7:00 p.m. to 10:00 p.m.) by 5 dB, and the late evening and early morning hours (from 10:00 p.m. to 7:00 a.m.) by 10 dB. The un-weighted daytime noise levels are combined with these weighted levels and averaged to obtain a CNEL value.

Day-Night Sound Level (Ldn): The measure of noise exposure used by the EPA, HUD, FAA and the Department of Defense. It is the same as CNEL except that the weighting considered (in CNEL) between the hours from 7:00 pm to 10:00 pm is eliminated. Throughout this General Plan, Ldn and CNEL are assumed to be the same measure. This is consistent with the recommended practice of the State of California Office of Noise Control.

Decibel (dB): A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the measured sound to the reference pressure, which is 20 micro Pascals. Because they are logarithmic, decibels are not additive. If two similar noise sources produce the same amount of noise (e.g., 100 decibels each), the total noise level will be 103 dB, not 200 dB. An increase in noise level of 10 dB is generally perceived as being twice as loud.

Exterior Living Space: Open area designed for outdoor living and/or recreation.



Maximum Noise Level: The maximum instantaneous noise level that occurs during a specific time interval. In acoustics, the maximum sound pressure level is understood to be for single events unless some other kind of level is specified.

Noise: Is commonly defined as an unwanted sound. A given level of noise may be more, or less tolerable depending on the sound level, duration of exposure, character of the noise sources, the time of day during which the noise is experienced, and the activity affected by the noise. For example, noise that occurs at night tends to be more disturbing than that which occurs during the day because sleep may be disturbed. Additionally, rest at night is a critical requirement in the recovery from exposure to high noise levels during the day. In consideration of these factors, different measures of noise exposure have been developed to quantify the extent of the effects anticipated from these activities

Noise Barrier: A structure designed to mitigate the impact generated by a noise source (e.g. an arterial or rail line) at an adjacent noise-sensitive location. Barriers should be continuous structures without gaps and should be constructed of a material that is impervious to noise (e.g., concrete block, stucco on wood, 1/4" tempered glass, earthen berm, or any combination of these materials.

Noise Contour: A line drawn around a noise source indicating constant levels of noise exposure. CNEL is the metric utilized herein to describe community exposure to noise.

Noise Impact Area: A specific area exposed to significant levels of noise.

Noise Reduction: The ability of a material to reduce the noise level from one place to another or between one room and another. Noise reduction is specified in decibels.

Noise-Sensitive Land Uses: Noise-sensitive land uses include, but are not limited to: residences, schools, libraries, hospitals, churches, offices, hotels, motels, and outdoor recreational areas. These typify land uses where suitability is restricted by intrusive noises. Hence, they are termed "noise-sensitive". Noise sensitivity factors include interference with speech communication, subjective judgment of noise acceptability and relative noisiness, need for freedom from noise intrusion, and sleep interference criteria. The Land Use Element of the General Plan provides a description of the residential areas throughout the city and is considered the source for the inventory of noise-sensitive areas.

Sound: As used herein, sound is a reaction in the ear caused by radiant energy being transmitted from a source by longitudinal pressure waves in air or some other elastic medium.

Sound Level Meter: A measurement instrument containing a microphone, an amplifier, an output meter, and one or more frequency weighting networks. It is used for the determination of sound levels.



**Table 6.1
Typical A-Weighted Noise Levels**

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	— 110 —	Rock band
Jet fly-over at 1000 feet		
	— 100 —	
Gas lawn mower at 3 feet		
	— 90 —	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	— 80 —	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	— 70 —	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	— 60 —	
		Large business office
Quiet urban daytime	— 50 —	Dishwasher next room
Quiet urban nighttime	— 40 —	Theater, large conference room (background)
Quiet suburban nighttime		
	— 30 —	Library
Quiet rural nighttime		Bedroom at night, concert
	— 20 —	
		Broadcast/recording studio
	— 10 —	
Lowest threshold of human hearing	— 0 —	Lowest threshold of human hearing



6.1.5 Effects of Noise

In general, noise may affect the average individual in the following ways:

- **General Hearing Loss or Damage:** Sound levels which exceed 85 dB (A), when experienced for long durations during each working day, may result in severe temporary or even permanent hearing loss. State and federal safety and health regulations currently protect workers at levels of exposure that exceed 90 dB (A) for each 8-hour workday.
- **Interference with Oral Communication:** Speech intelligibility is impaired when sound levels exceed 60 dB (A). The amount of interference increases with sound level and distance between speaker and listener.
- **Sleep Interference:** Sound levels that exceed 40 to 45 dB (A) are generally considered to be excessive for sleeping areas within a residence.

Noise has a significant effect on the quality of life. An individual's reaction to a particular noise depends on many factors such as the source of the noise, its loudness relative to the background noise level, and the time of day. The reaction to noise can also be highly subjective; the perceived effect of a particular noise can vary widely among individuals in a community. Because of the nature of the human ear, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is perceivable, while 1 to 2 dBA changes generally are not perceived. Although the reaction to noise may vary, it is clear that noise is a significant component of the environment, and excessively noisy conditions can affect an individual's health and well-being. The effects of noise are often only transitory, but adverse effects can be cumulative with prolonged or repeated exposure. The effects of noise on a community can be organized into six broad categories: sleep disturbance; permanent hearing loss; human performance and behavior; social interaction of communication; extra-auditory health effects; and general annoyance.



6.2 NOISE STANDARDS

Table 6.2 identifies typical interior and exterior noise standards accepted by local, state, and federal agencies for various land use types. As indicated, interior noise standards for residential uses are 45 dB while external standards are 65 dB. More intense industrial, commercial, and recreational uses maintain a higher acceptable noise level.

**Table 6.2
Interior & Exterior Noise Standards**

Land Use	CNEL	
	Interior ¹	Exterior ²
Residential- Single family, Multi-family, Duplex, Mobile Home	45 dB	65 dB
Residential – Transient Lodging, Hotels, Motels, Nursing Homes	45 dB	65 dB
Private Offices, Church Sanctuaries, Libraries, Conference Rooms, Theaters, Auditoriums, Concert Halls, Meeting Halls	45 dB	--
School	45 dB	65 dB
General Offices, Reception/Clerical Areas	50 dB	--
Bank Lobbies, Retail Stores, Restaurants	55 dB	--
Manufacturing, Kitchens, Warehouses	65 dB	--
Parks, Playgrounds	--	65 dB
Golf Courses, Outdoor Spectator Sports, Amusement Parks	--	65 dB

¹ Standard applies to all habitable interior areas. Standard to be achieved with windows and doors closed. Mechanical ventilation shall be provided as required by the Uniform Building Code.

² Standard applies to all habitable exterior living areas including private yards, private patios and balconies, common recreation

Table 6.3 identifies the compatibility of land uses with different noise levels. As indicated, noise levels in the 55 to 60 dB range are normally acceptable to all land use types, while higher levels in the 70 to 80 dB ranges are typically unacceptable to certain land use types.

**Table 6.3
Noise/Land Use Compatibility Matrix**

Land Use	CNEL (dB)						
	50	55	60	65	70	75	80
Residential – Single Family, Multi-family, Duplex	A	A	B	C	C	D	D
Residential – Mobile Homes	A	A	B	C	C	D	D
Transient Lodging - Hotels, Motels	A	A	B	B	C	C	D
Schools, Libraries, Churches, Hospitals, Nursing Homes	A	A	B	C	C	D	D
Auditoriums, Concert Halls, Amphitheaters	B	B	C	C	D	D	D



Land Use	CNEL (dB)						
	50	55	60	65	70	75	80
Sports Arenas, Outdoor Spectator Sports, Amusement Parks	A	A	A	B	B	D	D
Playgrounds, Neighborhood Parks	A	A	A	B	C	D	D
Golf Courses, Riding Stables, Cemeteries	A	A	A	A	B	C	C
Office and Professional Buildings	A	A	A	B	B	C	D
Retail Commercial, Banks, Restaurants	A	A	A	A	B	B	C
Industrial, Manufacturing, Utilities, Service Stations, Warehousing	A	A	A	A	B	B	B
Agriculture	A	A	A	A	A	A	A

- A Normally Acceptable:** Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
- B Conditionally Acceptable:** New construction or development should be undertaken only after a detailed analysis of the noise requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air systems or air conditioning will normally suffice.
- C Normally Unacceptable:** New construction or development should generally be discouraged. If it does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
- D Clearly Unacceptable:** New construction or development should generally not be undertaken.

6.3 EXISTING CONDITIONS

6.3.1 Major Noise Sources

The City of Grand Terrace is characterized as a predominantly urban environment. Much of the City has been developed with residential, commercial and industrial land uses. Transportation related noise is the primary noise source in the City. Other noise sources include noise generated from commercial, residential and recreational activities.

Noise measurements were conducted with the purpose of establishing baseline ambient noise levels for transportation and non-transportation noise generators throughout the City of Grand Terrace.

A total of eleven short-term (15-minute) representative measurements were conducted to provide a basis for understanding the overall existing noise environment of the City. A 15-minute sample is considered a “snapshot” of the baseline noise environment at a given time; the sound level may vary depending on time, day or season.



Table 6.4 lists the eleven noise measurement locations with corresponding land uses and 15 minute noise levels. As shown in this table, noise levels of commercial and industrial land uses near I-215 and the rail lines are the highest (66-69 dBA), with industrial land uses not near I-215, significantly lower. Ambient noise levels are much lower at public and single and multiple family residential areas (51-63 dBA). In general, ambient noise levels decrease as distance from I-215 is gained.

Table 6.4
Existing Noise Levels

#	Major Noise Sources	Existing Land Use	Noise Level (Leq dBA) ¹
1	Vivienda Avenue/I-215	Single Family	63
2	Canal Street/Newport	Multiple Family	62
3	Van Buren/W of Michigan	Industrial	61
4	SW corner Vivienda/Tanager	Single Family	51
5	NE Corner Lark/ Oriole	Single Family	60
6	Mt Vernon/Barton Road	Commercial	66
7	Grand Terrace/Mt Vernon	Passive Park, Single/Multiple Family Residential	59
8	Grand Terrace High School	Public	51
9	Barton/I-215	Commercial	69
10	City Hall Parking Lot	Public	51
11	Vivienda/BNSF line	Industrial	69

¹ All noise levels are short-term (15-minute) measurements and are rounded to nearest tenth.

6.3.1.1 Non-Transportation Noise

Commercial/Industrial Noise

Non-transportation related noise generators are commonly called “stationary,” “fixed,” “area,” or “point” sources of noise. Industrial processing, mechanical equipment, pumping stations, and heating, ventilating, and air conditioning (HVAC) equipment are examples of fixed location, non-transportation noise sources. Some non-transportation sources are not stationary but are typically assessed as point or area sources due to the limited area in which they operate, such as truck deliveries. Noise generated by industrial and commercial operations, maintenance, manufacturing, truck traffic (loading docks), and warehousing noise can affect surrounding noise sensitive land use.

In general, commercial/industrial noise within the City of Grand Terrace is not considered excessive. However, where residential locations are adjacent to industrial zones or trucking operations, a significant impact may exist.



Temporary and/or Nuisance Noise

Intermittent or temporary neighborhood noise from amplified music, public address systems, barking dogs, landscape maintenance, stand-by power generators, and construction activities are disturbing to residents but are difficult to attenuate and control. These noise sources could result in a significant impact if they violate the Noise Ordinance contained in the City's Municipal Code.

6.3.1.2 Mobile Noise

Traffic noise, including automobiles, trucks, and other motor vehicles is the most pervasive source of noise in the City Grand Terrace. There are several key factors associated with roadway or traffic noise, including: traffic volumes; the speed of the traffic; the type or "mix" of vehicles using a particular roadway; and pavement conditions. The roadway network in the City consists of a state highway, regional arterials, local public roads, and private roads.

Highways and arterials generally accommodate high speed, high volume traffic, and are designed to provide for the movement of people and goods between and within communities in the City. Interstate 215 (I-215) traverses the western portion of the City from north to south. Examples of roadways within the City that would accommodate either higher speeds or higher traffic volumes include Barton Road, De Berry Street, La Cadena Drive, Michigan Avenue, and Mount Vernon Avenue.

Local roads serve lower speed, lower volume traffic and provide access to local residential neighborhoods and commercial and industrial areas in each of the communities throughout the City. Local roads also feed traffic onto the larger highways and arterials. Private roads are generally not available to the public and serve a limited number of travelers. Examples of private roads include private driveways or maintenance roads.

The representative noise measurements indicate that commercial and industrial land uses near I-215 and the rail lines are the highest (66-69 dBA.) and that in general, ambient noise levels decrease as distance from I-215 is gained. These levels are higher than is considered acceptable and will compromise the welfare of residents exposed to the noise for a long period of time. Exhibit 6-2 depicts the noise level contours from the I-215 Freeway.

Table 6.5 shows modeled existing roadway noise, modeled General Plan build-out roadway noise and the projected noise level





increase due to General Plan build-out. It is important to note that modeled roadway noise only includes vehicular noise and measured existing noise may be much higher due to the contribution of other noise sources and cumulative noise. As shown, traffic volume increases associated with General Plan build-out will result in increases in noise levels of up to 16.9 dBA. A noise level increase is considered substantial if 1) the existing noise levels exceed the objectives presented in Table 6.3 (65 dBA for residential and noise sensitive areas) and the proposed project would increase this noise level by 3 dBA CNEL (barely noticeable in an exterior environment) or more); or 2) the noise level with the implementation of the proposed project would remain within the objectives shown in Table 6.3, but the project adds 5 dBA CNEL (noticeable to most people) or more to the pre-project noise levels. General Plan build-out will result in traffic volumes that result in noise level increases of 5 dB or greater along most Circulation Element roadways. Where noise level increases are less than 5 dBA but more than 3 dBA, it is likely that the projected increase will cause ambient noise levels to exceed objective noise levels in Table 6.3.

Table 6.5
Increase in Noise Levels Associated with General Plan Build-out Traffic Volumes

Circulation Roadways	Modeled General Plan Noise Levels @100 feet from Centerline	Modeled Existing Noise Levels @ 100 feet from Centerline	Modeled Increase in Noise Levels due to General Plan Build-out
Newport Road	62.80	54.47	8.33
Grand Terrace Road	62.80	54.47	8.33
Canal Street	62.80	54.47	8.33
Van Buren Street	62.80	54.47	8.33
Pico Street	62.80	54.47	8.33
Preston Street	62.80	54.47	8.33
Observation Street	62.80	54.47	8.33
Palm Ave	62.80	57.03	5.77
De Berry Street	62.80	57.70	5.10
Main Street E. of Mt. Vernon	62.80	58.09	4.71
Michigan Ave S. of Van Buren	62.80	60.71	2.09
La Cadena Drive	71.23	68.74	2.49
Commerce Way W. of Michigan	71.41	54.47	16.94
Mt. Vernon Ave	71.41	67.87	3.54
Michigan Ave N. of Van Buren	71.41	66.79	4.62
Main Street W. of Mt. Vernon	71.41	58.09	13.32
Barton Road	72.75	70.34	2.41
Commerce Way E. of Michigan	72.75	54.47	18.28



Air and Rail Line Transportation Noise

Railroads

Three railroad providers operate on two railroad line corridors within the City of Grand Terrace. The two rail lines are the Burlington Northern Santa Fe Railroad (BNSF) and the Union Pacific (UPRR) Rail Line, and they traverse on the west portion of the City.

The Riverside Industrial Lead (RIL) of the UPRR runs along Taylor Street. There is also an approximate 900 foot long spur that runs south of Pico Street. The predominant cargo inbound is lumber, while outbound trains frequently carry recyclable materials. While train operations can vary, there are on average two trains currently operating each weekday. The trains operate at no greater than 20 mph.

There are three Amtrack and ten Metrolink passenger trains and up to 65 freight trains that operate on the BNSF track. Actual train volumes can vary by day, week, or month. However, future train activity along the BNSF railroad is anticipated to increase 120 freight trains and 100 passenger trains per day to by the year 2025. Train activity for the UPRR is not expected to increase in the near future.

There are several at-grade crossings along this rail line within the City of Grand Terrace. To alert motorists and pedestrians to the presence of an approaching train and to avoid accidents at at-grade crossings, locomotive engineers are required to sound a train-mounted horn as they approach the intersection. Locomotive engineers begin sounding the temporal (long-long-short-long) sequence that characterizes the warning signal approximately ¼ mile prior to reaching an at-grade crossing. Federal regulations require the train horn to be at least 96 dB, 100 feet in front of the train in its direction of travel.

Future rail noise was modeled using the Federal Transit Administration General Transit Noise Assessment. Projected volumes are presented in Exhibit 6-2. Train horns typically generate maximum noise levels of 85-100 dBA L_{max}. This level of noise would result in unintelligible speech and annoyance. Consequently, outdoor activities near the grade crossings may experience temporary disruption during train horn events. Interior noise levels would also be affected by train horn soundings. Building structures typically provide 20-25 dB attenuation from exterior to interior noise levels with windows closed. With windows open a 12 dB reduction can be expected. Assuming the maximum noise attenuation (windows closed), noise level intrusions due to train horns are expected to range between 61-66 dBA at structures near the rail line.

Aircraft Noise from San Bernardino International Airport

Overflights to and from San Bernardino International Airport are audible in the City and vicinity. The San Bernardino International Airport is operated by the San Bernardino International Airport Authority, a joint powers authority comprised of the County of San Bernardino and the Cities of San Bernardino, Colton, Loma Linda and Highland. San Bernardino International has been



converted to a commercial airport from its previous use as Norton Air Force Base and is seeking to establish itself as an alternative destination for both passenger and cargo carriers.

According to the San Bernardino Airport, the Ultimate 65 dBA CNEL noise contour for the airport does not encroach into the City of Grand Terrace.

6.3.1.3 Construction Noise

The impact of construction noise that occurs during the daytime is considered minimal for no more than two or three months of activity. However, late night and weekend disturbances caused by construction noise may create a significant impact when experienced at nearby residential locations; however, adherence to the City's Noise Ordinance which regulates construction activities will reduce potential noise impacts.



6.3.1.4 Ground-borne Vibration and Noise

Vibration consists of waves transmitted through solid material. Ground-borne vibration propagates from the source through the ground to adjacent buildings by surface waves. Vibration may be comprised of a single pulse, a series of pulses, or a continuous oscillatory motion. The frequency of a vibrating object describes how rapidly it is oscillating, measured in Hertz (Hz). The normal frequency range of most ground-borne vibration that can be felt generally starts from a low frequency of less than 1 Hz to a high of about 200 Hz. Vibration energy spreads out as it travels through the ground, causing the vibration amplitude to decrease with distance away from the source.

Ground-borne vibration can be a concern for nearby neighbors of a transit system route or maintenance facility by causing buildings to shake and rumbling sounds to be heard. In contrast to airborne noise, ground-borne vibration is not a common environmental problem. It is unusual for vibration from sources such as buses and trucks to be perceptible, even in locations close to major roads. Some common sources of ground-borne vibration are trains, buses on rough roads, and construction activities such as blasting, pile-driving and the operation of heavy earthmoving equipment. The rumbling sound caused by the vibration of equipment during construction building structures is referred to as ground-borne noise.

6.3.2 Noise Sensitive Receptors

In general, the sound levels at noise-sensitive non-residential locations within the City are not considered excessive. However, the following areas are located within an existing or future 65 dB CNEL contour:



- Terrace Hills Junior High School
- Private school on Barton Road east of Mt. Vernon Avenue
- The private school on Mt. Vernon Avenue north of Barton Road (Keystone School)
- Grand Terrace Elementary School on Barton Road
- Grand Terrace Library.

6.3.3 Community Noise Equivalent Contours (CNEL)

In order to establish current noise levels throughout the City, noise measurement readings were taken at 15 representative locations within the City. Exhibit 6-1 illustrates the existing CNEL noise contours while Exhibit 6-2 illustrates projected Year 2030 CNEL noise contours. As indicated, it is projected that noise will continue to increase along City arterial streets, Interstate 215, and the BNSF rail line, all reflective of increased traffic.



Exhibit 6-1 – Existing CNEL Noise Contours

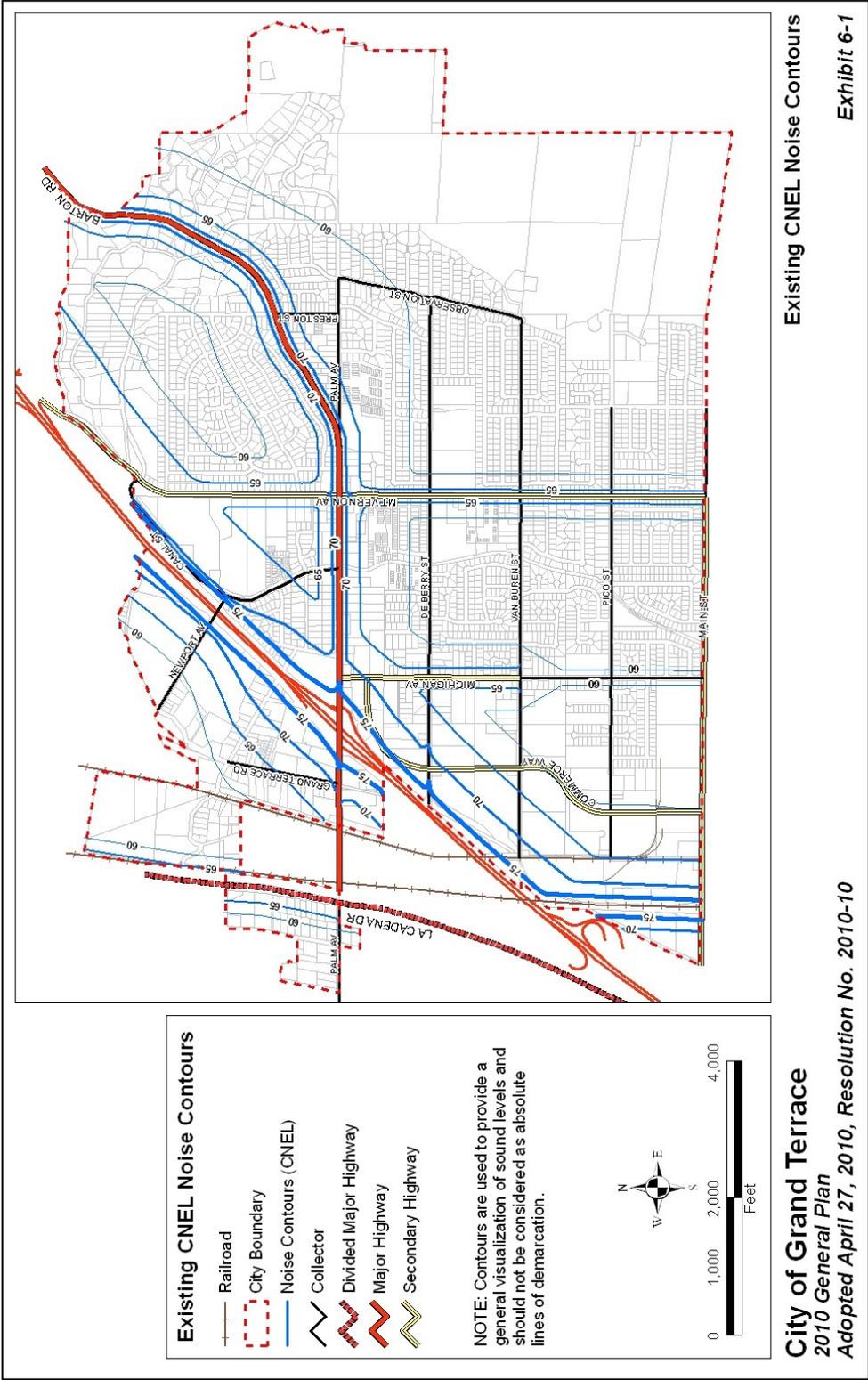
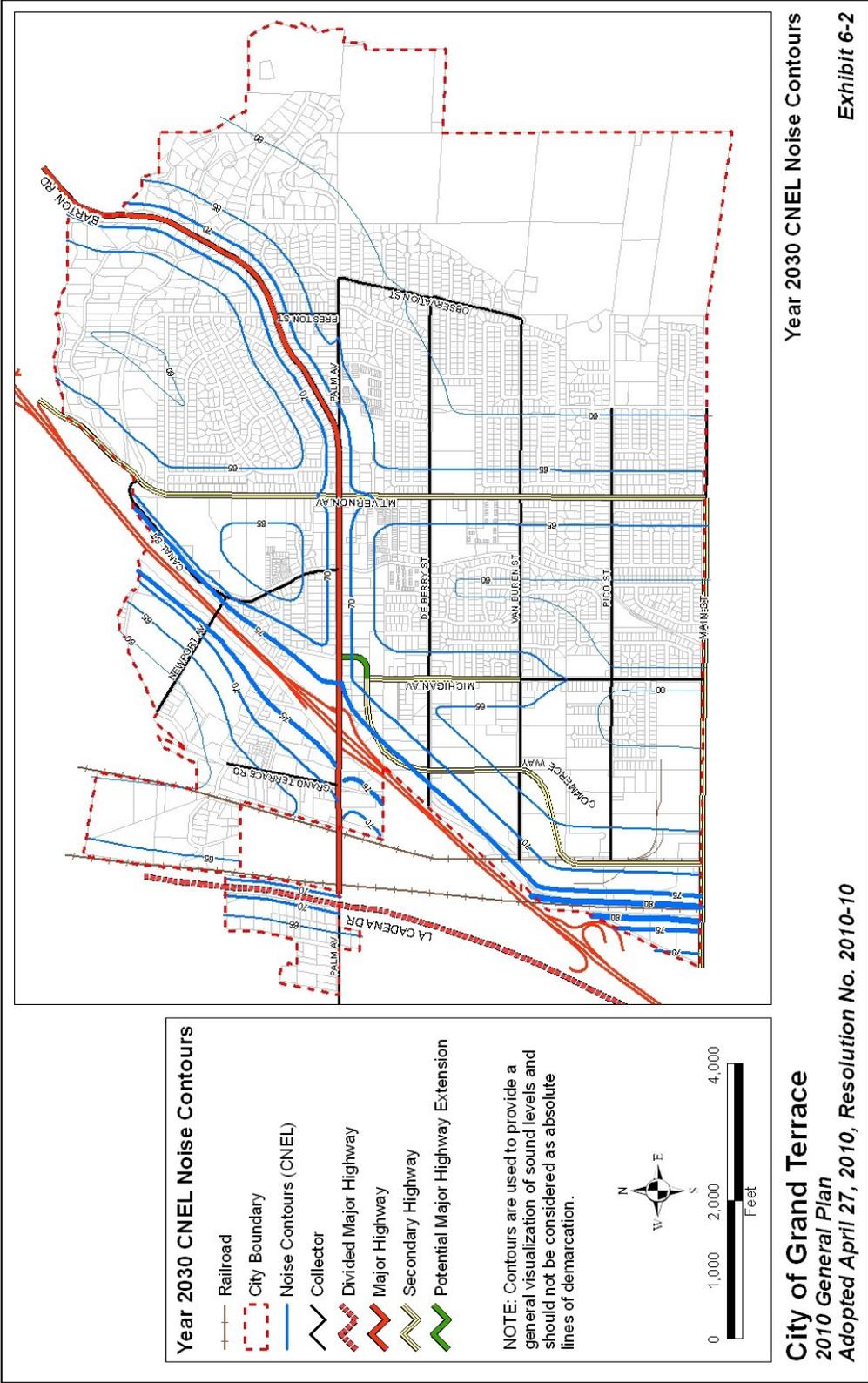




Exhibit 6-2 – Year 2030 CNEL Contours





6.4 GOALS AND POLICIES

A substantial portion of the city is affected by various sources of noise. The following goals and policies are intended to address identified noise issues in the community.

NON-TRANSPORT NOISE CONTROL

Goal 6.1: Protect the citizens of Grand Terrace and sensitive land uses from annoying and excessive noise generated by non-transportation oriented uses and activities.

Policy 6.1.1 The City shall periodically review and update its Noise Ordinance and City policies and regulations affecting noise.

Policy 6.1.2: Construction noise on adjacent land uses shall be minimized by limiting the permitted hours of activity.

Policy 6.1.3: City departments shall observe state and federal occupational safety and health noise standards.

Policy 6.1.4: When purchasing new equipment and vehicles purchased, the City shall comply with noise performance standards consistent with available noise reduction technology.

Goal 6.2: Prevent and mitigate the adverse impacts of excessive exposure to residential and commercial land uses.

Policy 6.2.1 The City shall evaluate potential noise impacts as part of the land use planning process to mitigate or avoid detrimental impacts and enforce the local noise ordinance.

Policy 6.2.2 The City shall establish acceptable noise standards for various land uses throughout the City of Grand Terrace through the adoption of ordinances and standards.

Policy 6.2.3: New residential developments located in close proximity to existing commercial/industrial operations shall be evaluated for potential noise impacts and interior noise mitigation.

Policy 6.2.4: Commercial uses developed as part of any mixed-use project including residential component shall not be noise intensive. Mixed-use structures shall be designed to prevent commercial noise impacts to the project's residential uses.



- Policy 6.2.5: New commercial/industrial operations located in proximity to existing or proposed residential areas shall incorporate noise mitigation into project design.
- Policy 6.2.6: Impacts of construction noise on adjacent land uses shall be regulated through limiting the permitted hours of activity.
- Policy 6.2.7: The City shall evaluate potential ground-borne vibration impacts as part of the land use planning process to mitigate or avoid detrimental impacts on adjacent land uses.

TRANSPORTATION NOISE CONTROL

Goal 6.3: Protect the residents of Grand Terrace from excessive noise generated by transportation-oriented sources.

- Policy 6.3.1: The City shall be actively involved in improvements programs for I-215 to promote noise mitigation along the freeway corridor through the City.
- Policy 6.3.2: The City shall enforce the California Vehicle Code noise standards within the City.
- Policy 6.3.3: The City shall consider noise impacts to residential neighborhoods when designating truck routes and major circulation corridors.
- Policy 6.3.4: The City shall work with Riverside and San Bernardino Counties to establish bus routes that meet public transportation needs while minimizing bus noise impacts to residential areas.
- Policy 6.3.5: Encourage, where feasible, noise mitigation measures, such as noise barriers and realignments, in the design and construction of new roadway projects in the City of Grand Terrace.
- Policy 6.3.6: The City shall work with the BNSF and UPRR railroads to assess the feasibility of the construction of noise barriers along rail lines that pass adjacent to residential areas.
- Policy 6.3.7: The City shall work with the Public Utilities Commission, the BNSF Rail Company, the Union Pacific Railroad, and Southern California Regional Rail Authority to minimize the level of noise produced by train movements and whistle noise within the City.
- Policy 6.3.8: The City shall monitor activities associated with future aircraft and rail movements that may result in noise impacts to the City.



6.5 IMPLEMENTATION PROGRAM

Table 6.7 presents the implementation plan designed to implement the policies of the Land Use Element. One or more implementation programs are provided for each policy. The implementation programs identify:

- The individual policy and proposed action,
- Its relationship to specific projects or overall City policy,
- Primary and secondary responsibility for implementation,
- Potential funding sources, and
- Implementation priority.

The General Plan Implementation Program is presented in a table format. Each policy of the General Plan is presented with the following information:

- **Policy Number:** Shows each policy number by General Plan Element.
- **Action Type:** Indicates whether the policy is project review specific or requires other administrative or judicial actions.
- **Policy Action:** Describes the policy and proposed actions for its implementation.
- **Primary Responsibility:** Indicates what agency is primarily responsible for implementation of the proposed action.
- **Support Responsibility:** Indicates what agencies are responsible for supporting the primary agency.
- **Funding Source:** Indicates the general sources of funding for the implementation action.
- **Priority:** Indicates the level of priority given to the implementation action.

The following codes are used throughout the Implementation Program table:

**Table 6.6
Implementation Table Codes**

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton



**Table 6.6
Implementation Table Codes**

Code	Definition
COSB	County of San Bernardino
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CS	Community Services Department
ENG	City Engineer
FCD	County Flood Control District
FD	Fire Department
FIN	Finance Department
GTF	Grand Terrace Foundation
PW	Public Works/Building & Safety Department
RHWC	Riverside Highland Water Company
SANBAG	San Bernardino Association of Governments
SCAG	Southern California Association of Governments
SD	Sheriff's Department
US	United States Federal Government
Funding Sources	
CFD	Community Facilities District
FG	Federal Grants
GF	City General Fund
ISF	Impact/Service Fee
LMD	Landscape Maintenance District
PP	Public/Private Partnership
RDA	Redevelopment Agency
SG	State Grants
UAF	User/Application Fees
Priorities	
1	Current. Action already implemented.
2	Urgent. Action should be undertaken within the next fiscal year. It is either required by law or is critical to the City.
3	Important. Action should be taken in the near future. It may be necessary for the completion of other actions.
4	Ongoing. Action is continuous or is the continuation of an existing action or program. It requires no further action to implement.
5	Desirable. Action would benefit the community, but does not require short term implementation or may require other actions to be taken first.
6	Optional. Action has a relatively low priority, but is desirable. It is not critical to other actions.



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Noise Element							
Goal 6.1: Protect the citizens of Grand Terrace and sensitive land uses from annoying and excessive noise generated by non-transportation oriented uses and activities							
6.1.1		X	Implement a review process of the City's noise ordinance and City policies and regulations affecting noise.				
			a. As part of the 5-year General Plan review, review the policies and regulations regarding noise to assure compliance with the most recent state guidelines and local conditions.	CD	PW, CA	GF	4
6.1.2		X	Minimize the impacts of construction noise on adjacent land uses by limiting the permitted hours of activity.				
			a. Review the City Noise Ordinance to assure compliance with current guidelines and standards.	CD	PW, ENG	GF	4
			b. Condition all new construction projects to comply with the construction noise standards of the City Noise Ordinance.	CD	PW, ENG	GF	4
6.1.3		X	Require City departments to observe state and federal occupational safety and health noise standards.				
			a. Implement an internal employee training program regarding noise standards relative to City operations.	CS	PW	GF	4
6.1.4		X	Require new equipment and vehicles purchased by the City to comply with noise performance standards consistent with available noise reduction technology.				
			a. Implement an equipment purchasing program that requires that all new equipment meet current state and federal noise standards.	CS	CM, FD	GF, SG, FG	4
Goal 6.2: Prevent and mitigate the adverse impacts of excessive exposure to residential and commercial land uses.							
6.2.1	X		Incorporate noise considerations into land use planning decisions to minimize or avoid detrimental impacts, reduce encroachment of non-residential land uses, and enforce the local noise ordinance.				
			a. Review all new development projects relative to potential noise impacts generated	CD	PW	GF,	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			by the project on adjacent land uses or the impacts of adjacent noise generators on the project in compliance with CEQA guidelines.			UAF	
			b. Review proposed projects in terms of compatibility with nearby noise-sensitive land use with the intent of reducing noise impacts.	CD	PW	UAF	4
			c. The City shall enforce the General Plan Noise Element Interior Noise Standards presented in Table 6.2 by requiring submittal of evidence/documentation showing that interior noise levels will not exceed 45 dBA.	CD	PW	UAF	4
6.2.2	X	X	Adopt planning guidelines that establish acceptable noise standards for various land uses throughout the City of Grand Terrace				
			a. Review the City Zoning Code and Noise Ordinance and revise to reflect current noise standards.	CD	PW, CA	GF	3
			b.. The City shall utilize the Land Use/Noise Compatibility Matrix and Interior and Exterior Noise Standards contained in Tables 2 and 3, in establishing noise standards.	CD	PW	UAF	3
6.2.3	X		New residential developments located in close proximity to existing commercial/industrial operations shall be evaluated for potential noise impacts and interior noise mitigation.				
			a. Review all new residential developments relative to potential noise impacts generated by the project on adjacent land uses or the impacts of adjacent noise generators on the project in compliance with CEQA guidelines.	CD	PW	UAF	4
6.2.4	X		Commercial uses developed as part of any mixed-use project including residential component shall not be noise intensive. Mixed-use structures shall be designed to prevent commercial noise impacts to the project's residential uses.				
			a. Review all new mixed use development projects relative to noise impacts to proposed residential uses from planned commercial uses in compliance with CEQA guidelines.	CD	PW	UAF	4
6.2.5	X		New commercial/industrial operations located in proximity to existing or proposed residential areas shall incorporate noise mitigation into project design.				
			a. Review all new commercial development projects relative to noise impacts to local residential uses in compliance with CEQA guidelines.	CD	PW	UAF	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			b. Encourage the replacement of significant noise generating land uses with lesser or non-noise generating land uses when areas are re-developed.	CD	PW	UAF	4
6.2.6	X		Impacts of construction noise and vibration on adjacent land uses shall be regulated through limiting the permitted hours of activity.				
			a. Review the City’s Noise Ordinance relative to construction noise and vibration, and enforce it for all construction activities.	CD	PW, CS	GF	3
6.2.7	X		The City shall evaluate potential ground-borne vibration impacts as part of the land use planning process to mitigate or avoid detrimental impacts on adjacent land uses.				
			a. For Land Use Categories defined in Table 8, a ground-borne vibration technical study shall be required for proposed land uses within the following distances from the either the UPRR or BNSF rail line rights-of-way and the property line: 600 feet of a Category 1 Land Use, 200 feet of a Category 2 Land Use, and 120 feet of a Category 3 Land Use. Any mitigation measures identified in the technical study shall be required as conditions of approval.	CD	PW	UAF	4
Goal 6.3: Protect the residents of Grand Terrace from excessive noise generated by transportation-oriented sources.							
6.3.1		X	The City shall be actively involved in improvements programs for I-215 to promote noise mitigation along the freeway corridor through the City.				
			a. Coordinate with Caltrans regarding proposed improvement projects for I-215 through the City and to include noise barriers along adjacent residential neighborhoods.	CD	PW	GF	4
			b. Pursue construction of new barriers or the augmentation of existing barriers, to reduce noise impacts along the 1-215 Freeway along segments directly next to residential areas and Grand Terrace Elementary School	CD	CM, PW	GF, FG	4
6.3.2		X	The City shall enforce the California Vehicle Code noise standards within the City.				
			a. Coordinate with the San Bernardino County Sheriff’s Department to enforce the California Vehicle Code relative to excessive vehicle noise.	CS	CD, CA	GF	3



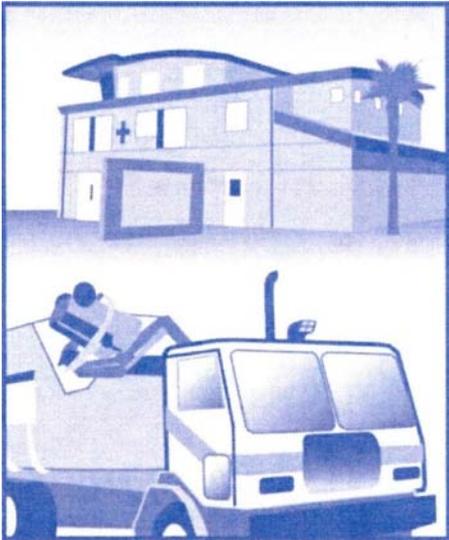
Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
6.3.3		X	The City shall consider noise impacts to residential neighborhoods when designating truck routes and major circulation corridors.				
			a. All efforts to designate truck routes through the City shall include an evaluation of potential noise impacts to local residential neighborhoods.	CS	CD, PW, CM	GF	3
6.3.4		X	The City shall promote the establishment of bus routes that meet public transportation needs while minimizing bus noise impacts to residential areas.				
			a. Work with the OmniTrans and Riverside Transit Agency to identify bus routes and bus stop locations within the City that minimize noise impacts to residential neighborhoods.	PW	CD, CM	GF	5
6.3.5		X	Encourage, where feasible, noise mitigation measures, such as noise barriers and realignments, in the design and construction of new roadway projects in the City of Grand Terrace.				
			a. Include an evaluation of potential noise impacts to sensitive land uses when performing feasibility studies and design engineering for new roads within the City, and incorporate appropriate mitigation measures in the design of the project.	PW	CD, CS	GF, SG, FG	4
6.3.6		X	The City shall promote the construction of noise barriers along rail lines that pass adjacent to residential areas.				
			a. Work with the BNSF and UPRR to identify potential locations for noise barriers to protect residential neighborhoods. Determine the feasibility and potential funding sources for proposed barriers.	PW	CD, CS	GF	3
6.3.7		X	The City shall encourage a reduction in the level of noise produced by train movements and whistle noise within the City.				
			a. The City shall work with the Public Utilities Commission, the BNSF Rail Company, the Union Pacific Railroad, and Southern California Regional Rail Authority to determine the feasibility of reducing noise generated by rail movements through the City.	PW	CD, CS	GF	3
6.3.8		X	The City shall monitor activities associated with future aircraft and rail movements that may result in noise impacts to the City.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Provide ongoing coordination with airport and rail transportation providers to assess future impacts of increase rail and air transportation services on the City.	CD	PW, CS	GF	5
			b. Encourage citizen participation and City involvement on committees that could influence future aircraft and rail activities in Riverside and San Bernardino Counties.	CM	CD, PW	GF	5



Public Services and Facilities Element





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7.0 PUBLIC SERVICES AND FACILITIES ELEMENT

7.1 INTRODUCTION

The provision of quality public services and facilities is essential to the residents and businesses of City of Grand Terrace. Public services and facilities help to define the quality of life in a community and assist in determining its overall health and well-being. Such services are provided by a combination of public and private agencies including all levels of government, as well as private utilities and service companies. These services and facilities support both new and existing development and land uses and must be continually maintained and upgraded to meet the current and future needs of the community.

7.1.1 Purpose and Function

The Public Services and Facilities Element of the Grand Terrace General Plan identifies the City's goals and policies relative to the provision and maintenance of adequate services and facilities including the following:

- General City Services
- Water Facilities
- Sanitary Sewer/Wastewater Facilities
- Solid Waste Facilities
- Private Utilities
- Law Enforcement Services
- Fire Protection Services
- Solid Waste Services and Facilities
- Educational Facilities

The Element provides information regarding the current status of these services and facilities, an assessment of their current and projected levels of service, and their ability to provide for future needs of the community. Although this Element is not required under State planning law, the provision of services is an integral part of the development and maintenance of the community.

7.1.2 Related Plans and Programs

San Bernardino County Sheriff's Department: The provision of police protection services to the City are directly related to the overall operations plan and budget of the San Bernardino County Sheriff's Department. Support services and backup deputies are managed on a





County-wide basis. Therefore, the police protection needs of Grand Terrace must be coordinated with those of the unincorporated County areas and other contracted cities.

San Bernardino County Fire Protection District: Similar to the Sheriff's Department, fire services to the City must be coordinated with those of unincorporated County areas and other contract cities to assure adequate support services and backup units.

San Bernardino County Library System: The City's library system is part of the County-wide library system operated under the County budget. Available services and support must be coordinated throughout the system.

7.1.3 Relationship to Other Elements

The Public Services and Facilities Element is directly related to the following elements:

Land Use: All urban land uses require the provision of public services. Residential, commercial, industrial, and public institutional services all require domestic water, sanitary sewer, power and telephone, and solid waste collection services. They also depend upon police and fire protection as well as general governmental services and facilities. In addition, residential development requires educational facilities. When determining proper land uses within a city, consideration must be given to the location and capacity of these services.

Public Health and Safety Element: The Safety Element focuses upon hazards to humans and property within the City. These hazards include fires, floods, and seismic activity. Consideration must be given to the ability of these services, specifically fire and police protection to respond to these hazards.

Circulation Element: Critical public services such as fire stations depend upon an efficient circulation system to provide effective response to emergency situations. Public and private utilities are also typically located within public street right-of-way.

Open Space and Conservation Element: The Open Space and Conservation Element includes an analysis of improved recreation facilities. Improved parkland is provided as City parks or recreational facilities associated with public schools. The ability to construct and maintain public parklands in accordance with the Open Space and Conservation Element is directly tied to the provision of public services and facilities by the City and the School District.



7.2 EXISTING CONDITIONS

7.2.1 General City Services

The City of Grand Terrace is a contract city that directly employs a minimal staff. Services directly provided by the City include the following:



- General Administration (City Manager, City Clerk, Finance)
- Community Services (street maintenance, park maintenance, code enforcement)
- Community Development/Planning
- Public Works/Building & Safety
- Child Day Care

Administrative services are conducted from the City Hall Complex located at 22795 Barton Road. The complex includes offices for all departments and a separate corporate yard for community services activities. The City's library, operated as part of the San Bernardino County library system, is also located within City Hall.

Additional services are provided by County, State, and Federal agencies or private entities.

7.2.2 Protection Services

Public protection services for police and fire are contracted to the County of San Bernardino.

Police Protection: The City of Grand Terrace contracts with the San Bernardino County Sheriff to provide general patrol services as well as all necessary management and support services. Sheriff's services are operated from the County's main Sheriff's station at 655 East 3rd Street in San Bernardino. Presently, the Sheriff is contracted for the following services:

The following services are provided by the San Bernardino County Sheriff for FY 2008-2009:
Patrol:

- A 168 hour general law patrol unit. This reflects 1 patrol unit, 24 hours per day, 7 days per week.
- Two 40 hour general law patrol units.



- One 40 hour detective unit.
- One Community Service Officer. The CSO is provided to coordinate various programs, including citizen patrol, crime prevention, and other community programs. The CSO trains volunteers, conducts educational safety programs, and interacts with the public and businesses on various community activities.
- Other services provided are processing of background checks, crime analysis, statistical gathering and reporting, periodic bike patrols, emergency enforcement backups and juvenile and jail facilities. Access to Sheriff's special units is available as needed, and includes helicopter support, SWAT team, Narcotics team, Homicide, Crime Lab, Arson/Bomb Unit, etc.

Fire Protection: Fire protection services for the City are provided by the San Bernardino County Fire Protection District. The San Bernardino County Fire Protection District provides the following services:

- Structural Fire Suppression
- Wildland Fire Suppression including County hand crews, bulldozers, and helicopter suppression services
- Emergency Medical Services including basic life support
- Technical Rescue Services
- Hazardous Materials Mitigation
- Incident Command and Control including Battalion Chiefs, Division Chiefs, and a County Incident Management Team
- Code Enforcement through the Uniform Building Code and Uniform Fire Code
- Pre-Fire Planning Services
- Public Education Services

Primary fire protection services are operated from the City's only fire station, Station 23 located at 22582 Center City Court in Grand Terrace. This station is staffed by three full-time fire personnel during the fire season (May 1 through November 30) and by two full-time fire personnel during the non-fire season (December 1 through April 30). The full time personnel are augmented by an on-call company of 20 paid call firefighters who respond to fire and rescue calls and provide response coverage to the station when on-duty personnel are committed to an emergency call.





Equipment stationed at Station 23 includes the following:

- One Type 1 Fire Engine used for structural fires and general response to all calls
- One Type 3 Rescue Truck used for all types of technical rescue
- One Type 2 Squad Truck used for augmented response in conjunction with the Rescue Unit
- One Shoring Trailer used for to carry emergency shoring materials for structural collapse and trench collapse rescues

The City of Grand Terrace is located in one Fire Demand Zone. The combined average response time is 5 minutes, 23 seconds.

7.2.3 Utilities

Water: Water service for the City is provided by the Riverside Highland Water Company. The company is a private water company owned by its shareholders. The company maintains water main transmission lines, wells, reservoirs, and service laterals throughout the City and is directly responsible for their ongoing maintenance.



Sewer: Sanitary sewer service is provided by the City of Grand Terrace. The City maintains all collection lines within the City limits. The City contracts with the City of Colton for wastewater treatment.

Electrical: Electrical power service is provided by Southern California Edison (SCE) which maintains a system of above and below ground transmission and distribution lines throughout the City. SCE also maintains a major substation within the City. The Val Vista Substation on Newport Road is a major switching station for SCE's Southern California grid.

Natural Gas: Natural Gas service is provided by Southern California Gas Company (The Gas Company) which maintains a system of mainlines and laterals throughout the City, primarily within public rights-of-way.

Cable TV: Cable TV service is provided by Time Warner. The company maintains a system of above and below ground lines throughout the City, primarily within public rights-of-way.



7.2.4 Educational Facilities

All public schools within the City of Grand Terrace are owned and operated by the Colton Joint Unified School District (CJUSD). Presently, there are two elementary schools and one middle school operated by CJUSD within the City limits including the following:

Grand Terrace Elementary School
Terrace View Elementary School
Terrace Hills Middle School

In the event of overcrowding at any of the local schools, newly registered children may be transferred to other schools throughout the District until local capacity is available. High school-aged children currently attend Colton High School located in the City of Colton. The District has acquired property in the southwest portion of the City for the construction of a new high school (High School #3).

7.2.5 Other Public Services

Waste Management Services: The City of Grand Terrace maintains a franchise agreement with Burrtec Waste Industries, Inc. (Burrtec) for the collection and disposal of municipal solid wastes and recyclable materials generated by residences and businesses within the City. Burrtec provides weekly residential collection services for municipal solid waste, mixed recyclables, and greenwaste. Collection services to commercial and industrial uses are provided from once to six times per week and include a wide range of waste and recyclable collection services.

All municipal solid waste collected in the City is taken to the San Bernardino County landfill system for disposal. The City currently uses the Colton Landfill and San Timoteo Landfill for waste disposal.

7.3 GOALS AND POLICIES

Goal 7.1 **Coordinate and balance the provision of public services with existing and planned development to eliminate service gaps, maximize the use of existing public facilities and services, provide a high level of quality public services at a reasonable cost, and maintain adequate services to meet the needs of current and future City residents and businesses.**

Policy 7.1.1 All proposed development shall be evaluated to determine whether current public services and facilities can meet with their needs. If determined that current services and facilities are inadequate to meet the needs of new development, appropriate mitigation measures shall be applied to the new development to assure an adequate level of service.



- Policy 7.1.2 The City shall establish and periodically update a Development Impact Fee program for new development designed to generate adequate fees to provide new public services and facilities necessary to serve the new development.
- Policy 7.1.3 Ensure that existing residents and businesses are not burdened with the economic costs of new infrastructure to support new development.
- Policy 7.1.4 The City shall coordinate with public and private utility companies and agencies to assure the long-term provision of necessary public services including water, sewer, electrical, natural gas, telephone, cable TV and waste collection/recycling.
- Policy 7.1.5 The City shall prepare and implement a Capital Improvement Program and, in accordance with AB 1600, monitor the capacity of existing facilities to assure that new development does not exceed their capacity. The City shall regularly review and update the Capital Improvement Program to address the changing needs of the community.
- Policy 7.1.6 The City shall work with the County of San Bernardino to evaluate the feasibility for the development of a new library within the City.
- Policy 7.1.7 The City shall seek grants and other funding sources to improve public services and facilities.
- Policy 7.1.8 The City shall work with the Colton Joint Unified School District to evaluate the potential to share facilities such as playgrounds, libraries, and assembly halls in an effort to efficiently use these facilities and avoid duplication of these facilities.

Goal 7.2 Provide a water system that produces high quality water at sufficient pressure and with adequate quantity to meet current and future domestic demand.

- Policy 7.2.1 Continue to work with Riverside Highland Water Company to provide efficient and economic distribution of an adequate water supply.
- Policy 7.2.2 Work with Riverside Highland Water Company to ensure that the City’s water supply meets or exceeds State and Federal health standards.
- Policy 7.2.3 Work with Riverside Highland Water Company to promote water conservation and education programs.



Goal 7.3 Provide a safe and efficient sanitary sewer system to meet the current and future needs of the City’s residents and businesses.

- Policy 7.3.1 Work with the City of Colton to ensure a quality wastewater treatment system that meets or exceeds all State and federal health standards.
- Policy 7.3.2 Establish a sewer main maintenance program to ensure proper and timely maintenance of the City’s sanitary sewer collection system.

Goal 7.4 Provide for an efficient and environmentally sound solid waste collection and recycling, and disposal system.

- Policy 7.4.1 Work with the City’s franchise waste collection company to ensure an effective and efficient waste collection program for all City residents and businesses.
- Policy 7.4.2 Work with the County Waste Management Department to ensure a cost effective waste disposal system with adequate capacity to meet current and future needs.
- Policy 7.4.3 Work with the County and the City’s waste hauler to implement effective recycling programs to reduce the total amount of waste requiring disposal.

Goal 7.5 Provide for adequate law enforcement and police protection services and facilities.

- Policy 7.5.1 Work with the County Sheriff’s Department to ensure that adequate police personnel, response times, and equipment are available to meet current and future demands of the City’s residents and businesses.
- Policy 7.5.2 Maintain and expand existing crime prevention and public education programs.

Goal 7.6 Provide for adequate fire protection services and facilities.

- Policy 7.6.1 Work with the San Bernardino County Fire Protection District to ensure that adequate fire protection personnel, response times, and equipment are available to meet current and future demands of the City’s residents and businesses.
- Policy 7.6.2 Work with Riverside Highland Water Company to ensure adequate water pressure for fire fighting throughout the City.
- Policy 7.6.3 Maintain and expand existing fire prevention and public education programs.



Goal 7.7 In cooperation with the Colton Joint Unified School District, provide adequate public education facilities and programs.

- Policy 7.7.1 Work with the Colton Joint Unified School District to provide expanded public education facilities that meet the current and future needs of the City’s residents.
- Policy 7.7.2 Cooperate with the School District in the collection of school impact mitigation fees for all new developments within the City.

Goal 7.8 In cooperation with private utility companies, provide adequate and updated utility services to the City’s residents and businesses.

- Policy 7.8.1 Work with electrical and telecommunications companies to underground lines whenever feasible.
- Policy 7.8.2 Coordinate with telecommunications companies to provide state-of-the-art telecommunications and internet services to the City’s residents and businesses.
- Policy 7.8.3 Coordinate with all utility companies to provide maintenance programs that minimize the impact to public streets and rights-of-way.

7.4 IMPLEMENTATION PROGRAM

The following table presents the implementation plan designed to implement the policies of the Public Services & Facilities Element. One or more implementation programs are provided for each policy. The implementation programs identify:

- The individual policy and proposed action
- Its relationship to specific projects or overall City policy
- Primary and secondary responsibility for implementation
- Potential funding sources
- Implementation priority

The General Plan Implementation Program is presented in a table format. Each policy of the General Plan is presented with the following information:

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- Policy Action: Describes the policy and proposed actions for its implementation.



- **Primary Responsibility:** Indicates what agency is primarily responsible for implementation of the proposed action.
- **Support Responsibility:** Indicates what agencies are responsible for supporting the primary agency.
- **Funding Source:** Indicates the general sources of funding for the implementation action.
- **Priority:** Indicates the level of priority given to the implementation action.

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Implementation Table Codes

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GTF	Grand Terrace Foundation
PW	Public Works/Building & Safety Department
RHWC	Riverside Highland Water Company
SANBAG	San Bernardino Association of Governments
SCAG	Southern California Association of Governments
SD	Sheriff's Department
US	United States Federal Government
Funding Sources	
CFD	Community Facilities District
FG	Federal Grants
GF	City General Fund
ISF	Impact/Service Fee
LMD	Landscape Maintenance District
PP	Public/Private Partnership
RDA	Redevelopment Agency
SG	State Grants



Implementation Table Codes

Code	Definition
UAF	User/Application Fees
Priorities	
1	Current. Action already implemented.
2	Urgent. Action should be undertaken within the next fiscal year. It is either required by law or is critical to the City.
3	Important. Action should be taken in the near future. It may be necessary for the completion of other actions.
4	Ongoing. Action is continuous or is the continuation of an existing action or program. It requires no further action to implement.
5	Desirable. Action would benefit the community, but does not require short term implementation or may require other actions to be taken first.
6	Optional. Action has a relatively low priority, but is desirable. It is not critical to other actions.



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Public Services Element							
Goal 7.1: Coordinate and balance the provision of public services with existing and planned development to eliminate service gaps, maximize the use of existing public facilities and services, provide a high level of quality public services at a reasonable cost, and maintain adequate services to meet the needs of current and future City residents and businesses.							
7.1.1	X		All proposed developments shall be evaluated to determine whether current public services and facilities can meet with their needs. If determined that current services and facilities are inadequate to meet the needs of new development, appropriate mitigation measures shall be applied to the new development to assure an adequate level of service.				
			a. As part of the development review and CEQA process for all new developments, an evaluation shall be performed regarding their impact to existing public services and facilities. For all identified significant impacts, mitigation measures designed to reduce the impacts to below a level of significance, as defined under CEQA, shall be included in the Conditions of Approval.	CD	PW	UAF	4
7.1.2		X	The City shall establish and periodically update a Development Impact Fee program for new development designed to generate adequate fees to provide new public services and facilities necessary to serve the new development.				
			a. Every five years, the City shall conduct a Nexus study to determine whether Development Impacts Fees should be modified. If warranted by the study, City staff shall submit proper documentation to the City Council for review and approval of a new fee schedule.	CD	CM, CS, PW	ISF	4
7.1.3	X	X	Ensure that existing residents and businesses are not burdened with the economic costs of new infrastructure to support new development.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. All new development projects will be reviewed to determine their impacts to existing infrastructure. The project shall be required as part of their Conditions of Approval to mitigate all identified significant impacts to a level of insignificance, as defined by CEQA, at the project's expense.	CD	PW, CM, FIN, CA	GF	4
			b. Alternative project financing mechanisms, such as Community Facilities Districts, may be used by the project proponent provided that the funding mechanism does not increase the financial burden on existing residents and businesses.	CD	PW, CM, FIN, CA	CFD, PP	4
7.1.4		X	The City shall coordinate with public and private utility companies and agencies to assure the long-term provision of necessary public services including water, sewer, electrical, natural gas, telephone, cable TV and waste collection/recycling.				
			a. At least every five years, the City shall contact public and private utility service providers and to assess service needs over the next five year period and coordinate an implementation program for any affected City facilities and rights-of-way with the agencies to assure adequate future services to City residents and businesses.	CS	PW, CD	GF	5
7.1.5		X	The City shall prepare and implement a Capital Improvement Program and, in accordance with AB 1600, monitor the capacity of existing facilities to assure that new development does not exceed their capacity. The City shall regularly review and update the Capital Improvement Program to address the changing needs of the community.				
			a. As part of the annual City budget process, City staff shall perform an evaluation of the current Capital Improvement Plan and propose amendments to be included in the next year's budget.	CS	PW, CM, CD, FIN	GF	4
7.1.6		X	The City shall work with the County of San Bernardino to evaluate the feasibility for the development of a new library within the City.				
			a. City staff shall meet with the County Library staff and determine the feasibility of developing a new library. This shall include an analysis of possible sites, development costs and alternative funding sources.	CS	CM, CD	GF	5



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
7.1.7		X	The City shall seek grants and other funding sources to improve public services and facilities.				
			a. In coordination with the Sheriff's Dept., the City shall identify potential sources of grants and other funding and develop a schedule and protocol for submitting applications to these funding sources.	CS	CM, FIN	GF	3
7.1.8		X	The City shall work with the Colton Joint Unified School District to evaluate the potential to share facilities such as playgrounds, libraries, and assembly halls in a effort to efficiently use these facilities and avoid duplication of these facilities.				
			a. The City shall review existing Joint Use Agreements and propose updates to the District, as appropriate, to assure joint use of City and District recreation facilities.	CM	CD, CS	GF	3
Goal 7.2: Provide a water system that produces high quality water at sufficient pressure and with adequate quantity to meet current and future domestic demand.							
7.2.1		X	Continue to work with Riverside Highland Water Company to provide efficient and economic distribution of an adequate water supply.				
			a. City staff shall meet on a regular basis the RHWC staff to review water service provisions throughout the City.	PW	CS, CD	GF	5
7.2.2		X	Work with Riverside Highland Water Company to ensure that the City's water supply meets or exceeds State and Federal health standards.				
			a. The City shall assist RHWC in providing access to water lines within public rights-of-way to assure proper maintenance of domestic and fire service lines.	PW	CS	GF	4
			b. The City shall work with RHWC in the siting of new water reservoirs required to meet the City's water demands.	PW	CD	GF	4
7.2.3		X	Work with Riverside Highland Water Company to promote water conservation and education programs.				
			a. The City shall work with RHWC through the Blue Mountain Outlook, public access TV, and City events to promote water conservation education to the City's residents and businesses.	CS	-	GF, SG, FG	5



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 7.3: Provide a safe and efficient sanitary sewer system to meet the current and future needs of the City's residents and businesses.							
7.3.1		X	Work with the City of Colton to ensure a quality wastewater treatment system that meets or exceeds all State and federal health standards.				
			a. The City shall monitor sewer outflow to the Colton treatment plant to assist in meeting state and federal water quality standards.	PW	CS	GF	4
7.3.2		X	Establish a sewer main maintenance program to ensure proper and timely maintenance of the City's sanitary sewer collection system.				
			a. The City shall establish a comprehensive sanitary sewer maintenance program and implement the program to provide preventative maintenance to the system, thus avoiding costly repairs.	CS	PW	GF	4
Goal 7.4: Provide for an efficient and environmentally sound solid waste collection and recycling, and disposal system							
7.4.1		X	Work with the City's franchise waste collection company to ensure an effective and efficient waste collection program for all City residents and businesses.				
			a. City staff shall meet with representatives of the franchise waste hauler to assess the current waste and recycling collection programs and determine whether modifications are warranted. Efforts shall focus upon advanced recycling and public education programs.	CS	CM	GF	4
7.4.2		X	Work with the County Waste Management Department to ensure a cost effective waste disposal system with adequate capacity to meet current and future needs.				
			a. The City shall participate on an ongoing basis in the County Solid Waste Task Force that provides oversight to County waste management plans and programs.	CC, CS	CD, CM, PW	GF	4
7.4.3		X	Work with the County and the City's waste hauler to implement effective recycling programs to reduce the total amount of waste requiring disposal.				
			a. City staff shall coordinate recycling public education programs with the franchise waste hauler and County Waste Management Dept. and will make available the Blue Mountain Outlook, public access television, and public events to assist in the dissemination of educational materials.	CS	-	GF	5



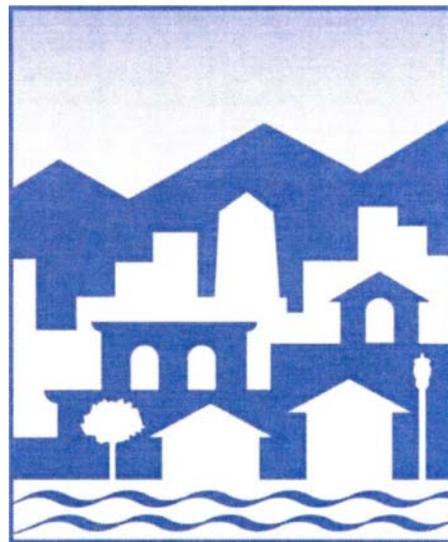
Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 7.5: Provide for adequate law enforcement and police protection services and facilities							
7.5.1		X	Work with the County Sheriff's Department to ensure that adequate police personnel, response times, and equipment are available to meet current and future demands of the City's residents and businesses.				
			a. As part of the annual budget process, City staff shall meet with the Sheriff's Dept. to assess the level of service and propose any changes for the future fiscal year's level of service.	CM	FIN	GF	4
7.5.2		X	Maintain and expand existing crime prevention and public education programs.				
			a. As part of the annual budget process, the City shall assess available crime prevention programs and available funding and propose appropriate programs for the next fiscal year.	CM	CS	GF, SG	4
Goal 7.6: Provide for adequate fire protection services and facilities.							
7.6.1		X	Work with the San Bernardino County Fire Protection District to ensure that adequate fire protection personnel, response times, and equipment are available to meet current and future demands of the City's residents and businesses.				
			a. The City shall establish a working relationship with the County Fire Department to identify current and future fire protection services to effectively meet the need of the City.	CM	CS, CD	GF	3
7.6.2		X	Work with Riverside Highland Water Company to ensure adequate water pressure for fire fighting throughout the City.				
			a. The City shall assist the Water Company in identifying areas of low water pressure and work with water company staff to install additional water transmission and storage facilities as necessary.	PW	CD, CS	GF, ISF, UAF	3
7.6.3		X	Maintain and expand existing fire prevention and public education programs.				
			a. The City shall work with Fire Department staff in providing public education regarding fire prevention and safety. This will include making City facilities, the City public access television channel, and the Blue Mountain Outlook available for public education materials.	CS	CM	GF, SG	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 7.7: In cooperation with the Colton Joint Unified School District, provide adequate public education facilities and programs							
7.7.1		X	Work with the Colton Joint Unified School District to provide expanded public education facilities that meet the current and future needs of the City's residents.				
			a. The City shall establish a working relationship with the School District to identify the public educational needs of the City residents and assist the District in the development of needed facilities.	CD	CM, PW	GF, SG	4
7.7.2	X		Cooperate with the School District in the collection of school impact mitigation fees for all new developments within the City.				
			a. The City shall condition all applicable development projects for the payment of school mitigation fees as established by the School District.	CD	PW	UAF, GF	4
Goal 7.8: In cooperation with private utility companies, provide adequate and updated utility services to the City's residents and businesses							
7.8.1	X	X	Work with electrical and telecommunications companies to underground lines whenever feasible.				
			a. The City shall review all proposed land development projects to determine the feasibility of undergrounding existing and new electric lines within and/or adjacent to the proposed development. If determined feasible, the project will be conditioned appropriately.	PW	CD, PW	UAF, GF, SG, ISF	5
7.8.2		X	Coordinate with telecommunications companies to provide state-of-the-art telecommunications and internet services to the City's residents and businesses.				
			a. The City shall establish a working relationship with local telecommunications companies to identify state-of-the-art services that will benefit the community.	CS	CD, PW	UAF, ISF	3
7.8.3		X	Coordinate with all utility companies to provide maintenance programs that minimize the impact to public streets and rights-of-way.				
			a. The City shall establish guidelines for the location of utility facilities within public rights-of-way and the repair of public streets and improvements resulting from utility maintenance.	PW	CS, CD	GF	4



Housing Element





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8.0 HOUSING ELEMENT

8.1 INTRODUCTION

8.1.1 Purpose

The purpose of the City of Grand Terrace Housing Element is to provide the residents, development community and elected and appointed officials with a clear understanding of the City's housing needs. In order to achieve the ultimate goal of ensuring that every Grand Terrace resident secures a safe and decent place to live within a satisfactory environment, the Housing Element promotes a close coordination of housing policies and programs at local, state and federal levels.



8.1.2 Background

8.1.2.1 Function of the Element

The Housing Element functions as an integral part of the City's efforts to manage the development of incorporated lands. The City balances the need to ensure adequate housing for all current and future residents against the need to provide infrastructure and services. The Housing Element includes a description of existing housing types, the condition of existing units, an analysis of overcrowding, overpayment, homelessness, and the demand for affordable housing in the City. The Element also includes a discussion of the progress made since the drafting of the last Housing Element, and projections of needs for the next five years.

8.1.2.2 Public Participation

The City is in the process of updating its entire General Plan, and the screen check General Plan, including the Housing Element was posted on the City's website. Hard copies were made available at the public counter for review. The City held a number of workshops and public hearings in reviewing the General Plan including the Housing Element.

In particular, workshops focusing on the Housing Element were conducted on November 1, 2007 and April 18, 2008. The November 1, 2007 workshop provided an overview of the purpose and statutory requirements governing Housing Elements, and the April 18th workshop focused on the contents of the proposed Housing Element. A joint City Council and Planning Commission workshop was conducted on January 15, 2009.



During the November 1, 2007 Workshop, a member of the public commented that affordable housing should be located in the center of town and that the conversion of existing apartments to affordable housing would be preferable to new housing. In fact, Program 8.8.1.k encourages the City to favorably consider affordable housing projects and density bonuses when they are located in proximity to commercial centers and services. Additionally, the transition of multiple family units to affordable housing units would be permissible. During the April 18, 2008 workshop general questions and comments were made by the public; no specific recommendations as to housing needs or programs were made.

The April 18th draft Housing Element was placed on the City's website and also made available to the Senior Center Coordinator, who reviewed the analysis and proposed senior housing programs and found them satisfactory.

Extensive public outreach was conducted for the January 15, 2009 workshop. In addition to placing an advertisement in the San Bernardino County Sun and publicly posting the notice, a notice was placed on the City's website along with the Draft Housing Element. In addition, 20 notices were sent to various community groups, service organizations and adjacent cities that might have an interest in the Housing Element, such as the Chamber of Commerce, Lions Club, local churches, United Way, Catholic Charities, Salvation Army, Frazee Community Center and the San Bernardino County Housing Authority.

Duly noticed public hearings were held before the Planning Commission and City Council. All meetings and hearings were fully noticed per State planning law. In addition notices were placed in the Blue Mountain Outlook, which is mailed to all property owners in the City.

8.2 RELATIONSHIP TO OTHER PLANS AND PROGRAMS

8.2.1 California Law

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

- (1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (2) The early attainment of this goal requires that cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (3) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.



- (4) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (5) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs.

Section 65581 of the Government Code states that the intent of the Legislature in enacting these requirements is:

- (1) To ensure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal.
- (2) To ensure that cities and counties prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goal.
- (3) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal as well as regional housing needs.
- (4) To ensure that each local government cooperates with other local governments to address regional housing needs.

Government Code Section 65583 outlines the required content of all housing elements including identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. Specific requirements include the following:

- (1) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The analysis should include population and employment trends; documentation of household characteristics; inventory of land suitable for residential development; governmental and other constraints to housing development; analysis of any special housing needs and an assessment of existing affordable housing developments.
- (2) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the objectives of the housing element in order to meet the housing needs of all economic segments of the community.

8.2.2 Relationship to Other Plans

The Housing Element is an integral part of the General Plan and holds strong relationships with other elements. Since residential development is a primary land use in the City, it is directly tied to the Land Use Element and must be compatible with surrounding existing and proposed land



uses. The siting of housing is also dependent upon the location of streets and transportation systems to move people from their homes to jobs, shopping, schools, and recreation facilities and to provide goods and services to the residences (Circulation Element). Homes must also be located in areas free of hazards (Public Safety Element), and away from major noise generators (Noise Element). In addition, residents are dependent upon utilities, police, fire and other public services (Public Services & Facilities Element) and require recreation facilities (Open Space & Conservation Element).

8.3 REVIEW OF ELEMENT AND PAST ACCOMPLISHMENTS

State Housing Element guidelines require all jurisdictions to include an evaluation of their previous Housing Element's action plans to determine their success. Following is a review of each action plan of the 2002 City of Grand Terrace Housing Element.

A. Actions in Support of Housing Availability and Production

Action 1.a: *The City's Community and Economic Development Department and Building & Safety Department will expedite the processing plans for proposed housing projects that are affordable to low and moderate income households.*

Response: The City maintains a project review goal of reviewing all projects and presenting them to the City Planning Commission within two months of receipt of a complete application package. This does not include those projects that require the preparation of an Environmental Impact Report (EIR) that must follow CEQA guidelines and review schedules.

Action 1.b: *The City will implement an amendment to the Barton Road Specific Plan to allow a mix of commercial and medium/high density residential development.*

Response: In 2003, the City adopted a revision to the Barton Road Specific Plan that included provisions for multi-family housing in the Office/Administrative zone. This allows previously approved and/or constructed multi-family residential development in the area bounded by Barton Road, Preston Avenue, and Palm Avenue to be removed from the "pre-existing non-conforming" category, and allows infill multiple family and mixed use development within this zoning district.

Action 1.c: *The City will implement Zoning Code provisions to allow for manufactured housing in all residential zones in accordance with State law.*

Response: In 1992, the City Zoning Ordinance was amended to allow the construction of manufactured housing in all residential zones in the City.

Action 1.d: *The City will implement Zoning Code provisions that offer density bonuses in accordance with the requirements of State density bonus law. The density bonus and incentives*



will be made available for any for-sale or rental, single family or multi-family development of five or more units, when requested by a developer who agrees to restrict affordability of the units for a minimum of 30 years, as follows:

*20% of the total units affordable to lower income households; or
10% of the total units affordable to very low income households; or
50% of the total units affordable to senior citizens.*

Additional incentives may include, but are not limited to reduced site development standards or Zoning Code requirements, direct financial assistance, reduced or deferred fees, approval of mixed use zoning in conjunction with the housing development, or other regulatory incentives which would result in an identifiable cost avoidance or reduction, or a density bonus of more than 25%. Allocation of the specific additional incentives will be made on a case-by-case basis, depending on resources available to the City from which to grant the incentive, and the particular needs of the development to ensure affordability.

Response: The City has not yet amended the Zoning Code to incorporate specific density bonus requirements per State density bonus law.

Action 1.e: *The City's Redevelopment Agency will continue to allocate funds, a process, which began in 1993, for the upgrading and expansion of the mobile home parks within the City. The City Manager's office has solicited proposals for an initial project, but has yet to receive positive response from the mobile home park owners/residents.*

Response: Although the program remains in effect conceptually, there have been no formal proposals from mobile home park owners for funds to upgrade or expand their parks. However, in 2002, the Grand Terrace Mobile Home Park, requested and was granted approval to add four units to the park. As part of the approval, the Community Redevelopment Agency contributed \$50,000 toward required offsite street improvements.

Action 1.f: *The City Manager's Office will continue to offer low interest bond financing and redevelopment tax increment assistance in the form of land write down to qualified developers for the construction of mixed use senior development, with the expectation that at least 50 – 75 senior units will be provided and a requirement that 30% of the units (at least 20) will be affordable to the "very low" income.*

Response: In 2005, the CRA approved an agreement to contribute \$9,000,000 toward the construction of an affordable senior housing project located adjacent to the City's Senior Center near the corner of Mount Vernon Avenue and Grand Terrace Road. The project includes 72 senior housing units for very low income senior, 36 housing units for low income seniors, and 12 units for moderate income households.

Action 1.g: *The Grand Terrace Redevelopment Agency, in conjunction with the City's Community & Economic Development Department and Building & Safety Department will prepare an annual report describing the results of the past year's progress in meeting the*



housing needs of the community. Specific quantifiable data is to be provided showing the proportion of the units assisted and the number of units constructed, rehabilitated and conserved.

Response: Each year, the Community Redevelopment Agency, through the City's Department of Finance, prepares an "Annual Report to the Legislative Body" as required under State Redevelopment Law. The report presents information relative to progress made in meeting affordable housing goals and a summary of how low/moderate housing funds are spent. The report is submitted to the Community Redevelopment Agency Board of Directors at the end of each calendar year.

Action 1.h: *The City Manager's Office will continue to utilize the services of the Inland Mediation Board, through an existing contract with the County of San Bernardino, for fair housing, landlord tenant dispute resolution and senior shared housing. Monthly activity reports will be obtained from the Inland Mediation Board in order to monitor local compliance with fair housing laws.*

Response: Although the services of the Inland Mediation Board are available, there have not been any landlord/tenant disputes brought before the City for resolution during the previous planning period.

Action 1.i: *The City Manager's Office will continue to utilize the services of the San Bernardino County Housing Resource Board, through an existing contract with the County of San Bernardino, to provide outreach and educational information on State and Federal fair housing laws.*

Response: Although the services of the County Resource Housing Board are available, the City has not had any requests from the general public for information regarding State and federal housing laws. In the event that requests are made, the City will use the Board's services.

Action 1.j: *The City Manager's Office will pursue participation in the San Bernardino County Mortgage Revenue Bond Financing Programs for the development of single and multi-family housing, if feasible, and as developer interest warrants.*

Response: There has been no developer interest in mortgage revenue bonds within the City over the past planning period. The program remains available in the event that interest is shown by the development community. The City's Housing Office webpage will provide a link to this County program.

Action 1.k: *The City's Community & Economic Development Department will continue to utilize the City's General Plan and Zoning Code to provide adequate, suitable sites for the development of approximately 1,008 new housing units by build out of the community, 321 of which would be affordable to low and very low income households.*



Response: As illustrated in Table 8.1, during the planning period of 1998 through 2005, 93 new residential units were approved and/or constructed within the City of Grand Terrace of which 34 were designated as affordable. These included the addition of four coach spaces to the Grand Terrace Mobile Home Park and the construction of the Father Serra Seminary with rooms for 26 students.

**Table 8.1
New Residential Units (1998 – 2005)**

Unit Type	Approved/Constructed	Affordable Units
Single Family Residential	59	0
Townhome/Condominium	0	0
Apartment	0	0
Second Unit/Guest House	4	4
Institutional	26	26
Mobile Home	4	4
Total	93	34

Action 1.l: Omitted from previous document.

Action 1.m: *The City’s Community & Economic Development Department will continue to create and maintain an inventory of vacant and underutilized sites suitable for housing development. This information will be distributed to developers in order to facilitate housing production.*

Response: All developers interested in pursuing housing projects within the City are encouraged to meet with the Community Development Director to review potential project sites. This information is made available to anyone showing interest in the community.

Action 1.n: *The City’s Community & Economic Development Department will initiate an amendment to the City’s Zoning Code to create a new R3+ zone with a density of 20 units/acre and with a density bonus to 25 units/acre to be utilized for very low income housing. This new category will be applied to Site No. 6 or other appropriate sites to meet housing needs of the City.*

Response: In 2007, the City Council adopted a new General Plan designation of Medium High Density Residential (20 units/acre) and a Zoning Code designation of R3S (Multi-Family Residential – Senior) with a density of 20 units/acre in response to a 120 unit mixed use senior housing proposal.

Action 1.o: *The City’s Redevelopment Agency will allocate funds to be committed to the “Habitat for Humanity” for the development of low-income housing.*

Response: During the previous planning period, the Habitat for Humanity did not propose any projects within the city limits of Grand Terrace. Therefore, no low-moderate income housing funds were committed.



B. Actions in Support of Housing Affordability

Action 2.a: *Continue an outreach campaign to solicit participation of private developers in affordable housing programs. This will be accomplished by compiling and subsequently maintaining a roster of interested firms, which will be notified when opportunities arise.*

Response: The City does not maintain a roster of interested firms, but continues to discuss affordable housing opportunities with interested developers.

Action 2.b: *Continue participation in the Section 8 Leased Housing Assistance Program administered by San Bernardino County Housing Authority. This will be achieved through coordinated City and County community outreach.*

Response: The City continues to participate in HUD Section 8 housing programs through an agreement with the Highlands Apartments to provide 111 residential rental units through the Section 8 program. In addition, three to four units of the Blue Mountain Villas Senior Housing project will be made available through the HUD Section 8 program. The Section 8 program provides assistance to very low to moderate income families, elderly, and disabled.

Action 2.c: *Continue operation of the City Housing Office, established in 1994, to administer and monitor City housing programs, and to provide information regarding various types of State and Federally funded housing programs available through the County of San Bernardino and the City of Grand Terrace.*

Response: The City continues to maintain a Housing Office through the Public Works Department to provide public information regarding affordable housing programs.

Action 2.d: *Continue to research the possibility of expanding Section 8, Leased Housing Assistance Program to include Section 8, existing funds to subsidize mobile home space rentals.*

Response: The City, through the Public Works Housing Office and the Community & Economic Development Department continues to monitor available housing assistance programs for mobile home space rentals.

Action 2.e: *Continue to utilize procedures for the provision of density bonuses or other incentives for housing development incorporating low- and moderate-income units.*

Response: Affordable housing density bonuses, as defined by State law, remain available for potential developers of affordable housing projects.

Action 2.f: *Federally-subsidized rental housing developments are not always financially feasible at current mortgage interest rates. In such situations, use the existing authorities of the Redevelopment Agency to issue tax-exempt mortgage revenue bonds (SB 99) to provide below-*



market rate long-term financing for such projects. These funds should be used exclusively for low-income households.

Response: The City has not issued any mortgage revenue bonds for affordable housing projects during the planning period. The City has not been approached by any developers requesting the issuance of such bonds during this period.

Action 2.g: *The City's Redevelopment Agency will issue tax exempt mortgage revenue bonds to provide long-term, below market rate financing for the construction of rental and sales housing affordable to low and moderate income households, if feasible, and as developer interest warrants.*

Response: The City has not issued any tax exempt mortgage revenue bonds for affordable housing projects during the planning period. The City has not been approached by any developers requesting the issuance of such bonds during this period.

Action 2.h: *The City's CEDD-Planning Division will continue to process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety code, as a means of providing long-term transitional housing for very low income persons.*

Response: The City Zoning Ordinance continues to permit the development of residential care facilities within the City. However, no proposed residential care projects were submitted to the City Community & Economic Development Department for review during the planning period.

Action 2.i: *The City's CEDD-Planning Division will continue to participate in and provide staff support for the various homeless programs operated by the San Bernardino County Homeless Coalition.*

Response: The Community & Economic Development Department has made staff available, but has not actively participated in County-sponsored homeless programs.

Action 2.j: *The City Manager's Office will offer to open facilities at City Hall and the City Yard to provide emergency shelter during times of extreme weather or hardship.*

Response: The City's Senior Center has been identified as an emergency shelter during extreme weather conditions.

Action 2.k: *The City Housing Office will continue to promote and operate the first time buyer purchase assistance program to rehabilitate deteriorated single family homes and then resell the homes to qualified low and moderate income households.*

Response: The City has maintained a "first time buyer" program through the Public Works Housing Office. During the planning period of 1998 through 2005, 29 single family



homes were processed through the program. Since 2005, local housing market conditions have made the provision of affordable single family units difficult due to high costs and unreasonable subsidy requirements. In the event that housing costs return to former levels, the program will be reactivated.

Action 2.1: *The City Housing Office will seek an available State grant to provide up to \$20,000 to a qualified owner/buyer for the purpose of the rehab, replacement or purchase of a mobile home with the remainder of the rehab, replacement or purchase costs to be provided by the owner/buyer of the mobile home.*

Response: The Housing Office did not seek the identified grant.

C. Actions in Support of Maintaining and Improving Housing Condition

Action 3.a: *The City Manager's Office has amended the guidelines for the Redevelopment Agency's residential rehabilitation program to include energy conservation measures as improvements eligible for assistance thereunder.*

Response: The City has established a policy that requires any residential unit that requests a rehabilitation or construction loan to comply with the energy conservation requirements of the current City Building Code.

Action 3.b: *The City Manager's Office and the City's CED Department will provide public information and technical assistance intended to encourage the continued maintenance of currently sound housing.*

Response: The Code Enforcement Division of the City Community Services Department is partially funded by Low/Moderate Housing Funds of the CRA. The program includes to issuance of public information and technical assistance to homeowners and owners of rental units regarding the maintenance of the current housing stock. In addition, the City established a rental inspection program in 2007 to inspect all rental units in the City and ensure their maintenance and upkeep. This program is funded through associated permit fees.

Action 3.c: *The City's Redevelopment Agency will continue to publicize and provide financial assistance for the rehabilitation of residences owned or occupied by low and moderate income persons. This financial assistance will be made available in the form of below market rate and deferred payment loans for home rehabilitation, matching grants for the rehabilitation of rental housing and funds for the Agency to purchase and rehabilitate housing for resale to low and moderate income households. Approximately \$1,500,000 in housing set-aside funds have been allocated for this purpose. Objectives are to rehabilitate six units and conserve six units per year.*

Response: The City has maintained a first time buyers program through the rehabilitation and resale of homes to qualified low/moderate income families. This



includes the provision of “silent second” mortgages to supplement standard mortgage programs. The last unit of the program was sold in 2005. Since then, the current housing and mortgage markets have prohibited continuation of the program. In the event that the market and home prices return to former levels, the program will be reactivated.

Action 3.d: *The City’s Redevelopment Agency will allocate funds for payment of required off-site improvements for affordable housing projects.*

Response: In 2002, the CRA contributed \$50,000 toward offsite improvements associated with the addition of four new affordable mobile home spaces at the Grand Terrace Mobile Home Park. The CRA is also contributing to offsite improvements as part of the Blue Mountain Villas Senior Housing project.

Action 3.e: *The City’s Redevelopment Agency will allow for the construction of bedroom additions with funding from its residential rehabilitation program when needed to eliminate overcrowding.*

Response: Although the program is available, no requests have been made for bedroom addition loans during the planning period.

Action 3.g: *The City’s Redevelopment Agency will allow for architectural barriers to be removed with funding from its residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons.*

Response: The City’s General Fund has included an allocation for funds to remove architectural barriers and provide ADA accessible sidewalks to residential areas of the City.

Action 3.h: *The City’s Redevelopment Agency will continue to monitor housing conditions throughout the City in order to establish target areas for rehabilitation efforts.*

Response: The City continuously monitors the conditions of housing throughout the City through its Code Enforcement program.

Action 3.i: *The City’s CEDD–Planning Division and BS/PW/H will review all changes in planned land uses to determine the cumulative impact on community facilities and municipal services, in order to assure that adequate facilities and service levels are provided to all residents.*

Response: All proposed land development projects are reviewed by the City for potential impacts to community facilities and services. This review is incorporated into the City’s mandatory CEQA review process.

Action 3.j: *The City’s Community Services Department and CEDD–Planning Division and BS/PW/H will continue existing code enforcement efforts and explore new methods for eliminating deteriorated or unsightly property conditions in residential areas.*



Response: The City's Code Enforcement Program is continuously maintained and funded annually. In 2007, the City established a new rental inspection program designed to ensure the proper maintenance of all rental units within the City.

Action 3.k: *The City Manager's Office and the City's CEDD-Planning Division will assist in distributing information to the public regarding energy audits that are performed by the Southern California Edison Company.*

Response: The City has not actively worked with SCE to distribute public information regarding energy audits. However, it makes the local City newspaper (The Blue Mountain Outlook) and City community activities (Grand Terrace Days) available to all utility agencies for the presentation of public information regarding energy conservation.

Action 3.l: *The City's BS/PW/H-Building Division will continue to require the incorporation of energy conserving appliances, fixtures and other devices into the design of new residential units as means to reduce long-term housing costs and enhance affordability.*

Response: The City Building & Safety Department continuously requires compliance with energy conservation requirements established by the Building Code and Title 24.

Action 3.m: *The City's BS/PW/H-Building Division will continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code as a means to lower long-term housing costs.*

Response: The City Building & Safety Department continuously requires compliance with energy conservation requirements established by the Building Code and Title 24.

Action 3.n: *The City's CEDD will continue recommending that tall shady trees be planted on the southwest exposure to minimize the use of energy and reduce housing costs*

Response: Landscape plans are required for all proposed new buildings or major expansions. The CEDD includes a review of these plans for compliance with the City's landscape guidelines.

8.4 COMMUNITY PROFILE

To effectively determine the present and future housing needs for the City of Grand Terrace, population variables, such as demographic and socio-economic characteristics and trends must first be analyzed. The following description of the community of the City of Grand Terrace is a capsulation of available data from the 1990 & 2000 U.S. Census Report, projections from Southern California Association of Governments (SCAG), and various other informational sources.



8.4.1. Population Trends and Projections

8.4.1.1 Population

The City of Grand Terrace was incorporated as a general law City on November 7, 1978. Since its incorporation in 1978, the City’s population has grown 46.3 percent, from approximately 8,100 persons in 1978 to 11,626 persons in 2000¹. Most of this growth, over 75% of the population growth that has occurred after incorporation, occurred between 1978 and 1990, when the City’s population reached 10,946². Population forecasts through the year 2020 are presented in Table 8.2. By the year 2020, Grand Terrace’s residential community is expected to reach build-out, achieving a population of 13,816, an 18.8% increase over 2000 levels.

**Table 8.2
Comparative Population & Housing Data 1970 – 2020**

	1970	1980	1990	2000	2020
Population					
Total Population	5,901	8,498	10,946	11,626	13,816
Group Quarters	-	-	110	101	-
Resident Population	-	-	10,836	11,525	-
Housing					
Total Units	1,917	3,282	4,059	4,458	5,280
Households	-	-	3,856	4,221	5,065
Household Size	3.14	2.76	2.81	2.70	2.70

Source: All 1970, 1980, 1990, and 2000 data is from the U.S. Census of that year.
2020 data was derived from the SCAG San Bernardino East Valley Model (10/96)

Table 8.3, below, compares population growth and changes in the City of Grand Terrace with the population for the County of San Bernardino for the ten-year period 1990-2000. During that time, the population in Grand Terrace increased by 6.2%, a very modest rate when compared to the 20.5% population growth experienced by the County overall.

¹ 2000 U.S. Census

² 1990 U.S. Census



Table 8.3
Population Growth of City of Grand Terrace and County Of San Bernardino
1990 & 2000 Census

	City of Grand Terrace		County of San Bernardino	
	1990 Census	2000 Census	1990 Census	2000 Census
Total Population	10,946	11,626	1,418,380	1,709,434
Percent Change in Total Population 1990-2000	+6.2%		+20.5%	

8.4.1.2 Household Composition, Size and Tenure

The City’s population of 11,626 persons is estimated to reside in 4,221 households with an average of 2.70 persons per household. Within these households, the Census reports that 3,052 (72.3%) were family households. Of these family households, 54% were married family households. Non family households in the City total 1,169 (27.7%) of the total number of households. As Table 8.4 demonstrates, the City and County of San Bernardino have similar household compositions. At build-out, the City is expected to have a total of 5,065 households.

Table 8.4
Household Composition
City of Grand Terrace and County of San Bernardino
2000 Census

Household Type	City		San Bernardino Co.	
	Number	%	Number	%
Family Households	3,052	72.3	404,327	76.5
With own children < 18 years	1,479	35.0	230,916	43.7
Married couple family	2,282	54.1	294,701	55.8
With own children < 18 years	1,057	25.0	163,656	31.0
Female householder	568	13.5	78,189	14.8
With own children < 18 years	315	7.5	49,345	9.3
Non-Family Households	1,169	27.7	124,267	23.5
Householder living alone	915	21.7	97,482	18.4
Householder > 65 years	237	5.6	34,822	6.6
Total Households	4,221	100.0	528,594	100.0
Average Household Size	2.70		3.15	
Average Family Size	3.15		3.58	



Of the 4,221 occupied units in the City of Grand Terrace. Sixty five percent (65%) are owner-occupied and 35% are renter-occupied. Housing tenure is an indicator of the housing market. Communities need an adequate supply of both to be able to provide a range of housing alternatives for households with varying incomes, household sizes and compositions, and lifestyles. As shown in Table 8.5 below, the tenure of housing in the City of Grand Terrace is nearly identical to that in the County of San Bernardino.

**Table 8.5
Housing Tenure for Grand Terrace and County of San Bernardino
2000 Census**

Tenure	City of Grand Terrace		County of San Bernardino	
	Units	%	Units	%
Owner Occupied	2,745	65%	340,933	64.5%
Renter Occupied	1,476	35%	187,661	35.5%
Total Occupied Units	4,221	100%	528,594	100%

8.4.1.3 Ethnicity

As indicated by the 2000 Census, and presented in Table 8.6, the City of Grand Terrace is predominately a White community, constituting 74 percent of the total population. Persons of Hispanic or Latino heritage and origin represent the next largest ethnic group, comprising 25 percent of Grand Terrace’s population. Between 1990 and 2000, Grand Terrace experienced a modest decrease in the proportion of Whites compared to Hispanic or Latino populations. The proportions of Blacks, Asians and other ethnic groups in the City remained relatively unchanged during the 1990-2000 period.

Ethnicity for the County of San Bernardino is also presented in Table 8.6. Between 1990 and 2000, the County experienced a decrease in the proportion of Whites, from 73 percent to 59 percent, and an increase in Hispanic or Latino populations, from 27% to 39%. The proportions of Blacks, Asians and other ethnic groups in the County remained relatively unchanged during the 1990-2000 period.



**Table 8.6
Ethnic Composition of City of Grand Terrace and County Of San Bernardino
1990 & 2000 Census**

	City of Grand Terrace		County of San Bernardino	
	1990 Census	2000 Census	1990 Census	2000 Census
Total Population	10,946	11,626	1,418,380	1,709,434
White Population				
Number of Residents	8,779	8,575	1,035,328	1,006,960
Percent of Total Population	80%	74%	73%	59%
Hispanic or Latino (of any race) Population				
Number of Residents	1,991	2,954	378,582	669,387
Percent of Total Population	18%	25%	27%	39%
Black Population				
Number of Residents	413	537	114,934	155,348
Percent of Total Population	4%	5%	8%	9%
Asian				
Number of Residents	642	653	54,772	80,217
Percent of Total Population	6%	6%	4%	5%
Other				
Number of Residents	1,861	16%	213,346	466,909
Percent of Total Population	17%	16%	15%	27%

8.4.1.4 Age Characteristics

The distribution of population by age groups is an important factor in determining the general population make up and possible future housing needs. A breakdown of the City of Grand Terrace’s and San Bernardino County’s population by age for 1990 and 2000 is presented in Table 8.7. As seen in this Table, the percentage of the City’s age groups have remained relatively stable over the 10 year period. The median age for the City increased from 32.2 years to 35.3 years between 1990 and 2000.

Population by age of the County of San Bernardino is similar to that of the City. The median age for the County increased from 29.3 years to 30.3 years between 1990 and 2000.



**Table 8.7
Age of Population for Grand Terrace and County of San Bernardino
1990 & 2000 Census**

	City of Grand Terrace		County of San Bernardino	
	1990 Census	2000 Census	1990 Census	2000 Census
Total Population	10,946	11,626	1,418,380	1,709,434
Population Under 5 Years				
Number of Residents	905	756	138,342	143,076
Percent of Total	8%	7%	10%	8%
Population				
Population 5-19 Years				
Number of Residents	2,141	2,627	300,881	463,192
Percent of Total	22%	23%	21%	27%
Population				
Population 20-34 Years and Over				
Number of Residents	2,783	2,368	384,148	364,607
Percent of Total	25%	20%	27%	21%
Population				
Population 35-49 Years and Over				
Number of Residents	2547	2873	282,249	385,308
Percent of Total	23%	25%	20%	23%
Population				
Population 50-64 Years and Over				
Number of Residents	1,279	1,748	145,627	206,792
Percent of Total	12%	15%	10%	12%
Population				
Population 65 and Over				
Number of Residents	1,019	1,245	124,900	146,459
Percent of Total	9%	11%	9%	9%
Population				
Population Median Age	32.2	35.3	29.3	30.3

8.4.1.5 Household Income Characteristics

Household income is a primary factor addressing housing needs in a community because the ability of a household to afford housing is related to the household’s income. The 2007 median income for a four-person household within the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA) is \$59,200. The County median of \$59,200 is used to determine the income category a four-person household falls into, as shown in Table 8.8.



**Table 8.8
Household Income Categories
(4 Person Household)**

Category	Percent of Median Income	Income Range
Extremely Low	30% or Less of Median	≤ \$17,760
Very Low	31% to 50% of Median	\$18,352 - \$29,600
Low	51% - 80% of Median	\$30,192 - \$47,360
Moderate	81% - 120% of Median	\$47,952 - \$71,040
Above Moderate	Over 120% of Median	≥ \$71,041
Median Income		\$59,200

Table 8.9 shows the household income characteristics for all income groups within the City of Grand Terrace, based on the median income noted above. This Table shows that approximately 34% of renter households fall into the low income (extremely low, very low and low) categories, and that approximately 20% of owner households fall into the lower income categories, as well. In comparison, approximately 66% and 80% of renter and owner households, respectively, fall into the moderate and above income categories.

**Table 8.9
City of Grand Terrace Household Income Distribution
SCAG 2007, based on 2000 Census**

Income Category*	Renter		Owners	
	Households	Percent	Households	Percent
Extremely Low (Less than 30%)	85	5.9%	94	3.5%
Very Low (31% to 50%)	98	6.7%	190	7.1%
Low (51% to 80%)	310	21.4%	255	9.3%
Moderate and above (Over 81%)	955	66.0%	2200	80.1%
Total Households	1,448	100%	2,739	100%

*% of County median income

Table 8.10 compares the City’s total income distribution with that of San Bernardino County. This Table shows that the City has a lesser percentage of households within the lower income categories than the County. Also, the City has a higher percentage of households in the moderate and above income categories.



Table 8.10
Household Income Distribution
City of Grand Terrace and County of San Bernardino
SCAG 2007, based on 2000 Census

Income Category*	City of Grand Terrace		San Bernardino County	
	Households	Percent	Households	Percent
Extremely Low (Less than 30%)	179	4.3%	7,905	13.1%
Very Low (31% to 50%)	288	6.8%	8,135	13.5%
Low (51% to 80%)	565	13.5%	11,670	19.4%
Moderate and above (Over 81%)	3,155	75.3%	32,595	54%
Total Households	4,187	100%	60,305	100%

*% of County median income

The household income distribution groups listed in Tables 8.9 and 8.10 are shown as categorized by the Regional Housing Needs Assessment for purposes of the Housing Element and identifying the City’s housing needs. Household income levels within the City are quite varied as shown in Table 8.11 below.

Table 8.11
Household Income In Grand Terrace
1990 & 2000 Census

Income	1990 CENSUS		2000 CENSUS	
	No. of Households	Percent of Households	No. of Households	Percent of Households
Less than \$ 5,000	51	1.30%	21	0.50%
\$ 5,000 - \$ 9,999	123	3.20%	125	3.00%
\$ 10,000 - \$14,999	135	3.50%	187	4.50%
\$ 15,000 - \$24,999	462	11.90%	449	10.70%
\$ 25,000 - \$34,999	592	15.20%	354	8.40%
\$ 35,000 - \$49,999	821	21.10%	730	17.40%
\$ 50,000 - \$74,999	971	25.00%	1,169	27.90%
\$ 75,000 - \$99,999	474	12.20%	676	16.10%
\$100,000 - \$149,999	185	4.80%	357	8.50%
\$150,000 or more	76	2.00%	128	3.30%
Total Households	3,890	100.00%	4,196	100.00%*
Median Household Income		\$45,127		\$53,649

*Differences due to rounding



8.4.2 Housing Trends And Projections

8.4.2.1 Historic Residential Construction Trends

Table 8.12 shows residential construction activity in Grand Terrace for the period from 1998 to 2008. This data is tabulated based on the 2000 Census housing unit count and City Building permit records since 1998. During the previous planning period 1998-2005 93 units were constructed, four of which were constructed by the City of Grand Terrace Redevelopment Agency through their first time homebuyer program. The rapid growth that has occurred in many San Bernardino County cities during the 1998-2005 planning period did not occur to the same extent in Grand Terrace. However, during the first three years of the current planning period, 215 new building permits were issued. The bulk of which were multiple family dwelling permits, and mainly the Agency subsidized Blue Mountain Senior Villas affordable housing development.

**Table 8.12
Residential Building Permits
In Grand Terrace
1998-2005**

Building Permits Issued per Year				Cumulative Total Dwelling Units By Year			
Year	Single Family Dwelling Units	Multi Family Dwelling Units	Total Dwelling Units Constructed	Single Family Dwelling Units	Multi Family Dwelling Units	Mobile Homes	Total Dwelling Units
Existing Units Per 1990 Census (adjusted based on 2000 Census housing counts)				2,698	770	305	3,773
1998	1	0	1	2,803	1,326	305	4,434
1999	13	0	13	2,816	1,326	305	4,447
2000	14	0	14	2,830	1,326	305	4,461
2001	9	0	9	2,839	1,326	305	4,468
2002	1	4	5	2,840	1,330	309	4,470
2003	4	26	30	2,844	1,356	309	4,500
2004	19	0	19	2,863	1,356	309	4,519
2005	2	0	2	2,865	1,356	309	4,521
2006	25	52	77	2,890	1,408	309	4,598
2007	3	14	17	2,893	1,422	309	4,615
*2008	1	120	121	2,894	1,542	309	4,736
Total 1998-2005	63	30	93	2,894	1,542	309	4,736

* 2008 estimates are as of October 14, 2008.



As illustrated by the 2000 State Department of Finance figures shown in Table 8.13, 66 percent of Grand Terrace’s housing units are single family; 28 percent are multi-family and 6 percent are mobile homes. These percentages of single family units relative to multi-family and mobile homes are fairly comparable to that of adjacent cities, including Colton, Loma Linda and Redlands. The overall percentage of single family homes in the County is 72%, slightly higher than Grand Terrace and the adjacent cities.

**Table 8.13
Dwelling Unit Types in Grand Terrace, Selected Cities and the County of San Bernardino
2000 State of California Department of Finance**

Total Units		Single Family			Multi-family			Mobile Home	
		Detached Units	Attached Units	% Single Family	2 to 4 Units	5+ Units	% Multi-Family	Homes	% Mobile Homes
Grand Terrace	4,791	2,976	184	66%	186	1,155	28%	290	6%
Colton	15,911	9,031	475	60%	1,279	4,288	35%	838	5%
Loma Linda	8,208	3,520	793	53%	1,078	2,279	41%	538	7%
Redlands	24,727	15,668	1,038	68%	2,422	4,708	29%	891	4%
Total County	610,317	418,949	22,964	72%	40,117	83,459	20%	44,828	7%

8.4.2.2 Age of Residential Structures

The age of a structure has a significant effect on its physical condition. However, by itself, age is not a valid indicator of housing condition, since proper care and continued maintenance will extend the physical and economic life of a unit. One the other hand, a lack of normal maintenance coupled with an aging housing stock can lead to the serious deterioration of individual units and entire neighborhoods.

According to the 2000 Census, approximately 2,973 units (67.6 percent of the City’s housing stock) were more than 25 years old. Proper and continued maintenance of older housing is important in extending the life of a home. It also is important in maintaining the general well-being of the surrounding neighborhoods.

Although two-thirds of the housing stock is over 25 years old, most residential structures are well maintained. An exterior windshield housing survey was conducted in March of 2008. This sample survey was limited to those areas in the City where the housing stock is known to be older, and included approximately 22% of the City’s housing stock. The windshield survey categorized the condition of the housing stock into three levels: those needing no rehabilitation; those needing moderate rehabilitation such as exterior repainting or missing roof shingles; and those needing substantial rehabilitation, such as sagging roofs or walls.



The sample survey found that approximately 79 units may need moderate rehabilitation and only two units may need substantial rehabilitation. This suggests that overall the City’s housing stock is in good condition. This estimate seems reasonable given that the housing market was strong during the previous housing planning period, and rising property values encouraged homeowners to make necessary repairs. Also, the City is proactive in ensuring that properties are well maintained.

8.4.2.3 Overcrowding

The size of residential structures (number of rooms including bathrooms, halls, closets, and kitchens.) is an important factor in assessing whether the housing stock is adequately accommodating the community’s population. An average size residential unit has five rooms (kitchen, dining/family room, living room and two bedrooms), according to the U.S. Census, and can accommodate a family of up to five without being considered overcrowded. Overcrowding is said to occur when there is more than one resident per room, excluding bathrooms, and severe overcrowding exists when there are more than 1.5 residents per room. According to the 2000 Census and as summarized in Table 8.14, only 2 percent of owner-occupied households are experiencing overcrowding, while 11.8% of renter-occupied housing are experiencing overcrowding. Of the 11.8%, half are experiencing severe overcrowding conditions. This demonstrates that overcrowding is more prevalent in renter-occupied housing, and is comparable to San Bernardino County. However, Grand Terrace maintains a low incidence of severe overcrowding than the County.

**Table 8.14
Overcrowding by Household Income
City of Grand Terrace and San Bernardino County
2000 Census**

	City of Grand Terrace		County of San Bernardino	
	Households	Percent	Households	Percent
Owner Occupied	4,221		341,0144	
Overcrowded	57	2%	17,958	5.3%
Severely Overcrowded	0	0%	16,669	4.9%
Renter Occupied	1,476		187,580	
Overcrowded	175	11.8%	19,253	10.3%
Severely Overcrowded	84	5.7%	23,503	12.5%

8.4.2.4 Vacancy Rates

The residential vacancy rate, a translation of the number of unoccupied housing units on the market, is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. Concomitantly, a low vacancy rate drives the cost of housing upward to the disadvantage of prospective buyers or renters.



In a healthy housing market, the vacancy rate would be between 5.0 and 8.0 per cent. These vacant units should be distributed across a variety of housing types, sizes, price ranges and locations within the City. This allows adequate selection opportunities for households seeking new residences.

The 2000 State Department of Finance reports estimate a City-wide vacancy rate for Grand Terrace of 5.0 percent, suggesting a healthy balance between housing supply and demand. This rate compares favorably to the County, which was recorded by the State Department of Finance to have an overall vacancy rate of 14.5%.

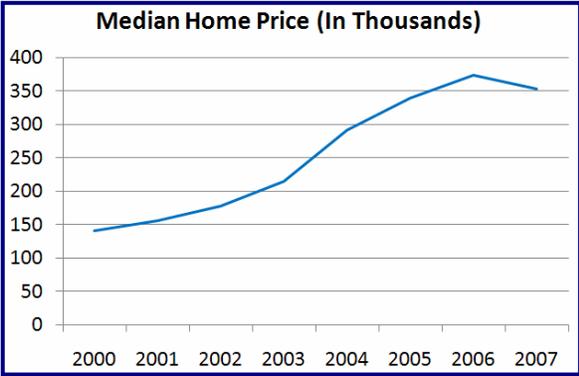
8.4.2.5 Housing Affordability

The State of California Department of Housing and Community Development (HCD) publishes affordable housing income limits for states and regions. The HUD 2007 income limits for low and moderate income groups for the Riverside –San Bernardino-Ontario Metropolitan Statistical Area (MSA) are summarized in Table 8.15. As noted, the 2007 median income for a four-person household in San Bernardino County is \$59,200 per year.

**Table 8.15
Affordable Income Ranges
(4 Person Household)**

Category	Percent of Median Income	Income Range
Extremely Low	30% or Less of Median	≤ \$17,760
Very Low	31% to 50% of Median	\$18,352 - \$29,600
Low	51% - 80% of Median	\$30,192 - \$47,360
Moderate	81% - 120% of Median	\$47,952 - \$71,040
Above Moderate	121% or more of Median	More than \$71,040
Median Income		\$59,200

According to State and Federal standards for housing overpayment, a household should pay no more than 30 percent of its gross income on housing. Households paying greater than 30 percent have limited remaining income for other necessities such as food, clothing, and health care. Above-Moderate households, which are households earning more than 120% of median income, are generally capable of paying a larger proportion of their income for housing; therefore, estimates of housing overpayment generally focus on lower income groups.





Based on these guidelines that households should not spend more than 30 percent of their gross income on housing, Table 8.16 estimates the maximum housing costs affordable to Extremely Low, Very Low Income, Low Income and Moderate Income households in Grand Terrace. The rents shown do not include allowance for utilities that may impose additional costs to the renter of \$50 to \$100 per month, depending on which utilities the renter is responsible for paying. Renters may be required to cover water, sewer and trash pickup costs in addition to the usual electric, gas and phone. The addition of these costs may cause rental of a unit that would otherwise be affordable to become a condition of overpayment. The maximum purchase price includes payment on principal and interest, and an assumed 1.25% allocation for taxes and homeowner insurance. Taxes and insurance may exceed the assumed 1.25% in newer areas subject to assessments, Mello-Roos districts or high fire hazard. A 10 percent down payment and a 6 percent interest rate are assumed, reflecting 2007 market conditions.

**Table 8.16
City of Grand Terrace
Affordable Housing Prices and Rents by Income Group**

Income Category	Median Income (4-Person Household)¹	Maximum Home Purchase Price	Maximum Home Rental Rate
Extremely Low	Less Than \$17,760	\$60,000	\$444/month
Very Low	\$18,352 - \$29,600	\$90,300	\$740/month
Low	\$30,192 - \$47,360	\$176,200	\$1,183/month
Moderate	\$47,952 - \$71,040	\$270,100	\$1,776/month

¹ HUD Affordability requirements, April 2007.
Median income: \$59,200.00

Note: Calculation of affordable rent is based on a monthly payment of 30 percent of gross household income. Calculation of affordable home sales price based on down payment of 10 percent, annual interest rate of 6 percent, 30-year fixed rate mortgage, and monthly payment of 30 percent of gross income.

As shown Table 8.16, the maximum housing costs affordable to an Extremely Low Income four-person household are \$60,000 to purchase a home and \$444 a month to rent a home. For a Very Low Income four-person household are \$90,300 to purchase a home and \$740 per month to rent a home. For a Low Income four-person household the maximum affordable housing costs are \$176,200 to purchase a home and \$1,183 per month to rent a home. For a Moderate Income four-person household the maximum affordable housing costs are \$270,100 to purchase a home and \$1,776 per month to rent a home.

For comparison purposes, Table 8.17 shows historic single family home sales for the City of Grand Terrace from 1997 to 2007. This Table shows that the average cost per square foot in 2007 is three times more than the cost was in 1997.



**Table 8.17
Historic Single Family Home Sales
Grand Terrace (Zip Code 92313)**

Year Sold	Avg. # Bedrooms	Avg. # Baths	Number Sold	Avg. Square Feet	Avg. Cost/Sq. Ft.	Avg. Sale Price
1997	3.37	2.17	85	1,668	\$74.59	\$124,452
1998	3.40	2.17	94	1,708	\$76.38	\$130,229
1999	3.44	2.11	102	1,654	\$84.81	\$140,271
2000	3.53	2.22	104	1,829	\$85.04	\$155,570
2001	3.49	2.18	123	1,699	\$99.44	\$168,915
2002	3.42	2.17	127	1,691	\$113.40	\$191,748
2003	3.52	2.20	125	1,729	\$136.67	\$236,329
2004	3.46	2.07	143	1,807	\$169.47	\$306,231
2005	3.40	2.12	54	1,682	\$204.65	\$344,130
2006	3.35	2.11	93	1,598	\$250.59	\$400,438
2007	3.38	2.01	28	1,756	\$234.39	\$411,593

Late 2007 home sales listing in local newspapers indicate that the average sales price for a single family residence in the City of Grand Terrace is approximately \$230 per square foot. Assuming this average per foot price, a typical three bedroom, two bath home of 1,500 square feet costs \$345,000, approximately 22 percent above the Moderate Income maximum purchase price.

A search of current market housing rental rates on Craigslist.com revealed average monthly rates of \$1,088 for two bedroom homes, and average monthly rates of \$1,528 for homes with three or more bedrooms. This means that two bedroom homes would not be affordable to extremely low and very low income households, and only higher income households could afford homes with three bedrooms or more.

8.4.2.6 Overpayment

According to SCAG, and as shown on Table 8.18 below, a significant number of lower income households in the City of Grand Terrace are overpaying for housing. That is, paying more than 30% of their gross income towards housing costs. Specifically, 67% of all lower income (extremely low, very low and low) renter households and 57% of lower income owner households are overpaying for housing.



**Table 8.18
Overpayment by Household Income
City of Grand Terrace
SCAG 2007, based on 2000 Census**

Income Category*	Renters		Owners	
	Households	Percent	Households	Percent
Extremely Low Households	85		94	
Households Overpaying	65	76.5%	85	90.4%
Very Low Households	98		190	
Households Overpaying	85	86.7%	100	52.6%
Low Households	310		255	
Households Overpaying	180	58%	125	49%
Moderate Households	955		2,200	
Households Overpaying	25	2.6%	329	15%

* % of County median income

Although the City has a smaller percentage of its total households within the lower income categories than San Bernardino County, the City has a higher percentage of its lower income households overpaying for housing than San Bernardino County, and other neighboring cities.

Overall, 62% of the City’s households (both renter and owner occupied households) were overpaying for housing. In neighboring communities such as the cities of Riverside, Loma Linda, Colton and San Bernardino, the percentage of lower income households overpaying ranged from 43% to 55%, with Loma Linda being the highest.

Overpayment disproportionately affects extremely low, -very low and -low-income households more so than higher income households. Low-income households that are overpaying for housing, frequently have insufficient resources for other critical essentials including food and medicine. This is a significant hardship for many workers, families and seniors.

8.5 HOUSING NEEDS

8.5.1 Existing Needs

Although the Regional Housing Needs Assessment (RHNA) included analysis of each community’s existing need, the California Department of Housing and Community Development has indicated that the existing need analysis was to be used as a guide in identifying adequate sites to accommodate the projected growth, and in identifying and establishing appropriate programs and policies. The analysis determined that the City should have a total of 1,225 housing units, well below the 4,401 currently occurring in the City.



The differences between the projected goals and what was achieved is primarily measured by the Regional Housing Needs Allocation Model. Southern California Association of Governments (SCAG) establishes the RHNA for the City of Grand Terrace. The RHNA identifies the City’s existing and future housing need broken down into four household income categories:

- “Very Low” - less than 50 percent of the median income
- “Low” - 50 to 80 percent of the median income;
- “Moderate” - 80 to 120 percent of the median income; and
- “Above Moderate” - more than 120 percent of the median.

The previous planning period (1998-2005), shown in Table 8.19 below, included the following RHNA target numbers:

**Table 8.19
Regional Housing Need Assessment
1998 – 2005 Target**

Income Level	RHNA Target
Very Low	39
Low	33
Moderate	52
Above-Moderate	120
Total	244

The 2000-2005 Housing Element identified that the City contained adequate residentially zoned sites to accommodate 244 additional residential units, as required by Housing Element law. As indicated previously, the City did not experience the significant housing boom within the 200-2005 cycle that many of the surrounding jurisdictions did due to its geographic limits. Ninety-three units were constructed during this program cycle, and 34 were affordable units. The City conserved 111-low income rental units at the Highlands Apartments that were at risk to convert to market rate units in 1999, through the use of its housing set-aside funds to secure these units until 2030.

8.5.2 2006-2014 RHNA

In June 2007, SCAG issued new RHNA target numbers for the current planning period. Table 8.20 lists the 2006-2014 allocation for the City of Grand Terrace by income category.



**Table 8.20
Regional Housing Need Assessment
2006 – 2014 Target**

Income Level	RHNA Target
Very Low	80
Low	55
Moderate	63
Upper	131
Total	329

8.5.3 Resource Inventory

8.5.3.1 Land Inventory

State planning law requires that all Housing Elements provide an inventory of available land that may be used for affordable housing projects. The available properties must include the following:

- Vacant residentially zoned sites
- Vacant non-residentially zoned sites that allow residential uses
- Underutilized residentially zoned sites, which are capable of being developed at a higher density or with greater intensity.
- Non-residentially zoned sites that can be redeveloped for and/or rezoned for residential uses.



An inventory of all currently vacant or underutilized parcels currently zoned for residential development or that permits residential development was prepared. Table 8.21 through Table 8.26 lists all parcels by Assessor’s Parcel Number, current zoning and General Plan designation, acreage, and realistic development density.



Table 8.21 Single Family Residential Hillside (RH) Zoned Properties

Parcels zoned RH are found along the west side of Blue Mountain. The permitted density within the RH zone is one dwelling unit per acre. These parcels are characterized as large rural residential lots on steep hilly terrain and numerous development constraints including steep slopes, landslide potential, high fire hazards, sensitive habitat, excessive grading requirements, limited access, and utility constraints. In consideration of the existing topography and other physical constraints the City requires that development be subject to a specific plan or master plan to establish site development standards such as setbacks, height limits and density, on a project by project basis. Although the specific plan would allow flexibility in design and development standards, these parcels are typically considered too expensive for affordable housing due to the development constraints. Based on an analysis of the properties, the realistic capacity within the RH zone is 72 additional single family lots.

**Table 8.21
RH Zoned Available Parcels**

APN	General Plan	Condition	Acreage	Allowable Density	Realistic Unit Capacity
0276-251-01	Low Density Residential	Vacant	28.94	1 du/ac	19 @ 0.65 du/ac
0276-491-01	Hillside-Low Density Residential	Vacant	5.48	1 du/ac	5 @ 1 du/ac
0276-491-02	Hillside-Low Density Residential	Vacant	1.02	1 du/ac	1 @ 1 du/ac
0282-192-16	Hillside-Low Density Residential	Vacant	2.16	1 du/ac	2 @ 1 du/ac
1178-061-01	Hillside-Low Density Residential	Vacant	44.81	1 du/ac	23 @ 0.5 du/ac
1178-251-01	Hillside-Low Density Residential	Vacant	42.91	1 du/ac	22 @ 0.5 du/ac
Total	-	-	125.32	-	72

Table 8.22 Single Family Residential - 20,000 sq. ft. min. (R1-20) Parcels

R1-20 parcels are typically characterized as larger rural residential parcels at the foot of Blue Mountain. Minimum lot size is 20,000 square feet (1/2 acre). These parcels are typically constrained by steeper slopes, limited access and utilities, and high fire hazards, although not as much as Residential Hillside (RH) lots. Non-vacant parcels within this zone consist of older homes on large lots that may be classified as





underutilized, and that could be subdivided. Residential development standards for the R1-20 zone district are contained in Table 8.33, and most single family development can meet these standards. Permissible density within this zone district is 1-2 dwelling units per acre, and approximately 64 additional single family residential units could be accommodated in this zone district.

**Table 8.22
R1-20 Zoned Available Parcels**

APN	General Plan	Condition	Acreage	Allowable Density	Realistic Unit Capacity
0275-083-03	Low Density Residential	Underutilized	3.39	1-2 du/ac	3 @ 1 du/ac
0275-083-34	Low Density Residential	Underutilized	3.09	1-2 du/ac	3 @ 1 du/ac
0276-421-06	Low Density Residential	Underutilized	2.65	1-2 du/ac	2 @ 1 du/ac
0276-431-08	Low Density Residential	Underutilized	3.15	1-2 du/ac	4 @ 1.25 du/ac
0276-431-09	Low Density Residential	Underutilized	2.72	1-2 du/ac	2 @ 1 du/ac
1178-241-03	Hillside-Open Space	Vacant	10.00	1-2 du/ac	15 @ 1.5 du/ac
1178-161-76	Low Density Residential	Vacant	2.59	1-2 du/ac	3 @ 1 du/ac
1178-191-02	Low Density Residential	Underutilized	18.00	1-2 du/ac	18 @ 1 du/ac
1178-231-02	Low Density Residential	Vacant	1.77	1-2 du/ac	2 @ 1 du/ac
1178-241-01	Low Density Residential	Underutilized	8.00	1-2 du/ac	12 @ 1.5 du/ac
Total	-	-	55.36	-	64

Table 8.23 Single Family Residential - 10,000 sq. ft. min. (R1-10) Parcels

R1-10 parcels are characterized as a transition zone between the more rural R1-20 lots and standard 7,200 square foot single family lots. The minimum lot size is 10,000 square feet and they are generally located along the foot of Blue Mountain in areas of milder slopes and fewer constraints than R1-20 and RH lots. Underutilized lots in this zone district consist of large lots with only one residential unit that could be subdivided. Permissible density within this zone district is 1-4 dwelling units per acre. Residential development standards for this zone district are contained in Table 8.33. For single family development, the development standards are typically not a constraint, and can be met. Realistic density is 3 dwelling units per acres, and the identified parcels could support a total of 28 additional units.



**Table 8.23
R1-10 Zoned Available Parcels**

APN	General Plan	Condition	Acreage	Allowable Density	Realistic Unit Capacity
0276-401-12	Low Density Residential	Underutilized	1.02	1-4 du/ac	2 @ 2 du/ac
0276-401-16	Low Density Residential	Vacant	0.87	1-4 du/ac	2 @ 2 du/ac
0276-401-18	Low Density Residential	Underutilized	0.79	1-4 du/ac	2 @ 2.5 du/ac
0276-401-19	Low Density Residential	Underutilized	1.01	1-4 du/ac	2 @ 2 du/ac
0276-401-20	Low Density Residential	Underutilized	0.99	1-4 du/ac	2 @ 2 du/ac
0276-401-21	Low Density Residential	Underutilized	1.59	1-4 du/ac	2 @ 1 du/ac
0276-411-02	Low Density Residential	Vacant	3.10	1-4 du/ac	9 @ 3 du/ac
0276-411-27	Low Density Residential	Vacant	1.67	1-4 du/ac	5 @ 3 du/ac
0267-411-28	Low Density Residential	Vacant	0.65	1-4 du/ac	2 @ 3 du/ac
Total	-	-	11.69	-	28

Table 8.24 Single Family Residential – 7,200 sq. ft. min. (R1-7.2) Parcels

The R1-7.2 residential zone is the standard zone for typical single family development in the City. Lots are typically 7,200 square in size and were created in larger subdivisions. Permitted density in this zone district is 1-5 dwelling units per acre. Residential development standards for this zone district are contained in

Table 8.33. The development standards are typical for single family development and similar to surrounding jurisdictions. They are not a constraint to single family development. Remaining R1-7.2 available lots are generally older infill lots or residences on larger lots that could be subdivided to create additional housing opportunities. Lots created under this zone designation can be developed in accordance with the





development standards, and it is anticipated that approximately 23 units could be accommodated in the R1-7.2 zone district.

**Table 8.24
R1-7.2 Zoned Available Parcels**

APN	General Plan	Condition	Acreage	Allowable Density	Realistic Unit Capacity
1167-161-31	Low Density Residential	Vacant	0.88	1-5 du/ac	3 @ 4 du/ac
1167-201-03	Low Density Residential	Vacant	2.61	1-5 du/ac	10 @ 4 du/ac
1167-281-03	Low Density Residential	Underutilized	0.93	1-5 du/ac	3 @ 3 du/ac
1167-291-01	Low Density Residential	Underutilized	1.07	1-5 du/ac	2 @ 1.5 du/ac
1167-291-02	Low Density Residential	Underutilized	2.68	1-5 du/ac	5 @ 2 du/ac
Total	-	-	8.17	-	23

Table 8.25 Multi-Family Residential (R2) Parcels

R-2 zoned parcels allow for standard single family residential units and lower density multi-family residential units including duplexes, triplexes, and fourplexes. These residential units are permitted by right. Permitted density in this zone district is 1-9 dwelling units per acre. Many of these lots are located on the west side of the City and are currently occupied by older rural residential units. Residential development standards for this zone



district are contained in Table 8.33. The underutilized sites identified below each contain an existing residence. Given the sizes of these lots there is adequate underutilized area to be able to accommodate additional units. Additionally, because of the existing residence it is likely that at most one or two residential units would be accommodated, as identified in Table 8.26, resulting in duplexes and/or triplexes. With this small level of development, the existing residential uses are not a constraint to development on these lots because they can usually be incorporated into the design of development. It is anticipated that a minimum of 39 multiple family units could be constructed under the permitted base density. There is the ability for developers to apply for density bonuses that would allow densities greater than that permitted, and development



incentives which would include a relaxing of development regulations, such as setbacks, parking and height standards. Further, it should be noted that two of the sites have been identified as possible sites that could be re-zoned to accommodate affordable housing units. This concept is further discussed in Section 8.5.3.4.

**Table 8.25
R2 Zoned Available Parcels**

APN	General Plan	Condition	Acreage	Allowable Density	Realistic Unit Capacity
0275-211-05	Medium Density Residential	Underutilized	1.18	1-9 du/ac	4 @ 3.3 du/ac
0275-211-56	Medium Density Residential	Underutilized	0.62	1-9 du/ac	2 @ 3.5 du/ac
0275-211-16	Medium Density Residential	Underutilized	0.76	1-9 du/ac	2 @ 2.6 du/ac
0275-211-17	Medium -Density Residential	Underutilized	1.06	1-9 du/ac	3 @ 3 du/ac
0275-211-43	Medium Density Residential	Vacant	0.30	1-9 du/ac	2 @ 7 du/ac
0275-211-57	Medium Density Residential	Underutilized	0.62	1-9 du/ac	3 @ 5 du/ac
0275-211-58	Medium Density Residential	Underutilized	1.52	1-9 du/ac	3 @ 2 du/ac
0275-231-11	Medium Density Residential	Underutilized	1.10	1-9 du/ac	4 @ 3.5 du/ac
0275-231-12	Medium Density Residential	Underutilized	1.00	1-9 du/ac	4 @ 3.6 du/ac
0275-231-25	Medium Density Residential	Underutilized	1.47	1-9 du/ac	10 @ 7 du/ac
*0275-231-42 Site C	Medium Density Residential	Underutilized	0.29	1-9 du/ac	2 @ 7 du/ac
*0275-231-49 through 0275-231-66 Site B	Medium Density Residential	Vacant/ Underutilized	2.48	1-9 du/ac	18 @ 7 du/ac
Total	-	-	10.48	-	39

* Potential re-zone sites

Table 8.26 Multi-Family Residential (R3) Parcels

The R3 zone is a zone intended for medium density multi-family residential uses. Development in this zone may include apartments, condominium, town homes, duplexes, triplexes, and fourplexes at densities of up to 12 units per acre. These residential units are permitted by right. The remaining R3 parcels are all infill lots already provided with all public utilities and services,



and are either vacant or contain existing residential uses. Residential development standards for this zone district are contained in Table 8.33. Almost all of the underutilized sites identified above contain an existing residence, and all but one lot measure at least one half acre in size, which is adequate underutilized area to be able to accommodate additional units. Additionally, because of the existing residence it is likely that at most one or two residential units would be accommodated, as identified in Table 8.26, resulting in duplexes and/or triplexes. With this small level of development, the existing residential

use is not a significant constraint to development on these lots because one or two additional units can be incorporated into the design of development. There is the ability for developers to apply for density bonuses that would allow densities greater than permitted, and development incentives which would include a relaxing of development standards. Further, it should be noted that of the three sites that have been identified for re-zoning to accommodate lower income households, two of the sites, Site A and Site D will be re-zoned to a density of 20 units per acre to accommodate the City's remaining affordable housing need of 27 units, in accordance with state housing law.

Table 8.26 includes the existing mobile home park, over the long term, should it redevelop it could generate up to 233 multiple family units. However, for purposes of adequate sites, this parcel is not included in the final calculations. Therefore, exclusive of the mobile home park, a total of 46 additional multiple family units could develop within the R-3 zone district.



**Table 8.26
R3 Zoned Available Parcels**

APN	General Plan	Condition	Acreage	Allowable Density	Realistic Unit Capacity
#0275-251-04 Site A	Medium Density Residential	Vacant	0.81	1-12 du/ac	9 @ 11 du/ac
+0275-211-53	Medium Density Residential	Underutilized	21.23	1-12 du/ac	233* @ 11 du/ac
0275-251-77	Medium Density Residential	Underutilized	0.64	1-12 du/ac	7 @ 11 du/ac
#1167-341-02 Site D	Medium Density Residential	Underutilized	0.38	1-12 du/ac	4 @ 10.5 du/ac
1167-341-04	Medium Density Residential	Underutilized	0.50	1-12 du/ac	4 @ 8 du/ac
*1167-341-05 Site E	Medium Density Residential	Underutilized	1.04	1-12 du/ac	11 @ 11 du/ac
#1167-341-38 Site D	Medium Density Residential	Vacant	0.97	1-12 du/ac	11 @ 11 du/ac
Total	-	-	25.57	-	279

* Potential re-zone site

Site to be re-zoned to 20 units per acre

+ This is an existing mobilehome park, and is not included in the final calculations. It is included for demonstrative purposes only.

Exhibit 8-1 depicts the available R-2 and R-3 sites identified in Tables 8.25 and 8.26.

In addition to the parcels identified in the Tables above, a proposed mixed use development adjacent to I-215 and south of Barton Road could generate an additional 175 multi-family residential units. As illustrated in Table 8.27, approximately 447 new units could be constructed at buildout. Assuming that 20 percent of all units under the R2, R3 BRSP-OP zoning and Mixed Use project were designated for affordable households, approximately 52 affordable units could be constructed. Assuming that those developments qualified for a minimum 20 percent density bonus pursuant to state law for an additional 52 units, a minimum of 104 affordable housing units could be constructed. It should be noted that this assumption uses minimum thresholds. A developer would not be precluded from designating more than 20 percent of the development as affordable housing units, and would in fact be encouraged to do so. The higher the percentage of designated affordable units, the greater the density bonus that could be granted, based on state and local housing laws.



**Table 8.27
Total Acreage Available for Residential Development**

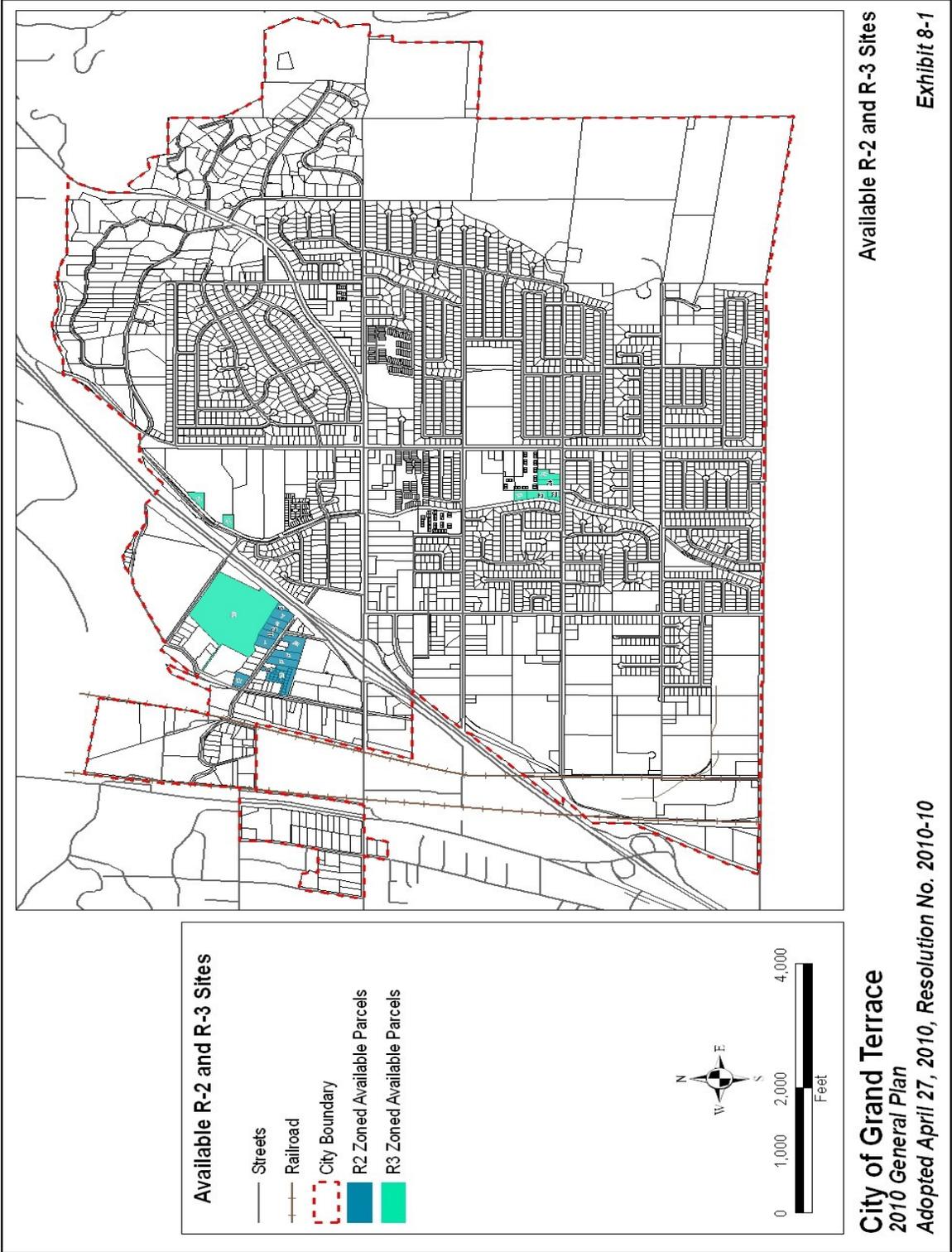
Zone	Acres	Est. Units	Assume 20% are Affordable	20% Density Bonus¹	Total Units w/Bonus
RH	125.32	72	0	0	72
R1-20000	55.36	64	0	0	64
R1-10000	11.69	28	0	0	28
R1-7.2	8.17	23	0	0	23
R2	10.48	39	8	8	47
R3	4.34	46	9	9	55
Mixed Use	15.00	175	35	35	210
Total	230.36	447	52	52	499

Footnote: ¹ A minimum density bonus of 20% assuming minimum affordability thresholds are met for very low and low income households. State law allows a density bonus of up to 35%.

Generally speaking, the single family residential designations will typically house moderate and above-moderate household groups. The multiple family residential and mixed use designations are typically expected to house lower income households because of their density and economies of scale. Using this presumption, Table 8.27, above, demonstrates that based on the available sites inventory there is sufficient land for 447 residential units to accommodate the projected growth allocated in the RHNA, with the potential for at least 104 additional affordable housing units.



Exhibit 8-1 – Available R-2 and R-3 Sites





8.5.3.2 Suitability of Non-Vacant Sites

Development Trends: As discussed above the City is relying on its multiple family zone districts and BRSP-OP zone district, and anticipated mixed use project to generate extremely low-, very low- and low-income housing. Over the last planning period five multiple family projects have been constructed in the multiple family zone districts. Table 8.28 below list the projects and project densities. In addition, during this planning cycle the construction of Blue Mountain Senior Villas will be completed, and provide 120 affordable housing units at a density of 20 dwelling units per acre. Approximately \$9 million dollars of Low/Moderate Housing Funds have been committed to this project. Because of the economies of scale associated with multiple family developments, it is likely that such development will continue to provide affordable housing during this planning cycle. It is evident that incentives will need to continue to be provided to encourage higher densities, either in the form of financial assistance and/or relief from regulatory standards such as maximum densities, setbacks, parking and other development standards. Programs 8.8.1.d, 8.8.1.j and 8.8.1.k encourage such actions.

A proposed 100-acre specific plan project is proposed adjacent to I-215 and south of Barton Road. The project area is comprised of vacant and non-vacant land, some owned by the City of Grand Terrace, and includes the assimilation of multiple parcels and redevelopment of lands. This project includes a mixed use component and it is anticipated that an additional 175 multiple family residential units would be generated. Because a specific plan is being proposed for the project it has the added benefit of creating the development standards that would apply to the residential component.

Multiple family development in the BRSP-OP zone are allowed a density of 1-12 units per acre and are subject to the residential standards contained in Chapter 18.10 (RH, R1, R2 and R3 Zones) and shown in Table 8.33. Under the provisions of the Barton Road Specific Plan for mixed use development, the residential component is not tied to the development standards shown in Table 8.33. The residential component; however, is restricted to second floor levels of buildings. Mixed use development would be subject to the standards of the underlying zone district, including lot coverage, height, parking and setbacks. Densities may not exceed those of the residential, commercial and industrial designations of the General Plan and zoning; and it is anticipated that densities will be established through the Mixed-Use process.



**Table 8.28
Approved/Constructed Multiple Family Projects**

Project	Zoning	Acreage	Number of Units	Allowable Density	# of Units/Density
Greenbriar	R3	3.7	35	1-12 du/ac	10.35
Karger Homes	R3	2	16	1-12 du/ac	8
Canal Street	R3	3.6	42	1-12 du/ac	11.6
Hidden Gate	R3	4.84	55	1-12 du/ac	11
*Blue Mountain Senior Villas	R3-S	6	6	1-12 du/ac	20

* It should be noted that this project includes a 2.6 acre public park with the residential component built on 3.4 acres. If only the 3.4 acres were considered, project density would be 35 dwelling units per acre.

Market conditions: Grand Terrace is a small bedroom community located amidst the employment areas of surrounding jurisdictions, and adjacent to the I-215 Freeway, a major commuting corridor to jobs in Los Angeles and Orange Counties.

The City incorporated 30 years ago and since then has grown moderately by an average of three percent per year. The City is striving to create a commercial tax base and develop its industrial sector to create and retain jobs and increase revenues. In turn, this will assist in balancing jobs and housing, as we are currently housing rich and jobs poor.

One of the major obstacles to providing housing to meet the needs of all economic segments of the community is the nature of the housing market itself. The rate at which housing costs accelerated during the 1990’s and 2000’s created a serious national problem. This problem was magnified in California as a whole, and particularly in Inland Empire communities such as Grand Terrace, where housing costs rapidly inflated. As a result of the housing boom of the early 2000’s, housing in Grand Terrace has become less affordable with the cost of a typical single family residence increasing an average of 260 percent from 2000 to 2007.

To encourage affordable housing, Programs A1.d, A1.j and A1.k are proposed within the planning period that promotes providing relief from regulatory standards, including density limitations, and/or financial relief for projects that create affordable housing. This program is applicable to any proposed affordable housing projects; include those proposed on identified underutilized sites.

8.5.3.3 Realistic Capacity

The City evaluated the implementation of its multiple family residential development standards, including building height, building setbacks, building coverage and parking requirements by reviewing recent multiple family development projects. These projects are included in the list provided in Table 8.28 above. These projects are located in the R-3 zone and most of the projects were constructed at a density of about 11 units per acre which is comparable with the realistic capacity identified in Table 8.26 R3 Zoned Available Parcels.



Two other multiple family projects were built/approved prior to the last planning period. The 556-unit Highlands Apartments were built prior to the City's incorporation and this 34.76-acre development yielded a density of 16 units per acre. One hundred and eleven of the units have affordability covenants governing them. The Preston Condo project, already recorded, has a permitted density of 15 units per acre, and will require design review of the housing product.

At this time, the density of the residential component of the anticipated mixed use project is now known. However, it is expected that 175 residential units will be constructed.

8.5.3.4 Zoning for Lower Income Households

Typically, it is difficult to accommodate affordable housing within single family development without substantial subsidies, such as silent seconds, down payment assistance, etc. In the last planning cycle Grand Terrace's Housing Office has purchased and rehabbed single family units and sold to affordable households; however, with the rise in housing prices the Housing Office had to suspend the program. It is anticipated that the program will become active again during this current planning cycle.

Usually, because of the economies of scale, affordable housing projects are generally developed in zone districts that allow multiple family developments, such as the City's R-2, R-3 and Barton Road Specific Plan properties zoned for Infill Residential development. Therefore, the City anticipates that housing for lower income households will be built on these zone districts.

Grand Terrace is a small bedroom community working towards creating a greater commercial tax and industrial base to improve the city's jobs housing balance which is currently housing rich and jobs poor. As shown in Table 8.28, multiple family units have been approved and/or developed indicating that the market is accommodating multiple family projects. However, only the Blue Mountain Senior Villas project contains affordable rental housing units, which received substantial subsidies from the City's low-mod housing fund. Even with the opportunities for financial subsidies, bonuses and development incentives, there is reluctance by developers to accommodate affordable housing due to the recordation of long-term affordability covenants.

The multiple development projects built or approved over the last 5 years demonstrate that development is being constructed in accordance with the realistic capacity for the R-3 zone district. The developments are able to meet the provisions of the development standards for the R-3 zone. The one affordable project is the Blue Mountain Senior Villas which is built at a density of 20 units per acre. A specific plan was also developed as part of this project, which allows the developer to establish their own development standards in relation to the site and project characteristics. This in turn provides a tremendous amount of flexibility in development. It should be noted that the Senior Villas project at a density of 20 units per acres was built which stricter provisions in lot coverage and building height than that permitted in the Zoning Code, but at a lesser standard for parking (0.75 parking spaces per unit as opposed to 2 spaces per unit).



Density does influence the financial feasibility of projects; however the constraint to affordable housing in Grand Terrace has not necessarily been density but rather an interest by developers to construct affordable units.

Based on the analysis contained in Table 8.37, which takes into consideration, approved and constructed projects, the City will still need to accommodate 27 units for lower income households during the planning period. Five sites have been identified that could accommodate multiple family development at densities of 20 units per acre. The locations of the five sites have been identified in Tables 8.25 and 8.26. Because the five sites would accommodate more than 27 units; the City is proposing to only re-zone, at this time, Sites A and D at a density of 20 units per acre to accommodate the remaining housing need for the remaining 27 units affordable to lower income households.

Program 8.8.1.s identifies that Sites A and D will be re-zoned at a density of 20 units per acre to accommodate the remaining housing need of 27 units affordable to lower-income households. In accordance with the California Government Code, the re-zoned sites allow exclusively multiple family and senior residential uses, and permit owner-occupied and rental multifamily residential uses by-right.

8.5.3.5 Financial Inventory

In order to assist in the provision of affordable housing, California State law provides for a “set aside” of a minimum of 20 percent of all tax increment revenues collected by City Redevelopment Agencies for low-and moderate-income housing. The City of Grand Terrace Community Redevelopment Agency has established a Low/Moderate Housing Fund for the disposition of this tax increment. The fund is used to rehabilitate the existing housing stock and convert units to affordable housing, control blight through funding the City’s Code Enforcement Program, and assist developers in the provision of new affordable housing projects. Presently, the majority of available Low/Moderate Housing Funds have been committed to the Blue Mountain Villas Senior Housing project which will provide 120 senior housing units ranging from the very low to moderate rent structure. Approximately \$9 million of Low/Moderate Housing Funds are committed to the project. It is estimated that at the end of Fiscal Year 07/08, approximately \$500,000 remained available for new and rehabilitated housing projects. An additional \$300,000 to \$350,000 in new Low/Moderate Housing Funds will be generated annually for use in new affordable housing projects, depending upon fluctuations in property tax valuations in the City.



8.5.4 Special Housing Needs

There are households with identifiable special needs, as defined by California law for which the City must plan. Such groups have a greater difficulty in finding decent, affordable housing due to special circumstances, which may be related to employment, income, family characteristics,



disability or other conditions. As a result, some residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems. These groups include the disabled, the elderly, large households, female-headed households, farm workers, and the homeless. Each special needs category is discussed in greater detail below.

8.5.4.1 The Disabled

**Table 8.29
Persons with Disabilities by Age
2000 Census**

Disability by Age	Persons	Percent
Age 5 to 15 – total persons	2,095	
With a disability	105	5.0%
Sensory	20	
Physical	40	
Mental	57	
Self-care	25	
Age 16 to 64 – total persons	7,668	
With a disability	1,363	17.8%
Sensory	189	
Physical	396	
Mental	251	
Self-care	161	
Going outside the home	251	
Employment disability	161	
Age 65 and older – total persons	1,197	
With a disability	514	42.9%
Sensory	135	
Physical	360	



Disability by Age	Persons	Percent
Mental	174	
Self-care	156	
Going outside the home	236	

Disabled persons have special housing needs. Depending on the disability their needs may be proximity to public transit, services, and the workplace. Housing needs may include ramps, lowered countertops, and widened doorways. As shown in Table 8.29, almost 18% of the City’s working population (ages between 16-64 years) has a disability, with 63% having an employment disability. For those aged 65 years and older, 43% have a disability. Included within these disabilities are persons with disabilities that limit their ability to leave the home (37% of the working population and 45% of the senior population, respectively). These statistics are similar to San Bernardino County.

8.5.4.2 The Elderly

As reported in the 2000 Census 1,245 persons, or approximately 10.7 percent of the population of Grand Terrace were over 65 years of age. Table 8.30 breaks down the age groups within this population even further. The percentage of the elderly population is expected to increase during the next decade due to two factors:

- 1) The U.S. population nationwide is aging as the baby boom population (born between 1946 and 1964) approaches their senior years; and
- 2) Many long time residents chose to stay in the City.

Affordability can be an issue of special concern to the elderly, who are often on fixed retirement incomes. In addition, the elderly may require assistance with housekeeping, maintenance, and repairs to remain in their own homes as long as possible. Special design features that may be needed include elimination of barriers such as steps and the provision of recreational and social amenities for the elderly.

**Table 8.30
Elderly Households by Age
2000 Census**

Householder Age	Household	Percent
Under 65 years	10,381	89.3%
65 to 74 years	655	5.7%
75 to 84 years	416	3.5%
85 years and older	174	1.5%



8.5.4.3 Large Family Households

Large households are an indicator of need for large units. Large households are generally defined as households with 5 or more persons. According to the 2000 Census, Grand Terrace has 500 households consisting of five or more persons. Table 8.31 shows that the City’s total number of occupied housing units is made up predominately of 1 and 2-person households. Approximately 12% of occupied housing units are occupied by large households. This suggests that the need for large units with four or more bedrooms is expected to be significantly less than the need for smaller units.

**Table 8.31
Household Size by Tenure
2000 Census**

Household Size	Owner Occupied	Renter-occupied	Total Occupied	% of all Total Households
1 person	482	433	915	21.7%
2 persons	926	474	1,400	33%
3 persons	484	255	739	17.5%
4 persons	487	180	667	16%
5 persons	228	72	300	7%
6 persons	99	35	134	3.2%
7 or more persons	39	27	66	1.6%
Total	2,745	1,476	4,221	100%

8.5.4.4 Female Headed Households

As reported by the 2000 Census, of the 4,221 occupied households in Grand Terrace, 1,210, or 28% are headed by females. These families often have special housing needs, including a strong demand for affordable housing because of the income limitations of single earner households.

8.5.4.5 Farmworker Housing

Based on the 2000 Census, there are 5,917 employed residents over the age of 16 years. Of those workers, only 13 (0.2%) persons are employed as farm workers. Because the number of existing employees in Grand Terrace are identified as being farm workers is so small, it is anticipated that that their housing needs will be met through programs designed for lower income households.

8.5.4.6 Homeless

Amendments to Housing Element Law require local governments to plan for the provision of shelters and transitional housing for homeless persons and families and the identification of adequate sites. A person is homeless if he or she lacks a fixed regular and adequate nighttime



residence and has a primary nighttime residence that is either a public or private shelter, an institution that provided temporary residence for individuals intended to be institutionalized, or a public or private location that was not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. A need is said to exist if one person in a locality is without shelter or if the type of shelter available is inappropriate.

Homelessness is often cited as one of the most prominent indicators of our nation's social and economic condition. Even during the unprecedented economic boom of the late 1990's, the rising tide of the economy did not lift all boats. As income inequality increased, the economic security of low-income families decreased. In 2003, the San Bernardino County 2003 Homeless Census and Survey was conducted for the Community Action Partnership of San Bernardino County. The estimated point in time (daily) number of homeless residents in San Bernardino County ranged between a minimum of 5,270 persons to as many as 8,351 persons. In this regard, the City is very fortunate in that the survey found that there are six homeless individual persons (no families) in Grand Terrace.

It should be noted that there is a difference between emergency shelter and transitional housing. A shelter provides an immediate short-term solution to the homeless, whereas transitional housing attempts to remove the basis for homelessness (i.e., lack of sufficient income for self support). Transitional housing can last as long as 18 months and generally includes integration with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a permanent income and housing.

At present, there are two agencies that provide emergency shelter and/or short-term transitional housing for homeless persons originating from Grand Terrace. These agencies are the Frazee/Highland Community Center and the Salvation Army. The Frazee/Highland Community Center currently operates three facilities: a main office located at 1140 West Mills Street, City of San Bernardino; a senior shelter located at 913 Delaware, City of Redlands; and a single-person and families shelter located at 7178 Palm Avenue, City of Highland.

At present, the Frazee/Highland Community Center provides shelter, clothing and food boxes to eligible applicants. The total bed capacity is 64 and the facility is currently operating at or near capacity. A center representative stated that a person in need is never turned away. A person is either served at the center or referred to the San Bernardino County Department of Public and Social Services (DPSS).

The Salvation Army operates the Hospitality House located at 845 W. Kingman Street, City of San Bernardino. This facility has a capacity of 70 beds. This new facility operates at, or near, capacity. The Facility provides 3-day shelter housing and up to 90-day transitional housing for individuals seeking employment. Over-flow is referred to the Frazee/Highland Community Shelter and/or the County of San Bernardino Department of Public Social Services.

Most importantly, there are currently 13 residential care facilities located within the City of Grand Terrace. The City has permitted these facilities to be established within its corporate boundaries in accordance with Section 1566.3 of the Health and Safety Code. According to



HCD, these facilities meet the requirement for the provision of transitional housing as set forth in Section 65583 of the Government Code. Therefore, based on occupancy of six persons per facility, these facilities are providing important transitional housing for 78 persons.

Although there is currently no identified need for additional emergency shelter or transitional housing in Grand Terrace, both the City and its Redevelopment Agency are taking steps to meet the needs of large families needing shelter as discussed in the Housing Program section of this element. These steps include the designation of municipal buildings for emergency shelter. The City Manager's Office has indicated that, should the need arise, existing public facilities, including City Hall and the City Yard, would be made available to provide emergency shelter. The City also will continue to coordinate with and support the efforts of the Frazee/Highland Community Center and the Salvation Army in order to ensure that the needs of any homeless persons in the Grand Terrace area are met to the extent possible.

Program 8.8.1.m has been added to the Action Plan requiring an amendment to the City's Zoning Code to permit emergency shelters in the Industrial zone district without a conditional use permit, and subject to the same development and management standards that apply to the residential or commercial uses within the same zone district. This amendment will occur within one year of the adoption of the Housing Element. There are approximately 237 acres of Industrially zoned land within the City limits; and most of the land is built upon. However, there are two locations in particular, that have existing vacant buildings that could be occupied reducing the need for new construction. There is also vacant Industrially-zoned land on the north side of Vivienda Avenue. Further, as part of the stated Zoning Code amendment, the City will identify additional zone districts that would principally or conditionally permit emergency shelters.

In addition, as the need requires, the City will:

- Amend the Zoning Code to identify a zone district where emergency shelters are permitted.
- Coordinate with local financial and real estate institutions to develop creative financing investments in the community with respect to affordable housing (e.g. redevelopment funding, private donation matching city donation, etc.). Participate in special programs, such as the Inland Harvest pickup and distribution of leftover foods from local restaurants, schools and social functions.
- Continue to address basic education or financing educational programs (basic household financing and budgeting).
- Contribute to transportation services to and from educational facilities, self-help groups and jobs.
- Organize distribution programs (coordinated program within each city – vouchers to provide the basic emergency services: food, shelter and clothing).



8.5.4.7 At Risk Housing

As required by Government Code Section 65583, the City must analyze the extent to which low-income, multi-family rental units are at risk of becoming market rate housing and, if necessary, develop programs to preserve or replace these assisted housing units. The multiple assistance programs include state or local mortgage revenue bonds, redevelopment tax increments, in lieu fees or an inclusionary housing ordinance, or density bonuses. Low income multi-family housing is considered to be at risk if it is eligible to convert to non-low income housing due to: 1) the termination of a rental subsidy contract; 2) mortgage prepayment or 3) the expiration of affordability restrictions. The time period that is to be considered in making this determination is the ten year period following the last mandated updating of the Housing Element, which in the case of Grand Terrace is 2000-2006.

Based on the information contained in the “Inventory of Federally Subsidized Low Income, Rental Units at Risk of Conversion,” compiled by the California Housing Partnership Corporation, there are no federally assisted (HCD or FmHA), low income rental units within the City. Likewise, there are no low income rental units within the City that have been developed with the use of CDBG funds or as a result of an inclusionary housing ordinance.

However, there are 111 low income rental units that were constructed using a combination of density bonuses and local multi-family revenue bond financing. These units are located in the Highlands Apartments, constructed by Forest City Development at 11750 Mount Vernon Avenue. These units are a good example of at risk housing because information provided by HCD in its April 30, 1998 letter to the City, indicated that these units were to convert to market rate in 1999. However, as previously indicated, the City used its housing set-aside funds to secure these units until 2030.

8.5.4.8 California Housing and Urban Development Income Limits

The 2007 median income for the Riverside –San Bernardino-Ontario Metropolitan Statistical Area (MSA) for a four-person household in San Bernardino County is \$59,200 per year. This is used to calculate very low (50% of median) and low (80% of median) incomes for use in State and federal subsidized housing programs.

8.5.4.9 Preservation of Mobile Home Parks as an Affordable Housing Opportunity

Traditionally, mobile home parks have provided an affordable housing opportunity, particularly for senior citizens. Mobile home parks will have a positive impact on the City’s lower-income residents, and their ability to find affordable housing. There are a total of 247 mobile homes existing within the City.



8.5.4.10 Apartment Rental Rates

The monthly rental rate for Grand Terrace was \$777 in 2000. Based on the 30% gross household income standard, a monthly income of \$2,590, or annual income of \$31,080, was needed to afford a rent of \$777 per month.

8.5.4.11 Zoning for a Variety of Housing Types

- **Second Dwelling Units:** In 2002, the City adopted Chapter 18.69 Second Family Units of Zoning Code to ensure that second units could be constructed on any single family residentially zoned property. Chapter 18.69 provides for the administrative review of attached second family units. Detached second units require a conditional use permit. However, recent State law requires that second units be permitted as an administrative matter without Planning Commission hearings, and all requests for second units are processed administratively. Program 8.8.1.o will ensure that Chapter 18.69 will be amended to provide for the administrative review of detached second units and to amend the table of permitted uses contained in Chapter 18.10 (RH, R1, R2 and R-3 Zones) to reflect administrative review of second units.
- **Manufactured Homes:** The City of Grand Terrace Zoning Code, Chapter 18.66 Manufactured Units addresses manufactured housing. In 1998, the City revised this section of the Zoning Code to permit manufactured housing in all residential zones. However, as stated in Program 8.8.1.c the table of permitted uses in Chapter 18.10 (RH, R1, R2 and R3 Residential Districts) will be amended for consistency with Chapter 18.66. Further, the permitting process for manufactured housing will be the same as for conventional housing: Site and Architectural Review by the Site and Architectural Review Board. The scope of the Board's review of single family residences is generally limited to the architecture of the residences, including design, materials, and landscaping. The process from submittal to issuance of building permits is approximately 6 weeks.
- **Residential care facilities:** Residential care facilities refer to a residence consisting of supervision of persons, such as a group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, assistance, guidance, protection or training for daily living. Residential care facilities serving 6 or fewer persons are permitted by right in all residential zones. Facilities serving 7 or more persons are conditionally permitted in all residential zone districts, requiring review and approval by the Planning Commission at a public hearing. Residential care facilities include homes for the disabled and transitional housing facilities.
- **Transitional housing:** Transitional housing facilities fall under the definition of residential care facilities and are principally permitted in all residential zones if serving 6 or less persons, and conditionally permitted in all residential zones if serving 7 or more persons.
- **Single-room occupancy units** provide another form of affordable housing for low-income



persons. The City's Zoning Code does not include zone districts in which SRO's are permitted. Program 8.8.1.p will require the City to amend its Zoning Code by the end of 2009 for the purpose of permitting SRO's in accordance with state law.

- Emergency shelters: Senate Bill 2 adopted in 2007 amended housing element law regarding the planing for emergency shelters to require at least one zone district where emergency shelters are permitted without discretionary action, and subject to the same development and management standards that apply to the residential or commercial uses within the same zone district. Currently, the City's Zoning Code does not identify where emergency shelters would be permitted. Program 8.8.1.m requires the City to amend it's Zoning Code to address this issue within one year of adoption of the Housing Element.

8.6 CONSTRAINTS

The ability of the private and public sectors to provide adequate housing to meet the needs of all economic segments of the community is constrained by various interrelated factors. For ease of discussion, these factors have been divided into three categories: 1) physical constraints; 2) market constraints; and 3) governmental constraints. The extent to which these constraints are affecting the supply and affordability of housing in the City of Grand Terrace is discussed below.

8.6.1 Physical and Environmental Constraints

Physical constraints to the development of affordable housing within the City of Grand Terrace focus upon the physical characteristics of the majority of the remaining undeveloped land within the City limits. The identified sites within the Hillside Residential (RH) and R1-20 zone districts are primarily located on the steep slopes of Blue Mountain. Environmental constraints include the potential for land and rock slides, high fire hazards and flooding. Although it is possible to mitigate the environmental constraints, the development constraints associated with developing on steep slopes and the provision of streets and utilities to hillside areas along with the environmental issues of landslides, high fire hazards and drainage issues substantially increases development costs and therefore make these areas unsuitable for affordable housing.



The sites identified in the R1-10 are generally located along the foot of Blue Mountain and have milder slopes and few constraints than in the RH and R1-20 zone districts. The identified sites locates in the R1-7.2 zone district are located in areas with gradual slopes, if any. There are no known environmental constraints in these areas that could impede development.



Identified sites within the R-2 and R-3 zone districts are located on the relatively flatter portions of the City. The identified sites located at the northwest portion of the City are located in proximity to Interstate 215 and an industrial line of the Union Pacific Railroad line. The Interstate and railroad line are potential environmental areas of concern relating to noise. Noise impacts can generally be mitigated through enhanced construction measures such as sound attenuation walls and would not be considered a significant environmental impact. There are no other known environmental constraints that could impede development on identified sites located in the R-2 and R-3 zone districts.

Approximately 9 additional vacant and non-vacant sites have been identified within the Administrative Professional designation of the Barton Road Specific Plan area, which conditionally permits multiple family uses. These parcels are relatively free of significant topographical constraints; utilities are readily available; and are free of any known environmental constraints. The proposed mixed use project is located just east of the I-215 project, and is part of a larger 100-acre project. Within the 100 acres there is an area identified as jurisdictional to the Department of Fish and Game and Army Corps of Engineers. However, these jurisdictional areas can typically be mitigated, so as not to preclude development. No other significant impacts exists within this project area.

A second large area of undeveloped acreage is located in the northwest corner of the City. The majority of this area lies within a designated flood hazard zone of the Santa Ana River. In addition, this area possesses limited access and is constrained by rail lines on both the east and west sides. The area is also designated on the General Plan as “Industrial” and remains one of the few undeveloped industrial areas in the City. Residential development is not proposed in this area.

8.6.2 Market Constraints

8.6.2.1 Market Forces

One of the major obstacles to providing housing to meet the need of all economic segments of the community is the nature of the housing market itself. The rate at which housing costs accelerated during the 1990’s and early 2000’s created a serious national problem. This problem was magnified in California as a whole, and particularly in Inland Empire communities such as Grand Terrace, where housing costs rapidly inflated. The primary factor driving market forces is location, and the setting and nature of Grand Terrace are not conducive to the provision of affordable housing.

Grand Terrace is a rather small community of approximately 3.4 square miles, with no sphere of influence. The City is located on a topographic plateau, at a higher elevation than most of the surrounding cities, and enjoys a full panoramic view of the San Bernardino Mountains.

Grand Terrace is located amidst the employment areas of the Cities of Riverside, Colton and San Bernardino and adjacent to the I-215 Freeway, a major commuting corridor to jobs in Los Angeles and Orange Counties. Regionally, the Ontario area and Los Angeles to the west contain



the bulk of industry and blue collar jobs. Grand Terrace is a bedroom community. Year 2000 estimates by SCAG indicate there are 2,653 jobs currently within the City.

Grand Terrace was incorporated approximately 30 years ago and since then has grown moderately by an average of three percent per year. Other cities in the area, like Moreno Valley, Banning, and Fontana have experienced exponential growth during the past ten years.

The City is striving to create a commercial tax base and develop its industrial sector. County fees are increasing and property tax revenues are down as people default on loans in the recessionary economy of 2008-2009. The City needs more revenue. Job creation and retention will increase in priority in coming years, particularly as the surrounding job markets mature.

As a result of the housing boom of the early 2000's, housing in Grand Terrace became less affordable with the cost of a typical single family residence increasing an average of 260 percent from 2000 to 2007. However, a decline in real estate values began in 2008 and may continue for an additional year.

8.6.2.2 Cost Factors

8.6.2.2.1 Construction Cost

The single largest cost associated with building a new house is the cost of building materials, comprising between 40 to 50 percent of the sales price of a home. According to construction industry indicators, overall construction costs rose over 30 percent during the past decade, with rising energy costs a significant contributor. Typical residential construction costs range from approximately \$80 to \$100 per square foot³.

Lower housing costs can be achieved with the following factors: a) reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance); b) availability of skilled construction crews who will work for less than union wages; and c) use of manufactured housing (including both mobile home and modular housing).

An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on



³ “2001 Residential Construction Costs”, Marshall & Swift, Inc.



economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

8.6.2.2.2 Land Costs

In Grand Terrace, residential land cost varies depending on the cost of grading and infrastructure associated with proposed development on the site. According to information provided by local developers (December 2007), single-family zoned land ranges from \$9 to \$11 per square foot, and multi-family zoned land averages about \$6 to \$9 per square foot.

8.6.2.2.3 Financing

During the past few years, significant changes have occurred in the mortgage lending industry. Home mortgage interest rates of the late 1990's and early 2000's were very low with 30-year fixed rates as low as 5%. However, problems within the industry and increases in the federal lending rate have gradually raised mortgage rates and made them more difficult. A fixed rate 30-year loan for a new home currently carries interest rates from 6%. Lower initial rates are available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARMs), Interest Only Mortgages, and Buy-Down Mortgages. However, ARM's of a few years ago have experienced significant increases that have drastically increased monthly mortgage payments thus jeopardizing homeowners and creating a high percentage of foreclosures.

Therefore, lower income households will have difficulty qualifying for standard mortgages even as home prices drop to reasonable levels. Financing for both construction and long-term mortgages is generally available in Grand Terrace subject to normal underwriting standards. However, a more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 10 to 20 percent of the sale price as a down payment, which is the largest constraint to first time homebuyers. The City's first time homebuyer program is directed at this problem and, to date, by providing more favorable down payment and financing terms, has assisted 38 low to moderate income households purchase homes in the City, with 29 of these homes purchased during the 98-2005 RHNA cycle.

8.6.2.3 Vacancy Rate

A market constraint that can affect the affordability as well as the availability of housing types, sizes, price ranges and locations is the housing market vacancy rate. As previously discussed in Section 8.4.2.4, the City's overall vacancy rate was reported by the State Department of Finance to be 5.0 percent, a rate that suggests a demand to reside in the City of Grand Terrace.



8.6.3 GOVERNMENT COSTRAINTS

8.6.3.1 Land Use Controls

8.6.3.1.1 Density

The Grand Terrace General Plan sets forth the City’s policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for various uses throughout the City.

Residential development in the City of Grand Terrace is permitted under the land use categories shown in Table 8.32 and in accordance with the Land Use Element of the General Plan:

**Table 8.32
General Plan Residential Designations**

Land Use Category	Allowable Zones	Gross Allowable Density
Hillside Residential	R-1 (20)	0 – 1 Du/Net Ac
Low Density Residential	R-1 (7.2), R-1 (10), R-1 (20)	1 – 5 Du/Net Ac
Medium Density Residential	R-2, R-3	1 – 12 Du/Net Ac
Medium High Density Residential	R3S	12 – 20 Du/Net Ac

Pursuant to City Zoning Code Section 18.10.040, as amended in 1989, a density bonus of up to twenty percent (20%) may be approved in the R-3 zone with a conditional use permit or specific plan if various off-site improvements which benefit the general public are included in the project. In addition, a density bonus of at least twenty-five percent (25%) shall be approved if the proposed project meets the requirements of Chapter 4.3 of the California Government Code regarding dwelling units for low-and moderate-income households. These provisions will need to be updated to conform to Chapter 4.3 of the Government Code which allows greater density bonuses depending upon the amount of affordable units proposed. Therefore, actual densities allowed will be greater than the allowable density; however, the number of units per acre where the topography, size and shape of lots will permit.

Program 8.8.1.d adds a program for the amendment of the City’s Development Code regarding density bonuses.

While the amount of vacant land remaining within the City is minimal and is located in hillside areas, land with potential for redevelopment and infill housing is primarily found in the relatively flat areas of the City, where increased densities are feasible, thus providing adequate sites for the construction of affordable housing.



The City will implement Zoning Code provisions that offer density bonuses in accordance with the requirements of State density bonus law. The density bonuses and incentives will be made available for any for-sale or rental, single family or multifamily development of five or more units, when requested by a developer who agrees to reserve units exclusively for families of low-to moderate-income.

8.6.3.1.2 Development Standards

The City’s development standards are consistent with the parameters and policies established in the General Plan and reflect an attempt to balance housing needs with infrastructure capacities and environmental considerations. Table 8.33 presents the development standards of each residential zone. Standards regulating development within the City are similar to those being used by other surrounding communities.

Taken together with the size of the lot, development standards are not considered especially constraining. The City’s Zoning Code does, however, limit the definition of multiple family residential developments to one- and two-bedroom units and places minimum size requirements on them. These regulations could pose a constraint to multiple family developments as it does not address studio, three- and four-bedroom multiple family units, and their related parking demands, or housing for large families. To remove this constraint Program 8.8.1.q has been added to amend the Zoning Code to update the definition of multiple family residential to remove the bedroom limitations, and to revisit the parking requirements for smaller units.

**Table 8.33
Minimum Development Standards for Residential Zones**

Standard	R1-7.2	R1-10	R1-20	RH ^a	R2	R3
Units per Acre	5	4	2	1	9	12 ^c
Lot Area (sq. ft.)	7,200	10,000	20,000	-	10,000	12,000
Lot Width (ft.)	60	60	100	-	60	60
Lot Depth (ft.)	100	100	150	-	100	100
Street Frontage (Minimum linear feet)	40	40	50	-	40	40
Setbacks Front Yard (Minimum linear feet)	25 ^b	25 ^b	25 ^b	-	25 ^b	25 ^b
Setbacks Rear Yard (Minimum linear feet)	20 ^b	35 ^b	35 ^b	-	20 ^b	20 ^b
Interior Lot (With Garage)	10 ^b	10 ^b	10 ^b	-	10 ^b	10 ^b
Interior Lot (Without Garage)	5 ^b	5 ^b	5 ^b	-	5 ^b	10 ^b
Corner Lot (Street side)	15 ^b	15 ^b	15 ^b	-	15 ^b	15 ^b
Corner Lot (No Street side)	5	5	5	-	5	10
Living Area Single Family (Minimum square feet)	1,350 ^d	1,350 ^d	1,350 ^d	-	1,350 ^d	1,350 ^d
Living Area Multiple Family (One Bedroom)				-	800 ^d	800 ^d
Living Area Multiple Family (Two Bedroom)				-	1,000 ^d	1,000 ^d
Building Lot Coverage (%)	50	50	40	-	60 ^f	60 ^f
Building Height (ft.)	35 ^e	35 ^e	35 ^e	-	35 ^e	35 ^e



Source: Grand Terrace Zoning Code

- Footnotes: a. A specific plan shall be required for all proposed projects (including tentative parcel or tract maps) that includes any property located within this district. Such a specific plan shall establish site development standards on a project-by-project basis in consideration of the existing topography and other physical constraints.

The specific plan shall not create a density greater than one (1) dwelling unit per gross acre and shall be consistent with the City's General Plan. The specific plan may consider a clustered development concept in order to preserve large areas open space and minimize the project's impact on the physical environment.

- b. The following exceptions apply to front, rear and side yard requirements as noted:
- 1) The minimum side and rear yard setback for a patio cover shall be five (5) feet.
 - 2) The minimum rear yard setback for an accessory structure shall be ten (10) feet.
 - 3) Slopes exceeding five percent (5%) shall be permitted no closer to a residential structure than a distance equal to the required side and rear yard setbacks. In the R1-10 District and the R1-20 District, the 35 foot rear yard setback may include 10 feet of slope that is greater than 5%.
 - 4) In the case of a parcel or tract map, the twenty-five (25) foot front yard setback requirement may range from twenty-two (22) feet to twenty-eight (28) feet, with an average of twenty-five (25) feet for all proposed lots.
 - 5) In the case where an existing legal non-conforming structure is located within a required setback area, the legal non-conforming structure may be enlarged within the required setback area subject to the following conditions:
 - a) The proposed addition does not further reduce the depth of the existing setback area; and
 - b) The proposed addition is located no closer than 5' from any property line.
- c. Density bonuses shall be permitted under the following guidelines:
- 1) A density bonus of up to twenty percent (20%) may be approved with a conditional use permit or specific plan if various off-site improvements which benefit the general public are included in the project.
 - 2) A density bonus of at least twenty-five percent (25%) shall be approved if the proposed project meets the requirements of Chapter 4.3 of the California Government Code regarding "Lower" and "Low or Moderate Income Households" dwelling units.
- d. For the purposes of this Chapter, the following terms shall be defined as follows:
- "Living area" shall be defined as the enclosed area of a residential dwelling unit, excluding porches, patios, carports, garages, storage areas, or auxiliary rooms.
 - "Multiple Family" shall be defined as one (1) or two (2) bedroom units only.
- e. Accessory structures shall not exceed twenty (20) feet in height,
- f. Not more than the permitted percent of the total parcel may be devoted to main and accessory structures, parking areas, driveways and covered patios. The remaining percent of the total parcel shall be devoted to open areas such as landscaping, lawn, outdoor recreational facilities incidental to residential development, including swimming pools, tennis courts, putting greens, uncovered patios and walkways. Said open areas shall consist of not less than two hundred (200) square feet of open space per dwelling unit.

The Tables above illustrate that the development standards in the City do not represent an over restrictive condition, and are not a constraint to development of affordable housing.



Projects including new residential construction are normally required to install all necessary on and off-site improvements, including a half-width of the paved width of the street, concrete curbs, sidewalks, water connections and sewer connections. Roadway standards for local or neighborhood streets that allow parking on both sides of the street have paved width between 36 to 44 feet. Infrastructure improvements are in place in most locations within the City limits.

**Table 8.34
Housing Types Permitted by Zoning District**

Residential Use	RH	R1-20	R1-10	R-7.2	R-2	R-3
SF-Detached	P	P	P	P	P	P
SF-Attached 2-4 DU	--	-	--	--	P	P
SF-Attached 5+ DU	--	--	--	--	P	P
Residential Care <6	P	P	P	P	P	P
Residential Care >6	C	C	C	C	C	C
Emergency Shelter	--	--	--	--	--	--
Single Room Occupancy	--	--	--	--	--	--
Manufactured Homes/Mobile Home	--	--	--	P	--	--
Transitional Housing	--	--	--	--	--	--
Supportive Housing	--	--	--	--	--	--
2 nd Units	C	C	C	C	C	C

P=Permitted; C=Conditional Use; --=Not a listed use

Table 8.34 demonstrates that the City’s current Zoning Code needs to be updated to bring it into compliance with housing statutes; and in fact several programs are proposed to achieve compliance. Program 8.8.1.m will result in an amendment to the City’s Zoning Code to permit emergency shelters in the Industrial zone district without a conditional use permit, pursuant to SB 2 to regulate emergency shelters; Program 8.8.1.o will result in the elimination for a conditional use permit for detached second units, and to reflect administrative review of second units, in accordance with state law, and Program 8.8.1.p relates to the permitting of transitional and supportive housing, and single room occupancy units.

8.6.3.1.3 Parking Standards

Parking standards are currently similar to those used in other cities: a two-car garage required for each single family dwelling and 2 spaces required per unit for multiple family dwellings where one space shall be in a garage. Guest spaces are required in a ratio of one guest parking space per four multi-family dwelling units. It does not appear that these standards have constrained affordable housing development in the past. However, in order to provide greater incentives for the construction of affordable housing, more flexible parking standards are now being considered for senior citizen and smaller affordable units.



8.6.3.1.4 Open Space Requirements

Open space exactions/setback requirements in Grand Terrace are also very similar to those used in other cities where the maximum lot coverage allowed varies from 40 to 60 percent of the lot, thereby providing: 1) sufficient usable open space, especially in backyards; 2) enough space for a car to park in the front driveway approach to the garage; and 3) enough separation between residences to ensure protection of privacy. In the case of multiple family housing, 40 percent open space is required to provide common social or recreational amenities/facilities for children, adults and elderly on-site. Our experience indicates that this standard has not been a deterrent to past affordable housing projects.

8.6.3.1.5 Design Review Standards

The City does not have design standards or guidelines that constrain development in its residential districts. Single- and multi-family units are reviewed on a case-by-case basis for high quality construction and compatibility with existing surrounding architecture. The basic philosophy of the City's design review process is to arrive at a product that meets the City's goals and is financially feasible for the developer.

The responsibility of the Site and Architectural Review Board is to provide comprehensive site plan and architectural review of projects. The scope of the Site and Architectural Review Board's (Planning Commission) review is to consider the site plan in relation to the property and development standards (i.e. setbacks, lot coverage, building height, parking, etc.), placement of structures, vehicle and pedestrian access, landscaping, police and fire services, grading and drainage, traffic, relationship to existing and planned uses of adjoining and surrounding properties, and relationship to nearby properties and structures and surrounding natural topography. It is also to consider the proposed architecture of buildings in terms of style and design, materials and colors, and size and bulk in relation to the surrounding properties. Chapter 18.63 of the Zoning Code specifies the review authority of the Board with regard to site and building design. However, this Chapter of the Zoning Code can be expanded upon to clearly identify the Board's authority (Program 8.8.1.r).

Given the smaller scale of development of a single-family residence in comparison to a multiple family development project, the scope of the Board's review of single-family residences is generally more focused on architecture of the residences and site layout.

Review of multiple family development projects typically involves a greater level of review in regard to site development. In addition to ensuring adherence to setbacks, height requirements, lot coverage, parking and other applicable development standards, the Board will also consider the compatibility of the project's site design with surrounding land uses, such as screening and security.

Unlike larger cities, the City of Grand Terrace has only one board (i.e., its Planning Commission) that performs various review functions. Therefore, the design review process is shorter than in other cities in the area. However, smaller projects such as individual single



family units require Planning Commission approval, through a Site and Architectural Review. The City has eliminated the public hearing requirement for very small projects, such as room additions, accessory structures, etc. City staff processes these projects administratively requiring only the Director's review and approval. Other improvements that have been or are currently being made to streamline the design review/permit process are:

- Implementation of one-step review process whereby the applicant comes to one counter to receive information about the entire process. The Community and Economic Development Department (CEDD) routes the plans to other reviewing agencies and the case planner reports to the applicant within 30 days.
- Implementation of an applicant-friendly approach whereby staff provides significant attention to applicants, up front, to explain and inform them to the process and basically serve as an expediter instead of a regulator, while City standards are being enforced. These include preliminary design review meetings with City staff to work through design issues prior to formal application submittal.
- When staff determines that an applicant does not have sufficient funds to comply with City codes in constructing proposed improvements, staff assists the applicant in identifying alternative means through rehabilitation loans or other mechanisms.
- Implementation of a project management approach, whereby a case planner follows/monitors a project from initial sketches to issuance of a certificate of occupancy through all departments and agencies. This allows applicants to have more certainty about the status of their projects and to plan and acquire financing while a project is under review. The case planner is responsible for knowing the status of a project within the process at any point in time. This also assists the City in ensuring implementation of conditions of approval
- Implementation of easy to read "How to Do" lists for all requirements for planning and building plan check, thereby facilitating submission of complete applications and minimizing additional trips to the City.

In summary, any constraints posed by the design review/permit process in the past have been eliminated.

8.6.3.2 Building Codes

In addition to land use controls, local building codes also affect the cost of housing. Grand Terrace has adopted the Uniform Building Code that establishes minimum construction standards. These minimum standards cannot be revised to be less stringent without sacrificing basic safety considerations and amenities. No major reductions in construction costs are anticipated through revisions to local building codes. However, working within the framework of the existing codes, the City will continue to implement planning and development techniques that lower costs and facilitate new construction to the extent possible.



8.6.3.3 Development Filing Fees

The City's development filing fees are still low when compared with surrounding areas. A summary of development filing fees for the City is provided in Table 8.35. The fees that are charged by the City are a reflection of the time and effort that must be expended by City staff in order to properly review development plans. The City will continue to conduct periodic surveys (both formal and informal) of other cities in the Grand Terrace area to ensure that local processing costs do not become a constraint on housing production.



**Table 8.35
City Residential (Single and Multifamily) Development Filing Fees**

Fee Name	Fee Rate	
Planning Department Fees		
Tentative Tract Map	\$2,150	Per development project
General Plan Amendment	\$2,100	Per development project
Zoning Code Amendment	\$2,200	Per development project
Conditional Use Permit	\$400 - \$2,400 based on size of development	Per development project
Variance	\$300 - \$1500 based on size of development	Per development project
Site and Architectural Review	\$2,200	Per development project
Administrative Site and Architectural Review	\$650	Per development project
Land Use Review	\$50	Per development project
Specific Plan	\$3,000 plus staff time	Per development project
Environmental Review Negative Declaration	\$750, unless prepared by consultant	Per development project
Building Department Fees		
Final Review Map – Tract Map	\$2,000	Tract or Parcel Map
– Parcel Map	\$1,250	
Building Permit Fees	A sliding scale from \$33 – \$4,955, based on valuation of construction from \$500 – \$1,000,000	Per \$ value of construction costs
Electrical Permit Fees	A sliding scale from \$30 – \$100 per service switch depending on number of amperes	Per service switch
Plumbing Permit Fees	\$10 per fixture or trap, \$33 per sewer connection, \$15 per water heater	Per fixture



8.6.3.4 Development Impact and Building Permit Fees

As shown in Table 8.36 the total fees, including building permit and development impact fees for a 2,000 square foot residential unit are approximately \$40,000, and approximately \$27,000 for a 1,200 square foot multiple residential home. While the majority of the costs is attributable to development impact fees, the City assess a lesser impact fee for multiple family development. It should also be noted that a significant portion of the impact fees, water connection and school impact fees, are assessed by entities separate from the City, of which the City has little control of.

**Table 8.36
Residential Building Permit and Development Impact Fees**

	2,000 Square Foot Single Family Residential	1,200 Square Foot Multiple Family Residential
Building Construction Permit Fees	(per unit)	(per unit)
Building Permit fee	\$1,872.95	\$1,223.35
Plan Check fee	\$1,217.42	\$795.18
Energy fee	\$75.00	\$75.00
Sewer connection	\$300.00	\$300.00
NPDES compliance verification	\$75.00	\$75.00
Electrical fee	\$373.92	\$144.96
Ventilation fee (\$10/each)	\$60.00	\$20.00
Lawn sprinkle system	\$15.00	\$15.00
Water heater or vent	\$15.00	\$15.00
Private water distribution system (\$4/each)	\$8.00	\$6.00
Air handling unit	\$15.00	\$15.00
Forced air/gravity type burner	\$20.00	\$20.00
Gas piping system	\$4.00	\$4.00
Drainage/vent pipe repair (\$15/each)	\$210.00	\$120.00
Fixture Trap fee (\$10/each)	\$140.00	\$80.00
Approximate Total Building Fee	\$4,386.00	\$2,908.00



Development Impact Fees		
Arterial Improvement Fees	\$4512.00	\$2763.00
Storm Drainage Fees	\$2,234.00	\$429.00
General Facilities Fund	\$1,102.00	\$1,102.00
Public Use Facilities Fund	\$674.00	\$422.00
Parkland/Open Space Fund	\$7,241.00	\$4,534.00
Traffic Signal Improvement Fee	\$666.36	\$408.00
Sewer Connection Fee	\$2,700.00	\$2,700.00
Riverside Highland Water Connection Fee	\$7,364.00	\$6,319.00
School Fees	\$9,760.00	\$5,856.00
Approximate Total Development Impact Fees	\$36,253.00	\$24,833.00
Total Building and Development Impact Fees	\$40,639.00	\$27,741.00

Numbers are rounded.

The per unit cost of housing, including construction and land cost is approximately \$89 a square foot. Using Table 8.36 above, that would equate to a per unit cost of \$218,639 for a single family unit and \$134,541 for a multiple family housing unit. The total building and development impact fees are about 18% and 20%, respectively, of the total per unit cost. The costs of the impact fees could be offset through the use of housing set aside funds, and a program is proposed in the Housing Action Plan that allows the Redevelopment Agency to consider such an offset for affordable housing projects.

8.6.3.5 Permit Processing

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. Unnecessary delays will add to the cost of construction by increasing land holding costs, interest payments and inflation. Although these review processes may take a substantial amount of time, they are necessary to integrate a new development into the local urban environment.

In response to State law, California cities have been working to improve the efficiency of permit and review processes by providing one-stop processing, thereby eliminating duplication of effort. The passage of Assembly Bill 884, which took effect on January 1, 1978, has also helped to reduce government delays by:

- 1) limiting processing time in most cases to one year; and
- 2) eliminating some “red tape” by requiring agencies to specify the information required to complete an acceptable application.



In Grand Terrace, the average processing time for most development applications is two to three months with very small projects taking less than 30 days. The City of Grand Terrace has fully implemented the provisions of AB 884, as well as more recent legislation requiring the establishment of “one-stop” permit coordination. Moreover, the City has established a Site and Architectural Review Board that doubles as the Planning Commission. This board is scheduled to meet twice per month to review all new construction proposals. Based on periodic surveys conducted by the City, local processing times are shorter than those experienced in surrounding communities.

The following summarizes applications that are utilized by the City for various residential projects and average processing times:

Land Use Application: This application is used for small ground floor room additions which are less than 500 square feet in size. The average processing time is 2 to 4 weeks from filing to issuance of building permit.

Administrative Site and Architectural Review: The Administrative Site and Architectural Review application is used for larger room additions which are 500 square feet in size or larger but less than 65% of the floor area of the existing house. This application does not require a public hearing and can be approved by the Community Development Director. The average processing time is typically 6 weeks from filing to issuance of building permit. The Administrative Site and Architectural Review process is also used for the review and approval of second dwelling units, which greatly expedites the processing of these second units and is in conformance with State law.

Site and Architectural Review: This application requires a fully noticed public hearing before the Planning Commission. This involves the additional requirement to submit a radius map and ownership list of property owners within 300 feet of the subject site. The Site and Architectural review process is required for new single family residences and for multiple family developments. The average processing time for a single family residence is 6-12 weeks from filing to issuance of a building permit, and about 12 to 16 weeks from filing to issuance of building permit for multiple family developments. If an environmental initial study is required to be prepared than the processing time would be extended by at least 8 additional weeks. To expedite the review process the City offers concurrent review of the construction drawings prior to the Planning Commission’s public hearing, subject to a hold harmless agreement should the Commission impose major changes in the project at the public hearing. This procedure highlights the City’s efforts to expedite the review process to facilitate new housing development.

Conditional Use Permit: This application is employed for density bonuses. This application is heard concurrently with the Site and Architectural Review application. As these applications are heard concurrently with the Site and Architectural Review application in order to speed up the process, the processing time is the same as that for the Site and Architectural Review application.



Tentative Parcel Map: This application is used to divide a site into four or fewer new parcels. This would allow for the infilling of larger parcels or an intensification of existing sites. The application is heard by both the Planning Commission and the City Council, as required by the City's Subdivision Ordinance. The processing time from tentative parcel map filing to City Council approval is approximately 3 to 4 months.

Tentative Tract Map: This application is used to divide or subdivide a site into more than four lots. This allows for the infilling of large parcels or an intensification of larger existing sites in the City. Tentative Tract Maps are heard by both the Planning Commission and the City Council. The processing time from the tentative map filing to the recording of the final map is 4 to 6 months.

The City's filing fees, shown on Table 8.34, are some of the lowest in the San Bernardino and Riverside regions. Generally, the City has no backlog of residential projects that are waiting for processing by staff or for a public hearing by the Planning Commission or City Council. The average processing times for residential projects are much less than those for other jurisdictions in the area.

8.6.3.6 Service and Facility Infrastructure

Before a development permit is granted, it must be determined that public services and facility systems are adequate to accommodate any increased demand generated by a proposed project.

At present, all vacant residentially designated land within the City is in close proximity to the infrastructure systems (i.e., utilities and streets necessary to provide service). While construction of local interior street and minor utility extensions would be required in some cases, the overall extent would not be great; the location of streets and utility lines as illustrated in the General Plan Circulation Element. No street extensions or major service system improvements would be necessary for development of multi-family designated areas directly adjacent to Mt. Vernon Avenue or single-family designated areas in the western portion of the City, west of the AT & SF railroad tracks. Service systems are adequate to provide for the higher densities expected to be associated with low- and moderate-income developments.

Water service is provided by the Riverside Highland Water Company (Company). The Company is a private water company owned by its shareholders. The Company maintains water main transmission lines, wells, reservoirs, and service laterals throughout the City and is directly responsible for maintenance. The water supply for the Company is from five separate groundwater basins. The 2005 Urban Water Management Plan prepared for the Company indicates that there is sufficient water supply to accommodate development within the City.

Sanitary sewer service is provided by the City of Grand Terrace, and the City maintains all collections lines within its city-limits. The City contracts with the City of Colton for wastewater treatment.



8.6.3.7 Utilization of State and Federal Assistance Programs

The degree to which the City of Grand Terrace may participate in State and Federal housing programs is constrained by the nature of those programs, eligibility requirements and funding limitations. The relatively high cost of housing in the City is somewhat of a deterrent to the use of certain programs, i.e., Section 8 Existing and Moderate Rehabilitation, CHFA Direct Lending, etc., by private developers/property owners. This is due to the relatively low housing costs (purchase price or rent) permitted under these programs. Recent and further proposed reductions in funding levels also represent an impediment to the utilization of these programs.

8.6.3.8 Jobs/Housing Balance

In response to the requirements of the Federal Clean Air Act, the State of California has formulated a State Implementation Plan (SIP) that sets forth the measures that are necessary to ensure the attainment and maintenance of the National Ambient Air Quality Standards (NAAQS) contained in the Act. As a means of carrying out the SIP and ensuring that the NAAQS are attained in the South Coast Air Basin, in which the City of Grand Terrace is located, the Southern California Association of Governments and the South Coast Air Quality Management District have adopted a Regional Air Quality Management Plan (AQMP). The AQMP, in turn, requires all jurisdictions within the South Coast Air Basin to revise their general plans to be consistent with the SIP. A local general plan is consistent with the SIP if the development allowed thereunder is consistent with the jobs/housing balance ratios in the SIP.

In responding to the requirements of the SIP, SCAG has formulated regional plans that address future job and housing growth within the region, by promoting the concept of balancing job growth and housing production with the various subregions of Southern California as a means of addressing serious air quality and transportation issues. The “Jobs/Housing Balance” concept forwards the idea that if people can live and work within the same community, the Southern California region as a whole will benefit from reduced traffic congestion and improved air quality.

As defined by SCAG, a balanced subregion or community is one having an employment to housing ratio of 1.2 jobs per dwelling unit. Recent SCAG data estimated that there are approximately 2,653 combined public and private sector jobs within the City of Grand Terrace. By comparison, there are currently 4,458 dwelling units within the City. This translates into an employment to housing ratio of 0.60 jobs per dwelling unit, and indicates that the City is “jobs poor” and “housing rich.” Therefore, adherence to the jobs/housing balance ratios in the SIP represents an actual constraint on the expansion of housing opportunities within the City since the City is “jobs poor” and needs to stress the development of jobs, rather than housing.



8.6.3.9 Constraints on Persons with Disabilities

Zoning and Permitting Requirements: The City's definition of family includes individuals related by blood, marriage or adoption, groups of not more than six persons who are not related by blood, marriage or adoption, and one or more persons living as a single household.

The City ensures adherence to Title 24 of the California Building Code and federal regulations on accessibility in both multiple family housing developments and commercial developments. The City's parking standards requires that at least one disabled parking space be provided for each new project or two (2%) percent whichever is greater. The design standards of the parking ordinance require that the disabled parking spaces be striped and individually identified in accordance with the Uniform Building Code and the California Vehicle Code.

Group homes are permitted by right in the City's residential zones as permitted uses if the number of residents is 6 or less. The only permits that would be required would be the normal building permits to construct the structure.

Group homes with more than 6 residents are permitted with a conditional use permit. There is nothing in the City's General Plan or Zoning Code that regulates the siting of special needs housing in relationship to one another. There is no minimum distance required between two (or more) special needs housing. The City has no standard conditions or requirements for group homes of more than 6 persons, other than the requirement for a conditional use permit. This includes no particular conditions for group homes that will be providing services on-site. The requirement for a conditional use permit has had no demonstrated negative impact on the development of group homes in the City. There has been no record of such a request being denied by the City's Planning Commission. The public hearing for a conditional use permit for a group home is exactly the same for any other conditional use permit with the same noticing requirements and agency notification.

Building Codes to Assist Disabled Access: The City has adopted the 1997 Uniform Building Code. There have been no amendments that might have diminished the ability to accommodate persons with disabilities. The City has not adopted any universal design elements in the City's building code with respect to persons with disabilities; however, any property owner wishing to install such elements would not be precluded from doing so.

The Building and Safety Department strictly follows the guidelines set by CALDAG for their ADA regulations on new and rehab commercial construction. There have been several new developments in the City that have been required by law to be disabled accessible. In regard to housing development, the City's Housing Department has a policy of installing facilities providing for disabled accessibility for new or rehabbed homes if requested by the new buyer. In accordance with state law, multiple family developments are required to incorporate adaptable units into the project design, in addition to ensuring an accessible path of travel from the street.



The City has also retrofitted several intersections in the City with disabled curb access, disabled drinking fountains and/or disabled buttons at the signalized intersections. In addition reasonable accommodations have been provided at City Hall including disabled access to the City Hall and the Building Department including a disabled ramp and a disabled emergency access bell for access to the main City Hall building and a disabled ramp to the Building Department which is in a separate building.

Reasonable Accommodations: The City has not adopted a reasonable accommodations ordinance. In processing a request to retrofit a home for accessibility an assessment would be made to see if a building permit would be required to do the work (install access ramps, etc.). If no building permit is required, the applicant would be advised that they could proceed with the retrofit. However, Program 8.8.3.1 is proposed to establish a reasonable accommodation procedure to clarify the City's process.

8.7 HOUSING GOALS AND POLICIES

This section of the Housing Element sets forth the City's goals, objectives and policies relative to previously identified needs, recognizing the constraints that limit the City in its ability to affect local housing needs.

Housing goals are statements of the aspirations of the community, and represent the ends to which housing efforts and resources are directed. Statements of objectives are more specific and provide guidelines for actions and later evaluation. Statements of policy are more specific still, and provide well-defined guidelines for decision-making.

The proper basis for any plan of action is a well-integrated set of goals. Such policy statements provide guidance to local decision makers in dealing with housing related issues and express the desires and aspirations of the community. The following goals are intended to give direction to the City's housing program:

- Provide and encourage a supply of housing suitable to the needs and sufficient in number to serve existing and projected residents of Grand Terrace.
- Promote and encourage housing opportunities, accessible to employment centers and quality community services for all economic segments of the community.
- Promote and encourage housing opportunities regardless of age, sex, ethnic background, marital status, physical handicap or family size.
- Promote and encourage the rehabilitation of deteriorated dwelling units, and the conservation of the currently sound housing stock.



- Goal 8.1: Provide and encourage a supply of housing suitable to the needs and sufficient in number to serve existing and projected residents of Grand Terrace.**
- Policy 8.1.1: Promote and encourage development of housing, which varies by type, design, form of ownership and size.
- Policy 8.1.2: Maximize use of remaining vacant land suitable for residential development.
- Policy 8.1.3: Promote and encourage infill housing development and more intensive use of underutilized land for residential construction.
- Policy 8.1.4: Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety and aesthetic considerations.
- Policy 8.1.5: Strive to provide incentives for and otherwise encourage the private development of new affordable housing for low- and moderate-income households.
- Policy 8.1.6: Facilitate construction of low- and moderate-income housing to the extent possible.
- Policy 8.1.7: Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.
- Policy 8.1.8: Continue a policy of expeditious processing of residential development proposals and permits.
- Policy 8.1.9: Amend the Barton Road Specific Plan to promote a village atmosphere in the downtown that will encourage a mix of residential and commercial activity.
- Policy 8.1.10: Promote mixed use development with senior citizen housing in the Barton Road Specific Plan areas.
- Policy 8.1.11: Provide Redevelopment Agency assistance and bond financing to qualified developments to obtain new senior citizen housing in the Barton Road Specific Plan area.
- Policy 8.1.12: Provide for a new zoning category to permit a density of at least 20 units/acre with a density bonus of 25% per State housing law, which would qualify for very low income housing.



Policy 8.1.13: Provide for housing set-aside funds to be committed to the “Habitat for Humanity” or similar organization for the development of low-income housing.

Goal 8.2: **Promote and encourage housing opportunities, accessible to employment centers and quality community services for all economic segments of the community including designated very low, low, and moderate income households.**

Policy 8.2.1: Continue a policy of expeditious processing of residential development proposals and permits.

Policy 8.2.2: Encourage a wide range of housing types, prices and ownership forms in new construction.

Policy 8.2.3: Emphasize and promote the role of the private sector in the construction of low- and moderate-income housing.

Policy 8.2.4: Support the development of cost saving and energy conserving construction techniques.

Policy 8.2.5: Assist private developers in identifying and preparing land suitable for lower-income housing developments.

Policy 8.2.6: Encourage the inclusion of units for low- and moderate-income families as part of private sponsored housing developments.

Policy 8.2.7: Support efforts of private lenders to provide alternative financing methods to make homeownership available to a greater number of households.

Policy 8.2.8: Streamline administrative procedures for granting approvals and permits and establish time limits for such approvals to minimize time, costs and uncertainty associated with development.

Policy 8.2.9: Provide zoning, subdivision and construction incentives to minimize the cost of new and rehabilitated units.

Policy 8.2.10: Promote mixed use development that includes provisions for affordable housing.



- Policy 8.2.11: Provide Redevelopment Agency assistance and bond financing to qualified developments.
- Policy 8.2.12: Continue operation of the City Housing Office to administer and monitor City housing programs to low and moderate income residents.
- Policy 8.2.13: Commit existing and future housing set-aside dollars to continue and expand the City’s existing first time home buyer assistance program as needed to meet the community’s low and moderate income housing needs, as described in this Housing Element.
- Policy 8.2.14: Commit the City’s Housing Office to seek available State grants to provide funds to qualified owners of mobilehomes for rehabilitation or replacement purposes and to qualified buyers for the purchase of mobilehomes.
- Policy 8.2.15: Work with the San Bernardino County Housing Authority in placing Section 8 certificates in the community, when appropriate.
- Policy 8.2.16: Maintain and enhance the low density character of existing residential neighborhoods.
- Policy 8.2.17: Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.
- Goal 8.3: Promote and encourage the rehabilitation of deteriorated dwelling units and the conservation of the currently sound housing stock.**
- Policy 8.3.1: Promote utilization of rehabilitation assistance programs to alleviate overcrowded conditions and to remove architectural barriers.
- Policy 8.3.2: Encourage the rehabilitation of deteriorating owner-occupied and rental housing.
- Policy 8.3.3: Take action to promote the removal and replacement of those substandard units that cannot be rehabilitated.
- Policy 8.3.4: Upgrade community facilities and municipal services as community needs warrant.
- Policy 8.3.5: Encourage the use of rehabilitation assistance programs to make residences more energy efficient.



- Policy 8.3.6: Commit existing and future housing set-aside dollars to continue and expand the City's housing rehabilitation program as needed to meet the community's low and moderate income housing, as described in this Housing Element.
- Policy 8.3.7: Utilize public information and assistance programs to encourage repair before deterioration occurs.
- Policy 8.3.8: Monitor housing conditions in Grand Terrace on a semi-annual basis.
- Policy 8.3.9: Prevent the encroachment of incompatible uses into established residential neighborhoods.
- Policy 8.3.10: Sustain a high standard of maintenance for all publicly owned property.
- Policy 8.3.11: Preserve the physical character of existing neighborhoods.
- Policy 8.3.12: Encourage the maintenance of sound owner-occupied and rental housing.
- Policy 8.3.13: Maintain and enhance the low density character of existing residential neighborhoods, and higher density in the downtown area.

8.8 THE HOUSING PROGRAM

During the past few years, the City has experienced significant revenue shortfalls, causing each City department to cut costs and staff. Because of a reduction in the City Community and Economic Development (CEDD)–Planning Division staff, the City has progressed more slowly than anticipated in realizing certain goals and objectives of the Housing Element. However, the City is committed to implementing its Housing Element and will continue to allocate available staff resources to housing programs and policies.

In preparing this Housing Element Update, the City re-examined the goals and policies that give direction to the City's housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted as part of the City's existing certified Housing Element are responsive to the State housing goals and continue to reflect the desires and aspirations of the community. This updated element refines those goals and reaffirms the City's commitment to these State and local housing goals.

This Housing Program sets forth a multi-year schedule of Programs for Grand Terrace to implement housing policies and to achieve the City's housing goals and objectives. The anticipated impact, responsible agency, potential funding, and timetable for each Program is discussed. The area of impact, i.e., City-wide or certain census tracts, has also been identified.

The anticipated accomplishments have been quantified where possible. These estimates were generated on the basis of past performance as well as the resources that are available to the City



for addressing local housing needs. In this respect, the anticipated accomplishments are realistic. A summary of quantifiable housing objectives is presented below.

Upon implementation, the housing program presented in this document is intended to eliminate all identified existing housing needs in the City of Grand Terrace through City build-out, and all regional housing requirements for the City for the planning period 2006-2014. Major components of this housing program are as follows:

- The City has residentially zoned sites that could yield up to 598 additional housing units. Of these units, at least 144 units could be affordable to low-and moderate-income households .
- The City expects at least 72 very low-income units, 36 low-income units, and 12 moderate-income units to be provided by construction of the approved Blue Mountain Villas Senior Housing project. The Agency has used its Low-Mod funds to assist in the construction of this project. As such, the developer, Corporation for Better Housing, is required to rent the units to low income households in accordance with affordability covenants placed on the project. Upon completion of the project and occupancy of the units, the developer will be required to demonstrate that the affordability covenants have been met.
- The City has established a Housing Office for the administration and monitoring of low-and moderate-income housing opportunities. The City plans to continue operation of this Housing Office of the Public Works Department through the planning period.
- The City Housing Office has continued operation of its first-time homebuyer purchase program that has resulted in the rehabilitation of substandard single family units, and their resale to low- and moderate-income homeowners. To date, 41 homes have been rehabilitated and sold to qualified low-and moderate-income households, 29 of which occurred during this planning period. The City plans to continue and expand this program during the planning period as needed to meet the community's low and moderate income housing needs, as described in this Housing Element.
- The City Housing Office has utilized redevelopment tax increment funds to initiate a rehabilitation loan program to provide financial assistance to homeowners needing to repair and maintain their homes. To date, the City rehab loan program has assisted 133 households, consisting of 105 moderate-income households, 22 low-income households and 6 very low-income households, four of which occurred during the 1998-2005 planning period. The City plans to continue and expand this program during the planning period as needed to meet the community's low and moderate income housing needs, as described in this Housing Element.
- In 2003, the City adopted an amendment the Barton Road Specific Plan to include mixed use development in the downtown. This amendment allows mixed use development consisting of both medium/high density residential and commercial in the Administrative Professional zone. The City has allocated redevelopment tax increment funds and will offer bond financing to qualified developers interested in undertaking a mixed use residential development with an affordable housing component that meets the requirements of State



housing law.

- In 2007, the City rezoned the site of the Blue Mountain Villas Senior Housing project to R3S with a density of 20 units/acre for the provision of very low-, low-, and moderate-income senior housing. If only the 3.4 acre portion of the site that encompasses residential units were considered, project density would be 35 units/acre.
- The City will provide up to \$250,000 of housing set-aside funds to be committed to the “Habitat for Humanity” or similar organization for the development of low-income housing within the City limits.

This housing program represents a continuing and meaningful effort on the part of the City of Grand Terrace to expand the local supply and affordability of housing.

8.8.1 Programs In Support Of Housing Availability and Production

Program 8.8.1.a: The City’s Community and Economic Development Department (CEDD) and Building and Safety/Public Works/Housing Department (BS/PW/H) will continue to expedite the processing of plans for proposed housing projects that are affordable to low- and moderate-income households.

Responsible Agency: CEDD and B&S
 Objective: Streamline production of affordable housing
 Timing: Ongoing
 Funding sources: General Fund

Program 8.8.1.b: The City’s Community and Economic Development Department (CEDD) and Redevelopment Agency will implement the amendment the Barton Road Specific Plan that allows a mix of commercial and medium/high density residential development in the Administrative Professional (AP) zone.

The Agency will consider incentives such as, but not limited to, reduced site development standards or zoning code requirements, direct financial assistance, reduced, or deferred fees, or other regulatory incentives which would result in identifiable cost avoidance or reduction, or a density bonus in accordance with the provisions of state law. Allocation of the specific additional incentives will be made on a case-by-case- basis, depending on resources available to the City from which to grant the incentive, and the particular needs of the development to ensure affordability. However, prioritization of funding and incentives will be given to those projects that include affordable housing for extremely low income households.

Responsible Agency: CEDD and Redevelopment Agency
 Objective: Support housing availability and production
 Timing: Ongoing; Inform all developers of multiple family developments of affordable housing incentives
 2014: Produce a minimum of four affordable housing units
 Funding sources: Low-Mod Housing Fund; County, state and federal sources



Program 8.8.1.c: The City’s Community and Economic Development Department (CEDD)–Planning Division will implement a Zoning Code amendment to revise Chapter 18.10 to ensure the permitted uses table allows for manufactured housing in all residential zones, in accordance with State law.

- Responsible Agency: CEDD
- Objective: Compliance with state law
- Timing: 2009: Amend the Zoning Code
- Funding sources: General Fund

Program 8.8.1.d: As part of a comprehensive update of the City’s Zoning Code, the City’s Community and Economic Development Department (CEDD)–Planning Division will amend its density bonus provisions in accordance with the requirements of State density bonus law. The density bonuses and incentives will be made available for any for-sale or rental, single-family or multi-family development when requested by a developer who agrees to long-term affordability restrictions.

Additional incentives may include, but not be limited to, reduced site development standards or zoning code requirements, direct financial assistance, reduced, or deferred fees, approval of mixed-use zoning in conjunction with the housing development, or other regulatory incentive which would result in an identifiable cost avoidance or reduction, or a density bonus in accordance with the provisions of state law. Allocation of the specific additional incentives will be made on a case-by-case- basis, depending on resources available to the City from which to grant the incentive, and the particular needs of the development to ensure affordability. However, prioritization of funding and incentives will be given to those projects that include affordable housing for extremely low income households.

- Responsible Agency: CEDD
- Objective: Compliance with State law
- Timing: 2009: Amend the Zoning Code
- Funding sources: General Fund

Program 8.8.1.e: The City’s Redevelopment Agency will continue to allocate funds, a process which began in 1993, for the upgrading and expansion of mobile home parks within the City.

- Responsible Agency: Redevelopment Agency
- Objective: Support housing availability
- Timing: Ongoing
 - 2010: Agency will post program on City’s website to make property owners aware of program
 - 2012: A minimum of one mobilehome park will be assisted
- Funding sources: Low to Mod Housing Fund, County, state and federal funding



Program 8.8.1.f: The City Manager’s Office will continue to offer low interest bond financing and redevelopment tax increment assistance in the form of land write down to qualified developers for the construction of mixed use development, with the expectation that at least 50-75 units will be provided and a requirement that 30% of the units (at least 20) will be affordable to “very low” income households.

Responsible Agency: Redevelopment Agency
 Objective: Support housing production. Development of 10 affordable housing units
 Timing: 2014
 Funding sources: Low-Mod Housing Fund; County, state and federal sources

Program 8.8.1.g: The Housing Office will continue to utilize the services of the Inland Fair Housing Mediation Board, through an existing contract with the County of San Bernardino, for fair housing, landlord tenant dispute resolution and senior shared housing. The City will post a notice of the City’s website to inform the public of the services of the Inland Fair Housing and Mediation Board, and include a link to their website. Semi-annual activity reports will be obtained from the Inland Fair Housing and Mediation Board in order to monitor local compliance with fair housing laws.

Responsible Agency: Housing Office
 Objective: Support fair housing
 Timing: 2009 and every year thereafter
 Funding sources: General Fund

Program 8.8.1.h: The City’s CEDD will continue to utilize the City’s General Plan and Zoning Code to provide adequate, suitable sites for the development of 329 residential units in accordance with the City’s Regional Housing Needs Allocation.

Responsible Agency: CEDD
 Objective: Provide adequate and suitable sites to support housing production
 Timing: Ongoing
 Funding sources: No cost to City

Program 8.8.1.i: The City’s CEDD will continue to create and maintain an inventory of vacant and underutilized sites suitable for housing development. This information will be made available on the City’s website.

Responsible Agency: CEDD
 Objective: Support housing production
 Timing: 2009: Post on website, and update as appropriate
 Funding sources: Low to Mod Housing Fund



Program 8.8.1.j: The City's CEDD will implement the previously approved R3S zone on a case-by-case basis as developers propose new affordable housing projects. The zone allows for a density of 20 units/acre and with a density bonus to 25 units/acre to be utilized for extremely low income, very low income and low income senior-oriented housing.

Responsible Agency: CEDD and Redevelopment Agency
 Objective: Support housing production
 Timing: Ongoing
 Funding sources: Low to Mod Housing Fund; County, state and federal funding; private funding

Program 8.8.1.k: The City's CEDD will consider, on a case-by-case basis, an amendment to the Zoning Map and General Plan Land Use Map, to allow densities of up to 25 units/acre for affordable housing projects in proximity to public transit, commercial centers, and services, and in accordance with state density bonus provisions.

Responsible Agency: Redevelopment Agency
 Objective: Support housing production
 Timing: Ongoing
 Funding sources: Low to Mod Housing Fund; County, state and federal funding, private funding

Program 8.8.1.l: The City will collaborate with an affordable housing developer, such as Habitat for Humanity or other affordable housing developer, to develop a 0.63-acre City-owned parcel for the production of non-senior lower income affordable housing units.

Responsible Agency: City Council and Redevelopment Agency
 Objective: Support housing production
 Timing: 2010: Send out an RFP to affordable housing developers
 2011: Contract with an affordable housing developer
 2014: Produce a minimum of 8 affordable units
 Funding sources: Low to Mod Housing Fund; County, state and federal sources; private funding

Program 8.8.1.m: The City's CEDD will amend the Zoning Code to permit emergency shelters in the Industrial zone district without a conditional use permit, and subject to the same development and management standards that apply to the residential or commercial uses within the same zone district. Standards will also be established as provided for under SB 2 to regulate emergency shelters.

Responsible Agency: Redevelopment Agency
 Objective: Support housing availability; compliance with state law
 Timing: One year after the adoption of the Housing Element
 Funding sources: General Fund



Program 8.8.1.n: The Housing Office and CEDD will ensure access to the Section 8 Rental Assistance program operated by the San Bernardino County Housing Authority by assisting the County with publicity whenever the waiting list is opened, by posting the phone number and website of the Housing Authority on the City’s website.

- Responsible Agency: Housing Office and CEDD
- Objective: Support housing availability
- Timing: 2009, and Ongoing as notified by the San Bernardino County Housing Authority
- Funding sources: General Fund

Program 8.8.1.o: As part of a comprehensive update of the City’s Zoning Code, the City’s Community and Economic Development Department (CEDD) will amend its Zoning Code to eliminate requirements for a conditional use permit for detached second units, and to amend the table of permitted uses contained in Chapter 18.10 (RH, R1, R2 and R-3 Zones) to reflect administrative review of second units, in accordance with state law.

- Responsible Agency: CEDD
- Objective: Support housing production
- Timing: 2009, as part of the Development Code Update
- Funding sources: General Fund

Program 8.8.1.p: As part of a comprehensive update of the City’s Zoning Code, the City’s Community and Economic Development Department (CEDD) will amend its Zoning Code to define transitional and supportive housing as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.

CEDD staff will amend the City’s Zoning Code to identify the zone districts in which single room occupancy housing units will be permitted, in accordance with state law.

- Responsible Agency: CEDD
- Objective: Support housing production
- Timing: 2009, as part of the Development Code Update
- Funding sources: General Fund

Program 8.8.1.q: As part of a comprehensive update of the City’s Zoning Code, the City’s Community and Economic Development Department (CEDD) will amend its Zoning Code to update the definition of multiple family residential in order to remove the bedroom limitations, and to revisit the parking requirements for smaller units.

- Responsible Agency: CEDD
- Objective: Support housing production
- Timing: 2009, as part of the Development Code Update
- Funding sources: General Fund



Program 8.8.1.r: As part of a comprehensive update of the City’s Zoning Code, the City’s Community and Economic Development Department (CEDD) will amend Chapter 18.63 of the Zoning Code to clarify the scope and authority of the Site and Architectural Review Board.

Responsible Agency: CEDD
 Objective: Support housing availability and production
 Timing: 2009, as part of the Development Code Update
 Funding sources: General Fund

Program 8.8.1.s: To accommodate the housing need for the remaining 27 units affordable to lower-income households, the City will rezone at least 1.35 acres of vacant land, at a minimum density of 20 units per acre. Rezoned sites will include Site A and Site D, as described on Table 8.26, and allow exclusively multiple family and senior residential uses and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary Program) pursuant to Government Code Section 65583.2(h)

Responsible Agency: CEDD
 Objective: Create opportunity for at least 27 units of rental housing for lower income households
 Timing: October 2010
 Funding sources: General Fund

8.8.2 Programs In Support Of Housing Affordability

Program 8.8.2.a: Continue an outreach campaign to solicit participation of private developers in affordable housing programs. This will be accomplished by compiling and subsequently maintaining a roster of interested firms, which will be notified when opportunities arise.

Responsible Agency: Housing Office
 Objective: Support housing affordability
 Timing: 2009: Compile list of affordable housing developers
 2010: Send RFP to affordable housing developers
 Funding sources: Low to Mod Housing Fund

Program 8.8.2.b: Continue participation in the Section 8 Leased Housing Assistance Program administered by San Bernardino County Housing Authority. This will be achieved by posting on the City’s website when the County is taking in applications for the program.

Responsible Agency: Housing Office
 Objective: Support housing affordability
 Timing: 2009: Post on website and every year thereafter
 2010: Send RFP to affordable housing developers
 Funding sources: Low to Mod Housing Fund



Program 8.8.2.c: Continue operation of the City Housing Office, established in 1994, to administer and monitor City housing programs.

Responsible Agency: Redevelopment Agency
 Objective: Support housing affordability and production
 Timing: Ongoing
 Funding sources: Low Mod Housing Fund, County, state and federal funds

Program 8.8.2.d: Continue to research the possibility of expanding Section 8, Leased Housing Assistance Program, to subsidize mobile home space rentals.

Responsible Agency: Redevelopment Agency
 Objective: Support housing affordability and availability
 Timing: 2010: Contact County to determine if program can be expanded
 2010: If so, advertise on City’s website, and send information
 packets to mobile home residents
 Funding sources: Low Mod Housing Fund

Program 8.8.2.e: The City’s CEDD will continue to process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety code, as a means of providing long-term transitional housing for very low income persons.

Responsible Agency: CEDD
 Objective: Support housing affordability
 Timing: Ongoing
 Funding sources: General Fund

Program 8.8.2.f: The City’s CEDD will continue to participate in and provide staff support for the various homeless programs operated by the San Bernardino County Homeless Coalition.

Responsible Agency: CEDD
 Objective: Post link to City’s website
 Timing: 2009 and ongoing thereafter
 Funding sources: Low Mod Housing Fund; General Fund

Program 8.8.2.g: The City Manager’s Office will offer to open facilities at City Hall and the City Yard to provide emergency shelter during times of extreme weather or hardship.

Responsible Agency: Redevelopment Agency
 Objective: Support transitional housing
 Timing: Ongoing
 Funding sources: Low Mod Housing Fund



Program 8.8.2.h: The City Housing Office will continue to operate the first time buyer purchase assistance program to acquire and rehabilitate deteriorated and/or foreclosed residential property then resell the homes to qualified low and moderate income households.

- Responsible Agency: Redevelopment Agency
- Objective: Support housing production
- Timing: 2010 through 2014; Produce a minimum of one affordable unit per year
- Funding sources: Low Mod Housing Fund

Program 8.8.2.i: The City’s Housing office will use its website to provide information on home ownership and home repair programs operated by the County of San Bernardino Department of Community Development and Housing (CDH), including a web link to CDH’s website. Programs offered include: HOME Homeownership Assistance Program; HOME American Dream Downpayment Initiative; Single Family Home Improvement Loan Program, and the Senior Home Repair Program.

- Responsible Agency: Housing Office
- Objective: Support housing affordability
- Timing: 2009: Post link on website
- Funding sources: General Fund

Program 8.8.2.j: The City’s Housing office will use its website to provide information on the County of San Bernardino’s Senior Home Repair Program, which allows qualifying seniors a one time grant in the form of labor and materials to help correct code violations, and/or health and safety problems. This grant program would assist extremely low to moderate income senior households.

- Responsible Agency: Housing Office
- Objective: Support housing affordability
- Timing: 2009: Post link on website
- Funding sources: General Fund

8.8.3 Programs In Support Of Maintaining and Improving Housing Conditions

Program 8.8.3.a: The City Manager’s Office will continue to include energy conservation measures as improvements eligible for assistance under the Redevelopment Agency’s residential rehabilitation program.

- Responsible Agency: Redevelopment Agency
- Objective: Support of housing affordability, and maintenance of housing stock
- Timing: Ongoing
- Funding sources: Low Mod Housing Fund



Program 8.8.3.b: The Housing Office will provide public information and technical assistance intended to encourage the continued maintenance of the City’s housing stock. The Housing Office webpage will include information City home improvement programs, and a link to San Bernardino County Community Development and Housing Department’s webpage that provides information on County-operated programs. Additionally, the Building and Safety Department will continue to provide technical drawing for simple improvements such as patio covers, retaining and block walls, and similar small projects; a home construction pamphlet, and information on hiring contractors.

Responsible Agency: Housing Office and Building and Safety
 Objective: Maintain and improve housing stock
 Timing: 2009 for website information
 Ongoing on technical and informational handouts
 Funding sources: General Fund

Program 8.8.3.c: The City’s Redevelopment Agency will continue to provide financial assistance for the rehabilitation of residences owned or occupied by very low, low and moderate income persons. This financial assistance will be made available in the form of below market rate and deferred payment loans for home rehabilitation, and matching grants for the rehabilitation of rental housing and funds for the Agency to purchase and rehabilitate housing for resale to low and moderate income households.

Rehabilitation may include, but may not be limited to, room additions to accommodate larger families, rehabilitation to provide disabled accessibility, re-roofing, re-painting, and installation of new windows.

Responsible Agency: Redevelopment Agency
 Objective: Maintain and improve housing stock
 Timing: 2008: Begin advertising for the program on City’s website
 2014: Assist a minimum of 5 households
 Funding sources: Low Mod Housing Fund

Program 8.8.3.d: The City’s Redevelopment Agency will continue to monitor housing conditions throughout the City in order to establish target areas for rehabilitation efforts. Rehabilitation efforts could include a low interest and/or grant program for minor home repairs, such as repainting, yard clean up, and/or landscaping.

Responsible Agency: Redevelopment Agency
 Objective: Maintenance and improvement of housing stock
 Timing: Ongoing
 Funding sources: Low to Mod Housing Fund



Program 8.8.3.e: The City’s CEDD and BS/PW/H will review all changes in planned land uses to determine the cumulative impact on community facilities and municipal services, in order to ensure that adequate facilities and service levels are provided to all residents.

Responsible Agency: CEDD and Public Works
 Objective: Support of maintaining and improving housing stock
 Timing: 2008-2009: Community facilities and municipal services are being reviewed under the current General Plan update
 Funding sources: General Fund

Program 8.8.3.f: The City’s Community Services Department and CEDD and BS/PW/H will continue existing code enforcement efforts and explore new methods for eliminating deteriorated or unsightly property conditions in residential areas.

Responsible Agency: Redevelopment Agency
 Objective: Improve housing stock
 Timing: Ongoing
 Funding sources: Low to Mod Housing Fund

Program 8.8.3.g: The Housing Office and the City’s CEDD will assist in distributing information to the public regarding energy audits and/or self energy efficiency surveys that are performed by the Southern California Edison Company, and Southern California Gas Company.

Responsible Agency: Housing Office and CEDD
 Objective: Support housing affordability and improve housing stock
 Timing: 2009: Place information and weblinks on Housing Office home page
 Funding sources: Low to Mod Housing Fund

Program 8.8.3.h: the City’s BS/PW/H-Building Division will continue to promote the incorporation of energy conserving appliances, fixtures and other devices into the design of new residential units as means to reduce long-term housing costs and enhance affordability.

Responsible Agency: Building and Safety
 Objective: Improve housing stock
 Timing: Ongoing project
 Funding sources: Low to Mod Housing Fund, General Fund

Program 8.8.3.i: The City’s BS/PW/H-Building Division will continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code as a means to lower long-term housing costs.

Responsible Agency: Building and Safety
 Objective: Maintenance of housing stock
 Timing: Ongoing
 Funding sources: No cost to City



Program 8.8.3.j: The City’s CEDD will continue recommending that tall shady trees be planted on the southwest exposure to minimize the use of energy and reduce housing costs.

- Responsible Agency: CEDD
- Objective: Support of housing affordability
- Timing: Ongoing
- Funding sources: No cost to City

- Responsible Agency: Redevelopment Agency

Program 8.8.3.k: The City’s Code Enforcement Department will continue to implement Ordinance No. 221 for the maintenance of non-owner occupied housing stock in an effort to improve substandard conditions of the City’s non-owner occupied housing stock. Substandard conditions include properties that do not meet minimum housing and building code standards, exterior maintenance standards, or that are not safe to occupy.

- Responsible Agency: Code Enforcement
- Objective: Preventative maintenance and improvement of housing stock
- Timing: Ongoing
- Funding sources: Low mod funds and inspection fees

Program 8.8.3.l: The City shall amend its Zoning Code to establish a reasonable accommodation process for housing designed for, intended for occupancy by, or with supportive services for , persons with disabilities.

- Responsible Agency: Community and Economic Development Department
- Objective: Support and improve housing stock
- Timing: 2009
- Funding sources: General Fund



8.8.4 Anticipated Accomplishments

Focusing on the current planning period (2006 - 2014), Table 8.37 shows a total of 472 additional units could be constructed. At least 120 of these units could be affordable to very low, low and moderate income households. These estimates meet or exceed the housing needs identified in SCAG’s RHNA.

**Table 8.37
New Construction Housing Goals and Anticipated Accomplishments
2006 – 2014**

Income Category of Household	Number of Units Needed per SCAG RHNA¹	Number of Units Already Constructed/Approved this Period²	Total Units to be Provided this Period	Difference between Total Number of Units to be Provided and RHNA^{3,4}
Extremely Low	40	-	40	0
Very Low	40	72	52	12
Low	55	36	58	3
Moderate	63	109	119	56
Above Moderate	131	121	203	72
Totals	329	338	472	143

Notes:

- ¹ Estimated needs taken directly from SCAG’s 2006-2014 RHNA.
- ² Number of units already provided reflects actual housing already constructed or approved during this planning period.
- ³ Difference between number of units SCAG has determined to be needed and number that could be constructed in the City during this planning period.
- ⁴ Exceeds identified needs under the 2006-2014 RHNA.

These estimates reflect actual units already constructed or approved during this planning period. In 2007 the City approved the Blue Mountain Senior Housing Villas which will house 72 very low income, 36 low income, and 12 moderate income senior households. The Redevelopment Agency has committed low-mod housing funds towards this project, and in accordance with Redevelopment Law, the units will remain affordable pursuant to affordability covenants. The Blue Mountain Senior Housing Villas are currently under construction and are expected to open by January 2009.

City priority plans to provide units affordable to the very low income through density increases and senior citizen housing subsidies will result in the construction of additional units beyond the 472 noted above.



In addition to new construction accomplishments, the City of Grand Terrace expects to continue and expand its rehabilitation and conservation efforts (Table 8.38) as needed to meet the community’s low- and moderate-income housing needs, as described in this Housing Element. Focusing on the current planning period (2006 - 2014), the City expects that a total of 30 single family units will be rehabilitated. This estimate is based on previous planning period activity and projected activity of the City’s first time home-buyer purchase assistance program and housing rehabilitation program with influences from the current housing market conditions. Rehabilitation of existing units will also be achieved through the City’s efforts to link property owners with other financial assistance programs available through the County of San Bernardino. In addition, the City expects that a total of 678 single and multifamily units, representing approximately 15% of its existing housing stock, will be conserved through the continuing efforts of its code enforcement programs.

**Table 8.38
Combined Housing Goals and Anticipated Accomplishments
2006 - 2014**

Income Category	New Construction	Rehab ^[1]	Conservation ^[2]
Extremely Low	0	-	26
Very Low-Income	92	-	128
Low-Income	58	-	366
Moderate-Income	119	30	101
Above Moderate	203	-	41
Totals	472	30	678

Note: Assumes 3 - 4 rehabilitated units per year during the 2008-2014 period.

^[1] Current housing market conditions may restrict the City’s ability to rehabilitate units.

^[2] Represents 15% of total existing housing stock

8.8.5 Redevelopment Agency Implementation Plan

The Grand Terrace Redevelopment Agency adopted Resolution No. CRA 2009-11 adopting the 2010-2014 Five Year Implementation Plan for the Grand Terrace Redevelopment Project Area. The Five Year Implementation Plan included a Housing Program, which identified certain projects.

Canal Street Rental Housing: This program proposes to utilize an Agency owned parcel for the construction of a 23-unit rental housing complex. All units are proposed to be restricted to affordable households. Program 8.8.1.1 is in keeping with this program; however, under Program 8.8.1.1, the intent would be to have all units restricted to affordable households.

Purchase/Rehab/Resale Program: This is a continuing program that involves the acquisition, rehabilitation and resale of dilapidated units throughout the community. Once acquired and rehabbed the units are sold to eligible low to moderate income households. Program 8.8.2.h retains this program.



Home Improvement Loan Program: This program provides eligible low to moderate income households loans at low interest rates for minor rehabilitation projects. This is a continuing program and is retained with Program 8.8.3.c

8.8.6 Priorities

As previously indicated, the ability of the City of Grand Terrace to affect local housing needs is limited by the resources available for this purpose. These resources include land, enabling legislation, and funding. Local governments in particular are constrained by the availability of funding for housing-related activities.

To ensure available resources are used most effectively in an effort to maximize benefits, a prioritization of local housing needs is essential as a guide in distributing those resources. Therefore, where conflict may arise in the implementation of this housing program, the City shall allocate its limited resources on the basis of the following priorities:

- Priority 1** Expansion of the local housing supply in terms of both market-rate and affordable housing through mixed-use development.
- Priority 2** Provide opportunities for rental subsidies, density bonuses and mortgage revenue bond financing at new multi-family developments to assist very low income households.
- Priority 3** Maintenance and improvement of the existing housing stock through continuance and expansion of the City's housing rehabilitation and code enforcement programs.
- Priority 4** Preservation of existing affordable housing opportunities through the continuance and expansion of the City's first time home buyer purchase assistance program.

8.9 OPPORTUNITIES FOR ENERGY EFFICIENCY

As non-renewable energy resources have been progressively depleted and energy costs continue to rise, homeowners have become increasingly aware of energy conserving measures primarily as a means to offset and control the rising costs of fuel. While the use of alternative energy sources is most advantageous in developing new housing, there are numerous energy conserving measures which can be retrofitted into existing and older housing which conserve the use of non-renewable fuels and save money.



8.9.1 Insulation and Weatherproofing

Older homes were built during times when there was little concern for the use of oil and natural gas for heating purposes. Additionally, the window and door opening fixtures were intended primarily for passage of light into the home. While many of these fixtures were designed to meet these basic requirements, minimal effort was expended to ensure air-tight closures when both exterior doors and windows were closed. To conserve the heat generated by gas or oil fired heating units and minimize the heat loss ratio, older homes can be insulated in the attic space and exterior walls. Windows and exterior doors can also be fitted with airtight devices, caulking, or other means to maximize heating and cooling efforts.

8.9.2 Natural Lighting

Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights. Skylights can be easily installed at reasonable expense in existing houses, thereby substantially reducing electricity costs and energy consumption.

8.9.3 Solar Energy

Solar energy is a practical, cost effective, and environmentally sound way to heat and cool a home. In California, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper building designs, this resource provides for cooling in the summer and heating in the winter; it can also heat water for domestic use and swimming pools and generate electricity.



Unlike oil or natural gas, solar energy is an unlimited resource, which will always be available. Once a solar system is installed, the only additional costs are for the maintenance or replacement of the system itself. The user is not subject to unpredictable fuel price increases. Moreover, solar energy can be utilized without any serious safety or environmental concerns.

Solar heating and cooling systems are of three general types: passive, active, or a combination thereof. In passive solar systems, the building structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a green house. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and constructed with



dense materials such as concrete or adobe to better absorb the heat. Properly placed windows and overhanging eaves also contribute to keeping a house cool.

Active systems collect and store solar energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system.

Although passive systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to both cool and heat the house and provide hot water. This may mean lower energy costs for Grand Terrace residents presently dependent on conventional fuels. The City encourages the use of passive solar systems in new residential construction to improve energy efficiency for its citizens.

8.9.4 Water Conservation

Simple water conservation techniques can save a family thousands of gallons of water per year, plus many dollars in water and associated energy consumption costs. Many plumbing products are now available which eliminates unnecessary water waste by restricting the volume of water flow from faucets, shower heads, and toilets. The use of plant materials in residential landscaping that are well adapted to the climate in the Grand Terrace area can also measurably contribute to water conservation by reducing the need for irrigation, much of which is often lost through evaporation.



A family can also save water by simply fixing dripping faucets and using water more conservatively. In addition, such conservation practices save on gas and electricity needed to heat water and the sewage system facilities needed to treat it. By encouraging residents to conserve water and retrofit existing plumbing fixtures with water saving devices, the City can greatly reduce its water consumption needs and expenses.

8.9.5 Energy Audits

The Southern California Edison Company provides energy audits to local residents on request. Many citizens are not aware of this program. The City will aid in expanding this program by supplying the public with pertinent information regarding the process including the appropriate contacts on the City's website. The Southern California Gas Company also provides self-guided surveys for its customers on its website. The City will also link the Gas Company's webpage to the City website. Energy audits are extremely valuable in pinpointing specific areas in residences, which are responsible for energy losses. The inspections also result in specific recommendations to remedy energy inefficiency.



8.9.6 New Construction

The City of Grand Terrace will continue to require the incorporation of energy conserving appliances, fixtures, and other devices into the design of new residential units. The City will also continue to review new subdivisions to ensure that each lot optimizes proper solar access and orientation to the extent possible. Additionally, the City will consider enacting an ordinance that prohibits property owners from obstructing the solar access of their neighbors. Two State laws enacted in 1978 (the Solar Rights Act and the Solar Shade Control Act) offer a variety of methods to preserve solar access.

8.10 FINANCING RESOURCES

In addition to the housing set aside funds pursuant to Community Redevelopment Law, there are a variety of potential funding sources available to support affordable housing in the City of Grand Terrace. They include the following:

8.10.1 Home Funds

The Home Investment Partnership (HOME) Program is a federal program, created as a result of the National Housing Affordability Act of 1990. Under HOME, HUD awards funds to localities on the basis of a formula, which takes into account tightness of the local housing market, inadequate housing, poverty and housing production costs. Localities must match HOME funds with 25% of funds from non-federal sources.

HOME funding is provided to jurisdictions to assist either rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having a special need related to housing.

8.10.2 Community Development Block Grant Program (CDBG)

Through the federal CDBG program, HUD provides funds to local governments for funding a range of community development activities. CDBG grants are awarded to the City on a formula basis for housing activities, including acquisition, rehabilitation, homebuyer assistance, economic development, homeless services and public services. CDBG funds are subject to certain restrictions and cannot be used for new construction of housing. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the County Median Family Income.

8.10.3 Section 108 Program

Section 108 is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for a variety of housing and economic development



activities. All rules and requirements of the CDBG program apply, and therefore all projects and activities must principally benefit low and moderate income persons, aid in the elimination or prevention of blight, or meet urgent needs of the community.

Monies received per the Section 108 loan guarantee program are limited to not more than 5 times the applicant's most recently approved CDBG amount, less prior Section 108 commitments. Activities eligible for these funds include: economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; construction, reconstruction or installation of public facilities; related relocation, clearance or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Section 108 loans are secured and repaid by pledges of future and current CDBG funds. Additional security requirements may also be imposed on a case-by-case basis.

8.10.4 Section 8 Rental Assistance Payments/Housing Certificates

The Federal Section 8 program provides rental assistance to low- and moderate-income families, elderly, and disabled persons who spend more than 50 percent of their monthly income on rent. The subsidy represents the difference between the excess of 50 percent of the recipients' monthly income and the federally approved fair market rents (FMR). In general, the FMR for an area is the amount that would be needed to rent privately owned, decent, safe and sanitary rental housing. Section 8 assistance is available in the following forms:

- *Section 8 Existing Housing Certificate Program.* Under the certificate program, the landowner enters into a contract with the San Bernardino County Housing Authority, which establishes limits for the rent which will be subsidized for the Very Low income unit to the Fair Market Rent. Eligible tenants must pay the highest of either 30 percent of adjusted income, 10 percent of gross income, or the portion of welfare assistance designated for housing. Housing subsidized through this program must meet standards of safety and sanitation established by HUD.
- *Section 8 Existing Housing Voucher Program* - This program is similar to the Certificate Program, however, rent for the units are not restricted. The tenant instead must pay the difference between the Fair Market Rent standard and the actual rent.

8.10.5 Section 202/811 Housing for Elderly for Handicapped Housing

Under this federally administered program, direct loans are made to eligible, private nonprofit organization and consumer operative sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The interest rates on such loans are determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100 percent of the units for handicapped persons has



also recently been made available. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities.

Private, nonprofit sponsors may qualify for Section 202 no interest capital financing loans. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly handicapped person between the ages of 18 and 62, are eligible to live in these units. There are currently no Section 202 projects in the City. The City of Grand Terrace should encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and the handicapped and take all actions necessary to expedite processing and approval of such projects

8.10.6 California Housing Finance Agency (CHFA)

CHFA is a state of California administered program that provides below market interest rate mortgage capital through the sale of tax-exempt notes and bonds. CHFA sells tax-exempt Mortgage Revenue Bonds to provide below market rate financing through approved private lenders to first-time homebuyers for the purchase of new or existing homes. The program operates through participating lenders who originate loans for CHFA purchase.

CHFA assists nonprofit housing development corporations that acquire land, provide building plans, and package loans for self-help housing. Families, under the supervision of nonprofit corporations, provide the majority of the construction labor. CHFA makes commitments to self-help corporations for low-interest mortgages and provides credit enhancements to lenders who provide construction financing and preferential interest rates.

CHFA also operates a Multifamily Rental Housing Mortgage Loan Program. This program finances the construction or substantial rehabilitation of projects containing 20 or more units. 20 percent of the units in a project must be set aside for low income tenants at affordable rents for the greater of 15 years or as long as the mortgage is outstanding.

A new program of CHFA is the HELP Program. This program provides low interest loan assistance to local governments to assist in the provision of affordable housing. Terms of the low interest loans are 3 percent simple interest per annum for up to ten years, with a maximum loan amount of \$2,000,000 per project.

8.10.7 Low Income Housing Tax Credit (LIHTC) Program

This State program provides for federal tax credits for private developers and investors, which agree to set aside all or a portion of their units for low income households and the elderly for no less than 15 years. A minimum of 20 percent of the units must be made available to families whose income is less than 50 percent of the County median income or 40 percent of the units must be made available to families whose income is up to 80 percent of the median.

Developers and investors must apply for an allocation of housing units from the State Allocation



Committee, administered by the Tax Credit Allocation Committee. While the program is beneficial in adding low income housing units to the local housing stock, the statewide allocations are limited under this program and the application process is expensive for the developer. In addition, single resident and elderly rental projects are not competitive based on the State's selection criteria. The Redevelopment Agency will remain informed about this program and will make the benefits of this program known to developers and investors upon inquiry, potentially for multifamily projects that cater to larger families.

8.10.8 Multifamily Mortgage Revenue Bonds

Multifamily Mortgage Revenue Bonds, as discussed above, are used to finance construction and mortgage loans, as well as capital improvements for multifamily housing. Federal law requires 20 percent of the units in an assisted project to be reserved for lower income households, whose income does not exceed 80 percent of the median household income for the County. Additional state requirements regarding housing set-aside units are imposed on the project. Funding for this program is administered by the California Debt Limit allocation committee and has been extended indefinitely.

8.10.9 Housing Action Trust Fund

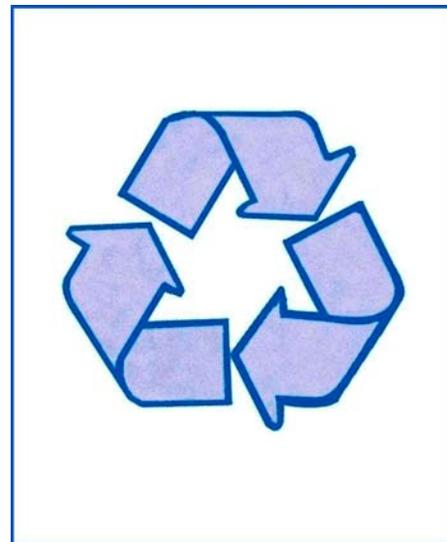
Housing Action Resource Trust (HART) is a California 501 (c) (3) nonprofit housing development corporation that provides assistance to prospective homebuyers, including pre-purchase education and counseling, assistance in obtaining first mortgage financing, training in home repairs, and down payment assistance in the form of a grant to first time low- and moderate-income homebuyers.

8.10.10 Senior Home Repair

This program is administered through the County of San Bernardino and is available for residents of San Bernardino County and cooperating cities. The purpose of the program is to provide eligible senior homeowners with a one-time grant in the form of labor and material to correct code violations and/or health and safety problems.



Sustainable Development Element





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9.0 SUSTAINABLE DEVELOPMENT ELEMENT

9.1 INTRODUCTION

According to U.S. Department of Energy's Center for Sustainable Development, buildings constructed using conventional methods account for:

- 65% of all electrical energy consumption,
- 30% of all green gas generation,
- 30% of all raw material use,
- 30% of all landfilled waste,
- 12% of all potable water consumption.

In an effort to reduce the impacts of building construction and occupation on the current and future environment, the concept of “Sustainable Development” has become popular in discussions of new development.

Sustainable Development is defined as:

“A balance between economic growth and environmental protection. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.”

The concept of sustainable development first became recognized in 1980 when the International Union for the Conservation of Nature published the World Conservation Strategy. Since then, the term has become commonplace with its general use occurring with the publication of a 1987 report from the United Nations Brundtland Commission.

Sustainable development is a combination of three specific concepts. These are:

- Environmental Sustainability,
- Economic Sustainability, and
- Social-Political Sustainability.

Environmental sustainability is defined as the ability of the environment to continue to properly function indefinitely. This is accomplished through programs designed to meet the current needs of society without compromising the welfare of future generations. Its goal is to minimize environmental degradation and to stop and ultimately reverse the practices that have led to it. For environmental sustainability, humans must only use natural resources at a rate at which they can be replenished naturally. Primary natural resources that are the focus of sustainable practices include those raw materials needed to produce consumable products, energy resources, water, and air.



While environmental sustainability is a primary goal of sustainable development, sustainable development programs must also be economically feasible and must be acceptable to society. Programs that have excessive costs to the population or that would drastically alter normal lifestyles are prone to failure.

In response, the United Nations established the 2005 Urban Environmental Accords which outline specific goals for jurisdiction to consider. These include goals for sustainability in the following areas:

- Energy
 - ◆ Renewable Energy
 - ◆ Energy Efficiency
 - ◆ Climate Change
- Waste Reduction
 - ◆ Zero Waste
 - ◆ Manufacturer Responsibility
 - ◆ Consumer Responsibility
- Urban Design
 - ◆ Green Building
 - ◆ Urban Planning
 - ◆ Slums
- Urban Nature
 - ◆ Parks
 - ◆ Habitat Restoration
 - ◆ Wildlife
- Transportation
 - ◆ Public Transportation
 - ◆ Clean Vehicles
 - ◆ Reducing Congestion
- Environmental Health
 - ◆ Toxic reduction
 - ◆ Healthy Foods Systems
 - ◆ Clean Air
- Water
 - ◆ Drinking Water Access
 - ◆ Source Water Conservation
 - ◆ Waste Water Reduction

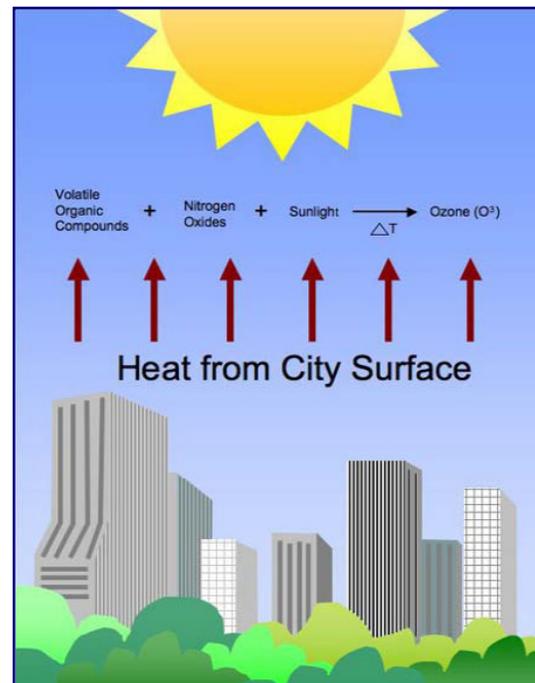
In 1999, the LEED Green Building Rating System for New Construction was established to assist the building industry in improving the quality of buildings and reduce their impact on the environment. LEED (Leadership in Energy and Environmental Design) is one of several programs designed to quantitatively rate buildings by the impact on the current and future environment. The program evaluates numerous aspects of building programs including the following:



- Site Selection
- Brownfield Development
- Transit Oriented Development
- Maximization of Open Space
- Stormwater Management
- Heat Island Effects
- Light Pollution Reduction
- Efficient Water Usage in Structures
- Efficient Water Usage in Landscaping
- Innovative Wastewater Technologies
- Energy Conservation
- Construction Waste Management
- Implementation of Ongoing Recycling Programs
- Use of Recycled, Renewable and/or Locally Produced Building Materials

9.2 GREENHOUSE GAS EMISSIONS

Gases that trap heat in the atmosphere are called “greenhouse gases”, which could cause global climate changes. Global climate change could affect the average weather on earth that can be measured by wind patterns, storms, precipitation and temperature. Although there has been disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, most agree that there is a direct link between increased emission of greenhouse gases and long-term global temperature. What greenhouse gases have in common is that they allow sunlight to enter the atmosphere, but trap a portion of the outward-bound infrared radiation and warm up the air. The process is similar to the effect greenhouses have in raising the internal temperature, hence the name greenhouse gases. Both natural processed and human activities emit greenhouse gases. The accumulation of greenhouse gases in the atmosphere can increase the earth’s temperature, while emissions from human activities such as electricity generation and motor vehicles operations can elevate the concentration of greenhouse gases in the atmosphere. The principal greenhouse gases are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perflourocarbons (PFCs), hydroflourocarbons (HFCs), and water vapor (H₂O). Carbon dioxide is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of the different greenhouse gases, greenhouse gas emissions are often





quantified and reported as CO₂ equivalents (eCO₂). Large emission sources are reported in million metric tons of CO₂E (MMTeCO₂).

In 2005, in recognition of California's effects on climate change, Governor Schwarzenegger established Executive Order S-3-05, which set forth a series of target dates by which statewide emissions of greenhouse gases could be progressively reduced, as follows:

- By 2010, reduce greenhouse gas emissions to 2000 levels,
- By 2020, reduce greenhouse gas emissions to 1990 levels,
- By 2050, reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill No. 32; California Health and Safety Code Division 25.5, Sections 38500, et. seq., or AB32), which required the California Air Resources Board (CARB) to design and implement emissions limits, regulations, and other measures, such that feasible and cost-effective statewide greenhouse gas emissions would be reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). In 2007, CARB directed staff to pursue 37 early actions for reducing greenhouse gases under the California Global Warming Act of 2006 (AB32). Several strategies were considered including a Low Carbon Fuel Standard; regulations for refrigerants with high global warming potential; guidance and protocols for local governments to facilitate greenhouse gas reductions and green ports.

In addition to approving the 37 greenhouse gas reduction strategies, CARB directed staff to further evaluate early action recommendations made at the June 2007 meeting, and to report back to CARB within six months. Since then, CARB staff published the *Draft List of Early Actions Measures To Reduce Greenhouse Gases In California Recommended For Board Consideration* in September 2007, which recommended 44 measures to help reduce greenhouse gases by Year 2012. These measures included the following:

ID#	Sector	Strategy Name
1	Fuels	Above Ground Storage Tanks
2	Transportation	Diesel – Off-road equipment (non-agricultural)
3	Forestry	Forestry protocol endorsement
4	Transportation	Diesel – Port trucks
5	Transportation	Diesel – Vessel main engine fuel specifications
6	Transportation	Diesel – Commercial harbor craft
7	Transportation	Green ports
8	Agriculture	Manure management (methane digester protocol)
9	Education	Local government greenhouse gas reduction guidance/protocols
10	Education	Business greenhouse gas reduction/protocols
11	Energy Efficiency	Cool communities program
12	Commercial	Reduce high global warming potential greenhouse gases
13	Commercial	Reduction of PFCs from semiconductor industry



ID#	Sector	Strategy Name
14	Transportation	SmartWay truck efficiency
15	Transportation	Low Carbon Fuel Standard
16	Transportation	Reduction of HFC-134 from DIY motor vehicle air condition servicing
17	Waste	Improved landfill gas capture
18	Fuels	Gasoline disperser hose replacement
19	Fuels	Portable outboard marine tanks
20	Transportation	Standards for off-cycle driving conditions
21	Transportation	Diesel – Privately owned on-road trucks
22	Transportation	Anti-idling enforcement
23	Commercial	SF ₆ reductions from non-electric sector
24	Transportation	Tire inflation program
25	Transportation	Cool automobile paints
26	Cement	Cement (A); Blended cements
27	Cement	Cement (B); Energy efficiency of California cement facilities
28	Transportation	Ban on HFC release from motor vehicle air condition service/dismantling
29	Transportation	Diesel – off-road equipment (agricultural)
30	Transportation	Add air conditioning leak tightness test and repair to smog check
31	Agriculture	Research greenhouse gas reductions from nitrogen land applications
32	Commercial	Specifications for commercial refrigeration
33	Oil and Gas	Reduction in venting/leaks from oil and gas systems
34	Transportation	Requirement of low-GWP greenhouse gases for new motor vehicle air conditioners
35	Transportation	Hybridization of medium and heavy-duty diesel vehicles
36	Electricity	Reduction of SF ₆ in electricity generation
37	Commercial	High global warming potential refrigerant tracking, reporting and recovery program
38	Commercial	Foam recovery/destruction program
39	Fire Suppression	Alternative suppressants in fire protection systems
40	Transportation	Strengthen light-duty vehicle standards
41	Transportation	Truck stop electrification with incentives for truckers
42	Transportation	Diesel – Vessel speed reductions
43	Transportation	Transportation refrigeration – electricity standby
44	Agriculture	Electrification of stationary agricultural engines

Presently, neither SCAQMD, CARB, nor any Federal agency has implemented emission rate criteria for CO₂ emissions for quantifying a significant contribution to global climate change. Furthermore, there are no rules or regulations established by the CARB, SCAQMD, State Clearinghouse or other resource agency applicable to proposed development projects that define what a “significant” source of greenhouse gas emissions could be. There are also no applicable



facility-specific greenhouse gas emission limits or caps. Pursuant to Senate Bill 97, the Governor's Office of Planning and Research (OPR) is in the process of developing CEQA guidelines "for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions." OPR is required to "prepare, develop, and transmit" the guidelines to the Resources Agency on or before July 1, 2009. The Resources Agency must certify and adopt the guidelines on or before January 1, 2010. Upon adoption the City will be required to adhere to the guidelines.

Utilizing sustainable development practices and principles can help to achieve energy efficiency, occupant health and safety, materials efficiency, water efficiency, landscape efficiency, and efficiency in project design.

9.2.1 Relationship to Other Elements

The Sustainable Development Element is interconnected with all other elements of the General Plan. The goals and policies of the Sustainable Development Element are directly tied to the implementation of all other elements including the following:

Land Use Element: Sustainable development emphasizes urban design and land use planning to efficiently use available land while reducing the demand on natural resources. The reuse of brownfield sites and redevelopment of older urban areas reduces urban sprawl and the unnecessary use of natural resources. Proper building location to effectively use passive solar heating and the use of drought tolerant landscaping in new developments further assist in saving resources.

Circulation Element: Sustainable development promotes the use on alternative transportation systems such as mass transit, pedestrian and bicycle modes of transportation, while promoting transit-oriented development designed to take advantage of mass transit systems.

Open Space & Conservation Element: Sustainable development promotes the conservation of basic resources such as clean air and water. It promotes open space and the provision of urban parks and recreation facilities. It also promotes urban forestry designed to improve the living environment and air quality, as well as waste reduction designed to reduce landfill demand and the use of raw materials.

Public Health and Safety Element: Sustainable development promotes the reduction in the use of toxic materials.

Public Services & Facilities Element: Sustainable development promotes the conservation of clean water, the control of storm water contamination through NPDES programs, and the preservation of energy sources such as electricity and natural gas. Conservation of these resources can avoid costly infrastructure improvements by utility purveyors.



Housing Element: Energy conservation is a required component of Housing Elements. Conservation measures found in the Sustainable Development Element may be incorporated into those of the Housing Element.

9.3 GOALS AND POLICIES

ENERGY

Goal 9.1: Reduce the City's per capita energy usage.

Policy 9.1.1: The City shall work with Southern California Edison to promote energy conservation at residences and businesses.

Policy 9.1.2: The City shall incorporate energy conservation measures into conditions of approval for new development projects.

WASTE REDUCTION

Goal 9.2: Reduce the total quantity of waste generated within the City requiring landfill disposal to meet or exceed the State waste diversion goals.

Policy 9.2.1: The City shall reduce the use of disposable products at all City facilities.

Policy 9.2.2: Require all new development projects to recycle construction and demolition wastes.

Policy 9.2.3: The City shall work with its franchise waste collection company to expand current recycling programs.

URBAN DESIGN

Goal 9.3: Support sustainable development through good urban design practices.

Policy 9.3.1: Incorporate "green" building practices into the review of all new or renovated development projects.

Policy 9.3.2: Site and building design in new developments should maximize opportunities for efficient energy performance.





URBAN NATURE

Goal 9.4: Provide parks and open space throughout the City.

Policy 9.4.1: The City shall implement the Open Space and Conservation Element of the General Plan to provide an average of five acres of parks and open space for every 1,000 residents.

Policy 9.4.2: The City shall provide trees and other landscaping along all arterial highways.

Policy 9.4.3: The City shall seek to preserve open space and habitat areas on Blue Mountain.

TRANSPORTATION

Goal 9.5: Provide alternative transportation modes designed to reduce vehicle miles traveled.

Policy 9.5.1: The City shall encourage alternative transportation modes, including mass transit, ride sharing, bicycles, and pedestrian transportation.

Policy 9.5.2: The City shall encourage the creation of local jobs designed to reduce commuter mileage and fuel consumption.

Policy 9.5.3: The City shall encourage new and rehabilitation projects that support alternative transportation modes.

ENVIRONMENTAL HEALTH

Goal 9.6: Promote the use of non-hazardous materials in residences, businesses, and institutional facilities.

Policy 9.6.1: The City shall discourage the use of volatile and hazardous materials at municipal facilities.

Policy 9.6.2: The City shall support public environmental health agencies in promoting healthy environment programs.

WATER

Goal 9.7: Reduce the City's per capita demand for water consumption.

Policy 9.7.1: The City shall work with Riverside Highland Water Company to reduce water consumption throughout the City.



Policy 9.7.2: The City shall incorporate water conservation into the development review process.

CITY BUILDINGS AND FACILITIES

Goal 9.8: The City shall lead the development community by example in green building, and energy and resource conservation practices.

Policy 9.8.1: The City shall support green development standards for new or rehabilitated public buildings and facilities.

Policy 9.8.2: The City shall actively reduce greenhouse gas emissions from public facilities throughout the community.

9.4 IMPLEMENTATION PROGRAM

Table 9.1 presents the implementation plan designed to implement the policies of the Sustainable Development Element. One or more implementation programs are provided for each policy. The implementation programs identify:

- The individual policy and proposed action
- Its relationship to specific projects or overall City policy
- Primary and secondary responsibility for implementation
- Potential funding sources
- Implementation priority

The General Plan Implementation Program is presented in a table format. Each policy of the General Plan is presented with the following information:

- Policy Number: Shows each policy number by General Plan Element.
- Action Type: Indicates whether the policy is project review specific or requires other administrative or judicial actions.
- Policy Action: Describes the policy and proposed actions for its implementation.
- Primary Responsibility: Indicates what agency is primarily responsible for implementation of the proposed action.
- Support Responsibility: Indicates what agencies are responsible for supporting the primary agency.
- Funding Source: Indicates the general sources of funding for the implementation action.
- Priority: Indicates the level of priority given to the implementation action.



The following codes are used throughout the Implementation Program table:

**Table 9.1
Implementation Table Codes**

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton
COSB	County of San Bernardino
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CS	Community Services Department
ENG	City Engineer
FCD	County Flood Control District
FD	Fire Department
FIN	Finance Department
FWH	Franchised Waste Hauler
GTF	Grand Terrace Foundation
PW	Public Works/Building & Safety Department
RHWC	Riverside Highland Water Company
SANBAG	San Bernardino Association of Governments
SCAG	Southern California Association of Governments
SD	Sheriff's Department
SCE	Southern California Edison
US	United States Federal Government
Funding Sources	
CFD	Community Facilities District
FG	Federal Grants
GF	City General Fund
ISF	Impact/Service Fee
LMD	Landscape Maintenance District
PP	Public/Private Partnership
RDA	Redevelopment Agency
SG	State Grants
UAF	User/Application Fees
Priorities	
1	Current. Action already implemented.
2	Urgent. Action should be undertaken within the next fiscal year. It is either required by law or is critical to



**Table 9.1
Implementation Table Codes**

Code	Definition
	the City.
3	Important. Action should be taken in the near future. It may be necessary for the completion of other actions.
4	Ongoing. Action is continuous or is the continuation of an existing action or program. It requires no further action to implement.
5	Desirable. Action would benefit the community, but does not require short term implementation or may require other actions to be taken first.
6	Optional. Action has a relatively low priority, but is desirable. It is not critical to other actions.



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Sustainable Development Element							
Goal 9.1: Reduce the City's per capita energy usage.							
9.1.1	X	X	The City shall work with Southern California Edison to promote energy conservation at residences and businesses.				
			a. The City shall acquire public education materials on energy conservation and make them available at City Hall and public functions.	CS	SCE	GF, SG	5
			b. The City shall conduct an energy audit of all City facilities and implement energy conservation measures as appropriate.	CS	SCE	GF, SG	5
			c. The City shall implement a program of replacing incandescent traffic signal lights with energy efficient systems.	CS	PW	GF	3
9.1.2	X	X	The City shall incorporate energy conservation measures into conditions of approval for new development projects.				
			a. All new development projects shall be reviewed for energy efficiency. The design and construction of durable buildings that are efficient and economical to operate shall be encouraged.	CD	PW	UAF	4
			b. All new development projects shall comply with Title 24 of the California Government Code at a minimum.	PW	CD, ENG	GF, UAF	4
			c. The City shall encourage green building development by adopting a green building ordinance which incentivizes developers to meet LEED building standards for new and refurbished projects..	CD	CA, PW	GF	3
Goal 9.2: Reduce the total quantity of waste generated within the City requiring landfill disposal to meet or exceed the State waste diversion goals.							
9.2.1	X	X	The City shall reduce the use of disposable products at all City facilities.				
			a. The City shall develop and implement a policy for the purchase of "green" products whenever possible.	CS	CM	GF	5
			b. Use the City's website to provide educational materials that inform residents of the full range of recycling techniques that are available.	CS	CM, CD, PW	GF	5
9.2.2	X	X	Require all new development projects to recycle construction and demolition wastes.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Develop standard conditions of approval for all new developments to prepare and implement a construction/demolition waste recycling plan.	PW	CD	UAF	4
			b. Include text within all demolition permits that encourages recycling of demolition and construction waste within new and rehabilitation projects.	PW	CD	UAF	2
9.2.3	X	X	The City shall work with its franchise waste collection company to expand current recycling programs.				
			a. The City shall review its current waste collection franchise to determine whether revisions are appropriate for an increase in recycling programs provided to the City.	CS	CA, CM	GF	4
			b. The City shall work with its waste collection franchisee to develop and implement public education programs for waste reduction, reuse and recycling.	CS	FWH	GF, SG, PP	4
			c. The City will work with local businesses in an effort to reduce the use of disposable shopping bags.	CS	--	GF, SG, PP	4
			d. The City shall promote “grasscycling” for residences and businesses.	CS	FWH	GF, SG, PP	4
Goal 9.3: Support sustainable development through good urban design practices.							
9.3.1	X	X	Incorporate “green” building practices into the review of all new or renovated development projects.				
			a. The City shall review its Zoning Code and Building Codes to promote green building concepts into all development projects including possible incentives for the expanded use of green building concepts.	CD	PW, CA	GF	3
			b. The City shall promote mixed use development projects that coordinate land uses with transportation systems and parks and open space in an effort to create a walkable neighborhood environment.	CD	PW	GF	5
			c. Encourage the use of shade trees within development project design, particularly along the southern elevations of main buildings where practical, to lessen energy needs, reduce heat island effect and improve air quality.	CD	PW	UAF	3



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
9.3.2	X	X	Site and building design in new developments should maximize opportunities for efficient energy performance.				
			a. Promote energy conservation in development projects by taking advantage of natural site features such as natural lighting and ventilation, sunlight, shade and topography during the site plan process.	CD	PW, CM	UAF	3
Goal 9.4: Provide parks and open space throughout the City.							
9.4.1		X	The City shall implement the Open Space and Conservation Element of the General Plan to provide an average of five acres of parks and open space for every 1,000 residents.				
			a. The City shall investigate the availability of State funds for open space acquisition.	CD	CS	SG	4
			b. The City shall identify potential park sites throughout the City and seek funding for acquisition and development of parklands.	CD	CS, PW	SG, GF	4
9.4.2		X	The City shall provide trees and other landscaping along all arterial highways.				
			a. The City shall develop a program and seek grant funds for the planting of shade trees along all arterial highways and on all municipal property.	CS	CD	SG, FG	5
9.4.3	X	X	The City shall seek to preserve open space and habitat areas on Blue Mountain.				
			a. The City shall work with the City of Colton and County of San Bernardino to evaluate the feasibility of developing a nature park on Blue Mountain.	CD	CS, CM, CC	SG, FG	4
Goal 9.5: Provide alternative transportation modes designed to reduce vehicle miles traveled.							
9.5.1	X	X	The City shall encourage alternative transportation modes, including mass transit, ride sharing, bicycles, and pedestrian transportation.				
			a. The City shall work with OmniTrans to promote mass transit programs.	CS	CM, CC	SG, GF	5
			b. The City shall continue to implement its Master Plan of Bikeways and seek new funding sources for bike lane construction.	PW	CD, CS	SG, GF	4
			c. The City shall require alternative transportation plans for all major employment generators as part of the development review process.	CD	--	UAF, OMNI	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
9.5.2	X	X	The City shall encourage the creation of local jobs designed to reduce commuter mileage and fuel consumption.				
			a. The City shall work with business owners, property owners and developers to promote local job generation.	CD	PW,	UAF	4
9.5.3	X	X	The City shall encourage new and rehabilitation projects that support alternative transportation modes.				
			a. Encourage installation of shared vehicle parking and support facilities within new and refurbished commercial and industrial developments, i.e., dual fuel vehicles and charging systems on site, car pool parking, and bus stop shelters.	CD	PW	UAF	3
			b. Encourage building and site designs that facilitate pedestrian activity, such as providing direct connections to public walkways and neighboring land uses.	CD	PW	UAF	3
			c. The City shall require all new public and private development to include bike and walking paths wherever feasible.	CD	PW	UAF	3
Goal 9.6: Promote the use of non-hazardous materials in residences, businesses, and institutional facilities.							
9.6.1		X	The City shall discourage the use of volatile and hazardous materials at municipal facilities.				
			a. The City shall establish a policy designed to reduce the use of toxic and/or hazardous materials at municipal facilities including City Hall, City Maintenance Yard, parks, and the Senior Center.	CS	--	GF, SG	5
9.6.2		X	The City shall support public environmental health agencies in promoting healthy environment programs.				
			a. The City shall work with the San Bernardino County Department of Environmental Health to promote programs designed to reduce the use and/or release of toxic and hazardous materials at residence, businesses, and institutions.	CS	COSB	GF, SG	5
Goal 9.7 Reduce the City's per capita demand for water consumption.							
9.7.1		X	The City shall work with Riverside Highland Water Company to reduce water consumption throughout the City.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. The City shall coordinate public education efforts regarding water conservation	CS	RHWC	GF, PP, SG	4
			b. The City shall support Riverside Highland Water Company in exploring the use of reclaimed water.	CS	RHWC, CD	GF, PP, SG	4
9.7.2	X		The City shall incorporate water conservation into the development review process.				
			a. The City shall include water conservation conditions of approval for all new development projects. This shall include water conservation within new or renovated buildings and in landscaping.	CD	RHWC	UAF	4
			b. The City shall encourage new construction to incorporate irrigation designs to assist in conserving potable water, such as computerized irrigation systems, drought-tolerant and smog-tolerant trees, shrubs, and groundcover, and the use of recycled water.	CD	PW, RHWC	UAF	3
			c. The City shall review the Zoning Code and incorporate water conservation requirements where appropriate.	CD	CA, RHWC	GF	5
Goal 9.8 The City shall lead the development community by example in green building, and energy and resource conservation practices, as feasible.							
9.8.1	X	X	The City shall support green development standards for new or rehabilitated public buildings and facilities, as feasible.				
			a. The City shall design and construct new and rehabilitated public buildings that are efficient and economical to own and operate, as feasible.	PW	CM, CD	GF, FG, SG	5
			b. The City encourage install and maintain shared vehicle parking and support facilities at all City facilities, as feasible, i.e., dual fuel vehicles and charging systems on site, car pool parking, and bus stop shelters.	PW	CM, CD	GF, FG, SG	5
			c. The City shall design projects to install and maintain accessible bicycle storage for visitors and occupants and include bicycle paths within new and refurbished public and public sponsored facilities.	PW	CM, CD	GF, FG, SG	5
9.8.2		X	The City shall actively reduce greenhouse gas emissions from public facilities throughout the community.				



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. The City shall strive to incorporate alternate energy sources, such as solar, into City facilities, to the extent practical.	PW	CM, CD	GF, FG, SG	5
			b. The City shall strive to have at least 20% of the City vehicles utilizing an alternate fuel source, such as electric, liquid propane gas (LPG), etc. .	PW	CM, CD	GF, FG, SG	5



ACTION PROGRAMS

The following is a list of actions that may be taken by each section of the community to promote sustainable development practices.

Sustainable Development Actions Residential		
Action	Implementation	Result
Use energy efficient lighting	Switch to compact fluorescent light bulbs	Reduces energy consumption
Properly program house thermostats and use programmable thermostats	Set thermostats to 78° in summer and 62° in the winter. Replace thermostats with programmable units.	Reduces energy consumption
Insulate homes	Weather strip and caulk doors, windows and cracks.	Maintains internal temperature and reduces energy consumption
Properly maintain HVAC units	Clean filters and have a 2 year professional checkup	Reduces energy consumption
Purchase energy efficient appliances	Purchase appliances labeled as “Energy Star”	Reduces energy consumption and heat production
Select the purchase of “Green Power” if given the option by the power company	Contact the power company and inquire if individual “Green Power” purchase options are available	Reduces demand for non-renewable fossil fuels and reduces greenhouse gas production
Plant trees that provide shade and wind protection to homes	Plant tree species that provide shade in summer and sun in winter	Reduces heating and air conditioning energy use
Reduce indoor water consumption	Add aerators to faucets, low flow shower heads, and low flush toilets	Reduce water demand
Reduce outdoor water consumption	Plant drought-tolerant native plants and grasses or Xeriscape landscape concepts	Reduces irrigation, fertilizer and pesticide use saving water, energy, and natural resources
Buy locally produced products	Purchase products produced locally to reduce product transportation	Reduces demand for fossil fuels, assists in improving air quality, reduces greenhouse gases
Use Low Volatile Organic Compound products	Select paints, cleaning products, and fabrics with low VOC production	Assists in improving air quality, reduces greenhouse gases
Use wood alternatives or FSC-certified wood products	Select environmentally friendly and rapidly renewable products or those produced locally or are FSC certified	Reduces the use of virgin wood products and energy demands for their production and transportation



Sustainable Development Actions Residential		
Action	Implementation	Result
Use rapidly renewable flooring products	Use flooring products of bamboo, cork, or eucalyptus that grow rapidly	Reduces demand for non-renewable resources
Use alternative transportation modes	Select carpools, buses bicycles or other alternative modes for commuting and other travel	Assists in reducing air emissions, the use of non-renewable fossil fuels, and greenhouse gases
Use high-efficiency personal transportation	Purchase a hybrid vehicle or other fuel efficient car	Assists in reducing air emissions, the use of non-renewable fossil fuels, and greenhouse gases



Sustainable Development Actions Commercial/Industrial		
Action	Implementation	Result
New Facility Siting, Design and Construction		
Control erosion and sedimentation	Prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). Use non-mechanical practices to clean surface water such as bioswales	Protects water quality
Select construction sites that are not environmentally sensitive	Select sites that are not adjacent to wetlands, on prime farmland, or have sensitive species or habitat present	Protects endangered species and sensitive habitat. Protects water quality.
Focus development on areas with existing infrastructure and services	Identify urban infill parcels instead of greenfields sites. Select sites that have existing public services and facilities.	Preserves habitat and natural resources. Reduces air emissions.
Promote “brownfields” development	Identify and redevelop previously contaminated sites	Improves water quality, reduces health hazards
Select site with available alternative transportation services	Select sites that are in close proximity to mass transit lines and bikeways.	Improves air quality, reduces demand for non-renewable fossil fuels.
Promote low emission and alternative energy vehicles	Design parking lots with preferred parking for low emission, alternative energy and carpool vehicles	Improves air quality, reduces demand for non-renewable fossil fuels.
Maximize open space	Reduce the development footprint through increased density. Develop useable open space areas that can also be used for biofiltration	Protects habitat, improve water quality
Use pervious paving materials	Incorporate pervious concrete and other pervious paving products that filter surface runoff	Improves water quality, reduces demand for detention basins
Reduce heat islands - parking lots	Use shade trees, paving materials with a high Solar Reflectance Index, and open grid paving in parking lots and driveways. Maximize open space areas around buildings and parking lots	Reduces heat generation, energy consumption



Sustainable Development Actions Commercial/Industrial		
Action	Implementation	Result
Reduce heat islands – roofs	Use roofing materials with a high Solar Reflectance Index.	Reduces heat generation and energy consumption
Minimize light pollution	Use low sodium lights	Reduces glare
Ongoing Operations		
Provide alternative transportation education materials	Designate a transportation coordinator to assist employees in selecting carpool or other alternative transportation options	Improves air quality, reduces demand for non-renewable fossil fuels.

Appendix A

Implementation Program

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IMPLEMENTATION PROGRAM

The implementation plan is designed to implement the policies of the General Plan. One or more implementation programs are provided for each policy. The implementation programs identify:

- The individual policy and proposed action
- Its relationship to specific projects or overall City policy
- Primary and secondary responsibility for implementation
- Potential funding sources
- Implementation priority

The General Plan Implementation Program is presented in a table format. Each policy of the General Plan is presented with the following information:

- **Policy Number:** Shows each policy number by General Plan Element.
- **Action Type:** Indicates whether the policy is project review specific or requires other administrative or judicial actions.
- **Policy Action:** Describes the policy and proposed actions for its implementation.
- **Primary Responsibility:** Indicates what agency is primarily responsible for implementation of the proposed action.
- **Support Responsibility:** Indicates what agencies are responsible for supporting the primary agency.
- **Funding Source:** Indicates the general sources of funding for the implementation action.
- **Priority:** Indicates the level of priority given to the implementation action.

The following codes are used throughout the Implementation Program table:

Implementation Table Codes

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton
COSB	County of San Bernardino
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CS	Community Services Department

Implementation Table Codes

Code	Definition
ENG	City Engineer
FCD	County Flood Control District
FD	Fire Department
FIN	Finance Department
FWH	Franchised Waste Hauler
GTF	Grand Terrace Foundation
PW	Public Works/Building & Safety Department
RHWC	Riverside Highland Water Company
SANBAG	San Bernardino Association of Governments
SCAG	Southern California Association of Governments
SD	Sheriff's Department
SCE	Southern California Edison
US	United States Federal Government
Funding Sources	
CFD	Community Facilities District
FG	Federal Grants
GF	City General Fund
ISF	Impact/Service Fee
LMD	Landscape Maintenance District
PP	Public/Private Partnership
RDA	Redevelopment Agency
SG	State Grants
UAF	User/Application Fees
Priorities	
1	Current. Action already implemented.
2	Urgent. Action should be undertaken within the next fiscal year. It is either required by law or is critical to the City.
3	Important. Action should be taken in the near future. It may be necessary for the completion of other actions.
4	Ongoing. Action is continuous or is the continuation of an existing action or program. It requires no further action to implement.
5	Desirable. Action would benefit the community, but does not require short term implementation or may require other actions to be taken first.
6	Optional. Action has a relatively low priority, but is desirable. It is not critical to other actions.

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Land Use Element							
Goal 2.1: Provide for balanced growth which seeks to provide a wide range of employment and housing opportunities and maintenance of a healthy, diversified community.							
2.1.1		X	Implementation of General Plan goals shall be reviewed every five years with the first review occurring one year after adoption of the General Plan. This will include an assessment of the relationship between General Plan land use designations and existing land uses at the time of the review as well as growth patterns in surrounding communities.				
			a. Conduct an evaluation of the current General Plan and revise the Plan as necessary.	CD	PW, CA	GF	4
2.1.2		X	The City will establish a formal liaison with adjacent jurisdictions, i.e. Riverside and San Bernardino Counties and the Cities of San Bernardino and Colton, for the purpose of evaluating the effects of each jurisdiction’s land use planning activities on contiguous areas.				
			a. Contact all surrounding jurisdictions to acquire copies of their General Plans. Review the Plans for consistency with the City’s. Request that the City be included in the review of any General Plan Amendments.	CD	PW	GF	4
			b. Contact surrounding jurisdictions to have the City placed on their transmittal lists for project review. Review adjacent projects for compatibility with the City’s General Plan and identify potential impacts to the City.	CD	PW	GF	4
2.1.3		X	Grand Terrace’s potential role within the regional market area will be reviewed every 2 ½ years as an integral part of the General Plan.				
			a. Conduct an evaluation of the City’s role in the regional market area for submittal and review by the City Council.	CD	CM	GF	5
2.1.4	X		The supply of vacant land and underutilized lands within the City shall be reviewed every 2 ½ years to consider changes in zoning in support of General Plan goals.				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Conduct a survey of vacant and underutilized lands. Where appropriate, proposed changes to a specific property’s General Plan designation and/or zoning shall submitted to the Planning Commission and City Council for appropriate action.	CD	--	GF	5
2.1.5			Enhancement of the City’s image shall be undertaken by the establishment of City entrances and development of unified streetscapes.				
			a. Identify entrances to the City that are under-landscaped. Submit proposed landscape plans to the Planning Commission and City Council for review. Prepare plans for approved concepts and install new landscaping, as funding becomes available.	CD	PW, CD	GF, FG, SG, LMD, ISF, PP	4
2.1.6	X		Mixed use development which can demonstrate superior use of land, more efficient utilization of public facilities, and more effective conservation of natural resources shall be strongly encouraged by the City of Grand Terrace.				
			a. Review new development on a project-by-project basis for implementation of mixed use development concepts.	CD	PW	GF	1
2.1.7			The City shall continually refine population growth forecasts to insure adequate planning for anticipated increased levels of sewerage, water and other necessary community services.				
			a. Acquire updated population information through the State, SCAG, and SANBAG.	CD	PW, SCAG, SANBAG	GF	4
Goal 2.2: Preserve and enhance the quality and character of the City’s residential neighborhoods.							
2.2.1	X		Any development occurring within the Hillside Residential designation shall be required to prepare a Specific Plan.				
			a. Enforce the current requirement for the preparation of a Specific Plan for any development proposed in areas designated as Hillside Residential.	CD	CA	GF	1
2.2.2	X		All residential developments shall comply with the goals and policies of the Housing Element of the General Plan.				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Review all proposed residential projects for consistency to the General Plan Housing Element.	CD	--	GF	4
Goal 2.3: Provide a wide range of retail and service commercial opportunities designed to meet the needs of the City's residents, businesses, and visitors while also providing employment opportunities.							
2.3.1	X		Commercially designated freeway frontage shall be master planned to ensure a comprehensive commercial development pattern that will serve as a scenic entry into the City.				
			a. Require that all commercial projects along the I-215 freeway are developed under a master plan concept.	CD	---	GF, RDA, UAF	1
2.3.2		X	Maintenance and continued development of Grand Terrace's established commercial areas, as an encouragement of new commercial development.				
			a. The City shall develop a program to support the renovation and improvement of existing commercial areas.	CD	CS, PW, CM	SG, GF, FG, RDA, PP	3
2.3.3	X	X	Additional freeway service-oriented commercial uses shall be encouraged.				
			a. Promote the development of freeway-oriented land uses south of Barton Road and east of I-215.	CD	CS, CM	GF, UAF, PP, RDA	1
			b. Develop an economic development program designed to attract freeway-oriented commercial land uses to the City.	CD	CS, CM	RDA,	1
2.3.4	X	X	Commercial areas along Barton Road shall be designated in a manner that discourages "strip commercial" type development.				
			a. All new commercial projects along Barton Road shall be reviewed in compliance with the Barton Road Specific Plan to discourage "strip commercial" development concepts.	CD	PW	GF	4
2.3.5	X	X	Measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas will be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Review and modify the Zoning Ordinance to provide requirements for buffering between commercial and residential land uses.	CD	PW, CA	GF	4
Goal 2.4: Provide for a mix of attractive industrial land uses designed to generate employment opportunities							
2.4.1		X	The City shall promote the development of employment generating, light, non-polluting industry with the present land use pattern.				
			a. Identify potential industrial sites. Market the sites through City-sponsored economic development programs using multi-media sources including the City Website, television, and written materials.	CD	CM, RDA	GF, RDA	4
2.4.2		X	The City shall promote the development of light non-polluting industrial uses within the City.				
			a. Develop a marketing program for the development of industrial areas along and west of I-215.	CD	CM, RDA	GF, RDA	5
2.4.3		X	Whenever feasible, industrially designated areas shall be master planned to provide an “industrial park” character.				
			a. When industrial projects are proposed, they will be evaluated for their potential to be included in an overall master plan with other adjacent industrial properties.	CD	PW	GF	1
2.4.4			Buffering to prevent potential land use incompatibilities between industrial areas and other areas shall be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.				
			a. Review the Zoning Ordinance and establish buffer guidelines for industrial areas adjacent to more sensitive land uses.	CD	PW	GF	3
2.4.5			The City’s Redevelopment Agency shall assist in the consolidation and assemblage of properties to assure adequate sized quality development with areas designated as light industrial.				
			a. Identify potential industrial sites and determine whether they warrant RDA participation based upon available RDA funding.	RDA	CD, CM	RDA	6

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 2.5: Provide for the preservation of natural resources and open space.							
2.5.1			All areas of Blue Mountain above elevation 1,450 feet above sea level shall be maintained as open space. Consideration shall be given to the maintenance of existing communications towers.				
			a. Review the Zoning Ordinance and establish requirements for the preservation of Blue Mountain as open space above the elevation 1,450.	CD	CA	GF	3
2.5.2	X	X	Areas designated as Open Space shall be preserved to provide long-term recreation opportunities as well as the preservation of scenic and environmental resources and the protection of public health and safety.				
			a. Work with the Grand Terrace Foundation and Friends of Blue Mountain to identify potential properties for acquisition as public open space.	CD	CS, CM	FG, SG, ISF, PP	3
			b. Review projects on or adjacent to Blue Mountain and condition them, where appropriate, to dedicate property as public open space.	CD	CM	GF	4
2.5.3	X	X	Energy efficiency shall be encouraged in all future development.				
			a. The City shall develop energy conservation policies and guidelines to be used in the review of all new development proposals.	CD	PW, CA	GF, SG, FG, PP	3

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Circulation Element							
Goal 3.1: Provide a comprehensive transportation system that provides for the current and long-term efficient movement of people and goods within and through the City.							
3.1.1	X	X	Provide a transportation system which supports planned land uses and improves the quality of life.				
			a. Based upon the size and intensity of proposed development projects, require Traffic Impact Analysis to determine whether the existing circulation system can support the project or if the project must provide mitigation.	PW	CD	GF, UAS, ISF	4
3.1.2	X	X	An arterial street system shall be established that provides for the collection of local traffic and provide for the efficient movement of people and goods through the City.				
			a. Periodically review the Circulation system to determine if it is adequate to meet current or projected needs of the community.	PW	CD	GF	4
			b. Evaluate traffic enhancement programs that will improve vehicular flow on arterial highways within the City.	PW	CD	GF, CFD, ISF, SG, FG, UAF	3
			c. Require new development projects to expand or improve the designated circulation system as needed to mitigate impacts resulting from the proposed project.	PW	CD	UAF, GF	4
3.1.3	X		Commerce Way shall provide for the movement of traffic associated with commercial and business traffic.				
			a. As part of project review for proposed developments near I-215, require that they provide access to Commerce Way to avoid moving commercial traffic through residential areas of the City.	PW	CD	GF, UAF	4
3.1.4		X	Coordinate with transportation planning, programming and implementation agencies such as SCAG, Caltrans, SANBAG, and the cities of San Bernardino County, as well as neighboring jurisdictions in Riverside County on various studies relating to freeway, high occupancy vehicle/high occupancy toll lanes and transportation corridor planning, construction, and improvement in order to facilitate the planning and				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			implementation of an integrated circulation system in accordance with regional planning goals.				
			a. The City shall cooperate with SANBAG and Caltrans for the implementation of the improvement and ultimate expansion of I-215 between SR91/I215/SR60 and I-10.	PW	CD, CM	GF, FG SANBAG	2
			b. The City shall participate as a member of the Project Development Teams for the improvement of the Bi-County Segment of I-215 and the separate expansion of the Barton Road/I-215 interchange.	PW	CD, CM	GF, SANBAG, FG	2
			c. The City shall seek alternative funding sources to supplement Measure I funding for the expansion of the Barton Road interchange.	PW	CD, CM, CC	SANBAG, FG, SG	3
3.1.5	X		New development projects shall be analyzed in accordance with SANBAG congestion management Program (CMP) Traffic Impact Analysis (TIA) Guidelines.				
			a. When appropriate, require proposed development projects to prepare a traffic impact analysis relative to their proposed project and condition it for appropriate traffic mitigation.	PW	CD, ENG	GF, UAF	4
3.1.6	X	X	The City shall work with adjacent jurisdictions to assess future land development projects and their impact to the City circulation system and provide appropriate mitigation for identified impacts.				
			a. Request participation in the development review process for projects located in Highgrove (Riverside County and the City of Colton). Request traffic mitigation, as appropriate.	CD	PW, ENG	GF	4
3.1.7		X	The maximum acceptable Level of Service for streets identified in the City Master Plan of Streets and Highways during peak hours shall be LOS “D”.				
			a. Review all proposed development projects and their traffic impact analyses to identify projects that will result in an LOS “D” or worse and require adequate mitigation measures as part of the project review process.	PW	CD, ENG	GF, UAF	4
3.1.8	X	X	The City shall use the Caltrans Design and traffic manuals as guidelines for street lighting, traffic signage, street markings and intersection signalization.				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Require that all traffic impact analyses are prepared using the Caltrans Design and Traffic Manuals, and that street improvements meet the standards.	PW	CD, ENG	---	4
Goal 3.2: Provide for a well-maintained roadway system.							
3.2.1	X	X	The City shall continue to require the dedication of street right-of-way, as identified in the Circulation Plan, from all proposed land development projects.				
			a. As part of the development review process, condition projects to dedicate ultimate rights-of-way along all street frontages.	PW	CD, ENG	GF	4
			b. Review the Zoning and Subdivision Ordinance to require street dedications as part of development review.	PW	CD, ENG	GF	1
3.2.2	X	X	The City shall require that street improvements be constructed at the time that development occurs on vacant or underutilized property.				
			a. As part of the development review process, condition projects to dedicate ultimate rights-of-way along all street frontages.	PW	CD, ENG	GF	4
			b. Review the Zoning and Subdivision Ordinance to require street dedications as part of development review.	PW	CD, ENG	GF	1
3.2.3		X	The extension, improvement and maintenance of City streets using City funds shall be based upon an adopted Capital Improvement Program.				
			a. Review and update the CIP annually to identify priorities and available funding for city-sponsored street improvements.	PW	CM	GF, SG, SANBAG	4
Goal 3.3: Provide for a safe circulation system.							
3.3.1		X	Promote the safe and effective movement of all segments of the population and the efficient transport of goods.				
			a. Review all new development projects to identify potential traffic impacts that may result in congestion. Condition projects to mitigate identified traffic impacts.	PW	CD	UAF, GF	4
3.3.2	X	X	The City shall require that new developments provide adequate off street parking in order to minimize the need for on street parking.				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Review all new development projects for compliance with off-street parking standards of the Zoning Ordinance.	CD	PW	UAF, GF	4
			b. Periodically review Zoning Ordinance parking standards compared to other jurisdictions to assure that adequate off-street parking is available for specific land uses.	CD	PW, ENG	GF	5
3.3.3	X	X	The City shall ensure that local street improvements are designed with proper attention to community appearance and aesthetics as well as the need to move traffic safely and efficiently.				
			a. Develop standards and guidelines for local streets relative to community appearance and identity with a focus on standards for arterial highways.	CD	PW, CS	GF	3
3.3.4		X	The City shall route truck traffic away from residential areas and work with regional agencies in order to mitigate potential impacts from regional traffic.				
			a. Designate truck routes through the community based upon coordination with the County Sheriff and California Highway Patrol.	PW	CD	GF	3
			b. Review commercial and industrial projects to assure that truck traffic will not impact residential neighborhoods.	CD	PW, ENG	UAF, GF	4
3.3.5		X	The City shall evaluate and, when appropriate, implement traffic calming measures on residential local residential streets.				
			a. Assess local streets to identify street segments requiring traffic calming measures. Identify specific measures for implementation and prioritize improvements based upon funding availability.	PW	CM	GF, SG, ISF	1
3.3.6	X		The City shall ensure that the design of Commerce Way at the UPRR line is coordinated with the UPRR Company.				
			a. The City shall evaluate design options with the UPRR Company to ensure a safe intersection.	ENG	CD, PW	GF, SG, ISF, UAF	3
Goal 3.4: Provide for an efficient and safe bikeway system within the City.							
3.4.1	X	X	Develop a system of continuous and convenient bicycle routes designed to connect schools, residential areas, shopping centers, parks, and employment areas.				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Based upon the approved Master Plan of Bikeways, prioritize segment construction. Improvement prioritized segments based upon available funding.	PW	CD, CS	SG, FG, ISP	1
3.4.2		X	The City shall promote and facilitate the use of bicycles as an alternative mode of transportation through the development of a City-wide network of bikeways.				
			a. Provide public information regarding the existing bikeway system using public media including the Blue Mountain Outlook, public access television, and the City Website.	CS	CD, PW, CM	GF	4
3.4.3		X	The City shall seek grants and other available funding sources to construct additional segments of the Bikeway Plan.				
			a. Apply for grants including Safe Routes To School grants for bikeway improvement.	PW	CD, CS, CM	SG, GF	4
3.4.4		X	The City shall develop a public relations program, in concert with other local and regional agencies, to promote bicycle usages.				
			a. Provide public information regarding the existing bikeway system using public media including the Blue Mountain Outlook, public access television, and the City Website. Promote the bikeway system at public events such as Grand Terrace Days.	CS	CD	GF	4
3.4.5		X	The City shall work with the San Bernardino County Parks Department to provide connections within the City to the Santa Ana River Trail.				
			a. Meet with the County Parks Department and stay current on activities associated with the Santa Ana River Trail.	CD	CS, PW, CM	GF	3
3.4.6	X		The City shall require the provision of bike racks at all new commercial and industrial developments.				
			a. Review the Zoning Ordinance regarding bike rack requirements at commercial, industrial, and institutional land uses. Amend Zoning Ordinance standards as appropriate.	CD	CA, PW	GF	5
Goal 3.5: Provide for efficient alternative modes of travel.							
3.5.1	X		Promote measures, which reduce reliance on single occupant vehicle usage by				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			enforcement of the Traffic Control Measures (TCM) ordinance, which addresses development standards, land use patterns, employer based ride share programs and bicycle/pedestrian facilities.				
			a. Review and condition commercial and industrial projects to implement rideshare programs and provide bike racks, bikeways, and bus stops, as appropriate.	CD	PW	GF, UAF	4
3.5.2		X	The City shall participate in local and regional public transit programs.				
			a. Appoint staff and City Council representatives to SANBAG, SCAG, and OmniTrans.	CM	CC, PW, CS, CD	GF	4
3.5.3		X	The City shall encourage and facilitate pedestrian movement by creating environments that are conducive to walking and maintaining a "human scale" of development.				
			a. The Town Center and Freeway redevelopment projects shall be reviewed for implementation of a “pedestrian-oriented” design.	CD	PW	GF, UAF	1
3.5.4		X	The City shall work closely with the regional transit agencies to ensure convenient and the affordable bus service continues to be available to local residents.				
			a. Appoint a City Council representative to OmniTrans to represent the City’s mass transit interests.	CM	CC	GF	4
3.5.5		X	The City shall work with OmniTrans and SANBAG to implement a public transit system that meets the City's need for internal circulation as well as connections to regional activity centers and inter-urban transit routes.				
			a. Appoint a City Council representative to OmniTrans to represent the City’s mass transit interests.	CM	CC	GF	4
3.5.6	X	X	The City shall encourage Transit Oriented Development (TOD) to provide housing that is in close proximity to designated public transit facilities and routes. All projects will be reviewed in relationship to their proximity to existing and future transit systems.				
			a. Review projects near arterial highways and rail lines for their potential for the development of Transit Oriented Development.	CD	PW	GF, UAF	3

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			b. Monitor ongoing modifications to transit systems including changes to bus routes, Metrolink, and the California High Speed Rail System to determine the potential for future transit oriented development.	CD	PW, CM	GF	3
3.5.7	X	X	The City shall provide amenities along the Barton Road corridor that promote pedestrian and bicyclist use, such as a continued system of pedestrian paths and bike lanes to connect the City Center with schools, parks, and residential areas.				
			a. As part of the development review process, proposed development will be reviewed for consistency with the City’s Bikeway Plan and will be required to improve portions within their project boundary or as necessary to mitigate project impacts to the Bikeway System.	CD	PW	UAF, GF	1

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Open Space and Conservation Element						
Goal 4.1: That the Open Space needed for outdoor recreation in the City of Grand Terrace be provided and thereby, improve the quality of life for the residents of the City						
4.1.1		A park standard of (five) 5 acres per 1,000 population shall be used to determine the total acreage of developed parkland for the City.				
		a. Perform an analysis of potential parklands focusing upon Blue Mountain. Identify potential sites for parkland acquisition.	CD	PW, CM, CS, GTF	GF, SG, FG	3
		b. In areas identified as having potential for use as open space or recreational uses, condition land development projects within those areas to dedicate suitable property	CD	PW		
4.1.2	X	The City shall evaluate the siting of a public park site within that portion of the City lying westerly of I-215. The evaluation shall include the possibility of utilizing privately held, underutilized parcels and those areas subject to flood hazard lying west of the freeway.				
		a. Perform an analysis of potential park sites west of I-215 including underutilized rights-of-way.	CD	CM, PW, CS	GF, SG, FG, PF	3
4.1.3		The City shall evaluate the possibility of developing existing utility easements as linear parks.				
		a. Contact Southern California Edison, the Gage Canal Company, and Riverside Public Utilities to determine the feasibility of developing utility easements as linear parks.	CD	CS, PW, CM	GF, SG	5
4.1.4		The City shall evaluate the possibility of developing the Gage Canal as a linear park including a pedestrian/bike trail, which would connect with the proposed regional trail along the Gage Canal in Riverside County.				
		a. Contact the Gage Canal Company and the City of Riverside to discuss the potential for the development of a trail system along the Gage Canal.	CD	CM, CS, PW	GF, SG, FG, PF	4

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
4.1.5	X	X	The City will establish guidelines and standards for the establishment of a linkage system among the City's parks and open space areas. In residential areas, the feasibility of utilizing sidewalks shall be made. These sidewalks will be part of the "Pedestrian Sidewalk Master Plan" called for in the Circulation Element and "safe routes" to schools plan. In addition, consideration will be given to the placement of appropriate signage along the sidewalk identifying them as part of a designated trail system.				
			a. Review the Zoning Ordinance to develop guidelines and development standards for sidewalks and pedestrian access.	CD	PW, ENG	GF	3
4.1.6			The City will work with other public agencies and private entities to coordinate its trail planning and development to tie into the regional trails systems, including the California Recreational Trail System, connecting neighboring cities and counties. These trails may be used for pedestrian, equestrian, or biking. Such efforts will include a connection with the Santa Ana River Trail as shown in the "Plan of Open Space and Trails for the County of San Bernardino" and with the trail system of the County of Riverside including the proposed regional trail along the Gage Canal in Riverside County.				
			a. Work with agencies to establish a coordinated trail plan.				
4.1.7		X	The City will explore various means to fund the construction and maintenance of its trail system.				
			a. Research available funding sources with an emphasis on State and federal parks grants. Ongoing review of potential grants. Apply for grants as they become available.	<u>CD</u>	CD, CM, PW, FD	GF, SG, FG, ISF, LMD	4
4.1.8	X		The City shall evaluate the feasibility of developing observation points (lookouts" along the northern boundary of the City to take advantage of the spectacular views of the San Bernardino Mountains.				
			a. Determine potential funding sources for a "pocket park" at the northwest corner of Mt. Vernon Ave. and Canal Street. Develop plans as funding becomes	CS	CD, CM, PW	GF, SG,	4

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		available.				
4.1.9	X	The City shall develop Susan Petta Park as a passive park site connected to the City's Senior Center.				
		a. Work with the Senior Housing developer to develop Petta Park as part of the joint senior housing/senior center development project.	CD	PW	RDA, PF	2
4.1.10	X	X The City will consider the feasibility of utilizing various methodologies and techniques to provide open space for identified future needs. These programs may include: <ul style="list-style-type: none"> ◆ Open space zoning pursuant to Sect.65910 of the Government Code ◆ Public acquisition of open space ◆ Private acquisition of open space (e.g. non-profit land trusts or conservancies) ◆ Application of the Quimby Act to subdivision approvals ◆ Provision for open space in specific plans ◆ Provision for open space in development agreements ◆ Transfer of development rights ◆ Open space in planned unit developments. ◆ Joint use agreements with the Colton Joint Unified School District 				
		a. Identify and prioritize parks and open space acquisition and improvement programs. Determine potential funding sources that may be used for each and prioritize available funding.	CD	CM, CS, PW, FD, CC	GF, DF, SG,	3
		b. Maintain existing joint use agreements for school facilities. Negotiate new agreements for any new schools that are developed.	CM	CD, PW, CA, CC, CJUSD	GF	3
4.1.11	X	X The City will explore various ways for park/open space development and maintenance funding including such programs as: <ul style="list-style-type: none"> ◆ "Adopt a Park" where private groups and organizations can support, financially the procurement or recreational equipment and park maintenance. ◆ Actively seek out various government grant programs such as the Local 				

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		<p>Assistance Grants administered by the California Department of Parks & Recreation; the Urban Park and Recreation Recovery Program; CDBG grants, and other government sponsored programs.</p> <ul style="list-style-type: none"> ◆ Explore the possibility of obtaining grants from private corporations. ◆ Actively use various resources on the Internet. ◆ Review the feasibility of utilizing various other mechanisms for funding open space development and maintenance. 				
		a. Identify potential open space and parks funding sources. Prioritize sources based upon the potential rate for its acquisition and availability of staff time to pursue.	CS	CD, CM, PW, FD	SG, FG, PP	5
4.1.12	X	The City shall evaluate the feasibility of developing the proposed Grand Terrace Wilderness Park into an active recreational facility including biking, hiking, and picnicking.				
		a. Work with the “Friends of Blue Mountain” to determine the feasibility of establishing a wilderness park including acquisition funding sources, boundaries of the proposed park, park improvement program and funding, and long-term maintenance programs. Coordinate with the City of Colton regarding the potential expansion of the park outside the Grand Terrace City limits.	<u>CS</u>	CD, CM, GTF	SG, FG, PP, ISF	5
4.1.13	X	The City shall require development adjacent or in proximity to the proposed Grand Terrace Wilderness Park to provide land for access, parking and/or staging areas, as appropriate.				
		a. As part of the development review process, the City shall review development plans to ensure that land for access, parking and/or staging areas is provided.	<u>CD</u>	CS, CM, GTF	SG, FG, PP, ISF	5
Goal 4.2: Natural resources in the City of Grand Terrace shall be protected and preserved by utilizing open space designations or related regulations						
4.2.1	X	The City shall use existing information regarding biological resources including data on natural vegetation and wildlife habitats for both rare and endangered species in identifying potential natural resource open space areas.				

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		a. As part of the General Plan EIR, identify significant biologic habitats and endangered species. Establish program mitigation measures to be used in the project-specific development review process.	CD	PW	GF,	1
4.2.2	X	The City shall establish land use regulations to preserve and protect any identified natural resources.				
		a. Review and modify the Zoning Ordinance to establish regulations regarding the preservation of lands designated as open space.	CD	CA	GF	2
4.2.3	X	The City shall cooperate with the County of San Bernardino and other participating cities in identifying regional natural resource areas and developing appropriate mitigation measures to protect these resources.				
		a. Work with the County of San Bernardino and the City of Colton regarding the preservation of natural resources affecting multiple jurisdictions including the acquisition of open space and the protection of open space from urban intrusion.	CD	CS, CM, PW, CA, GTF	GF, SG, FG	3
4.2.4	X	The City shall evaluate developing a specific plan for the western face of Blue Mountain. The specific plan will contain policies to preserve and maintain the open space resources of Blue Mountain including its biologic properties.				
		a. Determine the feasibility of developing a Specific Plan for properties on the western face of Blue Mountain.	CD	CM	GF	5
4.2.5	X	The City shall act to reasonably conserve and protect significant biological resources.				
		a. For projects located in areas with potential for moderate or high plant and wildlife sensitivity, require biological surveys as part of the development review process, distribute this analysis to the appropriate responsible agencies, and require compliance with any recommended mitigation measures	CD	PW	UAF	1
		b. Coordinate with state and federal agencies to preserve rare and endangered species and areas of special habitat value through the environmental review process.	CD	PW	UAF	1
Goal 4.3: Public health and safety in the City of Grand Terrace shall be protected, in part, through open space areas						

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority	
4.3.1	X	The City shall periodically review and keep abreast of geologic and seismic reports and information that may affect the City.					
		a. As part of General Plan reviews, acquire the most recent geologic and seismic information to assist in determining potential modifications to the General Plan Land Use Map and development policies.	CD	PW	GF	1	
4.3.2	X	The City shall identify areas within the City that may be subject to geologic or seismic hazards and evaluate the potential to designate these areas as open space.					
		a. As part of General Plan reviews and based upon the most recent geologic and seismic information, identify properties that should be designated as open space based upon potential seismic and geologic hazards.	CD	PW	GF	1	
4.3.3	X	Open space shall be used to protect public health and safety resulting from flood hazard conditions in the City of Grand Terrace.					
		a. Review the Zoning Ordinance to establish development requirements within designated flood hazard areas.	CD	PW, CA	GF	2	
		b. Review all proposed development projects located within designated flood hazard areas for compliance to state and federal flood hazard regulations.	PW	CD	GF	1	
4.3.4	X	X	The City shall periodically review the flood hazard maps to identify potential flood hazards.				
			a. Review current flood hazard mapping available through the San Bernardino County Flood Control District, State of California, and the Corps of Engineers. Revise the General Plan, if necessary, to respond to any changes in flood hazard designations.	PW	CD	GF	3
4.3.5	X	X	Those areas subject to flood hazard shall be placed in a flood hazard overlay zone				
			a. Modify the General Plan Land Use Map to designate a “Flood Hazard Overlay” for all properties located within identified flood hazard areas.	CD	PW	GF	1
4.3.6	X	X	Areas of the City subject to flood hazard shall be evaluated to determine whether they should be designated as open space.				

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		a. Using the most recent flood hazard mapping available from the San Bernardino County Flood Control District, State of California, and Corps of Engineers, identify properties subject to flood hazard. Determine whether these properties are suitable for development and identify appropriate land use designations for each parcel.	CD	PW, SBFC, COE	GF	1
4.3.7	X	X	Where appropriate, open space shall be used to protect public health and safety resulting from wild land fires in the City of Grand Terrace.			
		a. As part of the General Plan review, identify areas that are subject to high fire hazards and their development potential and provide appropriate land use designations on the General Plan.	CD	PW, CFD	GF	1
4.3.8	X	X	The City shall work with the San Bernardino County Fire Protection District to identify areas of the City that are subject to wild land fires.			
		a. Work with the San Bernardino County Fire Protection District to identify areas subject to high fire hazard and establish development standards and mitigation measures if development is to occur in these areas.	CD	CFD, PW	GF	1
4.3.9	X	X	The City shall apply a high fire overlay district to those areas in the City subject to wild land fires such as portions of Blue Mountain.			
		a. As part of the General Plan and Zoning Ordinance updates, designate areas subject to high fire hazards with an overlay zone that establishes special development standards and criteria to mitigate the potential fire hazard.	CD	CFD, PW	GF	1
4.3.10	X		Areas of the City subject to wild land fires shall be evaluated to determine whether they should be designated as open space.			
		a. As part of the General Plan review, identify areas that are subject to high fire hazards and their development potential and provide appropriate land use designations on the General Plan.	CD	CF	GF	1
Goal 4.4: Provide open space to enhance community identity.						
4.4.1	X		The City shall consider the establishment of a public plaza in the proposed "Town Square" project on Barton Road. This public plaza shall be designed to serve the			

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		social and cultural needs of the community.				
		a. Establishment of a public plaza shall be evaluated as part of the development review process of the Town Square project.	CD	PW	UAF	1
4.4.2	X	The City shall evaluate the feasibility of extending bike lanes and pedestrian paths to allow people to walk to the public plaza area in the Town Square project on Barton Road.				
		a. Establishment of bike lanes on Barton Road and pedestrian access shall be evaluated as part of the development review process of the Town Square project.	CD	PW	UAF	1
4.4.3		X The City shall use various multi-media marketing methods to proactively market the City's parks and recreation facilities.				
		a. Identify potential multi-media resources and funding mechanisms including the Blue Mountain Outlook and public access television.	CS	CM, CD	GF	4
4.4.4	X	X The City shall continue to implement the City's Bike Trail Master Plan as funds are available.				
		a. Identify funding sources and development priorities to expand the City bikeway system.	PW	CD, CM, FD	GF, SG, FG	1
Goal 4.5: Protect and promote the beauty of Blue Mountain.						
4.5.1	X	X The City shall consider developing a specific plan for the western face of Blue Mountain.				
		a. Identify available funding sources for the preparation of a Specific Plan for Blue Mountain.	CD	CM, FD	GF	5
4.5.2		X The City shall designate Blue Mountain as a community symbol reflecting its value as a major open space and scenic resource.				
		a. Develop a logo for based upon Blue Mountain and use it as part of City advertising.	CS		GF	1
4.5.3		The City shall evaluate the development of the Grand Terrace Wilderness Park to encourage the City's residents to relate to Blue Mountain.				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Determine the feasibility of developing a Specific Plan for properties on the western face of Blue Mountain.	CD	CM	GF	5
4.5.4	X	X	The City shall evaluate the feasibility of developing a trail system emanating from the proposed Grand Terrace Wilderness Passive Park to provide trails on Blue Mountain with possible connections to regional trail systems in the area.				
			a. Determine the development potential of a regional trail system on Blue Mountain based upon availability of right-of-way, required improvements, construction and maintenance funding sources and legal issues.	CS	CD, CM, GTF, CA	GF, SG, FG	4
4.5.5	X	X	A fire overlay district shall be applied to Blue Mountain to protect both the future development that may be constructed on the lower, more gentle slopes at the foot of the mountain and also its natural beauty.				
			a. Work with the San Bernardino County Fire Protection District to identify properties located within a high fire hazard area. Establish a high fire hazard overlay through modifications to the General Plan and Zoning Ordinance.	CD	CFD, CA	GF	1
Goal 4.6: The City shall support and promote the conservation of energy resources.							
4.6.1		X	The City shall establish an energy conservation policy and implementation program for all City facilities.				
			a. Develop an energy conservation policy with the assistance of Southern California Edison that is designed to reduce overall energy consumption in City facilities.	CS	PW, CM	GF, SG, FG	2
4.6.2			The City shall implement a public outreach program to provide the public with information regarding energy conservation practices and programs.				
			a. Work with Southern California Edison and Riverside Highland Water Company to promote energy and water conservation.	CS	CM, CD, PW, RHWC, SCE	GF, SG, FG, PF	3
4.6.3	X	X	The City shall encourage energy and environmentally sustainable design in new land development projects using Leadership in Energy and Environmental Design (LEED) or similar standards.				

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority	
		a. Incorporate into the development review process design guidelines for energy efficiency in new development projects.	CD	PW	GF, SG	2	
4.6.4		The City shall work with its franchised solid waste collection company to implement recycling programs designed to reduce the per capita waste generation within the City while responding to the requirements of the California Integrated Waste Management Act of 1989.					
		a. The franchised waste hauler will develop and implement a recycling program for both residential and commercial customers as well as a marketing program to promote recycling. The City shall assist in its implementation through making City media available for the dissemination of program information.	CS		GF, SG, PF	1	
Goal 4.7: Support air quality planning through land use policies, outreach efforts, and participation in regional air quality planning.							
4.7.1	X	X	The City shall evaluate and implement traffic flow improvements and construction management practices that reduce locally generated vehicle emissions.				
			a. Condition all development projects to comply with SCAQMD construction emission standards.	CD	PW, SCAQMD	PF, GF	1
			b. The City shall reduce vehicle emissions caused by traffic congestion by implementing transportation systems management techniques such as synchronized traffic signals and limiting on-street parking.	PW	CD, CS	GF	3
			c. The City shall consider the feasibility of diverting commercial truck traffic to off-peak periods to alleviate non-recurrent congestion as a means to improve roadway efficiency.	PW	CD, CS	GF	5
4.7.2		X	The City shall encourage the use of public transportation through coordination with local and regional transit providers.				
			a. Coordinate with OmniTrans and SANBAG regarding advertising and incentive programs for the use of public transit systems.	CS	CD, CM, OMNI, SANBAG	GF, SG, FG	5
4.7.3	X	X	The City shall encourage land use planning and urban design that reduces vehicle trips				

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		through mixed use development, consolidation of commercial uses along arterial highways, and pedestrian connection between residential and commercial uses.				
		a. Evaluate and, where appropriate, require new development projects to implement programs or design components that reduce vehicle trips.	CD	<u>PW</u>	<u>UAF</u>	1
4.7.4	X	The City shall promote public education programs regarding air quality programs and practices.				
		a. Incorporate into City marketing and advertising, including the use of the Blue Mountain Outlook and public access television to promote air quality programs. Work with SANBAG and SCAQMD regarding promotional tools.	CS	CD	GF, SANBAG, SCAQMD, SG, FG	1
4.7.5	X	The City shall encourage employers to develop and implement trip reduction plans including alternate work schedules, rideshare programs, telecommuting, and employee education programs.				
		a. As part of large commercial and industrial projects, require the implementation of employee rideshare programs.	CD	CS	GF, UAF	1
4.7.6	X	X	The City shall implement policies and procedures designed to reduce emissions generated by construction activities including enforcement of SCAQMD Rule 403.			
		a. As part of development review, condition all projects to comply with SCAQMD Rule 403.	PW	CD		1
4.7.7		The City shall promote energy conservation efforts in new and existing residences and businesses.				
		a. Develop guidelines for energy conservation in new development projects. Incorporate the guidelines into the General Plan and Zoning Ordinance.	CD	PW	GF	3
Goal 4.8: Achieve regional water quality objectives and protect the beneficial uses of the regions surface and groundwater.						
4.8.1	X	Evaluate all proposed land use and development plans for their potential to create groundwater contamination hazards from point and non-point sources, and cooperate with other appropriate agencies to assure appropriate mitigation				

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		a. Evaluate the Planning Department’s CEQA implementation procedures to ensure adequate consideration of water quality impacts and mitigation measures as part of the environmental review process..	CD	CS, PW	GF	3
		b. The City shall encourage the enforcement of all federal, state and regional regulations and enforce local regulations regarding the preservation and enhancement of water quality.	PW	CD, CS	GF	3
4.8.2	X	Comply with the requirements of the National Pollutant Discharge Elimination System (NPDES).				
		a. Adopt a Stormwater Ordinance per Regional Quality Control Board (RWQCB) Santa Ana Region requirements for stormwater management and discharge control.	CS	CD, PW	GF	3
		b. Review water quality impacts during the project review and approval phases to ensure appropriate BMPs are incorporated into the project design and longterm operations. BMP’s should utilize low impact development principles.	CD	CS, PW	GF	3
Goal 4.9 Comply with state and federal regulations to ensure the protection of historical, archaeological, and paleontological resources.						
4.9.1	X	The City shall take reasonable steps to ensure that cultural resources are located, identified and evaluated to assure that appropriate action is taken as to the disposition of these resources.				
		a. Applicants with development proposals on sites that occur within areas which are determined through initial evaluation to be potentially significant shall submit results of a records such conducted by the San Bernardino Archaeological Information Center at the San Bernardino County Museum or other appropriate agency, for comment during initial environmental review in accordance with the notice and comment provisions applicable to responsible agencies under CEQA.	CD	PW	UAF	1
		b. For areas with documented or inferred resource presence, applicants shall provide studies to document the presence or absences of cultural resources. Such	CD	PW	UAF	1

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		studies shall provide a detailed mitigation plan, including and monitoring program and recovery or preservation plan, based on the recommendations of a qualified archaeologist and/or paleontologist				
		c. In the event that a paleontological or archaeological resource is uncovered during the course of construction, ground-disturbing activities in the vicinity of the suspected resource shall be redirected until the nature and extent of the find can be evaluated by a qualified archaeologist and/or paleontologist (as determined by the City). As deemed appropriate by the City, any such resource uncovered during the course of project-related grading or construction shall be recorded and/or removed per applicable City and/or State regulations	CD	PW	UAF	1

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Public Health and Safety Element							
Goal 5.1: Minimize the risk to public health and safety, social and economic welfare of the City resulting from geologic and seismic hazards							
5.1.1	X	X	All new development shall comply with current seismic design standards.				
			a. As part of project review include conditions of approval requiring compliance with most current State seismic design requirements.	PW	CD	GF	1
5.1.2	X	X	All proposed developments shall be evaluated for impacts associated with geologic and seismic hazards.				
			a. As part of the CEQA review process for new development projects, evaluate potential geotechnical and seismic impacts to the project as required by CEQA.	PW	CD	GF	1
5.1.3	X	X	Existing structures which are seismically unsound shall be identified and programmed for mitigation or removal where necessary to protect the public safety. Cultural and historic significance of buildings shall be considered in this program.				
			a. Any existing structure requesting a modification that requires a building permit shall be evaluated for compliance with most recent State seismic standards.	PW	CD	GF	1
			b. An assessment of the City's existing buildings shall be performed to identify seismically unsound buildings and a plan shall be initiated for their rehabilitation or demolition.	PW	CD, CS	GF	4
5.1.4	X		Grading plans for development projects shall include an approved drainage and erosion control plan to minimize the impacts from erosion and sedimentation during grading.				
			a. Plans shall conform to all standards adopted by the City and meet the requirements of Storm Water Pollution Prevention Plans (SWPPP) for construction and a Water Quality Management Plan for long-term operation.	PW	CD	UAF	4

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 5.2: Protect humans and property from hazards associated with slope instability.							
5.2.1	X	X	The City shall continue to enforce hillside development standards for proposed developments in areas on or near areas of potential slope instability.				
			a. Review the Hillside development standards and update them, if necessary.	CD	PW, CA	GF	3
5.2.2	X	X	All new developments in areas of slope instability shall be required to perform adequate geotechnical analysis and provide an engineered design to assure that slope instability will not impact the development.				
			a. As part of the development review process, all projects located within areas with steep slopes or along the foot of Blue Mountain are require to prepare a slope stability analysis prepared by a license geotechnical engineer.	PW	CD	UAF, GF	4
Goal 5.3: Reduce the risk to life and property in areas designated as flood hazard areas.							
5.3.1	X	X	All development proposed within a designated 100-year floodplain shall be reviewed to assure that all structures designated for human habitation are adequately protected from flood hazards.				
			a. As part of the development review process, all projects located within a designated 100- year floodplain are required to provide a flood hazard mitigation program.	PW	CD	UAF	4
5.3.2		X	The City shall work with the San Bernardino County Flood Control District and Army Corps of Engineers to provide adequate flood protection along the Santa Ana River.				
			a. Cooperate with the County Flood Control District and Corps of Engineers regarding future improvements along the Santa Ana River.	PW	CD, CS, CM	GF	4
5.3.3		X	The City shall evaluate the flood control system of the City and improve it as required and as funds become available.				
			a. Review the current City storm drain plan master plan and update as necessary. Identify priorities and provide improvements as funding becomes available.	PW	CD	GF	3

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			b. Review all proposed development projects for their impact to the City storm drain system. Require hydrology studies for new development projects that have a potential to impact the drainage system and condition projects to construct onsite and offsite drainage facilities to mitigate project-specific impacts.	PW	CD	GF	1
5.3.4	X	X	The City shall require all development projects to comply with the National Pollutant Discharge Elimination System (NPDES) and implement appropriate Best Management Practices.				
			a. All development projects that fall under the provisions of the NPDES program shall be conditioned to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for construction and a Water Quality Management Plan for long-term operation.	PW	CD	GF	1
Goal 5.4: Reduce the risk to life and property resulting from the use, transportation, storage, treatment, or disposal of hazardous materials and wastes.							
5.4.1	X	X	The City shall require that all businesses that produce, use, transport, store, treat, or dispose of hazardous materials and wastes are located away from sensitive land uses such as residences, schools, and hospitals.				
			a. Review the Zoning Ordinance regarding the location of facilities that use hazardous materials. Develop design guidelines regarding the siting of land uses using hazardous materials. Include an analysis of hazardous materials in all CEQA review.	CD	PW, CFD	GF	1
5.4.2		X	The City shall designate roadways within the City limit that may be used for the transportation of hazardous materials within and through the City.				
			a. In cooperation with the San Bernardino County Sheriff, California Highway Patrol, and San Bernardino County Fire Protection District identify routes for the movement of hazardous materials through the City and provide public information regarding the routes.	CS	PW, CD, SD, SOC	GF	3

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
5.4.3	X	The City shall assist the San Bernardino County Fire Protection District in providing public information to the general public regarding the proper transportation, storage and disposal of hazardous materials.				
		a. Make City media sites, including the Blue Mountain Outlook, public access television, and the City website available to County agencies for the dissemination of public information regarding household hazardous wastes and hazardous materials management.	CS	SBC, CFD	GF, SG	4
5.4.4	X	The City shall participate in San Bernardino County Fire Protection District household hazardous waste collection programs.				
		a. Work with the San Bernardino County Fire Protection District to coordinate local household hazardous waste collection programs including identifying potential local sites for periodic use as collection sites.	CS	PW, SBC	SG, FG, GF	3
Goal 5.5: Maintain a high degree of readiness to respond to natural and man-made disasters.						
5.5.1	X	Maintain effective emergency preparedness and response programs; and coordinate with appropriate public agencies to develop a regional system to respond to natural and man-made emergencies and catastrophes				
		a. Regularly review and update as needed the City’s Emergency Operations Plan in consultation with San Bernardino County authorities and update, as needed, to stay current with State guidelines and local needs.	CM	CD, CS, PW, FD, SD	GF	5
		b. Continue to support area wide mutual aid agreements and communication links with San Bernardino County authorities and other participating jurisdictions.	CM	CD, CS, PW, FD, SD	GF	5
		c. Continue to conduct citywide earthquakes drills, and encourage communication and cooperation between emergency response staff and designated contacts at hospitals, high-occupancy buildings, and dependent care facilities.	CM	CD, CS, PW, FD, SD	GF	

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
5.5.2		Establish a working relationship with local amateur radio clubs and secure their voluntary participation in disaster recovery.				
		a. Utilize the emergency operations committee to establish a voluntary disaster recovery amateur radio club.	CM	CS, PW	GF	5
5.5.3		Ensure adequate provision of public information to residents and businesses on actions to minimize damage and facilitate recovery from a natural disaster.				
		a. Cooperate with other agencies in the preparation and dissemination of public information materials to assist residents and business owners in responding to local disasters.	CM	CS, PW, FD, SD	GF	5
Goal 5.6: Minimize the exposure of residents, business owners, and visitors to the impacts of urban and wildland fires.						
5.6.1		The City shall apply a high fire overlay district to those areas in the City subject to wildland fires such as portions of Blue Mountain.				
		a. As part of the General Plan and Zoning Ordinance updates, designate areas subject to high fire hazards with an overlay zone that establishes special development standards and criteria to mitigate the potential fire hazard.	CD	PW, FD	GF	5
		b. Review the vulnerability of new development in areas with the potential for wildland-urban interface fires and incorporate appropriate mitigation measures in the conditions of approval.	CD	PW, FD	UAF	4
5.6.2		Continue the weed abatement program to ensure clearing of dry vegetation areas.				
		a. The City shall continue to work with the San Bernardino County Fire Protection District in its enforcement of the weed abatement program.	FD	CS, CD, PW	UAF	4
5.6.3		Encourage the use of fire-resistive construction materials.				
		a. Encourage property owners with wood roofs and flammable siding to replace them with Class-A, non-wood roof systems, and other fire-resistive materials.	PW	CD, FD	UAF	5

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Noise Element							
Goal 6.1: Protect the citizens of Grand Terrace and sensitive land uses from annoying and excessive noise generated by non-transportation oriented uses and activities							
6.1.1		X	Implement a review process of the City's noise ordinance and City policies and regulations affecting noise.				
			a. As part of the 5-year General Plan review, review the policies and regulations regarding noise to assure compliance with the most recent state guidelines and local conditions.	CD	PW, CA	GF	4
6.1.2		X	Minimize the impacts of construction noise on adjacent land uses by limiting the permitted hours of activity.				
			a. Review the City Noise Ordinance to assure compliance with current guidelines and standards.	CD	PW, ENG	GF	4
			b. Condition all new construction projects to comply with the construction noise standards of the City Noise Ordinance.	CD	PW, ENG	GF	4
6.1.3		X	Require City departments to observe state and federal occupational safety and health noise standards.				
			a. Implement an internal employee training program regarding noise standards relative to City operations.	CS	PW	GF	4
6.1.4		X	Require new equipment and vehicles purchased by the City to comply with noise performance standards consistent with available noise reduction technology.				
			a. Implement an equipment purchasing program that requires that all new equipment meet current state and federal noise standards.	CS	CM, FD	GF, SG, FG	4
Goal 6.2: Prevent and mitigate the adverse impacts of excessive exposure to residential and commercial land uses.							
6.2.1	X		Incorporate noise considerations into land use planning decisions to minimize or avoid detrimental impacts, reduce encroachment of non-residential land uses, and enforce the local noise ordinance.				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. Review all new development projects relative to potential noise impacts generated by the project on adjacent land uses or the impacts of adjacent noise generators on the project in compliance with CEQA guidelines.	CD	PW	GF, UAF	4
			b. Review proposed projects in terms of compatibility with nearby noise-sensitive land use with the intent of reducing noise impacts.	CD	PW	UAF	4
			c. The City shall enforce the General Plan Noise Element Interior Noise Standards presented in Table 6.2 by requiring submittal of evidence/documentation showing that interior noise levels will not exceed 45 dBA.	CD	PW	UAF	4
6.2.2	X	X	Adopt planning guidelines that establish acceptable noise standards for various land uses throughout the City of Grand Terrace				
			a. Review the City Zoning Code and Noise Ordinance and revise to reflect current noise standards.	CD	PW, CA	GF	3
			b.. The City shall utilize the Land Use/Noise Compatibility Matrix and Interior and Exterior Noise Standards contained in Tables 2 and 3, in establishing noise standards.	CD	PW	UAF	3
6.2.3	X		New residential developments located in close proximity to existing commercial/industrial operations shall be evaluated for potential noise impacts and interior noise mitigation.				
			a. Review all new residential developments relative to potential noise impacts generated by the project on adjacent land uses or the impacts of adjacent noise generators on the project in compliance with CEQA guidelines.	CD	PW	UAF	4
6.2.4	X		Commercial uses developed as part of any mixed-use project including residential component shall not be noise intensive. Mixed-use structures shall be designed to prevent commercial noise impacts to the project's residential uses.				
			a. Review all new mixed use development projects relative to noise impacts to proposed residential uses from planned commercial uses in compliance with CEQA guidelines.	CD	PW	UAF	4

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
6.2.5	X		New commercial/industrial operations located in proximity to existing or proposed residential areas shall incorporate noise mitigation into project design.				
			a. Review all new commercial development projects relative to noise impacts to local residential uses in compliance with CEQA guidelines.	CD	PW	UAF	4
			b. Encourage the replacement of significant noise generating land uses with lesser or non-noise generating land uses when areas are re-developed.	CD	PW	UAF	4
6.2.6	X		Impacts of construction noise and vibration on adjacent land uses shall be regulated through limiting the permitted hours of activity.				
			a. Review the City's Noise Ordinance relative to construction noise and vibration, and enforce it for all construction activities.	CD	PW, CS	GF	3
6.2.7	X		The City shall evaluate potential ground-borne vibration impacts as part of the land use planning process to mitigate or avoid detrimental impacts on adjacent land uses.				
			a. For Land Use Categories defined in Table 8, a ground-borne vibration technical study shall be required for proposed land uses within the following distances from the either the UPRR or BNSF rail line rights-of-way and the property line: 600 feet of a Category 1 Land Use, 200 feet of a Category 2 Land Use, and 120 feet of a Category 3 Land Use. Any mitigation measures identified in the technical study shall be required as conditions of approval.	CD	PW	UAF	4
			Goal 6.3: Protect the residents of Grand Terrace from excessive noise generated by transportation-oriented sources.				
6.3.1		X	The City shall be actively involved in improvements programs for I-215 to promote noise mitigation along the freeway corridor through the City.				
			a. Coordinate with Caltrans regarding proposed improvement projects for I-215 through the City and to include noise barriers along adjacent residential neighborhoods.	CD	PW	GF	4
			b. Pursue construction of new barriers or the augmentation of existing barriers, to reduce noise impacts along the 1-215 Freeway along segments directly next to	CD	CM, PW	GF, FG	4

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			residential areas and Grand Terrace Elementary School				
6.3.2		X	The City shall enforce the California Vehicle Code noise standards within the City.				
			a. Coordinate with the San Bernardino County Sheriff's Department to enforce the California Vehicle Code relative to excessive vehicle noise.	CS	CD, CA	GF	3
6.3.3		X	The City shall consider noise impacts to residential neighborhoods when designating truck routes and major circulation corridors.				
			a. All efforts to designate truck routes through the City shall include an evaluation of potential noise impacts to local residential neighborhoods.	CS	CD, PW, CM	GF	3
6.3.4		X	The City shall promote the establishment of bus routes that meet public transportation needs while minimizing bus noise impacts to residential areas.				
			a. Work with the OmniTrans and Riverside Transit Agency to identify bus routes and bus stop locations within the City that minimize noise impacts to residential neighborhoods.	PW	CD, CM	GF	5
6.3.5		X	Encourage, where feasible, noise mitigation measures, such as noise barriers and realignments, in the design and construction of new roadway projects in the City of Grand Terrace.				
			a. Include an evaluation of potential noise impacts to sensitive land uses when performing feasibility studies and design engineering for new roads within the City, and incorporate appropriate mitigation measures in the design of the project.	PW	CD, CS	GF, SG, FG	4
6.3.6		X	The City shall promote the construction of noise barriers along rail lines that pass adjacent to residential areas.				
			a. Work with the BNSF and UPRR to identify potential locations for noise barriers to protect residential neighborhoods. Determine the feasibility and potential funding sources for proposed barriers.	PW	CD, CS	GF	3
6.3.7		X	The City shall encourage a reduction in the level of noise produced by train movements and whistle noise within the City.				

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			a. The City shall work with the Public Utilities Commission, the BNSF Rail Company, the Union Pacific Railroad, and Southern California Regional Rail Authority to determine the feasibility of reducing noise generated by rail movements through the City.	PW	CD, CS	GF	3
6.3.8		X	The City shall monitor activities associated with future aircraft and rail movements that may result in noise impacts to the City.				
			a. Provide ongoing coordination with airport and rail transportation providers to assess future impacts of increase rail and air transportation services on the City.	CD	PW, CS	GF	5
			b. Encourage citizen participation and City involvement on committees that could influence future aircraft and rail activities in Riverside and San Bernardino Counties.	CM	CD, PW	GF	5

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Public Services Element						
Goal 7.1: Coordinate and balance the provision of public services with existing and planned development to eliminate service gaps, maximize the use of existing public facilities and services, provide a high level of quality public services at a reasonable cost, and maintain adequate services to meet the needs of current and future City residents and businesses.						
7.1.1	X	All proposed developments shall be evaluated to determine whether current public services and facilities can meet with their needs. If determined that current services and facilities are inadequate to meet the needs of new development, appropriate mitigation measures shall be applied to the new development to assure an adequate level of service.				
		a. As part of the development review and CEQA process for all new developments, an evaluation shall be performed regarding their impact to existing public services and facilities. For all identified significant impacts, mitigation measures designed to reduce the impacts to below a level of significance, as defined under CEQA, shall be included in the Conditions of Approval.	CD	PW	UAF	4
7.1.2		X The City shall establish and periodically update a Development Impact Fee program for new development designed to generate adequate fees to provide new public services and facilities necessary to serve the new development.				
		a. Every five years, the City shall conduct a Nexus study to determine whether Development Impacts Fees should be modified. If warranted by the study, City staff shall submit proper documentation to the City Council for review and approval of a new fee schedule.	CD	CM, CS, PW	ISF	4
7.1.3	X	X Ensure that existing residents and businesses are not burdened with the economic costs of new infrastructure to support new development.				
		a. All new development projects will be reviewed to determine their impacts to existing infrastructure. The project shall be required as part of their Conditions	CD	PW, CM, FIN, CA	GF	4

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		of Approval to mitigate all identified significant impacts to a level of insignificance, as defined by CEQA, at the project's expense.				
		b. Alternative project financing mechanisms, such as Community Facilities Districts, may be used by the project proponent provided that the funding mechanism does not increase the financial burden on existing residents and businesses.	CD	PW, CM, FIN, CA	CFD, PP	4
7.1.4	X	The City shall coordinate with public and private utility companies and agencies to assure the long-term provision of necessary public services including water, sewer, electrical, natural gas, telephone, cable TV and waste collection/recycling.				
		a. At least every five years, the City shall contact public and private utility service providers and to assess service needs over the next five year period and coordinate an implementation program for any affected City facilities and rights-of-way with the agencies to assure adequate future services to City residents and businesses.	CS	PW, CD	GF	5
7.1.5	X	The City shall prepare and implement a Capital Improvement Program and, in accordance with AB 1600, monitor the capacity of existing facilities to assure that new development does not exceed their capacity. The City shall regularly review and update the Capital Improvement Program to address the changing needs of the community.				
		a. As part of the annual City budget process, City staff shall perform an evaluation of the current Capital Improvement Plan and propose amendments to be included in the next year's budget.	CS	PW, CM, CD, FIN	GF	4
7.1.6	X	The City shall work with the County of San Bernardino to evaluate the feasibility for the development of a new library within the City.				
		a. City staff shall meet with the County Library staff and determine the feasibility of developing a new library. This shall include an analysis of possible sites, development costs and alternative funding sources.	CS	CM, CD	GF	5

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
7.1.7	X	The City shall seek grants and other funding sources to improve public services and facilities.				
		a. In coordination with the Sheriff’s Dept., the City shall identify potential sources of grants and other funding and develop a schedule and protocol for submitting applications to these funding sources.	CS	CM, FIN	GF	3
7.1.8	X	The City shall work with the Colton Joint Unified School District to evaluate the potential to share facilities such as playgrounds, libraries, and assembly halls in a effort to efficiently use these facilities and avoid duplication of these facilities.				
		a. The City shall review existing Joint Use Agreements and propose updates to the District, as appropriate, to assure joint use of City and District recreation facilities.	CM	CD, CS	GF	3
Goal 7.2: Provide a water system that produces high quality water at sufficient pressure and with adequate quantity to meet current and future domestic demand.						
7.2.1	X	Continue to work with Riverside Highland Water Company to provide efficient and economic distribution of an adequate water supply.				
		a. City staff shall meet on a regular basis the RHWC staff to review water service provisions throughout the City.	PW	CS, CD	GF	5
7.2.2	X	Work with Riverside Highland Water Company to ensure that the City’s water supply meets or exceeds State and Federal health standards.				
		a. The City shall assist RHWC in providing access to water lines within public rights-of-way to assure proper maintenance of domestic and fire service lines.	PW	CS	GF	4
		b. The City shall work with RHWC in the siting of new water reservoirs required to meet the City’s water demands.	PW	CD	GF	4
7.2.3	X	Work with Riverside Highland Water Company to promote water conservation and education programs.				
		a. The City shall work with RHWC through the Blue Mountain Outlook, public access TV, and City events to promote water conservation education to the City’s residents and businesses.	CS	_	GF, SG, FG	5

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 7.3: Provide a safe and efficient sanitary sewer system to meet the current and future needs of the City's residents and businesses.						
7.3.1	X	Work with the City of Colton to ensure a quality wastewater treatment system that meets or exceeds all State and federal health standards.				
		a. The City shall monitor sewer outflow to the Colton treatment plant to assist in meeting state and federal water quality standards.	PW	CS	GF	4
7.3.2	X	Establish a sewer main maintenance program to ensure proper and timely maintenance of the City's sanitary sewer collection system.				
		a. The City shall establish a comprehensive sanitary sewer maintenance program and implement the program to provide preventative maintenance to the system, thus avoiding costly repairs.	CS	PW	GF	4
Goal 7.4: Provide for an efficient and environmentally sound solid waste collection and recycling, and disposal system						
7.4.1	X	Work with the City's franchise waste collection company to ensure an effective and efficient waste collection program for all City residents and businesses.				
		a. City staff shall meet with representatives of the franchise waste hauler to assess the current waste and recycling collection programs and determine whether modifications are warranted. Efforts shall focus upon advanced recycling and public education programs.	CS	CM	GF	4
7.4.2	X	Work with the County Waste Management Department to ensure a cost effective waste disposal system with adequate capacity to meet current and future needs.				
		a. The City shall participate on an ongoing basis in the County Solid Waste Task Force that provides oversight to County waste management plans and programs.	CC, CS	CD, CM, PW	GF	4
7.4.3	X	Work with the County and the City's waste hauler to implement effective recycling programs to reduce the total amount of waste requiring disposal.				
		a. City staff shall coordinate recycling public education programs with the franchise waste hauler and County Waste Management Dept. and will make available the Blue Mountain Outlook, public access television, and public events	CS	-	GF	5

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		to assist in the dissemination of educational materials.				
Goal 7.5: Provide for adequate law enforcement and police protection services and facilities						
7.5.1	X	Work with the County Sheriff’s Department to ensure that adequate police personnel, response times, and equipment are available to meet current and future demands of the City’s residents and businesses.				
		a. As part of the annual budget process, City staff shall meet with the Sheriff’s Dept. to assess the level of service and propose any changes for the future fiscal year’s level of service.	CM	FIN	GF	4
7.5.2	X	Maintain and expand existing crime prevention and public education programs.				
		a. As part of the annual budget process, the City shall assess available crime prevention programs and available funding and propose appropriate programs for the next fiscal year.	CM	CS	GF, SG	4
Goal 7.6: Provide for adequate fire protection services and facilities.						
7.6.1	X	Work with the San Bernardino County Fire Protection District to ensure that adequate fire protection personnel, response times, and equipment are available to meet current and future demands of the City’s residents and businesses.				
		a. The City shall establish a working relationship with the County Fire Department to identify current and future fire protection services to effectively meet the need of the City.	CM	CS, CD	GF	3
7.6.2	X	Work with Riverside Highland Water Company to ensure adequate water pressure for fire fighting throughout the City.				
		a. The City shall assist the Water Company in identifying areas of low water pressure and work with water company staff to install additional water transmission and storage facilities as necessary.	PW	CD, CS	GF, ISF, UAF	3
7.6.3	X	Maintain and expand existing fire prevention and public education programs.				
		a. The City shall work with Fire Department staff in providing public education regarding fire prevention and safety. This will include making City facilities, the	CS	CM	GF, SG	4

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority	
		City public access television channel, and the Blue Mountain Outlook available for public education materials.					
Goal 7.7: In cooperation with the Colton Joint Unified School District, provide adequate public education facilities and programs							
7.7.1	X	Work with the Colton Joint Unified School District to provide expanded public education facilities that meet the current and future needs of the City's residents.					
		a. The City shall establish a working relationship with the School District to identify the public educational needs of the City residents and assist the District in the development of needed facilities.	CD	CM, PW	GF, SG	4	
7.7.2	X	Cooperate with the School District in the collection of school impact mitigation fees for all new developments within the City.					
		a. The City shall condition all applicable development projects for the payment of school mitigation fees as established by the School District.	CD	PW	UAF, GF	4	
Goal 7.8: In cooperation with private utility companies, provide adequate and updated utility services to the City's residents and businesses							
7.8.1	X	X	Work with electrical and telecommunications companies to underground lines whenever feasible.				
			a. The City shall review all proposed land development projects to determine the feasibility of undergrounding existing and new electric lines within and/or adjacent to the proposed development. If determined feasible, the project will be conditioned appropriately.	PW	CD, PW	UAF, GF, SG, ISF	5
7.8.2		X	Coordinate with telecommunications companies to provide state-of-the-art telecommunications and internet services to the City's residents and businesses.				
			a. The City shall establish a working relationship with local telecommunications companies to identify state-of-the-art services that will benefit the community.	CS	CD, PW	UAF, ISF	3
7.8.3		X	Coordinate with all utility companies to provide maintenance programs that minimize the impact to public streets and rights-of-way.				

Policy	Project Review Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
		a. The City shall establish guidelines for the location of utility facilities within public rights-of-way and the repair of public streets and improvements resulting from utility maintenance.	PW	CS, CD	GF	4

- Goal 8.1: Provide and encourage a supply of housing suitable to the needs and sufficient in number to serve existing and projected residents of Grand Terrace.**
- Policy 8.1.1: Promote and encourage development of housing, which varies by type, design, form of ownership and size.
- Policy 8.1.2: Maximize use of remaining vacant land suitable for residential development.
- Policy 8.1.3: Promote and encourage infill housing development and more intensive use of underutilized land for residential construction.
- Policy 8.1.4: Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety and aesthetic considerations.
- Policy 8.1.5: Strive to provide incentives for and otherwise encourage the private development of new affordable housing for low- and moderate-income households.
- Policy 8.1.6: Facilitate construction of low- and moderate-income housing to the extent possible.
- Policy 8.1.7: Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.
- Policy 8.1.8: Continue a policy of expeditious processing of residential development proposals and permits.
- Policy 8.1.9: Amend the Barton Road Specific Plan to promote a village atmosphere in the downtown that will encourage a mix of residential and commercial activity.
- Policy 8.1.10: Promote mixed use development with senior citizen housing in the Barton Road Specific Plan areas.
- Policy 8.1.11: Provide Redevelopment Agency assistance and bond financing to qualified developments to obtain new senior citizen housing in the Barton Road Specific Plan area.
- Policy 8.1.12: Provide for a new zoning category to permit a density of at least 20 units/acre with a density bonus of 25% per State housing law, which would qualify for very low income housing.
- Policy 8.1.13: Provide for housing set-aside funds to be committed to the “Habitat for Humanity” or similar organization for the development of low-income housing.

8.8.1 Programs in Support of Housing Availability and Production

Program 8.8.1.a: The City’s Community and Economic Development Department (CEDD) and Building and Safety/Public Works/Housing Department (BS/PW/H) will continue to expedite the processing of plans for proposed housing projects that are affordable to low- and moderate-income households.

Responsible Agency:	CEDD and B&S
Objective:	Streamline production of affordable housing
Timing:	Ongoing
Funding sources:	General Fund

Program 8.8.1.b: The City’s Community and Economic Development Department (CEDD) and Redevelopment Agency will implement the amendment the Barton Road Specific Plan that allows a mix of commercial and medium/high density residential development in the Administrative Professional (AP) zone.

The Agency will consider incentives such as, but not limited to, reduced site development standards or zoning code requirements, direct financial assistance, reduced, or deferred fees, or other regulatory incentives which would result in identifiable cost avoidance or reduction, or a density bonus in accordance with the provisions of state law. Allocation of the specific additional incentives will be made on a case-by-case- basis, depending on resources available to the City from which to grant the incentive, and the particular needs of the development to ensure affordability. However, prioritization of funding and incentives will be given to those projects that include affordable housing for extremely low income households.

Responsible Agency:	CEDD and Redevelopment Agency
Objective:	Support housing availability and production
Timing:	Ongoing; Inform all developers of multiple family developments of affordable housing incentives
	2014: Produce a minimum of four affordable housing units
Funding sources:	Low-Mod Housing Fund; County, state and federal sources

Program 8.8.1.c: The City’s Community and Economic Development Department (CEDD)–Planning Division will implement a Zoning Code amendment to revise Chapter 18.10 to ensure the permitted uses table allows for manufactured housing in all residential zones, in accordance with State law.

Responsible Agency:	CEDD
Objective:	Compliance with state law
Timing:	2009: Amend the Zoning Code
Funding sources:	General Fund

Program 8.8.1.d: As part of a comprehensive update of the City’s Zoning Code, the City’s Community and Economic Development Department (CEDD)–Planning Division will amend its density bonus provisions in accordance with the requirements of State density bonus law. The density bonuses and incentives will be made available for any for-sale or rental, single-family or multi-family development when requested by a developer who agrees to long-term affordability restrictions.

Additional incentives may include, but not be limited to, reduced site development standards or zoning code requirements, direct financial assistance, reduced, or deferred fees, approval of mixed-use zoning in conjunction with the housing development, or other regulatory incentive which would result in an identifiable cost avoidance or reduction, or a density bonus in accordance with the provisions of state law. Allocation of the specific additional incentives will be made on a case-by-case- basis, depending on resources available to the City from which to grant the incentive, and the particular needs of the development to ensure affordability. However, prioritization of funding and incentives will be given to those projects that include affordable housing for extremely low income households.

Responsible Agency:	CEDD
Objective:	Compliance with State law
Timing:	2009: Amend the Zoning Code
Funding sources:	General Fund

Program 8.8.1.e: The City’s Redevelopment Agency will continue to allocate funds, a process which began in 1993, for the upgrading and expansion of mobile home parks within the City.

Responsible Agency: Redevelopment Agency
 Objective: Support housing availability
 Timing: Ongoing
 2010: Agency will post program on City’s website to make property owners aware of program
 2012: A minimum of one mobilehome park will be assisted
 Funding sources: Low to Mod Housing Fund, County, state and federal funding

Program 8.8.1.f: The City Manager’s Office will continue to offer low interest bond financing and redevelopment tax increment assistance in the form of land write down to qualified developers for the construction of mixed use development, with the expectation that at least 50-75 units will be provided and a requirement that 30% of the units (at least 20) will be affordable to “very low” income households.

Responsible Agency: Redevelopment Agency
 Objective: Support housing production. Development of 10 affordable housing units
 Timing: 2014
 Funding sources: Low-Mod Housing Fund; County, state and federal sources

Program 8.8.1.g: The Housing Office will continue to utilize the services of the Inland Fair Housing Mediation Board, through an existing contract with the County of San Bernardino, for fair housing, landlord tenant dispute resolution and senior shared housing. The City will post a notice of the City’s website to inform the public of the services of the Inland Fair Housing and Mediation Board, and include a link to their website. Semi-annual activity reports will be obtained from the Inland Fair Housing and Mediation Board in order to monitor local compliance with fair housing laws.

Responsible Agency: Housing Office
 Objective: Support fair housing
 Timing: 2009 and every year thereafter
 Funding sources: General Fund

Program 8.8.1.h: The City’s CEDD will continue to utilize the City’s General Plan and Zoning Code to provide adequate, suitable sites for the development of 329 residential units in accordance with the City’s Regional Housing Needs Allocation.

Responsible Agency: CEDD
 Objective: Provide adequate and suitable sites to support housing production
 Timing: Ongoing
 Funding sources: No cost to City

Program 8.8.1.i: The City’s CEDD will continue to create and maintain an inventory of vacant and underutilized sites suitable for housing development. This information will be made available on the City’s website.

Responsible Agency: CEDD
 Objective: Support housing production
 Timing: 2009: Post on website, and update as appropriate
 Funding sources: Low to Mod Housing Fund

Program 8.8.1.j: The City’s CEDD will implement the previously approved R3S zone on a case-by-case basis as developers propose new affordable housing projects. The zone allows for a density of 20 units/acre and with a density bonus to 25 units/acre to be utilized for extremely low income, very low income and low income senior-oriented housing.

Responsible Agency: CEDD and Redevelopment Agency
 Objective: Support housing production
 Timing: Ongoing
 Funding sources: Low to Mod Housing Fund; County, state and federal funding; private funding

Program 8.8.1.k: The City’s CEDD will consider, on a case-by-case basis, an amendment to the Zoning Map and General Plan Land Use Map, to allow densities of up to 25 units/acre for affordable housing projects in proximity to public transit, commercial centers, and services, and in accordance with state density bonus provisions.

Responsible Agency: Redevelopment Agency
 Objective: Support housing production
 Timing: Ongoing
 Funding sources: Low to Mod Housing Fund; County, state and federal funding, private funding

Program 8.8.1.l: The City will collaborate with an affordable housing developer, such as Habitat for Humanity or other affordable housing developer, to develop a 0.63-acre City-owned parcel for the production of non-senior lower income affordable housing units.

Responsible Agency: City Council and Redevelopment Agency
 Objective: Support housing production
 Timing: 2010: Send out an RFP to affordable housing developers
 2011: Contract with an affordable housing developer
 2014: Produce a minimum of 8 affordable units
 Funding sources: Low to Mod Housing Fund; County, state and federal sources; private funding

Program 8.8.1.m: The City’s CEDD will amend the Zoning Code to permit emergency shelters in the Industrial zone district without a conditional use permit, and subject to the same development and management standards that apply to the residential or commercial uses within the same zone district. Standards will also be established as provided for under SB 2 to regulate emergency shelters.

Responsible Agency: Redevelopment Agency
 Objective: Support housing availability; compliance with state law
 Timing: One year after the adoption of the Housing Element
 Funding sources: General Fund

Program 8.8.1.n: The Housing Office and CEDD will ensure access to the Section 8 Rental Assistance program operated by the San Bernardino County Housing Authority by assisting the County with publicity whenever the waiting list is opened, by posting the phone number and website of the Housing Authority on the City’s website.

Responsible Agency: Housing Office and CEDD
 Objective: Support housing availability
 Timing: 2009, and Ongoing as notified by the San Bernardino County Housing Authority
 Funding sources: General Fund

Program 8.8.1.o: As part of a comprehensive update of the City’s Zoning Code, the City’s Community and Economic Development Department (CEDD) will amend its Zoning Code to eliminate requirements for a conditional use permit for detached second units, and to amend the table of permitted uses contained in Chapter 18.10 (RH, R1, R2 and R-3 Zones) to reflect administrative review of second units, in accordance with state law.

Responsible Agency: CEDD
 Objective: Support housing production
 Timing: 2009, as part of the Development Code Update
 Funding sources: General Fund

Program 8.8.1.p: As part of a comprehensive update of the City’s Zoning Code, the City’s Community and Economic Development Department (CEDD) will amend its Zoning Code to define transitional and supportive housing as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.

CEDD staff will amend the City’s Zoning Code to identify the zone districts in which single room occupancy housing units will be permitted, in accordance with state law.

Responsible Agency: CEDD
 Objective: Support housing production
 Timing: 2009, as part of the Development Code Update
 Funding sources: General Fund

Program 8.8.1.q: As part of a comprehensive update of the City’s Zoning Code, the City’s Community and Economic Development Department (CEDD) will amend its Zoning Code to update the definition of multiple family residential in order to remove the bedroom limitations, and to revisit the parking requirements for smaller units.

Responsible Agency: CEDD
 Objective: Support housing production
 Timing: 2009, as part of the Development Code Update
 Funding sources: General Fund

Program 8.8.1.r: As part of a comprehensive update of the City’s Zoning Code, the City’s Community and Economic Development Department (CEDD) will amend Chapter 18.63 of the Zoning Code to clarify the scope and authority of the Site and Architectural Review Board.

Responsible Agency: CEDD
 Objective: Support housing availability and production
 Timing: 2009, as part of the Development Code Update
 Funding sources: General Fund

Program 8.8.1.s: To accommodate the housing need for the remaining 27 units affordable to lower-income households, the City will rezone at least 1.35 acres of vacant land, at a minimum density of 20 units per acre. Rezoned sites will include Site A and Site D, as described on Table 8.26, and allow exclusively multiple family and senior residential uses and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary Program) pursuant to Government Code Section 65583.2(h)

Responsible Agency: CEDD
 Objective: Create opportunity for at least 27 units of rental housing for lower income households

Timing: October 2010
 Funding sources: General Fund

Goal 8.2: Promote and encourage housing opportunities, accessible to employment centers and quality community services for all economic segments of the community including designated very low, low, and moderate income households.

- Policy 8.2.1: Continue a policy of expeditious processing of residential development proposals and permits.
- Policy 8.2.2: Encourage a wide range of housing types, prices and ownership forms in new construction.
- Policy 8.2.3: Emphasize and promote the role of the private sector in the construction of low- and moderate-income housing.
- Policy 8.2.4: Support the development of cost saving and energy conserving construction techniques.
- Policy 8.2.5: Assist private developers in identifying and preparing land suitable for lower-income housing developments.
- Policy 8.2.6: Encourage the inclusion of units for low- and moderate-income families as part of private sponsored housing developments.
- Policy 8.2.7: Support efforts of private lenders to provide alternative financing methods to make homeownership available to a greater number of households.
- Policy 8.2.8: Streamline administrative procedures for granting approvals and permits and establish time limits for such approvals to minimize time, costs and uncertainty associated with development.
- Policy 8.2.9: Provide zoning, subdivision and construction incentives to minimize the cost of new and rehabilitated units.
- Policy 8.2.10: Promote mixed use development that includes provisions for affordable housing.
- Policy 8.2.11: Provide Redevelopment Agency assistance and bond financing to qualified developments.
- Policy 8.2.12: Continue operation of the City Housing Office to administer and monitor City housing programs to low and moderate income residents.
- Policy 8.2.13: Commit existing and future housing set-aside dollars to continue and expand the City's existing first time home buyer assistance program as needed to meet the community's low and moderate income housing needs, as described in this Housing Element.
- Policy 8.2.14: Commit the City's Housing Office to seek available State grants to provide funds to qualified owners of mobilehomes for rehabilitation or replacement purposes and to qualified buyers for the purchase of mobilehomes.

- Policy 8.2.15: Work with the San Bernardino County Housing Authority in placing Section 8 certificates in the community, when appropriate.
- Policy 8.2.16: Maintain and enhance the low density character of existing residential neighborhoods.
- Policy 8.2.17: Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.

8.8.2 Programs In Support Of Housing Affordability

Program 8.8.2.a: Continue an outreach campaign to solicit participation of private developers in affordable housing programs. This will be accomplished by compiling and subsequently maintaining a roster of interested firms, which will be notified when opportunities arise.

Responsible Agency: Housing Office
 Objective: Support housing affordability
 Timing: 2009: Compile list of affordable housing developers
 2010: Send RFP to affordable housing developers
 Funding sources: Low to Mod Housing Fund

Program 8.8.2.b: Continue participation in the Section 8 Leased Housing Assistance Program administered by San Bernardino County Housing Authority. This will be achieved by posting on the City’s website when the County is taking in applications for the program.

Responsible Agency: Housing Office
 Objective: Support housing affordability
 Timing: 2009: Post on website and every year thereafter
 2010: Send RFP to affordable housing developers
 Funding sources: Low to Mod Housing Fund

Program 8.8.2.c: Continue operation of the City Housing Office, established in 1994, to administer and monitor City housing programs.

Responsible Agency: Redevelopment Agency
 Objective: Support housing affordability and production
 Timing: Ongoing
 Funding sources: Low Mod Housing Fund, County, state and federal funds

Program 8.8.2.d: Continue to research the possibility of expanding Section 8, Leased Housing Assistance Program, to subsidize mobile home space rentals.

Responsible Agency: Redevelopment Agency
 Objective: Support housing affordability and availability
 Timing: 2010: Contact County to determine if program can be expanded
 2010: If so, advertise on City’s website, and send information packets to mobile home residents
 Funding sources: Low Mod Housing Fund

Program 8.8.2.e: The City’s CEDD will continue to process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety code, as a means of providing long-term transitional housing for very low income persons.

Responsible Agency: CEDD

Objective: Support housing affordability
 Timing: Ongoing
 Funding sources: General Fund

Program 8.8.2.f: The City’s CEDD will continue to participate in and provide staff support for the various homeless programs operated by the San Bernardino County Homeless Coalition.

Responsible Agency: CEDD
 Objective: Post link to City’s website
 Timing: 2009 and ongoing thereafter
 Funding sources: Low Mod Housing Fund; General Fund

Program 8.8.2.g: The City Manager’s Office will offer to open facilities at City Hall and the City Yard to provide emergency shelter during times of extreme weather or hardship.

Responsible Agency: Redevelopment Agency
 Objective: Support transitional housing
 Timing: Ongoing
 Funding sources: Low Mod Housing Fund

Program 8.8.2.h: The City Housing Office will continue to operate the first time buyer purchase assistance program to acquire and rehabilitate deteriorated and/or foreclosed residential property then resell the homes to qualified low and moderate income households.

Responsible Agency: Redevelopment Agency
 Objective: Support housing production
 Timing: 2010 through 2014; Produce a minimum of one affordable unit per year
 Funding sources: Low Mod Housing Fund

Program 8.8.2.i: The City’s Housing office will use its website to provide information on home ownership and home repair programs operated by the County of San Bernardino Department of Community Development and Housing (CDH), including a web link to CDH’s website. Programs offered include: HOME Homeownership Assistance Program; HOME American Dream Downpayment Initiative; Single Family Home Improvement Loan Program, and the Senior Home Repair Program.

Responsible Agency: Housing Office
 Objective: Support housing affordability
 Timing: 2009: Post link on website
 Funding sources: General Fund

Program 8.8.2.j: The City’s Housing office will use its website to provide information on the County of San Bernardino’s Senior Home Repair Program, which allows qualifying seniors a one time grant in the form of labor and materials to help correct code violations, and/or health and safety problems. This grant program would assist extremely low to moderate income senior households.

Responsible Agency: Housing Office
 Objective: Support housing affordability
 Timing: 2009: Post link on website
 Funding sources: General Fund

Goal 8.3: Promote and encourage the rehabilitation of deteriorated dwelling units and the conservation of the currently sound housing stock.

- Policy 8.3.1: Promote utilization of rehabilitation assistance programs to alleviate overcrowded conditions and to remove architectural barriers.
- Policy 8.3.2: Encourage the rehabilitation of deteriorating owner-occupied and rental housing.
- Policy 8.3.3: Take action to promote the removal and replacement of those substandard units that cannot be rehabilitated.
- Policy 8.3.4: Upgrade community facilities and municipal services as community needs warrant.
- Policy 8.3.5: Encourage the use of rehabilitation assistance programs to make residences more energy efficient.
- Policy 8.3.6: Commit existing and future housing set-aside dollars to continue and expand the City’s housing rehabilitation program as needed to meet the community’s low and moderate income housing, as described in this Housing Element.
- Policy 8.3.7: Utilize public information and assistance programs to encourage repair before deterioration occurs.
- Policy 8.3.8: Monitor housing conditions in Grand Terrace on a semi-annual basis.
- Policy 8.3.9: Prevent the encroachment of incompatible uses into established residential neighborhoods.
- Policy 8.3.10: Sustain a high standard of maintenance for all publicly owned property.
- Policy 8.3.11: Preserve the physical character of existing neighborhoods.
- Policy 8.3.12: Encourage the maintenance of sound owner-occupied and rental housing.
- Policy 8.3.13: Maintain and enhance the low density character of existing residential neighborhoods, and higher density in the downtown area.

8.8.3 Programs In Support of Maintaining and Improving Housing Conditions

Program 8.8.3.a: The City Manager’s Office will continue to include energy conservation measures as improvements eligible for assistance under the Redevelopment Agency’s residential rehabilitation program.

Responsible Agency:	Redevelopment Agency
Objective:	Support of housing affordability, and maintenance of housing stock
Timing:	Ongoing
Funding sources:	Low Mod Housing Fund

Program 8.8.3.b: The Housing Office will provide public information and technical assistance intended to encourage the continued maintenance of the City’s housing stock. The Housing Office webpage will include information City home improvement programs, and a link to San Bernardino County Community Development and Housing Department’s webpage that provides information on County-operated programs. Additionally, the Building and Safety Department will continue to provide technical drawing for simple improvements such as patio covers, retaining and block walls, and similar small projects; a home construction

pamphlet, and information on hiring contractors.

Responsible Agency: Housing Office and Building and Safety
 Objective: Maintain and improve housing stock
 Timing: 2009 for website information
 Ongoing on technical and informational handouts
 Funding sources: General Fund

Program 8.8.3.c: The City’s Redevelopment Agency will continue to provide financial assistance for the rehabilitation of residences owned or occupied by very low, low and moderate income persons. This financial assistance will be made available in the form of below market rate and deferred payment loans for home rehabilitation, and matching grants for the rehabilitation of rental housing and funds for the Agency to purchase and rehabilitate housing for resale to low and moderate income households.

Rehabilitation may include, but may not be limited to, room additions to accommodate larger families, rehabilitation to provide disabled accessibility, re-roofing, re-painting, and installation of new windows.

Responsible Agency: Redevelopment Agency
 Objective: Maintain and improve housing stock
 Timing: 2008: Begin advertising for the program on City’s website
 2014: Assist a minimum of 5 households
 Funding sources: Low Mod Housing Fund

Program 8.8.3.d: The City’s Redevelopment Agency will continue to monitor housing conditions throughout the City in order to establish target areas for rehabilitation efforts. Rehabilitation efforts could include a low interest and/or grant program for minor home repairs, such as repainting, yard clean up, and/or landscaping.

Responsible Agency: Redevelopment Agency
 Objective: Maintenance and improvement of housing stock
 Timing: Ongoing
 Funding sources: Low to Mod Housing Fund

Program 8.8.3.e: The City’s CEDD and BS/PW/H will review all changes in planned land uses to determine the cumulative impact on community facilities and municipal services, in order to ensure that adequate facilities and service levels are provided to all residents.

Responsible Agency: CEDD and Public Works
 Objective: Support of maintaining and improving housing stock
 Timing: 2008-2009: Community facilities and municipal services are being reviewed under the current General Plan update
 Funding sources: General Fund

Program 8.8.3.f: The City’s Community Services Department and CEDD and BS/PW/H will continue existing code enforcement efforts and explore new methods for eliminating deteriorated or unsightly property conditions in residential areas.

Responsible Agency: Redevelopment Agency
 Objective: Improve housing stock
 Timing: Ongoing
 Funding sources: Low to Mod Housing Fund

Program 8.8.3.g: The Housing Office and the City’s CEDD will assist in distributing information to the public regarding energy audits and/or self energy efficiency surveys that are performed by the Southern California Edison Company, and Southern California Gas Company.

Responsible Agency: Housing Office and CEDD
 Objective: Support housing affordability and improve housing stock
 Timing: 2009: Place information and weblinks on Housing Office home page
 Funding sources: Low to Mod Housing Fund

Program 8.8.3.h: the City’s BS/PW/H-Building Division will continue to promote the incorporation of energy conserving appliances, fixtures and other devices into the design of new residential units as means to reduce long-term housing costs and enhance affordability.

Responsible Agency: Building and Safety
 Objective: Improve housing stock
 Timing: Ongoing project
 Funding sources: Low to Mod Housing Fund, General Fund

Program 8.8.3.i: The City’s BS/PW/H-Building Division will continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code as a means to lower long-term housing costs.

Responsible Agency: Building and Safety
 Objective: Maintenance of housing stock
 Timing: Ongoing
 Funding sources: No cost to City

Program 8.8.3.j: The City’s CEDD will continue recommending that tall shady trees be planted on the southwest exposure to minimize the use of energy and reduce housing costs.

Responsible Agency: CEDD
 Objective: Support of housing affordability
 Timing: Ongoing
 Funding sources: No cost to City

Program 8.8.3.k: The City’s Code Enforcement Department will continue to implement Ordinance No. 221 for the maintenance of non-owner occupied housing stock in an effort to improve substandard conditions of the City’s non-owner occupied housing stock. Substandard conditions include properties that do not meet minimum housing and building code standards, exterior maintenance standards, or that are not safe to occupy.

Responsible Agency: Code Enforcement
 Objective: Preventative maintenance and improvement of housing stock
 Timing: Ongoing
 Funding sources: Low mod funds and inspection fees

Program 8.8.3.l: The City shall amend its Zoning Code to establish a reasonable accommodation process for housing designed for, intended for occupancy by, or with supportive services for , persons with disabilities.

Responsible Agency: Community and Economic Development Department
 Objective: Support and improve housing stock
 Timing: 2009
 Funding sources: General Fund

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Sustainable Development Element							
Goal 9.1: Reduce the City’s per capita energy usage.							
9.1.1	X	X	The City shall work with Southern California Edison to promote energy conservation at residences and businesses.				
			a. The City shall acquire public education materials on energy conservation and make them available at City Hall and public functions.	CS	SCE	GF, SG	5
			b. The City shall conduct an energy audit of all City facilities and implement energy conservation measures as appropriate.	CS	SCE	GF, SG	5
			c. The City shall implement a program of replacing incandescent traffic signal lights with energy efficient systems.	CS	PW	GF	3
9.1.2	X	X	The City shall incorporate energy conservation measures into conditions of approval for new development projects.				
			a. All new development projects shall be reviewed for energy efficiency. The design and construction of durable buildings that are efficient and economical to operate shall be encouraged.	CD	PW	UAF	4
			b. All new development projects shall comply with Title 24 of the California Government Code at a minimum.	PW	CD, ENG	GF, UAF	4
			c. The City shall encourage green building development by adopting a green building ordinance which incentivizes developers to meet LEED building standards for new and refurbished projects..	CD	CA, PW	GF	3
Goal 9.2: Reduce the total quantity of waste generated within the City requiring landfill disposal to meet or exceed the State waste diversion goals.							
9.2.1	X	X	The City shall reduce the use of disposable products at all City facilities.				
			a. The City shall develop and implement a policy for the purchase of “green” products whenever possible.	CS	CM	GF	5
			b. Use the City’s website to provide educational materials that inform residents of the full range of recycling techniques that are available.	CS	CM, CD, PW	GF	5

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
9.2.2	X	X	Require all new development projects to recycle construction and demolition wastes.				
			a. Develop standard conditions of approval for all new developments to prepare and implement a construction/demolition waste recycling plan.	PW	CD	UAF	4
			b. Include text within all demolition permits that encourages recycling of demolition and construction waste within new and rehabilitation projects.	PW	CD	UAF	2
9.2.3	X	X	The City shall work with its franchise waste collection company to expand current recycling programs.				
			a. The City shall review its current waste collection franchise to determine whether revisions are appropriate for an increase in recycling programs provided to the City.	CS	CA, CM	GF	4
			b. The City shall work with its waste collection franchisee to develop and implement public education programs for waste reduction, reuse and recycling.	CS	FWH	GF, SG, PP	4
			c. The City will work with local businesses in an effort to reduce the use of disposable shopping bags.	CS	--	GF, SG, PP	4
			d. The City shall promote “grasscycling” for residences and businesses.	CS	FWH	GF, SG, PP	4
Goal 9.3: Support sustainable development through good urban design practices.							
9.3.1	X	X	Incorporate “green” building practices into the review of all new or renovated development projects.				
			a. The City shall review its Zoning Code and Building Codes to promote green building concepts into all development projects including possible incentives for the expanded use of green building concepts.	CD	PW, CA	GF	3
			b. The City shall promote mixed use development projects that coordinate land uses with transportation systems and parks and open space in an effort to create a walkable neighborhood environment.	CD	PW	GF	5
			c. Encourage the use of shade trees within development project design, particularly along the southern elevations of main buildings where practical, to lessen energy needs, reduce heat island effect and improve air quality.	CD	PW	UAF	3

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
9.3.2	X	X	Site and building design in new developments should maximize opportunities for efficient energy performance.				
			a. Promote energy conservation in development projects by taking advantage of natural site features such as natural lighting and ventilation, sunlight, shade and topography during the site plan process.	CD	PW, CM	UAF	3
Goal 9.4: Provide parks and open space throughout the City.							
9.4.1		X	The City shall implement the Open Space and Conservation Element of the General Plan to provide an average of five acres of parks and open space for every 1,000 residents.				
			a. The City shall investigate the availability of State funds for open space acquisition.	CD	CS	SG	4
			b. The City shall identify potential park sites throughout the City and seek funding for acquisition and development of parklands.	CD	CS, PW	SG, GF	4
9.4.2		X	The City shall provide trees and other landscaping along all arterial highways.				
			a. The City shall develop a program and seek grant funds for the planting of shade trees along all arterial highways and on all municipal property.	CS	CD	SG, FG	5
9.4.3	X	X	The City shall seek to preserve open space and habitat areas on Blue Mountain.				
			a. The City shall work with the City of Colton and County of San Bernardino to evaluate the feasibility of developing a nature park on Blue Mountain.	CD	CS, CM, CC	SG, FG	4
Goal 9.5: Provide alternative transportation modes designed to reduce vehicle miles traveled.							
9.5.1	X	X	The City shall encourage alternative transportation modes, including mass transit, ride sharing, bicycles, and pedestrian transportation.				
			a. The City shall work with OmniTrans to promote mass transit programs.	CS	CM, CC	SG, GF	5
			b. The City shall continue to implement its Master Plan of Bikeways and seek new funding sources for bike lane construction.	PW	CD, CS	SG, GF	4
			c. The City shall require alternative transportation plans for all major	CD	-	UAF,	4

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			employment generators as part of the development review process.			OMNI	
9.5.2	X	X	The City shall encourage the creation of local jobs designed to reduce commuter mileage and fuel consumption.				
			a. The City shall work with business owners, property owners and developers to promote local job generation.	CD	PW,	UAF	4
9.5.3	X	X	The City shall encourage new and rehabilitation projects that support alternative transportation modes.				
			a. Encourage installation of shared vehicle parking and support facilities within new and refurbished commercial and industrial developments, i.e., dual fuel vehicles and charging systems on site, car pool parking, and bus stop shelters.	CD	PW	UAF	3
			b. Encourage building and site designs that facilitate pedestrian activity, such as providing direct connections to public walkways and neighboring land uses.	CD	PW	UAF	3
			c. The City shall require all new public and private development to include bike and walking paths wherever feasible.	CD	PW	UAF	3
Goal 9.6: Promote the use of non-hazardous materials in residences, businesses, and institutional facilities.							
9.6.1		X	The City shall discourage the use of volatile and hazardous materials at municipal facilities.				
			a. The City shall establish a policy designed to reduce the use of toxic and/or hazardous materials at municipal facilities including City Hall, City Maintenance Yard, parks, and the Senior Center.	CS	--	GF, SG	5
9.6.2		X	The City shall support public environmental health agencies in promoting healthy environment programs.				
			a. The City shall work with the San Bernardino County Department of Environmental Health to promote programs designed to reduce the use and/or release of toxic and hazardous materials at residence, businesses, and institutions.	CS	COSB	GF, SG	5

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 9.7 Reduce the City's per capita demand for water consumption.							
9.7.1		X	The City shall work with Riverside Highland Water Company to reduce water consumption throughout the City.				
			a. The City shall coordinate public education efforts regarding water conservation	CS	RHWC	GF, PP, SG	4
			b. The City shall support Riverside Highland Water Company in exploring the use of reclaimed water.	CS	RHWC, CD	GF, PP, SG	4
9.7.2	X		The City shall incorporate water conservation into the development review process.				
			a. The City shall include water conservation conditions of approval for all new development projects. This shall include water conservation within new or renovated buildings and in landscaping.	CD	RHWC	UAF	4
			b. The City shall encourage new construction to incorporate irrigation designs to assist in conserving potable water, such as computerized irrigation systems, drought-tolerant and smog-tolerant trees, shrubs, and groundcover, and the use of recycled water.	CD	PW, RHWC	UAF	3
			c. The City shall review the Zoning Code and incorporate water conservation requirements where appropriate.	CD	CA, RHWC	GF	5
Goal 9.8 The City shall lead the development community by example in green building, and energy and resource conservation practices, as feasible.							
9.8.1	X	X	The City shall support green development standards for new or rehabilitated public buildings and facilities, as feasible.				
			a. The City shall design and construct new and rehabilitated public buildings that are efficient and economical to own and operate, as feasible.	PW	CM, CD	GF, FG, SG	5
			b. The City encourage install and maintain shared vehicle parking and support facilities at all City facilities, as feasible, i.e., dual fuel vehicles and charging	PW	CM, CD	GF, FG, SG	5

Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			systems on site, car pool parking, and bus stop shelters.				
			c. The City shall design projects to install and maintain accessible bicycle storage for visitors and occupants and include bicycle paths within new and refurbished public and public sponsored facilities.	PW	CM, CD	GF, FG, SG	5
9.8.2		X	The City shall actively reduce greenhouse gas emissions from public facilities throughout the community.				
			a. The City shall strive to incorporate alternate energy sources, such as solar, into City facilities, to the extent practical.	PW	CM, CD	GF, FG, SG	5
			b. The City shall strive to have at least 20% of the City vehicles utilizing an alternate fuel source, such as electric, liquid propane gas (LPG), etc. .	PW	CM, CD	GF, FG, SG	5