

FINAL
PROGRAM
ENVIRONMENTAL IMPACT REPORT

CITY OF GRAND TERRACE
GENERAL PLAN UPDATE

and

AMENDMENT NO. 6 TO THE REDEVELOPMENT PLAN FOR
THE REVISED GRAND TERRACE COMMUNITY
REDEVELOPMENT PROJECT

Prepared BY:

CITY OF GRAND TERRACE
22795 Barton Road
Grand Terrace, CA 92313
Contact: Joyce Powers

March 2010

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CHAPTER 1 – SUMMARY

1.1 INTRODUCTION

The Final Program Environmental Impact Report (Final EIR) for the City of Grand Terrace General Plan Update and Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project (State Clearinghouse #2008011109) has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) and the CEQA guidelines.

The Final EIR is comprised of two documents. These documents are listed below and will be referred to collectively as the EIR.

1) Draft Program Environmental Impact Report for the Grand Terrace General Plan Update and Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project; and

2) Final Program Environmental Impact Report for the City of Grand Terrace General Plan Update and Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project.

The Draft EIR was made available for a 45-day public review and comment pursuant to CEQA Guidelines (Section 15087(c)). The public review period was from January 22, 2010 to March 8, 2010. Copies of the Draft EIR were made available for public review at the Community and Economic Development Department public counter, the San Bernardino County Library, Grand Terrace Branch, and on the City of Grand Terrace website. A Notice of Availability was filed at the San Bernardino County Clerk's office on January 21, 2010. A Notice of Completion was filed with the State Clearinghouse on January 21, 2010, and the Draft EIR was distributed to responsible and interested State agencies through the State Clearinghouse.

Chapter 2 list the public agencies and members of the public that have submitted comments on the Draft EIR through the public review period. Two state agencies submitted comments after the 45-day public review period and are also listed in Chapter 2. The City has received eleven comment letters on the Draft EIR. Of these, nine comment letters were from public agencies and two were from the general public.

The comment letters submitted regarding the Draft EIR during the public review period and the responses to these comments are included in Chapter 2 of the Final EIR. The primary objective and purpose of the EIR public review process is to obtain comments regarding the adequacy of the analysis of environmental impacts, the mitigation measures presented, and other analyses contained in the report. CEQA requires that the City respond to all significant environmental issues raised (*CEQA Guidelines*, Section 15088). The City's response to environmental issues "... must be good faith, reasoned analysis." Comments that do not directly relate to the analysis in this document (i.e., are outside the scope of this document) are not given specific responses; however, all comments are included in this section so that the decision-making body for the proposed project is aware of the opinions of public agencies, organizations, and the general public.

CEQA Guidelines Section 15204(c) advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall be considered significant in the absence of substantial evidence”. Section 15204(d) also states, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility”. Section 15204(e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section”.

Based on public comments received regarding the Draft EIR, portions of the Draft EIR have been revised. Chapter 3 of the Final EIR identifies those portions of the Draft EIR that, as a result of public comment, have been revised subsequent to the release of the document for public review. Per *CEQA Guidelines* (Section 15088.5[a]), “... New information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project of a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.” The revisions identified in Chapter 3 clarify, amplify, or make insignificant modifications to the discussion of impacts presented in the Draft EIR. These revisions do not substantively alter the analysis or conclusions previously cited in the Draft EIR, nor do they constitute significant “new information” that would require the recirculation of the EIR.

Chapter 4 of the Final EIR includes the Mitigation Monitoring Plan (MMP) prepared for the proposed project. As required by State law (Public Resources Code, Section 21081.6), the MMP has been prepared to ensure compliance with the mitigation measures adopted for the proposed project by the City of Grand Terrace. Public Resources Code, Section 21081.6 requires the adoption of a reporting or monitoring program for those conditions placed on a project to mitigate or avoid adverse effects on the environment.

CHAPTER 2 – RESPONSE TO COMMENTS

2.1 LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES COMMENTING ON THE DRAFT EIR

Per Section 15105(a) of the *CEQA Guidelines*, a Draft EIR submitted to the State Clearinghouse for review by State agencies shall have a review period of not less than 45 days. The public review period for the Draft EIR extended from January 22, 2010 through March 8, 2010. The Draft EIR was properly noticed and distributed and was available for public review at the Community and Economic Development Department public counter, the San Bernardino County Library, Grand Terrace Branch and on the City of Grand Terrace website.

2.2 COMMENT LETTERS RECEIVED

The persons and agencies that submitted comments on the Draft EIR are identified below:

Number Reference	Commenting Person/Agency	Date of Comment
1	Ms. Nancy Sansonetti, AICP, Principal Planner/Chief, County of San Bernardino, Department of Public Works, Solid Waste Management Division	February 10, 2010
2	Mr. Franklin A. Dancy, Director of Planning, Morongo Band of Mission Indians dated	February 10, 2010
3	Mr. Brett Adams, Underwriter, Point Center Financial, Inc.	February 22, 2010
4	Mr. Greg Holmes, Unit Chief, Brownfields and Environmental Restoration Program – Cypress Office, State of California, Department of Toxic Substances Control	February 23, 2010
5	Mr. Moises A. Lopez, Associate Planner, City of Riverside	March 2, 2010
6	County of San Bernardino, Department of Public Works, Flood Control	March 3, 2010
7	Mr. Dwane Pianalto, REHS, San Bernardino County Fire Department, Hazardous Materials Division	March 4, 2010

Number Reference	Commenting Person/Agency	Date of Comment Letter
8	Mr. Ian MacMillan, Program Supervisor, CEQA Inter-Governmental Review, Planning, Rule Development & Area Sources, South Coast Air Quality Management District dated March 5, 2010	March 5, 2010
9	Ms. Patricia Farley, Grand Terrace Resident, dated March 7, 2010	March 7, 2010
10	Mr. Mark G. Adelson, Chief, California Regional Water Quality Control Board, Santa Ana Region	March 11, 2010
11	Mr. Jacob Lieb, Manager, Environmental and Assessment Services, Southern California Association of Governments	March 5, 2010

2.3 RESPONSE TO COMMENT LETTERS

The primary objective and purpose of the EIR public review process is to obtain comments on the adequacy of the analysis of environmental impacts, the mitigation measures presented, and other analyses contained in the report. The California Environmental Quality Act (CEQA) requires that the City of Grand Terrace respond to all significant environmental issues raised (*CEQA Guidelines* Section 15088). Comments that do not directly relate to the analysis in this document (i.e., are outside the scope of this document) are not given specific responses; however, all comments are included in this section so that the decision-makers may know the opinions of the commenter.

The comments regarding the Grand Terrace General Plan Update and Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project (State Clearinghouse #2008011109) Draft EIR and the individual responses to each comment are included in this section. In the process of responding to the comments, there were minor revisions to the Draft EIR; these are provided in Chapter 3 as “Revisions to the Draft EIR”. . Additions of text are noted in double-underline (new text), whereas deletions are shown as strikethrough text (~~old text~~). None of these changes constitute “significant new information” (*CEQA Guidelines* Section 15088.5 [a]) that would require recirculation of the EIR.

At the close of the public review period, nine comment letters had been received by the City, and two additional letters were received after the close of the public review period. Aside from the courtesy statements, introductions, and closings, individual comments within the body of each letter have been identified and numbered. A copy of each comment letter is included in the Final EIR. Responses to each comment identified are included on the page(s) following each comment letter.

Per CEQA (§ 15088.5), a Lead Agency is required to recirculate a Draft EIR only when significant new information is added after public notice of the availability of the Draft EIR and prior to the EIR's certification. Significant new information includes:

- 1) A new significant environmental impact would result from the project or from new mitigation measures proposed to be implemented;
- 2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance;
- 3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project proponents decline to adopt it; and/or
- 4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

New information is not significant unless the EIR is changed in a way that deprives the public of meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect. The minor revisions required in response to comments received on the Draft EIR do not alter the significance of an identified impact, nor do they represent a new significant adverse environmental effect that was not previously identified in the Draft EIR; therefore, recirculation of the Draft EIR is not required.

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • LAND DEVELOPMENT & CONSTRUCTION
SOLID WASTE MANAGEMENT • SURVEYOR • TRANSPORTATION

Letter 1

COUNTY OF SAN BERNARDINO



SOLID WASTE MANAGEMENT DIVISION
222 West Hospitality Lane, Second Floor • San Bernardino, CA 92415-0017 • (909) 386-8701
Administration/Engineering Fax (909) 386-8900

GRANVILLE M. "BOW" BOWMAN, P.E., P.L.S.
Director of Public Works
PETER H. WULFMAN
Solid Waste Division Manager

RECEIVED

FEB 11 2010

Community & Economic
Development Department

February 10, 2010

Sandra Molina, Senior Planner
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313

RE: NOTICE OF AVAILABILITY OF THE DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE GRAND TERRACE GENERAL PLAN UPDATE AND AMENDMENT NO. 6 TO THE REDEVELOPMENT PLAN FOR THE REVISED GRAND TERRACE COMMUNITY REDEVELOPMENT PROJECT

Dear Ms. Molina:

Thank you for the opportunity to comment on the above-referenced project.

The County of San Bernardino Solid Waste Management Division is responsible for the management and oversight of all County landfill and waste transfer operations. Our office has reviewed the analysis of solid waste impacts and agrees that no further analysis is needed.

1-1

Should you have any questions or comments, please feel free to contact Mary Patterson, Solid Waste Programs Administrator, by phone at (909) 382-3237; by facsimile at (909) 386-8964, by mail to the address listed above, or by e-mail to mpatterson@swm.sbcounty.gov.

Sincerely,

Nancy Sansonetti, AICP, Principal Planner/Chief
Planning & Permitting Section

NS:mp

Ecc: Peter Wulfman, Division Manager – County of San Bernardino Solid Waste Management Division
File

Board of Supervisors		
BRAD MITZELFELT	First District	NEIL DERRY
PAUL BIANE	Second District	GARY OVITT
JOSIE GONZALES	Fifth District	

RESPONSE TO COMMENT LETTER 1

Ms. Nancy Sansonetti, AICP Principal Planner/Chief, County of San Bernardino, Department of Public Works, Solid Waste Management Division dated February 10, 2010

Response to Comment 1- 1: Comment noted. No response is required.



February 10, 2010

Joyce Powers, Community and Economic Development Director
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313

**SUBJECT: Notice of Availability
Grand Terrace General Plan Update and Amendment
No. 6 to the Redevelopment Plan for the Revised Grand Terrace
Community Redevelopment Project
Draft Program Environmental Impact Report
State Clearing House No. 2008011109**

Dear Ms. Powers:

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced projects. The Tribe greatly appreciates the opportunity to review the project and, respectfully, offer the following comments.

The project is outside of the Tribe's current reservation boundaries but within an area that may be considered a traditional use area or one in which the Tribe has cultural ties (e.g. Cahuilla/Serrano territory). Because the project involves an update to the Grand Terrace General Plan and an Amendment (No. 6) to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project the Morongo Band of Mission Indians asks that you impose standard conditions regarding cultural and/or archaeological resources and buried cultural materials as follows:

- o If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. 2-1
- o In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period. 2-2
- If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his 2-3

archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")¹. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

2-3

If I may be of further assistance with regard to this matter, please do not hesitate to contact me at 951-755-5212 or FDANCY@MORONGO.NSN.GOV

very truly yours,
MORONGO BAND OF MISSION INDIANS


Franklin A. Dancy
Director of Planning

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

RESPONSE TO COMMENT LETTER 2

Mr. Franklin A. Dancy, Director of Planning, Morongo Band of Mission Indians dated February 10, 2010

Response to Comment 2- 1: Section 4D.3 of the Draft EIR discusses potential impact to human remains. Development in the City would be subject to goals, policies and actions (4.9, 4.9.1, and 4.9.1.a through c) contained in the Open Space and Conservation Element that require the City to take reasonable steps to comply with state and federal regulations to ensure the protection of historical, archaeological and paleontological resources. Such as a record search to determine if further investigation and analysis is appropriate. Further, developments are required to comply with applicable State and federal regulations including the Native American Graves Protection and Repatriation Act, Public Resources Code Section 5097.98, and California Senate Bill 18 (2004). In the unlikely event human remains are discovered during earth moving activities, State law (Health and Safety Code §7050.5), requires that that the County Coroner be notified and that no further disturbance occur. The Coroner must notify the Native American Heritage Commission (NAHC), to determine and notify a Most Likely Descendant of the remains. (DEIR pp. 114-115)

Adherence to provisions of Health and Safety Code §7050.5 is required of all development projects, adherence to the requirements in State law and implementation of the above General Plan policies and actions sufficiently mitigate for potential impacts to human remains (DEIR p. 115). Therefore, further discussion is not warranted in the DEIR.

Response to Comment 2-2: As discussed in Section 4D.3 of the Draft EIR, development activities in the City would be subject to subject to Goal 4.9, Policy 4.9.1 and Actions 4.9.1.a through 4.9.1.c contained in the proposed Open Space and Conservation Element. Action 4.9.1.c would require that in the event that resources are uncovered during the course of construction, ground-disturbing activities around the suspected resource 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. Further, a detailed mitigation and monitoring plan would be required (Action 4.9.1.b) (DEIR pp. 114-15). Implementation of these policies adequately addresses impacts to cultural resources, and no further analysis is warranted in the DEIR.

Response to Comment 2-3: Refer to Response to Comment 2-2.

SANDRA MOLINA - Van Buren Street- proposed land use change.

From: "Brett Adams" <badams@pointcenter.com>
To: "SANDRA MOLINA" <SMOLINA@cityofgrandterrace.org>
Date: 2/22/2010 9:18 AM
Subject: Van Buren Street- proposed land use change.

Hello Sandra,

Thank you for all the material you uploaded. I do have a very general question. It seems to me on the surface that if our property is currently zoned General Commercial and you propose to change it to Mixed Use that you are downgrading or limiting/restricting the spectrum of uses for our property. Is this an accurate assessment?

3-1

If the Van Buren parcels are changed to mixed use what are the percentages of uses allowed. For example 20% retail, 20% industrial, 20% residential etc etc.

3-2

I look forward to your comments.

Thank you,

Brett B. Adams
 Underwriter
 Point Center Financial, Inc.
 7 Argonaut
 Aliso Viejo, CA 92656
 800-544-8800 ext. 6291
 Direct Phone/Fax: 949-276-6291
 badams@pointcenter.com
www.pointcenter.com

RECEIVED
 FEB 22 2010

From: SANDRA MOLINA [mailto:SMOLINA@cityofgrandterrace.org]
Sent: Wednesday, February 10, 2010 9:56 AM
To: Brett Adams
Subject: Re:

Hi Brett, I uploaded the file, hopefully it's all there.

Sincerely,

Sandra Molina
 City of Grand Terrace
 909 430-2218
 909 783-2600 Fax

>>> "Brett Adams" <badams@pointcenter.com> 2/10/2010 9:24 AM >>>
 Hi Sandra,

The upload worked well except for this one attachment:

Draft General Plan 1.20.10.pdf

I will re-send the upload link in an email to follow, if you wouldn't mind resending.

Thanks

Brett B. Adams
Underwriter
Point Center Financial, Inc.
7 Argonaut
Aliso Viejo, CA 92656
800-544-8800 ext. 6291
Direct Phone/Fax: 949-276-6291
badams@pointcenter.com
www.pointcenter.com

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RESPONSE TO COMMENT LETTER 3

Mr. Brett Adams, Underwriter, Point Center Financial, Inc. dated February 22, 2010

Response to Comment 3-1: The comment is a generalized question regarding proposed land uses contemplated in the General Plan Update, and not to the adequacy of the analysis of the Draft EIR (CEQA Guidelines Section 15204). Even so, the following response is provided.

The property in question is currently designated General Commercial on the existing General Plan land use map and is comprised of approximately 13.70 acres. The existing General Plan (p. VI-9) states that the General Commercial designation would allow for the development of “retail related commercial uses, including neighborhood shopping centers”.

The proposed General Plan Land Use Map, as depicted on Exhibit 2-2 on Page 29 of the Draft EIR would change the existing designation to Mixed Use. As identified in the Draft EIR “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 each site. All mixed use projects shall be required to submit a Specific Plan or Planned Development that demonstrates compatibility between proposed uses and (if warranted) buffering from adjacent properties. Densities will be determined through the Specific Plan or Planned Development process”. (DEIR p. 164)

Although the land use designation is proposed to change, the new Mixed Use designation would allow for a greater variety of uses than under the current General Commercial designation. The Mixed Use designation would permit residential and open space uses, and also allows for compatible uses to be placed together horizontally or vertically which are not contemplated in the existing Land Use designation of General Commercial. The new Mixed Use designation requires the preparation of a specific plan, as does the existing General Plan for any commercial or industrial project of 10 acres or more (Existing General Plan p. VI-6).

Given the variety of intended land uses that could occur within the Mixed Use designation, including the mixing of residential and non-residential uses, the proposed Mixed Use designation is not considered, in the City’s estimation, down-zoning or a limiting of the range of uses that could occur, and no analysis is warranted in the DEIR.

Response to Comment 3- 2: The comment is a generalized question regarding proposed land uses contemplated in the General Plan Update, and not to the adequacy of the analysis of the Draft EIR (CEQA Guidelines Section 15204). Still, a response is provided.

The General Plan does not specify the percentage of mixed uses that would be allowed within the proposed land use designation. General Plans are typically broad policy documents that identify intended land uses. Specific information regarding the implementation of General Plan land uses are identified in the Zoning Code. In this particular instance, the resulting specific plan would specify the distribution of land uses. No additional discussion is warranted in the Draft EIR.



Linda S. Adams
Secretary for
Environmental Protection

Department of Toxic Substances Control

Maziar Movassaghi, Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

RECEIVED

FEB 25 2010

**Community & Economic
Development Department**

February 23, 2010

Ms. Joyce Powers
Director of Community and Economic Development
City of Grand Terrace
22795 Barton Road
Grand Terrace, California 92313
semolina@cityofgrandterrace.org

NOTICE OF AVAILABILITY OF A PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR THE GRAND TERRACE GENERAL PLAN UPDATE AND AMENDMENT NO.6
TO THE REDEVELOPMENT PLAN/COMMUNITY REDEVELOPMENT PROJECT
(SCH# 2008011109), SAN BERNARDINO COUNTY.

Dear Ms. Powers:

The Department of Toxic Substances Control (DTSC) has received your submitted draft Program Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "The Redevelopment Plan for the Grand Terrace Community Redevelopment Project was originally adopted by the City Council in 1979 via Ordinance No.25. The Redevelopment Plan has since undergone five amendments, in 1980, 1981, 1999, 2002 and 2004, respectively. The currently proposed sixth amendment to the Redevelopment Plan comprises certain modifications primarily aimed at maximizing the Redevelopment Plan. The general Plan Update comprises the following elements: Land Use, Circulation, Open Space and Conservation, Public Health and Safety, Noise, Public Services and Facilities, Housing, and Sustainable Development. This Amendment is fiscal and administrative in character, does not contemplate any physical implementation activities, and will, in and of itself, affect no physical impacts in the Project Area. The City of Grand Terrace (City) is located in southern San Bernardino County, immediately adjacent to Riverside County. The boundary between San Bernardino and Riverside counties also forms the City's southern boundary. The City of Colton surrounds the City of Grand Terrace on the west, north, and east". DTSC has following comments:

- 1) The EIR should identify the current or historic uses in the project area that may have resulted in a release of hazardous wastes/substances, and any known or potentially contaminated sites within the proposed Project Area. For all identified sites, the EIR should evaluate whether conditions at the site may pose a threat to

4-1

human health or the environment. Following are the databases of some of the pertinent regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
- EnviroStor: A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
- Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
- Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
- Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
- The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).

4-1

- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents. Please see comment No.11 below for more information.

4-2

- 3) All environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found should be clearly summarized in a table.

4-3

- 4) Proper investigation, sampling and remedial actions overseen by the respective regulatory agencies, if necessary, should be conducted at the site prior to the new development or any construction. All closure, certification or remediation approval reports by these agencies should be included in the EIR. 4-4
- 5) If buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies. 4-5
- 6) Project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination. 4-6
- 7) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. If it is found necessary, a study of the site and a health risk assessment overseen and approved by the appropriate government agency and a qualified health risk assessor should be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment. 4-7
- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA. 4-8
- 9) If during construction/demolition of the Project Area, the soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. 4-9

- 10) If a site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project. 4-10
- 11) DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties under CERCLA, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489. 4-11

If you have any questions regarding this letter, please contact Mr. Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov or by phone at (714) 484-5491.

Sincerely,



Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
ADelacr1@dtsc.ca.gov

CEQA# 2803

RESPONSE TO COMMENT LETTER 4

Mr. Greg Holmes, Unit Chief, Brownfields and Environmental Restoration Progra – Cypress Office, State of California, Department of Toxic Substances Control dated February 23, 2010

Response to Comment 4- 1: Section 4F.3 of the Draft EIR identified two sites in the City that are included on a list of hazardous materials sites (EnviroStor) compiled by the Department of Toxic Substances Control (DTSC), pursuant to Government Code Section 65962.5 (Coretese-Knox). According to the DTSC website, the property owner of one site located at 21750 Main Street is in the process of entering into a Consultative Services Agreement with DTSC to begin cleanup of the property. The second site is located within the boundaries of High School No.3 and according to the Project Manager a small portion of the site contains soil contaminants. The property owner and the DTSC are currently entering an agreement to address the remnant site, including possible use restrictions. (DEIR p. 143)

Review into the list of databases suggested by the Commenter (National Priorities List, Resource Conservation and Recovery Information System, Comprehensive Environmental Response Compensation and Liability Information System, Solid Waste Information System, Leaking Underground Storage Tanks / Spills, Leaks, Investigations and Cleanups, and local County and City lists) identified six incidents.

The Resource Conservation and Recovery Information System provided a Spills and Accidents (ERNS) database maintained by the U. S. EPA. This database identified two cases of accidental spills at 22200 Newport Avenue (Incident ID: -76519, -84474).

(<http://www.rtknet.org/db/erns/erns.php?citystate=Grand+Terrace%2C+CA>). These incidents occurred in 1988, and in both instances, the contaminated soils were removed and no further actions were identified.

The GeoTracker database, maintained by the Regional Water Quality Control Board (RWQCB), identified four Leaking Underground Storage Tank (LUST) Cleanup Sites. Two sites are listed as case completed and case closed, and are identified as 22115 Barton Road (Case No. 083603551T) and 22483 Barton Road (083602645T). The two other cases (gasoline stations) are open cases undergoing remediation with oversight by San Bernardino County and/or RWQCB. They are identified as 22045 Barton Road (2004027) and 22087 Barton Road (083603377T).

(<http://geotracker.swrcb.ca.gov/map/?CMD=runreport&myaddress=grand+terrace%2C+ca>).

The sites identified above are either closed, or are undergoing remediation by the appropriate oversight agencies. Additionally, implementation of Goal 5.4, and Policies 5.4.1 through 5.4.4 and related Actions as identified in Section 4F.3 of the Draft EIR, would address existing and future uses and their potential to create adverse impacts. Specifically Goal 5.4 to reduce the risk to life and property resulting from the use, transportation, storage, treatment, or disposal of hazardous materials and wastes, and Policy 5.4.1 to 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. Implementation of General Plan goals, policies and actions, and the regulatory scheme regarding hazardous materials discussed in Section 4F.1 of the DEIR, adequately address potential impacts relating to hazardous waste or substances and no further evaluation is warranted. (DEIR pp. 129-137)

Response to Comment 4- 2: Section 4F.1 of the Draft EIR describes the regulatory scheme regarding the use and regulation of hazardous materials (DEIR pp. 133-137). In addition, the San Bernardino County Fire Protection District, Hazardous Materials Division was granted authority by the California Environmental Protection Agency to become the Certified Unified Program Agency (CUPA) for San Bernardino County. CUPA offices are located at 620 South “E” Street San Bernardino, California 92415 and can be contacted at 909 386-8401.

The CUPA is charged with the responsibility of conducting compliance inspections for over 7,000 regulated facilities in San Bernardino County, including the City of Grand Terrace. These facilities handle hazardous material, generate or treat a hazardous waste and/or operate an underground storage tank. As a CUPA, San Bernardino County Fire Department manages six hazardous material and hazardous waste programs. The CUPA program is designed to consolidate, coordinate, and uniformly and consistently administer permits, inspection activities, and enforcement activities throughout San Bernardino County. The six programs are Hazardous Materials Release Response Plans and Inventory (Business Plans), California Accidental Release Program, Underground Storage Tanks, Above Ground Petroleum Storage Act/ Spill Prevention, Control and Countermeasure Plan, Hazardous Waste Generation and Onsite Treatment, and Hazardous Materials Management Plans and Inventory Statement under Uniform Fire Code Article 80. (<http://www.sbctfire.org/hazmat/CUPA.asp>)

In the event of an accidental spill, release or discovery of potential hazardous substances or materials, the CUPA is the initial point of contact and local oversight agency to initiate any required investigation and/or remediation. Based on the nature of the incident, CUPA will notify additional agencies, such as the Regional Water Quality Control Board (RWQCB) or the Department of Toxic Substances Control (DTSC) (Telephone discussion on March 10, 2010, with Mr. Dwane Pianalto, REHS, Hazardous Materials Division).

For purposes of providing information regarding the CUPA in the Draft EIR, the discussion above is recommended to be added to Draft EIR Page 134, under the heading “Local”, and is shown in Chapter 3 of the Final EIR. This language is for information purposes and clarifies the local responsibility and oversight agency regarding hazardous materials. No additional environmental analysis is warranted.

Response to Comment 4-3: Refer to Response to Comment 3-B. As the local oversight agency, CUPA would contact all appropriate agencies to ensure that any hazardous materials are handled in accordance with applicable state and federal regulations. Further, during any Phase I or Phase II Environmental Site Assessment, any identified need for remediation would be conducted under the appropriate regulatory agency. No new environmental analysis is warranted.

Response to Comment 4-4: Refer to Response to Comment 3-B and 3-C.

Response to Comment 4-5: As identified in Section 1.1 of the Draft EIR, the Draft EIR is a Program EIR. CEQA Guidelines Section 15168 States that a Program EIR can be prepared in connection with the *“issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program”* (DEIR p. 17). As such, no physical activities, including demolition, are proposed. Future development projects will be subject to project-specific analysis. Demolition activities that occur as part of a discretionary project subject to CEQA would include an analysis of potential impacts, if any, from demolition activities and appropriate mitigation would be applied on the project. Further, any demolition is subject to the issuance of

a demolition permit issued by the City's Building and Safety Department, and subject to standard practice to require and review ACM reports prior to issuance of the demolition permit. Any identified ACM's would be handled in accordance with all applicable state and federal laws, including containment, reporting, and remediation requirements. This standard practice, in conjunction with adherence to the regulatory scheme discussed in Section 4F.1 of the Draft EIR (i.e. applicable local, state, and federal standards, ordinances, and regulations) would adequately handle potential impacts associated with any future demolition activities, and no additional environmental analysis is warranted. (DEIR pp. 133-137)

Response to Comment 4-6: The Draft EIR is a programmatic level document and not development activities are proposed. Future development projects will be subject to project-specific analysis, including standard City practices, to require the submittal of a geotechnical analysis report, which includes soil sampling, to identify soil conditions. Excavated and fill soils are also subject to an engineer's report that identifies the soil conditions of the excavated or fill soils. Any contaminated materials that are identified are considered hazardous and would be handled in accordance with all applicable state and federal laws, including containment, reporting, and remediation requirements. Therefore, with implementation of standard City practices, and the regulatory scheme discussed in Section 4F.1 of the Draft EIR (i.e. applicable local, state, and federal standards, ordinances, and regulations) no significant impact will occur. (DEIR pp. 139-137) Therefore, further environmental analysis is not warranted.

Response to Comment 4-7: Refer to Response to Comment 3-5 and 3-6.

Response to Comment 4-8: Refer to Response 3-2 and 3-3.

Response to Comment 4-9: Refer to Response to Comment 3-2.

Response to Comment 4-10: Refer to Response to Comment 3-5 and 3-6.

Response to Comment 4-11: The comment is informational. No response is required.

SANDRA MOLINA - NOA - GP Update, AMD No. 6, and Draft PEIR

RECEIVED
MAR 02 2010

From: "Lopez, Moises" <MLopez@riversideca.gov>
To: " (smolina@cityofgrandterrace.org)" <smolina@cityofgrandterrace.org>
Date: 3/2/2010 3:36 PM
Subject: NOA - GP Update, AMD No. 6, and Draft PEIR
CC: "Gutierrez, Ken" <KGUTIERREZ@riversideca.gov>, "Jenkins, Diane" <DIJENKINS@riversideca.gov>, "Darnell, Doug" <DDarnell@riversideca.gov>
Attachments: CCM-4 - Master Plan of Roadways.pdf; CCM-4 - Master Plan of Roadways.pdf

OUTSIDE AGENCY REVIEW – CITY OF GRAND TERRACE

Notice of Availability for the Grand Terrace General Plan Update (GP Update), Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project (AMD No. 6), and Draft Program Environmental Impact Report (DPEIR)

Ms. Sandra Molina,

Thank you for the opportunity to review and comment on the Notice of Availability for the GP Update, AMD No. 6, and DPEIR. The City of Riverside has carefully reviewed the proposed project and offers the following comment for your review and consideration:

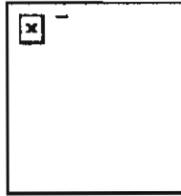
- Exhibit 2-M (Riverside County General Plan Circulation Element) of the General Plan Update Traffic Study (Appendix B) outlines the roadway network for the City of Riverside and the unincorporated Riverside County community of Highgrove. Please note, however, that the Riverside County General Plan Circulation Element is inconsistent with the City of Riverside General Plan 2025 Circulation Element (Figure CCM-4 – Master Plan of Roadways). Specifically, Iowa Avenue is identified as a 152-foot wide Urban Arterial in Exhibit 2-M, when the City of Riverside designates it as a 120-foot wide Arterial. Such an inconsistency is noteworthy and if not corrected, can result in errors adversely influencing impending traffic studies for the area. As a result, City staff requests that the DPEIR depict roadway widths within the City of Riverside according to the City of Riverside Master Plan of Roadways (attached).

5-1

City staff appreciates your collaboration on this project and looks forward to continue working with the City of Grand Terrace. Please forward copies of all revised plans, staff reports, and environmental documents – as they may pertain to this project – to the Planning Division for review. Should you have any questions regarding this email, please feel free to contact me at your earliest convenience.

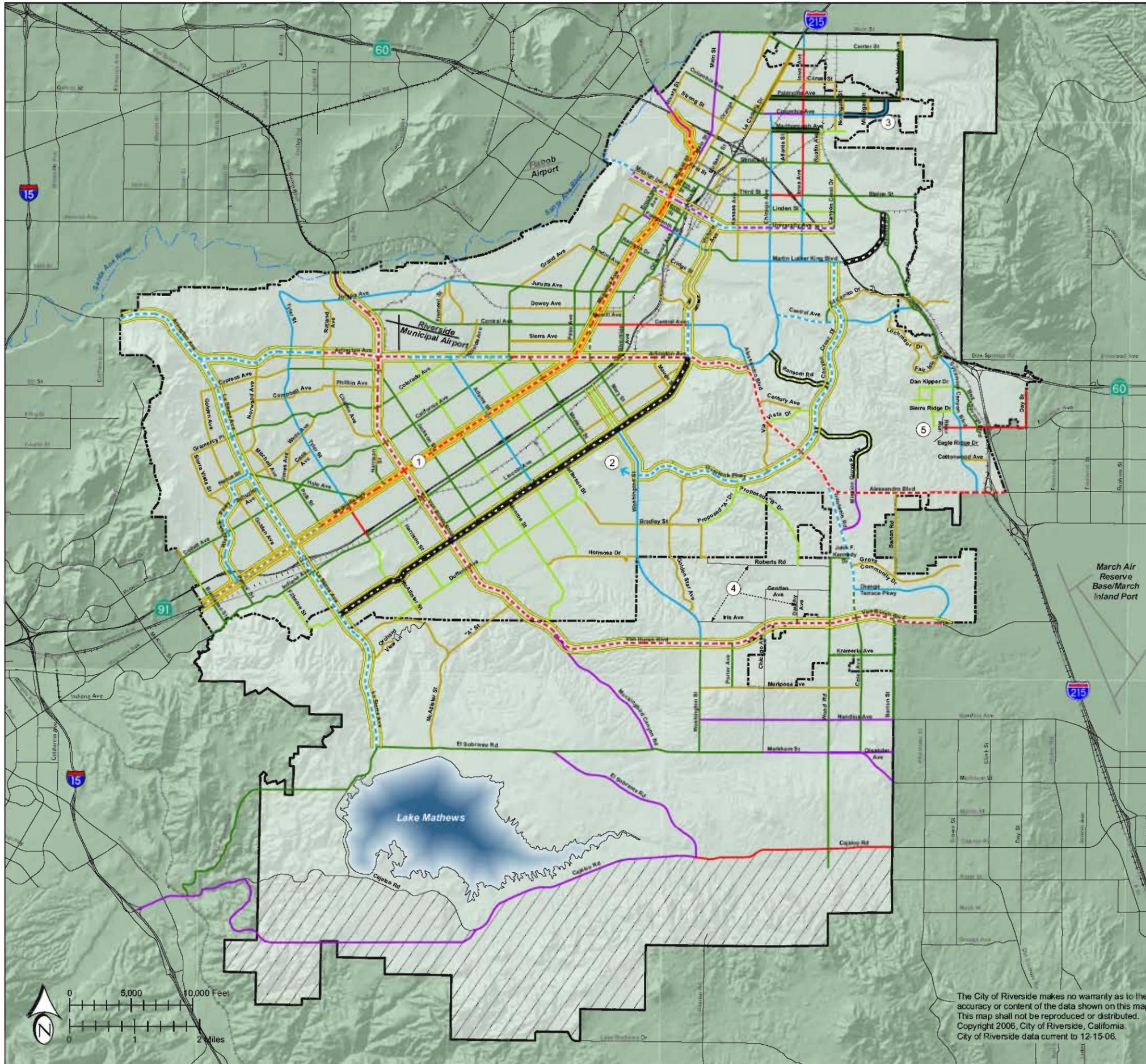
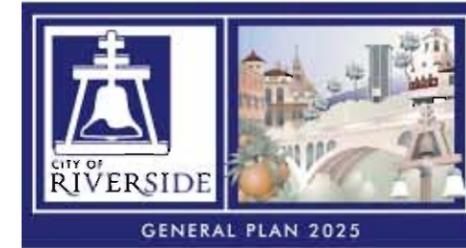
Thanks,

Moises



Moises A. Lopez ▪ **Associate Planner**
City of Riverside ▪ Community Development Department ▪
Planning Division
3900 Main Street, Third Floor ▪ Riverside, CA 92522
☎ (951) 826-5264 ▪ 📠 (951) 826-5981
✉ mlopez@riversideca.gov

 please consider the ENVIRONMENT before printing this email



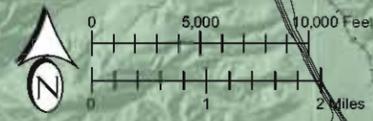
LEGEND

- 66 FT LOCAL 2 LANES *
- 66 FT COLLECTOR 2 LANES
- 80 FT COLLECTOR 2 LANES
- 88 FT ARTERIAL 4 LANES
- 100 FT ARTERIAL 4 LANES
- 110 FT ARTERIAL 4 LANES
- 120 FT ARTERIAL 6 LANES
- 144 FT ARTERIAL 8 LANES
- - - SCENIC BOULEVARD
REQUIRES SPECIAL LANDSCAPING,
ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED.
- == SPECIAL BOULEVARD
TWO-LANE DIVIDED ROADWAY OF
VARIABLE GEOMETRIC DESIGN
- == SPECIAL BOULEVARD
VARIABLE WIDTHS AND DESIGN, CONTACT PUBLIC WORKS
FOR DETAIL. SEE OBJECTIVE CCM-3 AND POLICIES CCM-3.1
THROUGH CCM-3.5.
- == PARKWAYS
FOR INFORMATION ON PARKWAYS SEE
LAND USE ELEMENT.
- ▨ CETAP CORRIDOR AREA
CORRIDOR OPTIONS SUBJECT TO SPECIAL STUDY.
- - - RIVERSIDE CITY BOUNDARY
- RIVERSIDE PROPOSED SPHERE
OF INFLUENCE

NOTE:

- * LOCAL STREETS ARE NOT SHOWN ON THIS
PLAN EXCEPT WHERE NEEDED FOR CLARITY.
- ① MAGNOLIA AVENUE SHALL BE A SPECIAL BLVD, WITH
4 LANES EXCEPT WHERE 6 LANES CURRENTLY EXIST
WITH RIGHT-OF-WAY TO BE DETERMINED BY THE
MAGNOLIA AVENUE SPECIFIC PLAN.
- ② OVERLOOK PARKWAY SHALL BE A 2-LANE,
110-FOOT ARTERIAL WITH A WIDE MEDIAN PARKWAY.
THE ALIGNMENT OF OVERLOOK PARKWAY WESTERLY
OF WASHINGTON IS NOT YET DETERMINED PENDING
PREPARATION OF SPECIFIC PLAN LEVEL STUDY.
- ③ COLUMBIA AVENUE IS SHOWN BY HUNTER BUSINESS
PARK SPECIFIC PLAN AS A 134-FOOT ARTERIAL.
ACTUAL STREET WIDTH, DUE TO RAILROAD
OVERCROSSING, WILL BE DETERMINED BY
PUBLIC WORKS.
- ④ THESE STREETS SHALL BE 66-FOOT LOCAL
ROADWAYS SERVING AS ALTERNATE ROUTES.
- ⑤ THE STREETS IN SYCAMORE CANYON
BUSINESS PARK SPECIFIC PLAN VARY IN SIZE.
SEE THE SPECIFIC PLAN FOR DETAILS.

SOURCE: CITY OF RIVERSIDE



The City of Riverside makes no warranty as to the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. Copyright 2006, City of Riverside, California. City of Riverside data current to 12-15-06.

Figure CCM-4
**MASTER PLAN
OF ROADWAYS**

RESPONSE TO COMMENT LETTER 5

Mr. Moises A. Lopez, Associate Planner, City of Riverside dated March 2, 2010

Response to Comment 5-1: Exhibit 2-M of the General Plan Update Traffic Study (Appendix B) depicts the Riverside County General Plan Circulation Element. The Commenter states that the depiction of Iowa Avenue in the Riverside County General Plan Circulation Element is inconsistent with the City of Riverside Circulation Element. The Commenter has provided the City of Riverside Master Plan of Roadways and requests that the Final EIR depict the correct roadway width information for the City of Riverside. The requested correction will be made to Appendix B of the Draft EIR, as follows, and as shown in Chapter 3 of the Final EIR. :

Appendix B-1 : City of Riverside Master Plan of Roadways

Exhibit 2-M of the City of Grand Terrace General Plan Update Traffic Study incorrectly depicts the roadway width of Iowa Avenue within the limits of the City of Riverside as an Arterial (128' ROW) and as an Urban Arterial (152'-ROW). The correct designations and corresponding right of way widths are depicted in Exhibit 1 of Appendix B-1 City of Riverside Circulation Element Master Plan of Roadways.

This correction does not warrant additional analysis in the Draft EIR.

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • LAND DEVELOPMENT & CONSTRUCTION
SOLID WASTE MANAGEMENT • SURVEYOR • TRANSPORTATION

Letter 6

COUNTY OF SAN BERNARDINO

825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130



GRANVILLE M "BOW" BOWMAN, P.E. P.L.S.
Director of Public Works

March 3, 2010



File: 10(ENV)-4.01

City of Grand Terrace
Attn: Sandra Molina, Senior Planner
22795 Barton Road
Grand Terrace, CA 92313

RE: DRAFT EIR FOR GRAND TERRACE GENERAL PLAN UPDATE AND AMENDMENT NO. 6 TO THE REDEVELOPMENT PLAN FOR THE REVISED GRAND TERRACE COMMUNITY REDEVELOPMENT PROJECT (SCH #2008011109)

Dear Ms. Molina:

Thank you for giving the San Bernardino County Department of Public Works and Flood Control District the opportunity to comment on the above-referenced project.

Flood Control Planning Division (Omar Gonzales, P.E., Public Works Engineer III, (909) 387-8123):

1. Page 22 of the Initial Study (Appendix A), dated December 2007, states in item d) "These could result in an increase in the rate and amount of runoff. The EIR will evaluate these impacts and mitigation measures will be recommended as appropriate."

6-1

The draft EIR as found on the city's website did not address this issue. Increases in rate or quantity of runoff may exceed the capacity of the existing storm drain facilities and may require additional studies and increases in the size of future, ultimate storm drain facilities.

Water Resources Division (Mary Lou Mermilliod, Public Works Engineer II, (909) 387-8213):

According to the most recent FEMA Flood Insurance Rate Maps, Panels 8687H, 8689H, 8691H and 8693H, dated August 28, 2008, portions of the project lie within Zone X shaded, Zone X unshaded, Zone AE and the Regulatory Floodway. Our comments are as follows:

1. In general, it appears that the Draft has addressed the major concerns of the Flood Control District. However, the Flood Control District's recommendations are most often made for site specific conditions. Consequently, the recommendations made here are general in nature until such time as more detailed plans become available.
2. Prior to any activity on Flood Control District right-of-way, a permit shall be obtained from the District's Flood Control Operations Division, Permit Section. Other off-site or on-site improvements may be required which cannot be determined at this time.

6-2

6-3

3. We recommend that the local jurisdictions establish adequate provisions for intercepting and conducting the accumulated drainage around or through the site in a manner which will not adversely affect adjacent or downstream properties. | 6-4

4. We recommend that the most current FEMA regulations, for construction within established floodplains, be enforced by the city. | 6-5

Environmental Management Division (Dan Ilkay, Stormwater Program Manager, NPDES, (909) 387-8119).

The Santa Ana Regional Water Quality Control Board has issued a municipal stormwater permit to the City of Grand Terrace, along with the County of San Bernardino, the Flood Control District and 15 other regional cities. The municipal stormwater permit (Order R8-2010-0036) requires review of the General Plan to address stormwater issues. Section XI.C of the permit requires the consideration of the following items in all CEQA and land-use planning processes: | 6-6

- a) Potential impact of project's post-construction activity on storm water runoff. | 6-7
- b) Potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas. | 6-8
- c) Potential for discharge of storm water to affect the beneficial uses of the receiving waters. | 6-9
- d) Potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm. | 6-10
- e) Potential for significant increases in erosion of the project site or surrounding areas. | 6-11

The Grand Terrace General Plan does not adequately address the requirements contained in Section XI.C of the municipal stormwater permit. A more comprehensive evaluation of potential stormwater impacts is needed to satisfy the permit requirements. | 6-12

If you have any questions or require additional information, please contact the specific individuals that have provided that specific comment, as listed above.

Sincerely,



NARESH P. VARMA, P.E., Chief
Environmental Management Division

NPV:LM:mb/CEQA Comments to DEIR Grand Terrace General Plan Update.doc

cc: Linda Mawby
GMB/ARI Reading File

RESPONSE TO COMMENT LETTER 6

County of San Bernardino, Department of Public Works, Flood Control dated March 3, 2010

Mr. Omar Gonzalez, P. E. Public Works Engineer III, Flood Control Planning Division

Response to Comment 6-1: As stated by the Commenter, Page 22 of the Initial Study contained in Appendix A of the Draft EIR states that the Project “could result in an increase in the rate and amount of runoff. The EIR will evaluate these impacts and mitigation measures will be recommended, as appropriate”. The Commenter states that “increases in rate or quantity of runoff may exceed the capacity of the existing storm drain facilities and may require additional studies and increases in the size of future, ultimate storm drain facilities.

The potential impact of relating to the contribution of runoff water to the storm drainage system is addressed in Section 4G.3, Impact 4G.3 in the Draft EIR. The Draft EIR identifies that subsequent development pursuant to implementation of the General Plan would result in residential and non-residential development that would contribute to runoff that “may exceed the capacity of the existing drainage system”. The Draft EIR stated that *“new development projects associated with implementation of the proposed Project would be required to ensure project-specific and citywide drainage systems have adequate capacity to accommodate new development, and that the City recognizes the need to monitor and improve the storm drain system in order to ensure it is adequately accommodating future development”*. (DEIR p. 156)

Specifically, the DEIR identified Policy 5.3.3 and Actions 5.3.3.a and 5.3.3.b of the proposed Public Health and Safety Element, which requires the City to evaluate the flood control system and make improve it through prioritization of needed improvements, and also requires that all developments are reviewed for impacts to the storm drain system, including the preparation of hydrology studies, and application of conditions to mitigate for identified impacts to on and/or off site drainage facilities. (DEIR p. 156)

Further, the analysis concluded that policies and implementation measures to ensure that project-related storm water mitigation techniques are employed and monitored are proposed in the General Plan Update, and that compliance policies and implementation measures included in the proposed General Plan Update would minimize potential impacts related to drainage system capacity to a less than significant level, and no mitigation was necessary. (DEIR p. 156) Therefore, additional analysis in the Draft EIR is not warranted.

Ms. Mary Lou Mermilliod, Public Works Engineer II, Water Resources Division

Response to Comment 6-2: Comment noted. No response required.

Response to Comment 6-3: As identified in Section 1.1 of the Draft EIR, the Draft EIR is a Program EIR. CEQA Guidelines Section 15168 States that a Program EIR can be prepared in connection with the *“issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program”* (DEIR p. 17). The Project does not contemplate any direct physical development. However, as noted in Response to Comment 6-1 above, the City of Grand Terrace will 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. Further, it is standard practice that prior to any activity in the County Flood Control District right-of-way or any property not controlled by the developer, that all requisite authorization and permits are first obtained. Therefore, potential

impacts to Flood Control District right-of-way would be less than significant, and no additional analysis is required.

Response to Comment 6-4: Refer to Response to Comment 6-1 and 6-3. Implementation of Action 5.3.3.b will ensure that impacts to adjacent and downstream properties are considered. No additional analysis is warranted.

Response to Comment 6-5: The City notes the recommendation of the Commenter. On December 11, 2007 the City adopted Ordinance No. 233 adopting the 2007 California Building Code, including Appendix G, Flood Resistant Construction, which is enforced through building permit issuance. No additional analysis is required.

Mr. Dan Ilkay, Stormwater Project Manager, NPDES, Environmental Management Division

Response to Comment 6-6: The municipal storm water permit (Order R92010-0036) was recently adopted on January 29, 2010, after the Notice of Availability of the Draft EIR. Nevertheless, the proposed General Plan Update contains many goals, policies and actions that ensure that water quality impacts of storm water and non storm water runoff are considered and addressed in the land use planning process.

Response to Comment 6-7: Section 4G.1 of the Draft EIR lists several goals, policies and actions in the Open Space and Conservation and Public Health and Safety Elements of the proposed General Plan that address potential impacts of project construction on storm water runoff (DEIR pp. 152-153). These goals, policies and actions are also included in the Draft General Plan (pp. IV-31 through IV 36, and V-20 through V-22).

For instance, Action 4.8.1.a requires consideration of water quality impacts and mitigation measures as part of the environmental review process; Action 4.8.2 requires review of water quality impacts during the project review and approval phases to ensure appropriate BMPs are incorporated into the project design and longterm operations; and 5.3.4.a, which requires that projects development a Water Quality Management Plan for long-term operation. (DEIR pp. 152-153)

Implementation of these policies and actions adequately address post construction impacts to water quality, and no additional analysis is the Draft EIR is warranted.

Response to Comment 6-8: Refer to Response to Comment 6-7. Additionally, implementation of proposed General Plan Open Space and Conservation Element Goal 4.9 to achieve regional water quality objectives to protect the beneficial uses of the regions surface and groundwater; Policy 4.8.1 to 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; and Policy 4.8.2 to comply with the requirements of the National Pollutant Discharge Elimination System, adequately addresses Section XI.C of the municipal storm water permit. No additional analysis in the Draft EIR is warranted. (DEIR p. 152)

Response to Comment 6-9: Refer to Response to Comment 6-7 and 6-8.

Response to Comment 6-10: Refer to Response to Comment 6-1 and 6-3. Policy 5.3.3 and Action 5.3.3.b will ensure that projects are reviewed for potential impacts to the storm drain

system. It will require that hydrology studies for new development projects that have a potential to impact the drainage system. Such studies typical include analysis of existing hydrologic conditions, changes to existing conditions stemming from development, including changes in flow velocity or volume of storm water runoff, and how storm waters within the project will be handled. No additional analysis in the Draft EIR or modification to the General Plan is warranted. (DEIR pp. 152-153)

Response to Comment 6-11: Refer to Response to Comment 6-7 and 6-8. Additionally, as discussed in the Draft EIR proposed Health and Safety Element Policy 5.1.4 requires that grading plans for development projects include an approved drainage and erosion control plan to minimize the impacts from erosion and sedimentation during grading, and Action 5.1.4 requires the plans to 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. Therefore, erosion impacts are adequately considered in the Draft EIR and no additional analysis is warranted. (DEIR p. 120)

Response to Comment 6-12: Refer to Response to Comment 6-6 through 6-11. As demonstrated in Response to Comment 6-6 through 6-11, the Draft General Plan adequately addresses the requirements of Section XI.C of the municipal stormwater permit, and no additional analysis in the Draft EIR is warranted.

SAN BERNARDINO COUNTY FIRE DEPARTMENT



Letter 7

COUNTY OF SAN BERNARDINO

OFFICE OF THE FIRE MARSHAL
HAZARDOUS MATERIALS DIVISION
620 South "E" Street • San Bernardino, CA 92415-0153
(909) 386-8401 • Fax (909) 386-8460

PAT A. DENNEN
Fire Chief
County Fire Warden

March 4, 2010

RECEIVED
MAR 05 2010

Ms. Joyce Powers
Director of Community and Economic Development
22795 Barton Road
Grand Terrace, CA 92313

SUBJECT: COMMENTS ON DRAFT GENERAL PLAN AND DRAFT PROGRAM EIR FOR
CITY OF GRAND TERRACE

Dear Ms. Powers:

With regards to the Draft General Plan, Draft Redevelopment Plan Amendment, Draft Program EIR, and General Plan Update and Amendment No. 6 dated January 21, 2010. San Bernardino County Fire Protection District. Hazardous Materials Division has the following comments:

- **Page V-9 of the General Plan Draft**

The first paragraph of the page states, "USEPA and the San Bernardino County Fire Protection District are directly involved in the inspection, permitting and enforcement of hazardous waste manufactures, transporters, and storage and disposal sites." This statement should be updated to reflect, "The San Bernardino County 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."

7-1

- **Page V-9 of the General Plan Draft**

In the current document, the following was stated, "The San Bernardino County Fire Protection District requires all businesses to file a Hazardous Materials Business Plan to identify onsite materials in the event of an emergency." This statement should be updated to reflect, "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."

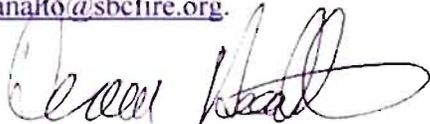
7-2

GREG DEVEREAUX
County Administrative Officer

Board of Supervisors
BRAD MITZELFELT.....First District NEIL DERRY Third District
PAUL BIANESecond District GARY C. OVITT.....Fourth District
JOSIE GONZALESFifth District

- **Page 133 of the General Plan Update/Program EIR**
In the paragraph under the heading *Hazardous Waste Storage and Leakage Sites*, the San Bernardino County Fire Department should be referred to as *San Bernardino County CUPA* as the department which is local agency delegated authority to permit and inspect underground storage tank systems. 7-3
- **Page 133 of the General Plan Update/Program EIR**
In the second paragraph under the heading *Hazardous Waste Management*, a statement should be added to the end of the paragraph stating laws and regulations regarding hazardous waste management are enforced by the San Bernardino County CUPA. 7-4
- **Page 134 of the General Plan Update/Program EIR**
Under the heading *Local*, the *San Bernardino County Fire Protection District* should be referred to as *San Bernardino County CUPA*. 7-5

If you have any questions regarding these comments, please contact me at (909) 386-8401 or dpianalto@sbcfire.org.



DWANE PIANALTO, REHS
Hazardous Materials Division, Field Services Section

RESPONSE TO COMMENT LETTER 7

Mr. Dwane Pianalto, REHS, San Bernardino County Fire Department, Hazardous Materials Division dated March 4, 2010

Response to Comment 7-1: The first sentence in the first paragraph on Page V-9 of the Draft General Plan Public Health and Safety Element has been revised, as shown below, to reflect the Commenter's suggestion to clarify the appropriate agency.

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. ~~USEPA and the San Bernardino County Fire Protection District are directly involved in the inspection, permitting and enforcement of hazardous waste manufacturers, transporters, and storage and disposal sites.~~

Response to Comment 7-2: The last sentence in the second paragraph on Page V-9 of the Draft General Plan Public Health and Safety Element has been revised, as follows, as suggested by the Commenter and to clarify the appropriate agency and statute requiring preparation of the business plan.

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. ~~The San Bernardino County Fire Protection District requires all businesses to file a Hazardous Materials Business Plan to identify onsite materials in the event of an emergency.~~

Response to Comment 7-3: The last sentence in the first paragraph under the heading Hazardous Waste Storage and Leakage Sites on Page 133 of the Draft EIR has been revised as follows, as suggested by the Commenter to clarify the appropriate agency. This change is reflected in Chapter 3 of the Final EIR, and does not necessitate additional environmental analysis.

The San Bernardino County Certified Unified Program Agency (CUPA)-County of San Bernardino ~~Fire Department~~ is the local agency designated to permit and inspect underground storage tanks and to implement related regulations.

Response to Comment 7-4: The following new sentence has been added to the paragraph under the heading Hazardous Waste Management on Page 133 of the EIR as suggested by the Commenter to clarify the enforcing agency. This change is reflected in Chapter 3 of the Final EIR, and does not require further analysis in the Draft EIR.

Implementation of state laws and regulations regarding hazardous waste management is enforced by San Bernardino County CUPA.

Response to Comment 7-5: The last sentence in the first paragraph under the heading Local on Page 134 of the EIR, has been revised as follows, and as shown in Chapter 3 of the Final EIR, to clarify the appropriate agency, as suggested by the Commenter. No further analysis in the Draft EIR is warranted.

Additionally, the San Bernardino County CUPA ~~Fire Protection District~~ requires that all businesses file a Hazardous Materials Business Plan to identify onsite materials in the event of an emergency.



**South Coast
Air Quality Management District**

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov



Emailed: March 5, 2010

March 5, 2010

Ms. Joyce Powers
Community and Economic Development Director
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313

**Review of the Draft Environmental Impact Report (Draft EIR) for the
Grand Terrace General Plan Update and Revised Redevelopment Plan**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The following comment is intended to provide guidance to the lead agency and should be incorporated into the revised Draft or Final Environmental Impact Report (Draft or Final EIR) as appropriate.

The SCAQMD staff recognizes the regional air quality benefits of the proposed project such as providing a new mixed land use designation that could potentially reduce overall vehicle miles traveled in the region. However, some of the proposed land use changes could result in the placement of sensitive receptors near heavy industrial uses and major freeways. For example, in Exhibit 2-2 (Proposed Land Use Map) on page 29 the lead agency proposes new mixed land uses with flexible zoning that could permit the incompatible use of land by placing "sensitive land uses" (e.g., residences, school, etc.) in close proximity or adjacent to Interstate 215, the Burlington Northern Santa Fe Railroad Line, Union Pacific Railroad Line, and heavy industrial uses such as the power plant south of the subject properties. Also, according to Exhibit 2-2, the lead agency proposed a public land use designation that could allow for the placement of parks and schools adjacent to existing heavy industrial uses. These modified land use designations may expose local residents to potentially significant sources of toxic emissions. Therefore, the SCAQMD staff strongly recommends that the lead agency review the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which is available at the following internet address:
<http://www.arb.ca.gov/ch/handbook.pdf>.

8-1

The CARB Land Use Handbook offers guidance on incompatible land uses and recommends avoiding siting sensitive land uses within specified distances of freeways, rail yards and certain industrial uses. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

8-2

Pursuant to Public Resources Code Section 21092.5, please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final EIR. Further, staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

8-3

Sincerely,



Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

Attachment

IM:DG

SBC100121-03
Control Number

RESPONSE TO COMMENT LETTER 8

Mr. Ian MacMillan, Program Supervisor, CEQA Inter-Governmental Review, Planning, Rule Development & Area Sources, South Coast Air Quality Management District dated March 5, 2010

Response to Comment 8-1: Draft EIR Exhibit 2-2 (DEIR p. 29) depicts the Proposed Land Use Map, which shows a new Mixed Use designation on the west side of the City adjacent to the I-215 freeway. The Burlington Northern Santa Fe (BNSF) and Union Pacific Railroad (UPRR) rail lines. Existing industrial uses are also adjacent to the proposed Mixed Use designation. The power plant referenced by the Commenter is a closed facility and is no longer operating.

As identified in the Draft EIR *“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 each site. All mixed use projects shall be required to submit a Specific Plan or Planned Development that demonstrates compatibility between proposed uses and (if warranted) buffering from adjacent properties. Densities will be determined through the Specific Plan or Planned Development process”* (DEIR p. 164). This designation would allow for the development of new residential land uses.

Section 4.B-3 of the Draft EIR identifies that sensitive land uses could experience air quality impacts from freeway operations, as follows:

...While future emissions are not expected to exceed the applicable threshold values, development within the City could place sensitive land uses proximate to intersections that could exceed these standards in the near-term. Furthermore, sensitive land uses could be sited near major freeways, and CO associated with freeway operations could add to that produced at intersections. The near-term impact is then considered as potentially significant.

Subsequent CEQA documentation prepared for individual projects would have better data at their time of preparation and will be required to address, and if necessary, mitigate any potential CO impacts to a level of less than significant. Mitigation can be achieved through intersection/roadway capacity improvements and required setbacks. Residual impacts would be reduced to less than significant levels. (DEIR p. 76)

The proposed Mixed Use designation requires the preparation of a Specific Plan or Planned Development, both of which is discretionary and are subject to project-specific CEQA analysis. The CEQA and project review process will identify and mitigate any identified impacts, which as the Draft EIR states, may include intersection/roadway capacity improvements or required setbacks.

This would allow more project-specific analysis to determine the appropriate measures needed to reduce potential air quality impacts, and is consistent with the recommendations for the siting of new sensitive land uses from freeways and high-traffic roads, contained in the California Air Resources Board’s (“ARB”) Air Quality and Land Use Handbook: A Community Perspective (“Handbook”). The Handbook recommends avoiding the siting of new sensitive land uses within 500 feet of freeways and high-traffic roads. However, the Handbook, “recognizes the

opportunity for more detailed site-specific analysis always exists, and that there is no ‘one size fits all’ solution to land use planning” and that “site-specific project design improvements may help reduce air pollution exposures and should be considered when siting new sensitive land uses” (pp. ES-3 and 5).

In regard to mixed uses, the Handbook (pp. 38-39) indicates that the problem of localized air quality impacts can be avoided by providing adequate separation between the source and sensitive land use, and that the general plan should address potential impacts of incompatible land uses (pp. 38-39). Several proposed policies and actions in the proposed General Plan address the issue of incompatible land uses, specifically: Land Use Element Policies 2.3.5 and 2.4.4 states that measures to reduce potential land use incompatibility between commercially and industrial designated areas and all other plan areas will be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping. Policies 2.4.1 and 2.4.2 encourage the development of light non-polluting industrial uses within the present land use pattern. Circulation Element Policy 3.3.4 states that truck traffic will be routed away from residential areas and that the City will work with regional agencies to mitigate potential impacts from regional traffic; and Open Space and Conservation Element Goal 4.7 states that the air quality planning will be supported through land use policies, outreach efforts and participation in regional air quality planning. The goals and policies are also included on DEIR pp. 134-135 and 175.

Draft EIR Exhibit 2-2 (DEIR p. 29), Proposed Land Use Map, also depicts the proposed land use designation for the new Grand Terrace High School, currently under construction, at the southwest portion of the City from Industrial and General Commercial to Public. The Project proposes to modify the existing land uses designations to reflect the appropriate land use designation for a use already under construction. An EIR (SCH #2005021083) was prepared for the Grand Terrace Educational Facility, which included analysis of potential land use and air quality impacts. The Initial Study, included as Appendix A of the Grand Terrace Educational Facility EIR, identified that the proposed High School was not consistent with the underlying zoning. However, a land use conflict was not identified because Government Code Section 53094 provides that the governing board of a school district can render city zoning inapplicable by two-thirds vote. The EIR was certified by the Colton Joint Unified School District Board.

As discussed in the Draft EIR, project specific CEQA analysis and implementation of proposed goals, policies and actions in the General Plan, discussed herein, adequately address potential impacts, and further environmental analysis is not warranted.

Response to Comment 8-2: Comment noted. Refer to Response to Comment 8-1.

Response to Comment 8-3: Commented noted. No response necessary.

Ms. Patricia Farley
12513 Michigan Street
Grand Terrace, CA 92313

March 7, 2010

Ms. Joyce Powers
Director of Community and Economic Development
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313

RECEIVED

MAR 07 2010

**Community & Economic
Development Department**

Dear Ms. Powers:

REGARDING: The Draft General Plan Update

When I purchased a copy of the Draft General Plan on Feb. 13, 2008, I was not given a copy of the Administrative Draft dated January 17, 2008. I should have been given copies of these and other revisions later done. I have a right to expect that I am given copies of any revisions and in a timely manner. This did not occur.

9-1

The City of Grand Terrace continually allows incorrect information to stay in documents and distributes incorrect information. The City of Grand Terrace has also given different versions of legal documents to city officials, citizens, developers, lawyers, courts, and public agencies. Significant changes are made without the knowledge of the public and agencies that are supposed to be notified.

9-2

Claims that the public have been properly notified and involved is false. The City of Grand Terrace continually ignores public comments and concerns and refuses to properly address them. Public workshops and hearings are a sham!

9-3

Additionally, the City Council is having a workshop on the General Plan including the DEIR and Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project at a time of day when they know most of the public cannot attend because it is during regular work hours. Amendment No. 6 significantly changes things in the Draft General Plan to which the public needs to be able to respond. The General Plan can't be approved if it is so far off from what the city really intends on doing. The maps on the City Website for Amendment No. 6 are UNREADABLE!

9-4

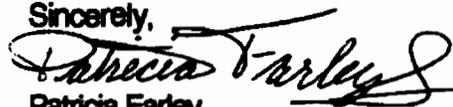
For the City of Grand Terrace to attach a statement to these documents stating that they are in draft form and are subject to revisions (e.g. text, maps, tables and exhibits may be altered or removed from the final version of this document) is utterly irresponsible!

9-5

My rights as well as the rights of many citizens are being denied by how this General Plan was processed. This General Plan was not handled properly and **MUST THEREFORE BE RECIRCULATED WITH ACCURATE INFORMATION**, and citizen concerns need to be answered rather than ignored.

9-6

Sincerely,


Patricia Farley

RESPONSE TO COMMENT LETTER 9

Ms. Patricia Farley, Grand Terrace Resident, dated March 7, 2010

General Response: CEQA requires the City to respond to all significant environmental comments in a level of detail commensurate to the comment (CEQA Guidelines Section 15088). Comments that do not directly relate to the analysis in the EIR are not required to be given specific responses.

Response to Comment 9-1: Refer to General Response.

However, the Screen Check General Plan dated January 17, 2008 was available for public review and purchase. All workshops held on the January 17, 2008 Screen Check General Plan were properly noticed on the Planning Commission agenda. Subsequent draft Elements (Housing and Land Use Element) were discussed at public workshops before the City Council and Planning Commission, which were publicly noticed and the draft Element were available for public review. The Draft General Plan dated January 2010, as well as the Draft EIR are available for public review at the public counter at the Community and Economic Development Department, San Bernardino County Library, Grand Terrace Branch, and on the City's website.

Response to Comment 9-2: Refer to General Response.

It is unclear whether this comment relates to the Draft EIR, or Draft General Plan or Draft Amendment No. 6 to the Redevelopment Plan. No response is required.

Response to Comment 9-3: Refer to General Response.

Refer to Response to Comment 9-1. Also, with regard to the Draft EIR a Notice of Preparation and an Initial Study for the Draft EIR were distributed to State, regional, and local agencies, as well as the State Clearinghouse on January 22, 2008, for a 30-day review period ending on February 22, 2008, pursuant to State CEQA Guidelines Sections 15082(a), 15103 and 15375. The Notice of Preparation also advertised a public scoping meeting that was held on February 11, 2008. The Notice of Availability of the Draft EIR was published in the *San Bernardino County Sun* on January 22, 2010, and identified the 45-day public review period of January 22, 2010 through March 7, 2010.

Response to Comment 9-4: Refer to General Response.

Nonetheless, as discussed in Section 2.4 of the Draft EIR, Amendment No. 6 to the Redevelopment Plan of the Revised Grand Terrace Community Redevelopment Project ("Amendment No. 6") is fiscal and administrative in character and does not contemplate any direct physical development and will, in and of itself, affect no physical impacts. Further, because any future programs or projects proposed to be undertaken by the Agency must be consistent with the City's General Plan, the environmental analysis contained in the DEIR for the General Plan Update adequately considers potential impacts related to Amendment No. 6. (DEIR p. 33)

Amendment No. 6 does not result in any revisions to the Draft General Plan. All documents relating to Amendment No. 6 were available for public review at the San Bernardino County Library, Grand Terrace Branch and the public counter at the Community and Economic

Development Department, and city staff was and is available during regular business hours to provide any requested copies. In addition, public notice was provided as discussed in Response to Comment 9-2. No additional analysis in the Draft EIR is warranted.

Response to Comment 9-5: Refer to General Response.

Even so, in response to this comment: The following statement was placed on the City General Plan Update web page:

Notice

These documents are in draft form and are subject to revisions (e.g. text, maps, tables and exhibits may be altered or removed from the final version of this document). Staff has requested comments from many sources including residents, surrounding jurisdictions, utility companies and other city stakeholders. Submitting comments to staff may lead to revisions of the General Plan prior to final adoption. For any questions regarding this process please contact Senior Planner, Sandra Molina at (909) 430-2218 or smolina@cityofgrandterrace.org.

This is an advisory statement informing the public that revisions could occur during the public hearing process based upon public comment. It is not irresponsible to provide this advisory comment. It should also be noted that the extent of revisions to the General Plan have yet to be determined, and would be considered in light of the environmental analysis prepared.

Response to Comment 9-6: Refer to General Response.

Still, in response to this comment, refer to Response to Comment 9-1, 9-3, and 9-5. Recirculation of the General Plan is not warranted.



**California Regional Water Quality Control Board
Santa Ana Region**



Linda S. Adams
Secretary for
Environmental Protection

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Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger



March 11, 2010

Joyce Powers, Director
City of Grand Terrace Community and Economic Development Dept.
22795 Barton Road
Grand Terrace, CA 92313

**DRAFT ENVIRONMENTAL IMPACT REPORT, CITY OF GRAND TERRACE
GENERAL PLAN UPDATE, SAN BERNARDINO COUNTY, SCH# 2008011109**

Dear Ms. Powers:

Staff of the Regional Water Quality Control Board, Santa Ana Region (Regional Board), have reviewed the City of Grand Terrace (City) Draft Environmental Impact Report (DEIR) for the update of its General Plan and Amendment No. 6 to the Redevelopment Plan (Project). This update, in part, will modify the Land Use Element of the City's General Plan for optimum usage of remaining open space. The City's Sphere of Influence does not extend beyond the limits of the City's established 3.6 square miles (Executive Summary). The City's elevation decreases from the Box Spring Mountains in the southeast to the Santa Ana River (SAR) floodplain in the northwest, where the City crosses Interstate 215 adjacent to Colton.

We request that the following general comments be considered for incorporation into the EIR, so that future projects in the planning area are carried out in a manner that protects water quality standards (i.e., water quality objectives and beneficial uses) identified in the Water Quality Control Plan for the Santa Ana River Basin, 1995, as amended (Region 8 Basin Plan):

1. Geologically, alluvial fans have coalesced on the eroding western slope of Blue Mountain as a terrace ("Grand Terrace") that is elevated above the SAR floodplain. Therefore, surface water and groundwater flows that potentially may carry pollutants over and through the terrace generally intersect this floodplain, and the EIR should reflect that antidegradation policies, i.e., the State Water Resources Control Board's (SWRCB) Resolution No. 68-16 and the federal antidegradation policy (40 CFR 131.12), should be considered in all project analyses. For example, any remaining septic tank systems in Grand Terrace should be connected to existing sewer, or laterals should be extended to non-served areas, in order to prevent such systems from contaminating groundwater with elevated total dissolved solids (TDS), nitrogen, and other pollutants. The Basin Plan's water quality objectives for the Riverside A Groundwater Management Zone (560 milligrams/liter for TDS; 6.2 mg/l

10-1

for nitrate-nitrogen) have been revised by Regional Board Resolution No. R8-2004-0001¹.

10-1

Further, in accordance with Clean Water Act (CWA) Section 303(d), Santa Ana River Reach 4 is listed as impaired by pathogens (sources unknown) and therefore Total Maximum Daily Loads (TMDLs) must be established for discharges to each water body. The Regional Board adopted a pathogen TMDL for the Middle Santa Ana River Watershed, to which discharges from Grand Terrace are tributary.

10-2

- 2. The EIR must reflect that the City, as a co-permittee, is incorporating into the General Plan the requirements of Order No. R8-2010-0036, NPDES Permit No. CAS618036, the Regional Water Quality Control Board's "Waste Discharge Requirements for the San Bernardino County Flood Control District, the County of San Bernardino, and the Incorporated Cities of San Bernardino County within the Santa Ana Region, Area-Wide Urban Storm Water Runoff Management Program" also known as the San Bernardino County municipal separate storm sewer system, or "San Bernardino County MS4 permit." This was adopted on January 29, 2010, replacing the previous MS4 permit, Order No. R8-2002-0012.

10-3

The EIR, and by extension the Project (General Plan elements), must reflect that appropriate Best Management Practices, or BMPs (MS4 permit p. 72, etc.) and management measures are being implemented to control the discharge of point source and non-point source pollutants, both during construction and for the life of development projects. This is required for compliance with the above-referenced TMDL. Post-construction BMPs must address all pollutant loads carried by dry weather runoff and first-flush storm water runoff from an entire project. The Water Quality Management Plan (WQMP) required by the San Bernardino County MS4 permit is now in effect and all development must conform to the WQMP provisions.

10-4

The EIR should encourage BMPs that utilize the principles of low impact development, or LID (MS4 permit p. 84, etc.) as part of a community-wide comprehensive system for protecting water quality standards. LID makes use of project-level features such as grassed paseos and rain gardens to manage urban runoff quantity and quality while conserving water. These principles are intended to reverse the trend of increasingly paved and constructed areas that alter the rate and volumes of surface water runoff and groundwater recharge. LID is among the Ahwahnee Water Principles for Resource Efficient Land Use (see attachment), adopted in 2005 by the Local Government Commission (LGC). The LGC and SWRCB management encourage communities to incorporate these principles into General Plans.

10-5

¹ Regional Water Quality Control Board Resolution No. R8-2004-0001: "Resolution Amending the Water Quality Control Plan for the Santa Ana River Basin to Incorporate an Updated Total Dissolved Solids (TDS) and Nitrogen Management Plan for the Santa Ana Region including Revised Groundwater Subbasin Boundaries, Revised TDS and Nitrate-Nitrogen Quality Objectives for Groundwater, Revised TDS and Nitrogen Wasteload Allocations, and Revised Reach Designations, TDS and Nitrogen Objectives and Beneficial Uses for Specific Surface Waters."

3. The EIR and project must include provisions to advise the City's development, construction and business communities of the need to comply with several permit programs, including:

a. The SWRCB's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order No. 99-08-DWQ, and subsequent iterations) for individual projects occurring on an area of one or more acres. A Notice of Intent (NOI) with the appropriate fees for coverage of the project under this Permit must be submitted to the SWRCB at least 30 days prior to the initiation of construction activity at the site. Information about this permit program can be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>.

10-6

b. A National Pollutant Discharge Elimination System (NPDES) permit and waste discharge requirements for projects that will have dewatering or other wastewater discharges to surface waters of the state. RWQCB Order No. Order No. R8-2009-0003, NPDES No. CAG998001, a regional general *de minimus* permit revised last year, is applicable to most of these discharges. Order No. R8-2009-0003 may be reviewed at http://www.swrcb.ca.gov/santaana/board_decisions/adopted_orders/orders/2009/09_003_deminimus_permit_wdr.pdf Waste discharge requirements (WDRs) may also be required for discharge of wastes to land. Further information can be obtained by contacting the RWQCB Regulations Section staff at (951) 782-4130.

10-7

c. A Clean Water Act (CWA) Section 401 Water Quality Standards Certification (Certification) from the Regional Board for any project that causes material to be dredged from or filled into waters of the United States, i.e., surface waters or tributaries thereto, where these waters fall under the jurisdiction of the United States Army Corps of Engineers (ACOE) and a CWA Section 404 permit is required. **Early consultation with Regional Board staff concerning potential Certification issues is strongly suggested.** Information concerning Certifications can be found at the SWRCB and Regional Board websites. Where the ACOE determines that a surface water body is isolated and does not fall under the Section 404 permit program, and where filling or dredging of an isolated water body is proposed, the Regional Board may determine that WDRs are necessary for protection of water quality standards of waters of the state.

10-8

4. Remaining natural vegetational communities, including some riparian associations, occur along the City's southeastern corner and Citywide, in isolated drainages (DEIR p. 89). The EIR should emphasize that an underlying, guiding premise for all future development is that impacts to water quality standards of all surface waters (including ephemeral drainages) must first and foremost be avoided, whenever possible. Where avoidance imposes unreasonable constraints on development, unavoidable impacts to water quality standards must be minimized with generous, in-kind mitigation (beyond simply the acquisition of permits) that, at a

10-9

minimum, replaces the full water quality function and value of the water quality standards that existed prior to impact and that results in no net loss of wetlands.

10-9

Acceptable mitigation for unavoidable direct and cumulative impacts on water quality beneficial uses must be determined through consultation with the responsible agencies that likely will be issuing permits for the project, including ACOE (Section 404 permit), the Regional Board (Certification or WDRs), and/or the California Department of Fish and Game (Fish and Game Code Section 1600 et. seq. Streambed Alteration Agreement). The Lead Agency for a project (Grand Terrace) should not finalize its CEQA process until mitigation agreed to between the project proponent and all Responsible Agencies can be incorporated into the final CEQA document.

10-10

The EIR should consider how the project can identify and implement opportunities to restore beneficial uses to previously impacted waters. The EIR should encourage preservation and protection of areas of native vegetation, particularly the project area's alluvial fan scrub community, to the maximum extent possible. Among other water quality and environmental benefits, native vegetation is drought tolerant, requires little or no supplemental nutrients, and is effective at reducing slope erosion, filtering runoff, and providing habitat for native animal species. The replanting and hydroseeding of native vegetation should be encouraged for most operations. Established native riparian vegetation along/within floodplains and drainage systems—flanked by adequately vegetated upland buffer areas—will attenuate storm flows and hydraulic conditions of concerns, lessen erosion and subsequent sedimentation, and protect water quality standards.

10-11

Through the restoration of habitat and the facilitation of wildlife movement through riparian corridors, the Basin Plan's wildlife habitat beneficial uses are served (WILD, WARM, RARE). To avoid impeding wildlife movement, roadways or pipelines should be carried over drainages by bridges or wide, "soft-bottomed" arched culvert systems. Further, this policy support may aid the City's compliance with any future San Bernardino County Multi-Species Habitat Conservation Plan (MSHCP).

10-12

If you have any questions, please contact Glenn Robertson of my staff at (951) 782-3259, or grobertson@waterboards.ca.gov, or me at (951) 782-3234, madelson@waterboards.ca.gov

Sincerely,

Mark G. Adelson, Chief
Regional Planning Programs Section

Attachment – Ahwahnee Principles

Cc w/o attach: State Clearinghouse
County of San Bernardino Flood Control Dept. - Dave Lovell
California Dept. of Fish and Game - Michael Flores

X:\Groberts on Magnolia\Data\CEQA\CEQA Responses\ DEIR - City of Grand Terrace - General Plan.doc

The Ahwahnee Water Principles For Resource Efficient Land Use

Preamble

Cities and counties are facing major challenges with water contamination, storm water runoff, flood damage liability, and concerns about whether there will be enough reliable water for current residents as well as for new development. These issues impact city and county budgets and taxpayers. Fortunately there are a number of stewardship actions that cities and counties can take that reduce costs and improve the reliability and quality of our water resources.

The Water Principles below complement the Ahwahnee Principles for Resource-Efficient Communities that were developed in 1991. Many cities and counties are already using them to improve the vitality and prosperity of their communities.

Community Principles

1. Community design should be compact, mixed use, walkable and transit-oriented so that automobile-generated urban runoff pollutants are minimized and the open lands that absorb water are preserved to the maximum extent possible. (see the Ahwahnee Principles for Resource-Efficient Communities)
2. Natural resources such as wetlands, flood plains, recharge zones, riparian areas, open space, and native habitats should be identified, preserved and restored as valued assets for flood protection, water quality improvement, groundwater recharge, habitat, and overall long-term water resources sustainability.
3. Water holding areas such as creek beds, recessed athletic fields, ponds, cisterns, and other features that serve to recharge groundwater, reduce runoff, improve water quality and decrease flooding should be incorporated into the urban landscape.
4. All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.
5. Permeable surfaces should be used for hardscape. Impervious surfaces such as driveways, streets, and parking lots should be minimized so that land is available to absorb storm water, reduce polluted urban runoff, recharge groundwater and reduce flooding.
6. Dual plumbing that allows grey water from showers, sinks and washers to be reused for landscape irrigation should be included in the infrastructure of new development.

Ahwahnee Principles Attachment

7. Community design should maximize the use of recycled water for appropriate applications including outdoor irrigation, toilet flushing, and commercial and industrial processes. Purple pipe should be installed in all new construction and remodeled buildings in anticipation of the future availability of recycled water.
8. Urban water conservation technologies such as low-flow toilets, efficient clothes washers, and more efficient water-using industrial equipment should be incorporated in all new construction and retrofitted in remodeled buildings.
9. Ground water treatment and brackish water desalination should be pursued when necessary to maximize locally available, drought-proof water supplies.

Implementation Principles

1. Water supply agencies should be consulted early in the land use decision-making process regarding technology, demographics and growth projections.
2. City and county officials, the watershed council, LAFCO, special districts and other stakeholders sharing watersheds should collaborate to take advantage of the benefits and synergies of water resource planning at a watershed level.
3. The best, multi-benefit and integrated strategies and projects should be identified and implemented before less integrated proposals, unless urgency demands otherwise.
4. From start to finish, projects and programs should involve the public, build relationships, and increase the sharing of and access to information. The participatory process should focus on ensuring that all residents have access to clean, reliable and affordable water for drinking and recreation.
5. Plans, programs, projects and policies should be monitored and evaluated to determine if the expected results are achieved and to improve future practices.

Authors: Celeste Cantu Martha Davis Jennifer Hosterman
 Susan Lien Longville Jonas Minton Mary Nichols
 Virginia Porter Al Wanger Kevin Wolfe

Editor: Judy Corbett

For more information, contact the LGC Center for
Livable Communities: 916-448-1198, ext 321

RESPONSE TO COMMENT LETTER 10

Mr. Mark G. Adelson, Chief Regional Planning Programs Section, Regional Water Quality Control Board, Santa Ana Region dated March 11, 2010

Response to Comment 10- 1: Chapter 4G Hydrology/Water Quality in the Draft includes a discussion of the regulatory scheme regarding water quality, including the National Pollution Discharge Elimination System (DEIR pp. 150-151). However, the general information provided by the Commenter is recommended to be incorporated into the Draft EIR, p. 150 as the last paragraph under National Pollution Discharge Elimination System (NPDES) Stormwater Program, as shown below and in Chapter 3 of the Final EIR.

Additionally, the State Water Quality Control Board adopted Resolution No. 68-16 Statement of Policy with Respect to Maintaining High Quality of Waters in California, and subsequently adopted Administrative Procedures Update (APU) 90-004 to provide guidance for the Regional Boards for implementing SWQCB Resolution No. 68-16, and the Federal Antidegradation Policy, as set forth in 40 CFR 131.12, as applied to the NPDES permitting process. Implementation of the General Plan, specifically subsequent development projects, would be reviewed for compliance with state and federal antidegradation policies, as appropriate.

With regard to the comment related to septic tanks, all properties are connected to the public sanitary sewer system. Septic tanks are not permitted and are not in use in the City. Proposed General Policies noted in the Draft EIR speak to the maintenance of a safe and efficient sanitary sewer system. (DEIR p. 153)

No further analysis in the Draft EIR is warranted.

Response to Comment 10- 2: Comment noted. Section 4G.1 of the Draft EIR provides the environmental setting for the City of Grand Terrace, including a discussion of the Santa Ana River Integrated Watershed Management Plan. The Plan identifies the TMDL's for the Middle Santa Ana River Watershed, to which discharges from Grand Terrace are tributary (DEIR pp. 145-151), and no further analysis in the Draft EIR is warranted.

Response to Comment 10- 3: Section 4G.1 of the Draft EIR provides the environmental setting for the City of Grand Terrace. Under State and Federal Requirements there is a discussion of NPDES Phase II requirements (DEIR pp. 149-151). In implementing the NPDES Phase II requirements, the RWQCB adopted Order No. R8-2010-0036, NPDES No. CAS 618036 on January 29, 2010, which renewed waste discharge requirements for the discharge of urban storm water from areas of San Bernardino County within the Santa Ana Region to waters of the U.S. This permit is referred to as the "San Bernardino County MS4 Permit". The Permit was issued to the County of San Bernardino, and the City of Grand Terrace is a Co-Permittee.

The renewed San Bernardino County MS4 Permit was adopted subsequent to the Notice of Preparation and subsequent to the release of the Draft EIR for public review. Nevertheless, the Draft EIR identifies many goals, policies and actions that demonstrate compliance with the San Bernardino County MS4 Permit, as noted in Response to Comment 6-6 through 6-12 of Comment Letter 6 from the County of San Bernardino, Department of Public Works, Flood Control dated March 3, 2010.

Also, the Draft EIR analyzes potential impacts to water quality standards and water quality and identified that implementation of the Project may generate impacts to water quality standards; however, it concluded that implementation of proposed “*General Plan goals (4.8, 7.2 and 7.3), policies (Policies 4.8.1, 4.8.2, 5.3.4, 7.2.1, 7.2.2, and 7.3.1 and their associated implementing Actions , reinforce compliance with the National Pollutant Discharge Elimination System (NPDES), encourage teamwork with the local water supplier to achieve water quality and wastewater discharge standards, and promote public education about water conservation and pollution, will minimize potential impacts related to water quality*”. (DEIR pp. 154-155)

In addition to the policies and actions identified in Response to Comment 6-1 through 6-12 of Comment Letter 6 from the County of San Bernardino, Department of Public Works, Flood Control dated March 3, 2010, Chapter 4E Geology and Soils, also listed Policy Actions 4.8.2.a to adopt a Stormwater Ordinance per Regional Water Quality Control Board Santa Ana Region requirements and stormwater management and discharge control, and Action 4.8.2.b to review water quality impacts during the project review and approval phases to ensure appropriate BMP’s are incorporated into the project design and long term operations. (DEIR p. 120)

Therefore, the Project contains many goals, policies and actions that demonstrate consistency with the San Bernardino County MS4 permit, and no further analysis is warranted in the Draft EIR.

Response to Comment 10- 4: Refer to Response to Comment 10-3 and Response to Comment 6-6 through 6-12 of Comment Letter 6 from the County of San Bernardino, Department of Public Works, Flood Control dated March 3, 2010. As noted, no additional analysis in the Draft EIR is required.

Response to Comment 10- 5: Refer to Response to Comment 10-3 and Response to Comment 6-6 through 6-12 of Comment Letter 6 from the County of San Bernardino, Department of Public Works, Flood Control dated March 3, 2010. As noted, no additional analysis in the Draft EIR is required.

Further, based on the suggestion of the commenter, Action 4.8.2.b will be revised as follows, and is included in Chapter 3 of the Final EIR:

Action 4.8.2.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. BMPs should utilize low impact development principles.

The Commenter’s suggestion regarding the Ahwahnee Water Principles for Resource Efficient Land Use is noted. The City will continue to work with the County of San Bernardino to ensure continued implementation of the San Bernardino County MS4 Permit.

The Draft EIR adequately discusses this issue, and no further analysis is required in the Draft EIR.

Response to Comment 10- 6: Section 4E.3 (DEIR pp. 123-124) considers potential impacts from soil erosion and loss of topsoil, including RWQCB requirements for a General Construction Activity Permit. However, since this Section also references the NPDES discussion contained in Chapter 4G Hydrology and Water Quality (DEIR pp. 150-151), the information provided by the Commenter regarding the SWCRB’s Construction General Permit will be included on Page 151

of the Draft EIR after the discussion of NPDES Phase II, and included in Chapter 3 of the Final EIR, as follows:

General Construction Permit for Discharges of Storm Water Associated with Construction Activity.

A General Construction Permit for Discharges of Storm Water Associated with Construction Activity, referred to a Construction General Permit, will be required for individual projects occurring on areas of one acre or more acres, pursuant to Construction General Permit Order 99-08. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. A Notice of Intent (NOI) must be filed with the SWRCB prior to the initiation of construction activity.

Inclusion of this advisory information does not warrant further analysis in the Draft EIR.

Response to Comment 10- 7: Section 4G.1 of the Draft EIR (p. 49) discusses the National Pollutant Discharge Elimination System Stormwater Program (DEIR pp. 150-151). The third paragraph on p. 150 of the Draft EIR states *“The NPDES program requires the owner or operator of any facility, or any person responsible for any activity that discharges waste into the surface waters of the U.S. to obtain a NPDES permit from the Regional Water Quality Control Board, as mandated by the Clean Water Act”*. No changes related to this Comment are necessary, nor is any additional analysis in the Draft EIR.

Response to Comment 10- 8: Section 4G.1 of the Draft EIR discusses the provisions of the Clean Water Act. As suggested by the Commenter, the following advisory language is recommended for inclusion after the last paragraph on p. 149 of the Draft EIR, and is included in Chapter 3 of the Final EIR:

Pursuant to Section 401 of the Clean Water Act, certain projects may require a Clean Water Act Section 401 Water Quality Standards Certification from the Regional Water Quality Control Board for any project that causes materials to be dredged from or filled into waters of the United States, i.e., surface waters or tributaries thereto, where these waters fall under the jurisdiction of the Army Corps of Engineers (ACOE) and a CWA Section 404 permit is required. Where the ACOE determines that a Section 404 permit is not required, the Regional Board may determine that where filling or dredging of isolated water bodies is proposed, a Water Discharge Requirement is necessary for protection of water quality standards of the state.

The inclusion of this information does not warrant additional evaluation in the Draft EIR.

Response to Comment 10- 9: Section 4C.3 of the Draft EIR discusses potential impacts to federally protected wetlands, as defined by Section 404 of the Clean water Act, through direct removal, filling, hydrological interruption or other means. It cites the regulatory scheme and proposed General Plan Open Space and Conservation Element policies for the identification, preservation and/or conservation of natural resources. Policies include, Policy 4.2.1 to use 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 4.2.4 to evaluate developing a specific plan for the western face of Blue Mountain to contain policies to preserve and maintain the open space resources of Blue

Mountain including its biologic properties, Policy 4.2.5 to reasonably conserve and protect significant biological resources, and Action 4.2.5.a to require biological surveys for projects located in areas with potential for moderate or high plant and wildlife sensitivity, distribute this analysis to the appropriate responsible agencies, and require compliance with any recommended mitigation measures, and Action 4.2.5.b to coordinate with state and federal agencies to preserve rare and endangered species and areas of special habitat value through the environmental review process. (DEIR pp. 101-103)

For potential impacts to federally protected wetlands it concludes that *“potential impacts to riparian or other habitat related to development in accordance with the General Plan Update will be mitigated through compliance with USACE regulations under Section 404 and CDFG regulations under Section 1601-1603. In addition, mitigation measures will be required per CEQA at the project level to minimize the impacts of development”*. (DEIR p. 106)

Therefore, potential impacts to federally protected wetlands are appropriately discussed in the Draft EIR, and no further evaluation is warranted. However, for informational purposes, the concluding paragraph under Impact 4C-3 in the Draft EIR (DEIR p. 106), and as shown in Chapter 3 of the Final EIR will be revised as follows:

As described above, potential impacts to riparian or other habitat related to development in accordance with the General Plan Update will be mitigated through compliance with USACE regulations under Section 404, the RWQCB for Certification or Water Discharge Requirements and CDFG regulations under Section 1601-1603. In addition, mitigation measures will be required per CEQA at the project level to minimize the impacts of development. Potential project-specific mitigation measures would take into account potential impacts to surface waters and riparian resources, including ephemeral drainages, and may include through consultation with state and federal agencies, in-kind mitigation that results in no net loss of wetlands, as determined through consultation with the appropriate regulatory agencies.

Response to Comment 10- 10: Section 4C.2 (p. 105) of the Draft EIR discusses potential adverse impacts on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. It cites the regulatory scheme and proposed General Plan Open Space and Conservation Element policies, identified in Response to Comment 10-8, which require data collection, protective land use regulations, coordination with other state and federal agencies and for the identification, protection and conservation of these communities, and for the preservation of open space. (DEIR pp. 101-102)

It concludes that *“Implementation of the proposed General Plan Update could impact existing riparian areas through development and potential recreational uses. However, that potential impacts to riparian or other habitat related to development in accordance with the General Plan Update will be mitigated through compliance with USACE regulations under Section 404 and CDFG regulations under Section 1601-1603. In addition, mitigation measures will be required at the project level pursuant to CEQA and the above mentioned regulations to minimize the impacts of development”* (DEIR p. 105). Therefore, potential impacts to riparian or other sensitive habitat is appropriately discussed in the Draft EIR, and no further evaluation is necessitated.

However, for informational purposes, the concluding paragraph under Impact 4C-2 in the Draft EIR, and as shown in Chapter 3 of the Final EIR will be revised as follows:

...Implementation of the proposed General Plan Update could impact existing riparian areas through development and potential recreational uses. However, potential impacts to riparian or other habitat related to development in accordance with the General Plan Update will be mitigated through compliance with USACE regulations under Section 404, the RWQCB for Certification or Water Discharge Requirement and CDFG regulations under Section 1601-1603. In addition, in consultation with the appropriate state and federal regulatory agencies, mitigation measures that take into consideration potential impacts on water quality beneficial uses will be required at the project level pursuant to CEQA, and the above mentioned regulations to minimize the impacts of development.

Response to Comment 10- 11: Refer to Response to Comment 11-9, 11-10 and 11-12.

Response to Comment 10- 12: Section 4C.1 of the Draft EIR discusses the potential for wildlife corridors in the City (DEIR p. 100). It identifies that the only substantial area of open space in the City exists in the southeast corner (Blue Mountain), which connects to other mountains to the south and southwest. The southwest portion of the City is proposed to be designated as Hillside Open Space as shown on Exhibit 2-2, Proposed Land Use Map included in the Draft EIR (DEIR p. 29). Chapter 4H Land Use and Planning, states that *“Properties designated Open Space are those that should not be developed as urban land uses due to the presence of environmental resources, environmental constraints or scenic resources. These properties primarily are located along the western and northern slopes of Blue Mountain. Properties designated as 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 Open Space designation”*. (DEIR p. 164)

The Draft EIR identifies several policies proposed in the General Plan Open Space and Conservation Element that call for the protection and conservation of natural resources, as identified in Response to Comment 10-9 (DEIR pp.101-103). Through adherence to the regulatory scheme and implementation of the proposed General Plan policies discussed in the Draft EIR, potential impacts to wildlife movement and associated habitats are adequately addressed and no further analysis is warranted

However, for information purposes, and as shown in Chapter 3 of the Final EIR, the following revisions will be incorporated into the EIR:

Draft EIR p. 100, second paragraph under Wildlife Corridors:

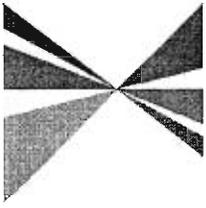
Drainages generally serve as movement corridors because wildlife can move easily through these areas, and fresh water is available. To avoid impeding wildlife movement, roadways or pipelines should be carried over drainages by bridges or wide, “soft-bottomed arched culvert systems.” Corridors also offer wildlife unobstructed terrain to forage in and for the dispersal of young individuals. Movement corridors are particularly important to larger terrestrial species, such as mountain lions (*Felis concolor*), coyotes (*Canis latrans*), bobcats (*Lynx rufus*), and mule deer (*Odocoileus hemionus*) due to the protective cover afforded by dense vegetation.

Draft EIR p. 100, third paragraph under Wildlife Corridors:

The only substantial area of open space in the City exists in the southeast corner. Blue Mountain connects to Sugarloaf Mountain in the southwest, Cassina Springs is south of Grand

Terrace, and to Reche Canyons and San Timoteo Canyons in a southeast direction. The San Timoteo Canyons do connect to the San Bernardino Mountains through the City of Yucaipa. Therefore, this open space does exist as a wildlife corridor. The restoration of habitat and facilitation of wildlife movement through riparian corridors should be conserved. A few small patches of old agricultural fields exist in the City as well, but they exist as isolated patches without connectivity to any large areas of open space

SOUTHERN CALIFORNIA



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March 5, 2010

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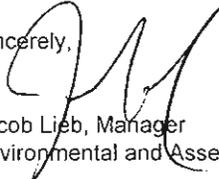
RE: SCAG Comments on the Draft Environmental Impact Report for the City of Grand Terrace General Plan Update and Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project [SCAG No. I20100034]

Dear Ms. Powers,

Thank you for submitting the **Draft Environmental Impact Report for the City of Grand Terrace General Plan Update and Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project [SCAG No. I20100034]** to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project is a comprehensive update of the 1988 City of Grand Terrace General Plan and includes updates to the following General Plan Elements: Land Use, Circulation, Open Space and Conservation, Public Health and Safety, Noise, Public Services and Facilities, Housing, and Sustainable Development.

We have evaluated this project based on the policies of SCAG's Regional Transportation Plan (RTP) and Compass Growth Vision (CGV) that may be applicable to your project. The RTP and CGV can be found on the SCAG web site at: <http://scag.ca.gov/igr>. The attached detailed comments are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP to aid with demonstrating consistency with regional plans and policies. Please send a copy of the Final Environmental Impact Report (FEIR) ONLY to SCAG's main office in Los Angeles for our review. If you have any questions regarding the attached comments, please contact Bernard Lee at (213) 236-1895. Thank you.

Sincerely,

Jacob Lieb, Manager
Environmental and Assessment Services

11-1

DOCS# 155887

**COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE CITY OF GRAND TERRACE GENERAL PLAN UPDATE AND
AMENDMENT NO. 6 TO THE REDEVELOPMENT PLAN
[SCAG NO. I20100034]**

PROJECT LOCATION

The City of Grand Terrace, incorporated on November 30, 1978, is located in the San Bernardino Valley within San Bernardino County approximately 58 miles east of Los Angeles. The City occupies approximately 3.6 square miles within a wide alluvial plain overlooking the Santa Ana River. The City is located in the San Bernardino Valley in the southwestern part of San Bernardino County and lies within two mountain ridges: Blue Mountain to the east and the La Loma Hills to the west. The City's terrain is diverse, ranging in elevation from a low of 920 feet above sea level to a high of 2,428 feet (Blue Mountain). Major land uses in the City include residential, commercial, industrial, governmental, agricultural, open space, and undeveloped. Although much of the City is urbanized, some areas of natural terrain remain. The City's Sphere of Influence encompasses current City limits.

Shortly after incorporation, on September 27, 1979 the City Council adopted the Redevelopment Plan for the Grand Terrace Community Redevelopment Project via Ordinance No.25. In accordance with California Community Redevelopment Law (CCRL; California Health and Safety Code Section 33000, et seq.), it provides the Redevelopment Agency of the City of Grand Terrace with powers, duties and obligations to implement a program for the redevelopment, rehabilitation, and revitalization of areas within the Plan boundaries. The Redevelopment Plan initially consisted of 640 acres, and in 1981 the Redevelopment Plan was amended to add the remainder of the City limits within the Project Area. As such, the entire City is within the Redevelopment Project Area. In total, the Redevelopment Plan has undergone five amendments in the years of 1980, 1981, 1999, 2002 and 2004, respectively, and which are described in the Project Summary of this DEIR.

PROJECT DESCRIPTION

The City of Grand Terrace General Plan serves as the City vision and blueprint for future land development and planning within City limits. The General Plan is used by public and private decision makers as a guide in decisions, including redevelopment projects, regarding land use and development throughout the City. Scope and content of the General Plan must comply with all provisions of State planning law. The General Plan Update 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: land use, circulation, housing, noise, safety, conservation, and open space. Additional elements may be added at the desire of an individual jurisdiction.

The following list represents the project objectives, for both the General Plan Update and the Redevelopment Plan Amendment No. 6.

General Plan Update

- Update the General Plan to comport more closely with the format articulated in the Office of Planning and Research 2003 General Plan Guidelines.
- Update General Plan goals to better reflect the relationship between the General Plan and the citizens of Grand Terrace.
- Provide a basis for informative policy decisions when considering development associated with implementation of the General Plan.
- Guide future physical development in the City and provide for a high-quality visual image of the City.
- Update City environmental baseline (i.e., existing) conditions to the year 2007/2008.
- Update the General Plan Land Use Element and attendant Land Use Plan to facilitate greater

diversity in future development options for vacant and/or underutilized parcels remaining in the City.

- Establish new Hillside Low Density Residential and Mixed-Use districts.
- Update City General Plan elements to establish consistency with the updated Land Use Element.
- Accommodate growth on undeveloped and underdeveloped properties within the City.
- Accommodate future demand to the City street system and infrastructure.
- Promote new commercial development that will capitalize on City proximity to major transportation corridors.
- Maintain and continue to develop Grand Terrace's established commercial areas.
- Continue to promote development of quality housing for all segments of the population and households with special needs.
- Ensure 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 manmade 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, housing, and maintenance of a healthy diversified economy.

Amendment to the Redevelopment Plan

- Enact modifications to the City Redevelopment Plan to maximize the Redevelopment Agency's financial ability to implement the Redevelopment Plan.
- Update Redevelopment Plan land use descriptions to make the descriptions consistent with language that directly refers to adopted General Plan, zoning, and other local land use policies.

CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN

Regional Growth Forecasts

The Draft Environmental Impact Report (DEIR) should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion, and city are as follows:

Adopted SCAG Regionwide Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

Adopted SANBAG Subregion Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	2,182,049	2,385,761	2,582,773	2,773,938	2,957,754	3,133,797
Households	637,252	718,601	787,138	852,994	914,575	972,565
Employment	810,232	897,493	965,781	1,045,471	1,134,964	1,254,752

Adopted City of Grand Terrace Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	12,927	13,406	13,802	14,187	14,557	14,911
Households	4,432	4,658	4,837	5,010	5,171	5,323
Employment	3,517	3,959	4,288	4,674	5,114	5,866

1. The 2008 RTP growth forecast at the regional, subregional, and city level was adopted by the Regional Council in May 2008.

SCAG Staff Comments:

The proposed project accounts for SCAG Growth Forecasts in Table 4J-12 on page 209.

11-2

The **2008 Regional Transportation Plan (RTP)** also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals:

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7** *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

SCAG Staff Comments:

SCAG staff finds that the proposed project generally meets consistency with RTP G1, G4 and G6 and cannot determine consistency with RTP G5. RTP G2, G3, and G7 are not applicable to this project since it is not a transportation project.

11-3

The proposed project generally meets consistency with RTP G1. Mobility pertains to the speed at which one may travel and the delay, or difference between the actual travel time and travel time that would be experienced if a person traveled at the legal speed limit. Per page 271, "with the incorporation of the recommendations of the Traffic Study as discussed above, all roadway segments under City of Grand Terrace jurisdiction would operate at an acceptable LOS." However, segments along Interstate 215 would operate at an unacceptable LOS F. Accessibility measures how well the transportation system provides people access to opportunities, such as jobs, education, shopping, recreation, and medical care. The proposed project offers regional auto access via Interstate 215 and local access Cadena Drive, Barton Road, and Mount Vernon Avenue.

11-4

With regard to RTP G4, the proposed project generally meets consistency. Productivity is a system efficiency measure that reflects the degree to which the transportation system performs during peak demand conditions. As indicated previously, the proposed project would operate at acceptable levels of service on analyzed roadway segments under the City's jurisdiction.

11-5

SCAG staff cannot determine consistency with RTP G5. As indicated on Table 4B-7 (Projected Emissions Associated With General Plan Buildout), the proposed project exceeds SCAQMD thresholds for all criteria pollutants and would continue to exceed thresholds after mitigation measures

11-6

have been applied.

With regard to RTP G6, the proposed project generally meets consistency. The Land Use chapter (4H) describes Circulation Element policies and goals which aim to plan land uses that are complementary to transportation infrastructure.

11-7

GROWTH VISIONING

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve mobility for all residents.

- GV P1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3** *Encourage transit-oriented development.*
- GV P1.4** *Promote a variety of travel choices*

SCAG Staff Comments:

The proposed project generally meets consistency with Principle 1.

11-8

The proposed project generally meets consistency with GV P1.1. As mentioned previously, the EIR mentions Circulation Element policies and goals which aim to plan land uses that are complementary to transportation infrastructure. In addition, per page 285, a portion of the city is located within a Compass 2% Strategy Area.

11-9

With regard to GV P1.2, the proposed project partially meets consistency. The DEIR references a Mixed-Use designation that would be added as a land use.

11-10

The proposed project generally meets consistency with GV P1.3. One of the Circulation Element policies described on page 172 discusses an encouragement of transit-oriented development.

11-11

With regard to GV P1.4, the proposed project generally meets consistency. In addition to auto and one bus route, the project provides provisions for pedestrians and bicyclists.

11-12

Principle 2: Foster livability in all communities.

- GV P2.1** *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2** *Promote developments, which provide a mix of uses.*
- GV P2.3** *Promote "people scaled," walkable communities.*
- GV P2.4** *Support the preservation of stable, single-family neighborhoods.*

SCAG Staff Comments:

The proposed project generally meets consistency with Principle 2.

11-13

The proposed project meets consistency with GV P2.1. Some Housing Element policies, listed under Goal 8.1 on page 204 discuss the promotion of infill development.

11-14

With regard to GV P2.2, the proposed project meets at least partial consistency as a new Mixed-Use zoning designation is planned.

11-15

The proposed project meets consistency with GV P2.3. Several General Plan policies referenced in the Land Use chapter discuss creating better pedestrian environments.

11-16

With regard to GV P2.4, the proposed project meets consistency. Land Use Element Goal 2.2, referenced in the Population and Housing chapter, seeks to preserve and enhance the quality of the City's residential neighborhoods.

11-17

Principle 3: Enable prosperity for all people.

- GV P3.1 *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2 *Support educational opportunities that promote balanced growth.*
- GV P3.3 *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 *Encourage civic engagement.*

SCAG Staff Comments:

The proposed project is consistent with Principle 3, in cases where the DEIR provides enough information to assess. GV P3.2, P3.3, and P3.5 cannot be determined based on content in the DEIR.

11-18

With regard to GV P3.1, SCAG staff finds that the project meets consistency. Housing Element Goal 8.2 discusses availability of housing for all income groups.

11-19

The proposed project meets consistency with GV P3.4. Land Use Element Goal 2.1 discusses balanced growth with a wide range of employment and housing opportunities.

11-20

Principle 4: Promote sustainability for future generations.

- GV P4.1 *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2 *Focus development in urban centers and existing cities.*
- GV P4.3 *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 *Utilize "green" development techniques*

SCAG Staff Comments:

SCAG staff finds that the project is consistent with Principle 4.

11-21

The proposed project meets consistency with GV P4.1. Open Space and Conservation Goal 4.1 discusses the creation/preservation of open space.

11-22

With regard to GV P4.2, the proposed project meets consistency. As mentioned earlier, the project discusses promoting infill development.

11-23

With regard to GV P4.3 and P4.4, the proposed project meets consistency. Sustainable Development Element Goals 9.1, 9.2, 9.3, 9.5, 9.7, and 9.8 support the development of strategies to use resources more efficiently, reduce pollution and waste, and employ green development practices.

11-24

CONCLUSION

Where applicable, the proposed project partially meets consistency with SCAG Regional Transportation Plan Goals and generally meets consistency with Compass Growth Visioning Principles.

11-25

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. We recommend that you review the SCAG List of Mitigation Measures for additional guidance, and encourage you to follow them, where applicable to your project. The SCAG List of Mitigation Measures may be found here:
http://www.scaq.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf

11-26

When a project is of statewide, regional, or areawide significance, transportation information generated by a required monitoring or reporting program shall be submitted to SCAG as such information becomes reasonably available, in accordance with CEQA, Public Resource Code Section 21018.7, and CEQA Guidelines Section 15097 (g).

11-27

RESPONSE TO COMMENT LETTER 11

Mr. Jacob Lieb, Manager, Environmental and Assessment Services, Southern California Association of Governments dated March 12, 2010

RESPONSE TO COMMENT LETTER 11

Mr. Jacob Lieb, Manager, Southern California Association of Governments dated March 5, 2010, received on March 11, 2010

Response to Comment 11- 1: Comment noted. No response is required.

Response to Comment 11- 2: Comment noted. No response is required.

Response to Comment 11- 3: Comment noted. Response provided in Response to Comment 11-4, 11-5, 11-6, and 11-7.

Response to Comment 11- 4: As noted in the Draft EIR, “with the incorporation of the recommendations of the Traffic Study as discussed above, all roadway segments under City of Grand Terrace jurisdiction would operate at an acceptable LOS” (DEIR p. 227). As noted by the Commenter, segments along the I-215 Freeway would operate at LOS F.

The I-215 Freeway is not under the jurisdiction of the City of Grand Terrace and the City does not have control over Freeway improvements. However, as also noted in the Draft EIR the proposed General Plan contains Policy 3.1.4 to coordinate with regional and local agencies in transportation planning and programming on various studies relating to transportation planning, construction and improvement (DEIR p. 252). Actions 3.1.4 b and c contained in the Draft General Plan (p. III-21) further implement Policy 3.1.4 by stating that 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 and that the City shall seek alternative funding sources to supplement Measure I funding for the expansion of the Barton Road interchange. Therefore, the Project is consistent with RTP G1 of the 2008 Regional Transportation Plan, and no additional analysis is warranted in the Draft EIR.

Response to Comment 11- 5: Refer to Response to Comment 11-4. Additionally, as noted in the Draft EIR, the General Plan also contains Goal 3.1 to provide a comprehensive transportation system that provides for the current and long-term efficient movement of people and goods within and through the City, and Policy 3.1.2 to establish an arterial street system that provides for the collection of local traffic and provide for the efficient movement of people and goods through the City. (DEIR p. 252) The Draft General Plan also contains Action 3.1.2.c (p. III-20), which implements Policy 3.1.2 which requires new development projects to expand or improve the circulation system as needed to mitigate impacts resulting from the proposed project. (DEIR p. 252) Thus, the Project is consistent with RTP G4, further evaluation in the Draft EIR is not required.

Response to Comment 11- 6: As noted in the Draft EIR, future growth in accordance with the proposed General Plan Update would exceed the daily SCAQMD thresholds for ROG, NO_x, CO, PM₁₀, and PM_{2.5} (DEIR p. 79). The Draft EIR cites several General Plan goals, policies and actions that lessen air quality impacts (DEIR pp. 68-71) and recommends the incorporation of Mitigation Measures 4MB-1 and 4MB-2 to reduce air quality impacts (DEIR p. 79-80). However,

as stated in the Draft EIR these air quality impacts remain significant and unavoidable, and pursuant to Section 15093 of the State CEQA Guidelines, the City intends to adopt a statement of overriding considerations, citing the social, economic, and environmental benefits of the Project.

Although the Project creates a significant unavoidable air quality impact related to emissions generated over the buildout of the General Plan, the Draft EIR also identifies several goals, policies and actions that are included in the proposed General Plan to reduce air quality emissions, which are consistent with RTG G5. These include goals, policies and actions in the proposed Land Use Element related to mixed uses (Policy 2.1.6) and energy efficiency (Policy 2.5.3); Circulation Element related to an efficient and safe roadway and bike system bikeway system, alternative modes of transportation, reduction of vehicle miles traveled (Goals 3.1, 3.4 and 3.5, Policies 3.4.2, 3.4.4, 3.5.1, 3.5.6, and 3.5.7); Open Space and Conservation relating to bike trails, reduction in vehicles trips in mixed use, recycling and air quality planning (Goal 4.6 4.7, Policies 4.1.4, 4.4.4, 4, 4.7.1 through 4.7.7 and associated implementing Actions); and in the Sustainable Development Element relating to the reduction in energy use, and green building design (Goal 9.1, Policies 9.1.1, 9.1.2, and implementing Actions) reduction in the generation of waste (Goal 9.2, Policies 9.2.1, 9.2.2, 9.2.3 and implementing Actions), sustainable development in good urban design practices including green building practices (Goal 9.3, Policies 9.3.1, 9.3.2 and implementing Actions), reduction in vehicle miles traveled (Goal 9.5, Policies 9.5.1, 9.5.2, 9.5.3 and implementing Actions), and city actions to lead by example in green building practices, and energy and resource conservation (Goal 9.8, Policies 9.8.1, 9.8.2 and associated implementing Actions). (DEIR pp. 68-71, and Appendix C)

The goals, actions and policies identified above are also consistent with several SCAG List of Mitigation Measures extracted from the RTP. These would include MM-AQ.2 because Policy 4.7.6 requires the City to implement policies and procedures to reduce construction related emissions including enforcement of SCAQMD Rule 403; and MM-AQ.16, MM-EN.6, and MM-EN-24, because Policies 2.5.3, 9.1.2, 9.8.1, 9.8.2, 4.6.3 encourage the incorporation of green building practices, including Policy 9.2.2 to require recycling of construction wastes, and Policies 9.3.1 and 9.3.2 incorporating shade trees into project design.

Therefore, the Project is consistent with RTP G5, and no further analysis is warranted in the Draft EIR.

Response to Comment 11- 7: In addition to the Circulation Element goals and policies contained in the Draft EIR (DEIR pp. 170-171) and referenced by the Commenter, the discussion in the Land Use chapter also listed Policy 4.7.3 to 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 and Action 9.3.1 b. to 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 (DEIR pp. 173-174), which demonstrate consistency with RTP G6, and no further environmental analysis is necessitated.

Response to Comment 11- 8: Refer to Response to Comment 11-9 through 11-12, which demonstrate consistency with Principle 1 of the Compass Growth Visioning.

Response to Comment 11- 9: Refer to Response to Comment 11-7.

Response to Comment 11-10: In addition to the new Mixed Use designation cited in the Draft EIR (DEIR p. 170) and referenced by the Commenter, Policy 3.5.6 to encourage Transit Oriented development to provide housing that is in close proximity to designated public transit facilities and routes, Policy 8.1.9 to amend the Barton Road Specific Plan to promote a village atmosphere in the downtown that will encourage a mix of residential and commercial activity, and Policy 9.5.2 to encourage the creation of local jobs designed to reduce commuter mileage and fuel consumption further demonstrate consistency with GV P1.2. (DEIR pp. 172 -174) Further analysis in the Draft EIR is not warranted.

Response to Comment 11-11: In addition to Policy 3.5.6 included in the Draft EIR (DEIR p. 172) and referenced by the Commenter, the Project further demonstrates consistency with GV P1.3 through Policy 3.5.3 which encourages and facilitates pedestrian movement by creating environments that are conducive to walking and maintaining a "human scale" of development, Policy 3.5.5 which states that the City will 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, and Policy 3.5.7 which states that the City will 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. (DEIR pp. 172 and 253) Therefore, further evaluation in the Draft EIR is not required.

Response to Comment 11-12: The General Plan contains several policies promoting a variety of travel choices consistent with GV P1.4. As stated by the Commenter, there are many provisions for pedestrians and bicyclists in the Draft EIR. However, as stated in the Draft EIR there are several policies in the proposed General Plan that promote alternative transportation modes, and possible mechanisms. For instance, Policy 3.5.1 promotes measures that reduce reliance on single occupant vehicle usage by addressing development standards, land use patterns, employer based ride share programs and bicycle/pedestrian facilities in the Traffic Control Measures ordinance, Policies 3.5.2 and 3.5.4 to work closely with local and regional transit agencies and participate in programs, Policy 9.5.1 to encourage alternative transportation modes, including mass transit, ride sharing, bicycles, and pedestrian transportation, and Policy 4.7.5 to encourage employers to develop and implement trip reduction plans including alternate work schedules, rideshare programs, telecommuting, and employee education programs. Therefore, the Project demonstrates consistency with GV P1.4 (DEIR pp.252-253, 91), and no further analysis is required.

Response to Comment 11-13: Refer to Response to Comment 11-15, which demonstrates consistency with Principal 2 of the Compass Growth Visioning.

Response to Comment 11-14: Commented noted. No response necessary.

Response to Comment 11-15: In addition to the new Mixed Use designation cited in the Draft EIR (DEIR p. 170) and referenced by the Commenter, the Project is consistent with GV P2.2 as demonstrated through implementation of Policy 2.1.6 to encourage mixed development that demonstrates superior use of land, efficient utilization of public facilities, and more effective conservation of natural resources, Policy 8.1.9 to 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 8.2.10 to promote mixed use development that includes provisions for affordable and Action 9.3.1 b to 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. (DEIR pp. 174, 205-206, and Appendix C) Therefore, further evaluation in the Draft EIR is not warranted.

Response to Comment 11-16: Commented noted. No response necessary.

Response to Comment 11-17: Commented noted. No response necessary.

Response to Comment 11-18: The Draft EIR demonstrates that the Project is consistent with GV P3.2. In addition to goals and policies related to Schools and Library services discussed in the Public Services Chapter of the Draft EIR (DEIR pp. 180-182), there are several proposed General Plan policies and programs that support educational opportunities that promote balanced growth, as follows:

Conservation: Policy 7.2.3 and Action 9.71.b to promote water conservation and public education programs to reduce water conservation; Policy 4.7.4 to promote public education programs regarding air quality programs and practices; Policy 7.4.3 to implement effective recycling programs to reduce waste, including Action 7.4.3.a and Action 9.2.1.b (Draft General Plan Appendix A) to coordinate recycling public education programs with the City's waste hauler and to use the City's website to provide education and provide educational materials that inform residents of the full range of recycling techniques that are available; and Action 9.1.1.a to make public education materials on energy conservation available to the public. (DEIR pp. 71, 153, and 174)

Safety: Policy 7.5.2 and 7.6.3 to maintain and expand existing prevention and public education programs regarding crime and fire prevention, Policy 5.4.3 to provide public information regarding the property transportation, storage and disposal of hazardous materials, and Policy 5.5.3 to provide public information materials to minimize damage and facilitate recovery from natural disasters. (DEIR pp. 136-137)

The Project is consistent with GV P3.3 to ensure environmental justice regardless of race, ethnicity or income class. Section 4J.1 of Chapter 4J Population and Housing provides the Environmental Setting (DEIR pp. 197-203) for the City of Grand Terrace, using this information the distribution of race/ethnicity and income classes can be determined.

Table 4J-3 Racial/Ethnic Composition of the City of Grand Terrace and County of San Bernardino shows the racial and ethnic composition of the City based on the 2000 U. S. Census (DEIR pp. 198-199). The City is primarily Caucasian (74%). Twenty-five percent of the population is Hispanic and only five percent of the population is Black or African American. According to Exhibit 1-4 Census Tract of the Draft General Plan, the City is made up of five U. S. Census Tracts: 0040.00, 0071.02, 0071.04, 0071.06, and 0071.07. Review of the 2000 U. S. Census data mapping for the statistics shown on Table 4J-3 shows that the majority of the Hispanic and African American population is located in Census Tract 0071.07, which is located at the northwest (west of the I-215) portion of the City, with the next lower concentration within Census Tract 0071.02 located west of Mount Vernon Avenue on the north side of Barton Road.

Table 4J-4 Age of Population of the City of Grand Terrace and County of San Bernardino (DEIR pp. 199-200) gives the breakdown of the City's population according to age based on the 2000 U. S. Census. The U. S. 2000 Census mapping of the population shown on Table 4J-4 shows that the majority of the City's population age 65 and older resides within Census Tract 0071.04 located on the west of Mount Vernon Avenue on the south side of Barton Road.

Table 4J-10 Household Income in Grand Terrace (DEIR p. 203) gives a breakdown of the household incomes for the City. The 2000 U. S. Census data for these statistics shows that 107 families (3.7%) of the City's population live below the U. S. poverty level, which equates to 693 persons (6.3%). The U. S. 2000 Census mapping for this population shows that the majority of the City's population living below the poverty level resides within Census Tract 0071.07, with the next lower concentration within Census Tract 0071.02.

The Draft EIR and Draft General Plan contain policies and actions that demonstrate consistency with GV P3.3 to ensure environmental justice regardless of race, ethnicity or income class, for the classes identified above, as follows:

Goal 2.2 calls for the preservation and enhancement of the quality and character of the City's residential neighborhoods. Policy 2.3.5 require the incorporation of measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas, such as increased setbacks, walls, berms, and landscaping, and Policy 2.4.4 calls for buffering to prevent potential land use incompatibilities between industrial areas and other areas, such as increased setbacks, walls, berms, and landscaping. These policies will ensure that incompatibility issues within these Census Tracts and any future non-residential uses are properly reviewed. (DEIR pp. 134-135, 204)

Policy 4.1.2 calls for the City to evaluate the siting of a public park site within that portion of the City lying westerly of I-215(DEIR p. 214). As noted above, that portion of the City west of the I-215 has a higher percentage lower income classes and minority population than the rest of the City.

Goals 2.3 and 2.4 promote retail, commercial and attractive industrial land uses that generate employment opportunities. Goal 8.2 promotes and encourages 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, and Policy 9.5.2 encourages the creation of creation of local jobs designed to reduce commuter mileage and fuel consumption. The goals and policies will serve to increase local jobs; thereby improving the City's job housing balance. (DEIR pp. 134, 174, 205)

The statistical information noted above will be added to the Chapter 4J Population and Housing for informational purposes, as shown in Chapter 3 of the Final EIR. As demonstrated above, the Project is consistent with GV P3.3, and additional environmental analysis is not warranted.

The Project is consistent with GV P3.5 to encourage civic engagement. Section 4F.3 of the Draft EIR discusses the City's Community Emergency Response Team (CERT) program (DEIR p. 141). 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. The City regularly conducts CERT training for those volunteers that wish to become CERT certified, and monthly meetings are held.

Also, to promote disaster recovery activities, Policy 5.5.2 calls for the City to establish a working relationship with local amateur radio clubs and secure their voluntary participation in disaster recovery. Action 6.3.8b encourages citizen participation and City involvement on committees that could influence future aircraft and rail activities in Riverside and San Bernardino Counties. Policies (4.1.6, 4.1.11, 4.1.12) identified in Chapter 4L Recreation speak to the City working with

public and private entities to coordinate trail planning and development, utilize “Adopt a Park” where private groups and organizations can support the procurement of recreational equipment and park maintenance, and to work with Friends of Blue Mountain to develop the Grand Terrace Wilderness Park. ((DEIR pp. 137, 141, 182, and 222-223).

Therefore the Project is consistent with GV P3.2, GV P3.3 and GV P3.5, and further analysis in the Draft EIR is not necessitated.

Response to Comment 11-19: Commented noted. No response necessary.

Response to Comment 11-20: Commented noted. No response necessary.

Response to Comment 11-21: Commented noted. No response necessary.

Response to Comment 11-22: Commented noted. No response necessary.

Response to Comment 11-23: Commented noted. No response necessary.

Response to Comment 11-24: Commented noted. No response necessary.

Response to Comment 11-25: Refer to Response to Comment 11-3 through 11-13, 11-15, and 11-18. Responses to these comments demonstrate that the Project is consistent with the 2008 RTP Goals, and Compass Growth Visioning Principles, and further evaluation in the Draft EIR is not warranted.

Response to Comment 11-26: Table ES-1 Summary of Environmental Impacts and Mitigation Measures in the Draft EIR (DEIR pp. 5-14) identifies the mitigation measures that have been incorporated into the Project. These mitigation measures promote mitigation measures contained in the SCAG List of Mitigation Measures extracted from the RTP. Mitigation Measures MM4MB-1 and MM4MB-2 relating to transportation management techniques promote RTP MM-AQ.5 (V); Mitigation Measures MM4MB-3 relating to water conservation is in keeping with RTP MM-W.36; Mitigation Measure MM4I-1 promotes RTP MM-NO.1 to comply with all local sound control and noise level rules, regulations, and ordinances; Mitigation Measure MM4I-2 promotes RTP MM-NO 14 to require noise studies when appropriate; and Mitigation Measures MM4M-1 and MM4M-2 promote RTP MM-PS.1 because the City will coordinate design of the railroad crossing with Union Pacific Railroad Company and the Public Utilities Commission to ensure compliance with state criteria.

Response to Comment 11-27: Applicable monitoring and reporting of transportation mitigation measures contained noted in the Draft EIR will be submitted to SCAG in compliance with Public Resource Code Section 21018.7 and CEQA Guidelines Section 15097(g).

CHAPTER 3 – REVISIONS TO THE DRAFT EIR

3.1 REVISIONS

This section contains a set of revisions and modifications to the Draft EIR dated January 2010. The revisions identified in this section are the result of staff review and/or responses to public comments, and are meant to provide clarification or amplification of the issues identified subsequent to the distribution of the Draft EIR for public review. Minor typographical edits that do not alter the analysis presented in the Draft EIR are not included in this section. The revisions cited in this section were found by the City not to be significant, pursuant to CEQA Guidelines Section 15088.5; therefore, the recirculation of the Draft EIR is not warranted.

Headings describing the location of changes in the Draft EIR are identified in **bold text** (e.g., **Chapter 4J, Regulatory Setting, page 125, paragraph 2**). Below each entry, are the revisions made to the Draft EIR. Additions of text are noted with double-underline (new text), whereas deletions are shown as strikeout text (~~old text~~).

Where appropriate, a discussion (*in italicized text*) is provided following each revision detailing why recirculation of the document is not warranted.

Chapter 4C Biological Resources, Section 4.C.1 Environmental Setting, Wildlife Corridors, Page 100, the second paragraph is revised as follows:

Drainages generally serve as movement corridors because wildlife can move easily through these areas, and fresh water is available. To avoid impeding wildlife movement, roadways or pipelines should be carried over drainages by bridges or wide, “soft-bottomed arched culvert systems.” Corridors also offer wildlife unobstructed terrain to forage in and for the dispersal of young individuals. Movement corridors are particularly important to larger terrestrial species, such as mountain lions (*Felis concolor*), coyotes (*Canis latrans*), bobcats (*Lynx rufus*), and mule deer (*Odocoileus hemionus*) due to the protective cover afforded by dense vegetation.

The inclusion of the above language is informational and amplifies the existing discussion regarding wildlife corridors. The revision does not result in a significant environmental effect necessitating recirculation of the Draft EIR.

Chapter 4C Biological Resources, Section 4.C.1 Environmental Setting, Wildlife Corridors, Page 100, the third paragraph is revised as follows:

The only substantial area of open space in the City exists in the southeast corner. Blue Mountain connects to Sugarloaf Mountain in the southwest, Cassina Springs is south of Grand Terrace, and to Reche Canyons and San Timoteo Canyons in a southeast direction. The San Timoteo Canyons do connect to the San Bernardino Mountains through the City of Yucaipa. Therefore, this open space does exist as a wildlife corridor. The restoration of habitat and facilitation of wildlife movement through riparian corridors should be conserved. A few small patches of old agricultural fields exist in the City as well, but they exist as isolated patches without connectivity to any large areas of open space

The inclusion of the above language is informational and amplifies the existing discussion regarding wildlife corridors. The revision does not result in a significant environmental effect necessitating recirculation of the Draft EIR.

Chapter 4C Biological Resources, Section 4.C.3 Impacts and Mitigation Measures, Impact 4C-2, Pages 105-106, the concluding paragraph is revised as follows:

Riparian communities support species along watercourses or water bodies adaptable to seasonal flooding. Riparian communities that may exist within the City include: Riversidian Alluvial Fan Sage Scrub, Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Riparian Scrub, and Southern Sycamore-Alder Riparian Woodland. Implementation of the proposed General Plan Update could impact existing riparian areas through development and potential recreational uses. However, potential impacts to riparian or other habitat related to development in accordance with the General Plan Update will be mitigated through compliance with USACE regulations under Section 404, the RWQCB for Certification or Water Discharge Requirement and CDFG regulations under Section 1601-1603. In addition, in consultation with the appropriate state and federal regulatory agencies, mitigation measures that take into consideration potential impacts on water quality beneficial uses will be required at the project level pursuant to CEQA, and the above mentioned regulations to minimize the impacts of development.

The inclusion of the above language clarifies information regarding the permitting agencies and amplifies the existing language regarding potential mitigation measures referenced in the original paragraph. The revisions do not constitute new information that results in a significant environmental effect necessitating recirculation of the Draft EIR.

Chapter 4C Biological Resources, Section 4.C.3 Impacts and Mitigation Measures, Impact 4C-3, Page 106, the concluding paragraph is revised as follows:

As described above, potential impacts to riparian or other habitat related to development in accordance with the General Plan Update will be mitigated through compliance with USACE regulations under Section 404, the RWQCB for Certification or Water Discharge Requirements and CDFG regulations under Section 1601-1603. In addition, mitigation measures will be required per CEQA at the project level to minimize the impacts of development. Potential project-specific mitigation measures would take into account potential impacts to surface waters and riparian resources, including ephemeral drainages, and may include through consultation with state and federal agencies, in-kind mitigation that results in no net loss of wetlands, as determined through consultation with the appropriate regulatory agencies.

The inclusion of the above language clarifies information regarding the permitting agencies and amplifies the existing language regarding potential mitigation measures referenced in the original paragraph. The revisions do not constitute new information that results in a significant environmental effect necessitating recirculation of the Draft EIR.

Chapter 4E Geology and Soils, Environmental Setting, Regulatory Setting, Grand Terrace General Plan, Page 120, Action 4.2.8.b is revised as follows:

Action 4.8.2.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. BMPs should utilize low impact development principles.

The revision to Action 4.2.b clarifies information regarding appropriate best management practices and does not result in a significant environmental effect necessitating recirculation of the Draft EIR.

Chapter 4F, Environmental Setting, Regulatory Setting, State and Federal Laws, Hazardous Waste Storage and Leakage Sites, Page 133, the first paragraph is revised as follows:

State laws relating to the storage of hazardous materials in underground storage tanks include permitting, monitoring, closure, and cleanup requirements. Regulations set forth construction and monitoring standards, monitoring standards for existing tanks, release reporting requirements, and closure requirements. All new tanks must be double-walled, with an interstitial monitoring device to detect leaks. Soil and groundwater contamination from leaking underground storage tanks must be investigated and corrective action completed to ensure protection of human health, safety and the environment. The San Bernardino County Certified Unified Program Agency (CUPA)-County of San Bernardino Fire Department is the local agency designated to permit and inspect underground storage tanks and to implement related regulations.

The proposed revisions clarify the appropriate name of the regulatory agency. The revisions do not result in significant new information necessitating recirculation of the Draft EIR.

Chapter 4F, Environmental Setting, Regulatory Setting, State and Federal Laws, Hazardous Waste Management, Page 133, the first paragraph is revised as follows:

State law requires planning by businesses to ensure that hazardous materials are properly handled, used, stored, and disposed of and to prevent or mitigate injury to human health or the environment in the event that such materials are accidentally released. State law requires that any business that handles hazardous materials prepare a business plan, which must include details, including floor plans of the facility and business conducted at the site; an inventory of hazardous materials that are handled or stored on-site; an emergency response plan; and, a safety and emergency response training program for new employees with annual refresher courses. Implementation of state laws and regulations regarding hazardous waste management is enforced by San Bernardino County CUPA

The proposed revision clarifies the enforcement agency and does not result in significant new information necessitating recirculation of the Draft EIR.

Chapter 4F, Environmental Setting, Regulatory Setting, Local, Grand Terrace Hazardous Waste Management Plan/San Bernardino County Fire Protection District, Page 134, the first paragraph is revised as follows:

The potential health hazards and environmental damage that may occur from the use of hazardous materials or their accidental release has previously been an issue of concern to the City. In response, the City adopted a City Hazardous Waste Management Plan in accordance to State law that regulates the use and generation of hazardous materials within the City and requires businesses to inventory amounts and types of their hazardous materials. Additionally, the San Bernardino County CUPA Fire Protection District requires that all businesses file a Hazardous Materials Business Plan to identify onsite materials in the event of an emergency.

The proposed revisions clarify the name of the enforcement agency and do not result in significant new information necessitating recirculation of the Draft EIR.

Chapter 4F, Environmental Setting, Regulatory Setting, Local, Grand Terrace Hazardous Waste Management Plan/San Bernardino County Fire Protection District, Page 134, new paragraphs 2 through 4 are added as follows:

The San Bernardino County Fire Protection District, Hazardous Materials Division was granted authority by the California Environmental Protection Agency to become the Certified Unified Program Agency (CUPA) for San Bernardino County. CUPA offices are located at 620 South "E" Street San Bernardino, California 92415 and can be contacted at 909 386-8401.

The CUPA is charged with the responsibility of conducting compliance inspections for over 7000 regulated facilities in San Bernardino County, including the City of Grand Terrace. These facilities handle hazardous material, generate or treat a hazardous waste and/or operate an underground storage tank. As a CUPA, San Bernardino County Fire Department manages six hazardous material and hazardous waste programs. The CUPA program is designed to consolidate, coordinate, and uniformly and consistently administer permits, inspection activities, and enforcement activities throughout San Bernardino County. The six programs are Hazardous Materials Release Response Plans and Inventory (Business Plans), California Accidental Release Program, Underground Storage Tanks, Above Ground Petroleum Storage Act/ Spill Prevention, Control and Countermeasure Plan, Hazardous Waste Generation and Onsite Treatment, and Hazardous Materials Management Plans and Inventory Statement under Uniform Fire Code Article 80.

In the event of an accidental spill, release or discovery of potential hazardous substances or materials, the CUPA is the initial point of contact and local oversight agency to initiate any required investigation and/or remediation. Based on the nature of the incident, CUPA will notify additional agencies, such as the Regional Water Quality Control Board (RWQCB) or the Department of Toxic Substances Control (DTSC).

The inclusion of the above language amplifies the existing discussion under the Local Environmental Setting and does not result in significant new information necessitating recirculation of the Draft EIR.

Chapter 4G Hydrology/Water Quality, Environmental Setting, Regulatory Setting, State and Federal Requirements, Clean Water Act, Page 149, new paragraph 3 is added as follows:

Pursuant to Section 401 of the Clean Water Act, certain projects may require a Clean Water Act Section 401 Water Quality Standards Certification from the Regional Water Quality Control Board for any project that causes materials to be dredged from or filled into waters of the United States, i.e., surface waters or tributaries thereto, where these waters fall under the jurisdiction of the Army Corps of Engineers (ACOE) and a CWA Section 404 permit is required. Where the ACOE determines that a Section 404 permit is not required, the Regional Board may determine that where filling or dredging of isolated water bodies is proposed, a Water Discharge Requirement is necessary for protection of water quality standards of the state.

The inclusion of the above language is informational and amplifies the existing discussion regarding permitting under the Clean Water Act, and does not constitute significant new information that results in a significant environmental effect necessitating recirculation of the Draft EIR.

Chapter 4G Hydrology/Water Quality, Environmental Setting, Regulatory Setting, State and Federal Requirements, National Pollution Discharge Elimination System (NPDES) Stormwater Program, Page 150, new paragraph 4 is added, as follows:

Additionally, the State Water Quality Control Board adopted Resolution No. 68-16 Statement of Policy with Respect to Maintaining High Quality of Waters in California, and subsequently adopted Administrative Procedures Update (APU) 90-004 to provide guidance for the Regional Boards for implementing SWQCB Resolution No. 68-16, and the Federal Antidegradation Policy, as set forth in 40 CFR 131.12, as applied to the NPDES permitting process. Implementation of the General Plan, specifically subsequent development projects, would be reviewed for compliance with state and federal antidegradation policies, as appropriate.

The inclusion of the above language amplifies the existing information regarding the NPDES Program discussed in Chapter 4G Hydrology/Water Quality and does not result in a significant environmental effect necessitating recirculation of the Draft EIR.

Chapter 4G Hydrology/Water Quality, Environmental Setting, Regulatory Setting, State and Federal Requirements, NPDES Phase II, Page 151, new subsection is added as follows:

General Construction Permit for Discharges of Storm Water Associated with Construction Activity.

A General Construction Permit for Discharges of Storm Water Associated with Construction Activity, referred to a Construction General Permit, will be required for individual projects occurring on areas of one acre or more acres, pursuant to Construction General Permit Order 99-08. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of

those BMPs. A Notice of Intent (NOI) must be filed with the SWRCB prior to the initiation of construction activity.

The inclusion of the above language is informational and amplifies the existing discussion regarding the NPDES Program discussed in Chapter 4G Hydrology/Water Quality, and reiterates information provided in Chapter 4E Geology and Soils, Therefore, this revision does not constitute significant new information that results in a significant environmental effect necessitating recirculation of the Draft EIR.

Chapter 4J Population and Housing, 4J.1 Environmental Setting, Population Characteristics, Racial and Ethnic Demography, Page 199, a new paragraph after Table 4J-3 is added as follows:

Review of the 2000 U. S. Census data mapping for the statistics shown on Table 4J-3 shows that the majority of the Hispanic and African American population for the City of Grand Terrace is located in Census Tract 0071.07, which is located at the northwest (west of the I-215) portion of the City, with the next lower concentration within Census Tract 0071.02 located west of Mount Vernon Avenue on the north side of Barton Road.

The inclusion of the above language is informational and amplifies information already contained in the Draft EIR regarding population characteristics. The revision does not constitute new information necessitating recirculation of the Draft EIR.

Chapter 4J Population and Housing, 4J.1 Environmental Setting, Population Characteristics, Age Characteristics, Page 200, a new paragraph after Table 4J-4 is added as follows

The U. S. 2000 Census mapping of this population shown on Table 4J-4 shows that the majority of the City's population age 65 and older resides within Census Tract 0071.04 located west of Mount Vernon Avenue on the south side of Barton Road.

The inclusion of the above language is informational and amplifies the existing discussion contained in the Draft EIR regarding age characteristics. The revision does not constitute new information necessitating recirculation of the Draft EIR.

Chapter 4J Population and Housing, 4J.1 Environmental Setting, Household Income, Page 203, a new paragraph after Table 4J-10 is added as follows

The 2000 U. S. Census data for these statistics shows that 107 families (3.7%) of the City's population live below the U. S. poverty level, which equates to 693 persons (6.3%). The U. S. 2000 Census data mapping for this population shows that the majority of the City's population living below the poverty level resides within Census Tract 0071.07 west of the I-215 Freeway, with the next lower concentration within Census Tract 0071.02 located north of Barton Road, east of the I-215 Freeway.

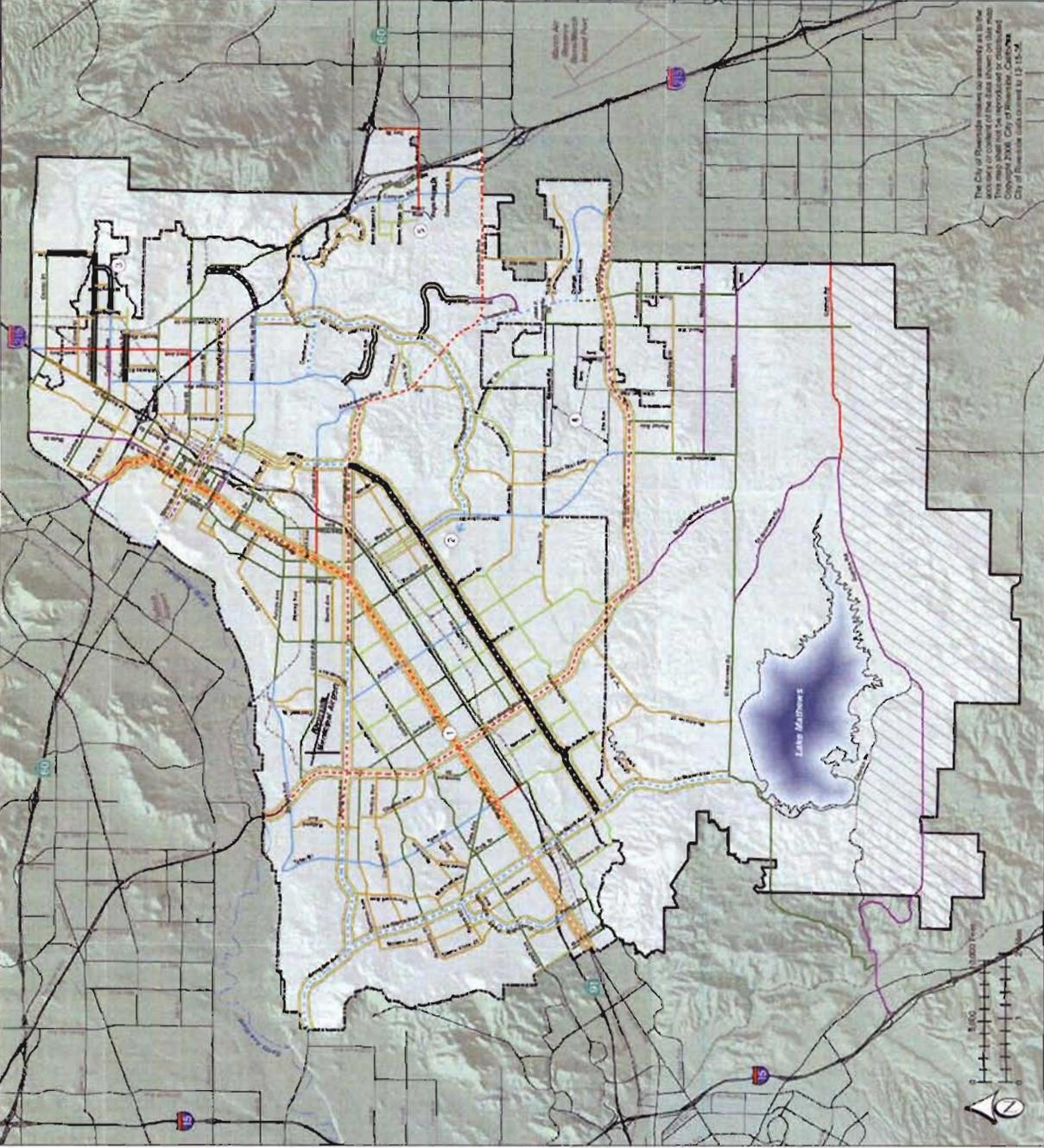
The inclusion of the above language is informational and amplifies information already contained in the Draft EIR regarding household income. The revision does not constitute new information necessitating recirculation of the Draft EIR.

Appendix B is revised to add Appendix B-1, as follows:

Appendix B-1: City of Riverside Master Plan of Roadways

Exhibit 2-M of the City of Grand Terrace General Plan Update Traffic Study incorrectly depicts the roadway width of Iowa Avenue within the limits of the City of Riverside as an Arterial (128' ROW) and as an Urban Arterial (152'-ROW). The correct designations and corresponding right of way widths are depicted on Exhibit 1 of Appendix B-1 City of Riverside Circulation Element Master Plan of Roadways.

The inclusion of Appendix B-1 to correctly reflect the roadway designation of Iowa Street is technical in nature and does result in a significant environmental effect necessitating recirculation of the Draft EIR.



- LEGEND**
- 66 FT LOCAL 2 LANES*
 - 66 FT COLLECTOR 2 LANES
 - 80 FT COLLECTOR 2 LANES
 - 88 FT ARTERIAL 4 LANES
 - 100 FT ARTERIAL 4 LANES
 - 110 FT ARTERIAL 4 LANES
 - 120 FT ARTERIAL 6 LANES
 - 144 FT ARTERIAL 8 LANES
 - SCENIC BOULEVARD
REQUIRES SPECIAL LANDSCAPING.
ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED
 - SPECIAL BOULEVARD
TWO-LANE DIVIDED ROADWAY OF
METRIC DESIGN
 - SPECIAL BOULEVARD
AVAILABLE WITH LANDSCAPING, CONTACT PUBLIC WORKS
FOR DETAIL SEE OBJECTIVE CCM-3 AND POLICES CCM-3*
 - THROUGH CCM-3.5
 - PARKWAYS
FOR INFORMATION ON PARKWAYS SEE
LAND USE ELEMENT
 - CETAP CORRIDOR AREA
CORRIDOR OPTIONS SUBJECT TO SPECIAL STUDY
 - RIVERSIDE CITY BOUNDARY
 - RIVERBANK BOULEVARD (RB) CORRIDOR
 - OF INFLUENCE
- NOTE:**
- LOCAL STREETS ARE NOT SHOWN ON THIS PLAN EXCEPT WHERE NEEDED FOR CLARITY
 - MAGNOLIA AVENUE SHALL BE A SPECIAL BLVD WITH 4 LANES EXCEPT WHERE 8 LANES CURRENTLY EXIST WITH RIGHT-OF-WAY TO BE DETERMINED BY THE MAGNOLIA AVENUE SPECIFIC PLAN
 - OVERLOOK PARKWAY SHALL BE A 2-LANE 110-FOOT ARTERIAL WITH A WIDE MEDIAN PARKWAY THE ALIGNMENT OF OVERLOOK PARKWAY WESTERLY OF WASHINGTON IS NOT YET DETERMINED PENDING PREPARATION OF SPECIFIC PLAN LEVEL STUDY
 - COLUMBIA AVENUE IS SHOWN BY HUNTER BUSINESS PARK SPECIFIC PLAN AS A 134-FOOT ARTERIAL ACTUAL STREET WIDTH, DUE TO RAILROAD OVERCROSSING, WILL BE DETERMINED BY PUBLIC WORKS
 - THESE STREETS SHALL BE 66-FOOT LOCAL ROADWAYS SERVING AS ALTERNATE ROUTES
 - THE STREETS IN SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN VARY IN SIZE SEE THE SPECIFIC PLAN FOR DETAILS
- SOURCE: CITY OF RIVERSIDE

Figure CCM-4
MASTER PLAN
OF ROADWAYS

CHAPTER 4 – MITIGATION MONITORING AND REPORTING PLAN

This document is the Mitigation Monitoring and Reporting Program (“MMRP”) for the City of Grand Terrace General Plan Update and Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts. The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The mitigation measures and/or the performance standards of the mitigation measures identified in the City of Grand Terrace General Plan Update and Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project Draft Program EIR have been structured to be incorporated as policies and/or implementing actions into the General Plan policy document and would be implemented as part of its consideration of subsequent projects within the City. Implementation would consist of determining whether subsequent projects are consistent with the General Plan, utilization of policies and implementing actions as conditions of approval and/or mitigation measures, and City-initiated planning activities as required by specific policies and implementing actions.

According to CEQA Guidelines Section 15097 (b), “Where the project at issue is the adoption of a general plan, specific plan, community plan, or other plan-level document (zoning, ordinance, regulation, or policy), the monitoring plan shall apply to policies and any other portion of the plan that is a mitigation measure or adopted alternative. The monitoring plan may consist of policies included in plan-level documents. The annual report on the general plan status required pursuant to the Government Code is one example of reporting program for adoption of a city or county plan.”

Pursuant to CEQA Guidelines Section 15097(b), the review and reporting on the adopted General Plan policies and action items will occur in conjunction with the preparation and submittal of the annual report on the status of the General Plan that is required by Government Code Section 65400; The City of Grand Terrace will be the primary agency for monitoring the mitigation measure implementation associated with the implementation of the General Plan.

This Mitigation Monitoring and Reporting Plan includes mitigation identified in the Draft EIR and the Revisions to the Draft EIR.

**Mitigation Monitoring and Reporting Plan
Program Environmental Impact Report**

**City of Grand Terrace General Plan Update and Amendment No. 6 to the
Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project**

Mitigation Measure	Mitigation Measure Description	Implementation	Verification
Air Quality			
MM4B-1 (Policy action 4.7.1.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. (This mitigation measure shall be included as Action 4.7.1.b of the Open Space and Conservation Element.)	As part of project review and capital improvement project	
MM4B-2 (Policy action 4.7.1.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. (This mitigation measure shall be included as Action 4.7.1.c of the Open Space and Conservation Element).	As part of the capital improvement project	
MM4B-3 (Policy action 9.7.2.b)	The City shall encourage new construction 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. (This mitigation measure shall be included as Action 9.7.2.b of the Sustainable Development Element.)	As part of project review	
Noise			
MM4I-1 (Policy action 6.2.2.b)	The City shall enforce the General Plan Noise Element Interior Noise Standards presented in Table 4I-2 by requiring submittal of evidence/documentation showing that interior noise levels will not exceed 45 dBA	As a part of project review	
MM4I-2 (Policy action 6.2.7.a)	For Land Use Categories defined in Table 4I-6, 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. If necessary, mitigation shall be required for land uses in compliance with the standards listed in Table 4I-6.	As part of project review	

Mitigation Measure	Mitigation Measure Description	Implementation	Verification
Traffic/Circulation			
MM4M-1 (Policy 3.3.6)	The City shall ensure that the design of Commerce Way at the UPRR line is coordinated with the UPRR Company.	As part of project design	
MM4M-2 (Policy action 3.3.6.a)	The City shall evaluate proposed railroad crossing design options with UPRR Company and the California Public Utility Commission to ensure compliance with all state design criteria.	As part of project design	