



Open Space and Conservation Element





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4.0 OPEN SPACE AND CONSERVATION ELEMENT

4.1 INTRODUCTION

4.1.1 Purpose and Function

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



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

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

4.1.2 Relationship to Other Plans and Programs

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

4.1.3 Relationship to Other Elements

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

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



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

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

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



4.2 EXISTING CONDITIONS

4.2.1 Improved Recreational Resources

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

Table 4.1
Existing Parks and School Sites

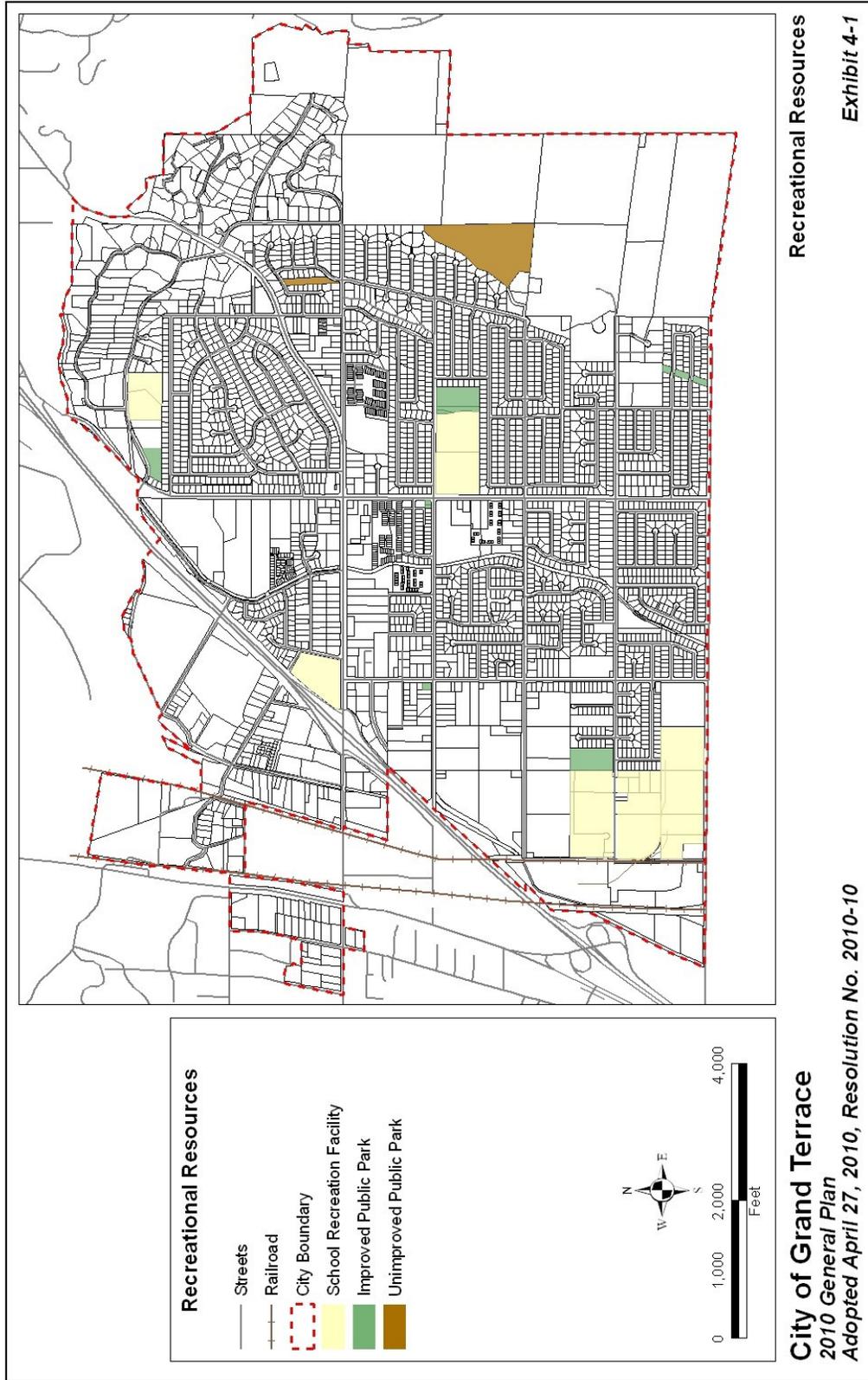
Site	Acres
Richard Rollins Park	5.4 acres
Pico Park	5.0 acres
Susan Petta Park (undeveloped)	2.6 acres
Griffin Park (partially developed)	1.6 acres
T. J. Austyn Park (partially developed)	1.6 acres
Grand Terrace Wilderness Park (undeveloped)	25.0 acres
Park Total	41.2 acres
Terrace Hills Junior High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

4.2.2 Biological Resources

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



Exhibit 4-1 – Recreational Resources





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

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

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

4.2.3 Cultural Resources

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

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



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

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

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

4.2.4 Managed Production of Resources

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

4.2.5 Public Health and Safety

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

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

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





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

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

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

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

4.2.6 Water Resources

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

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

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



Exhibit 4-2 – Geological Hazards

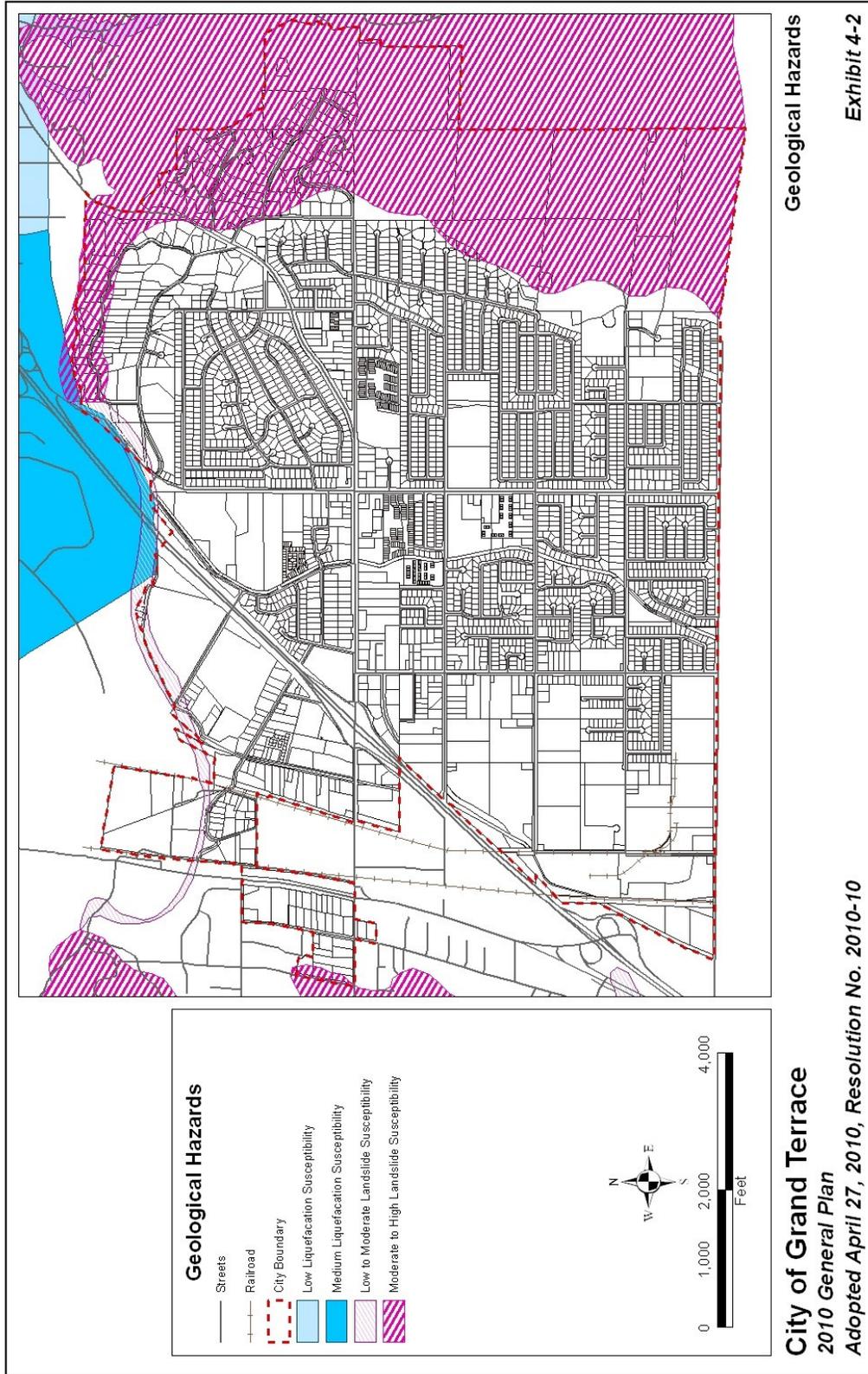




Exhibit 4-3 – Flood Hazards

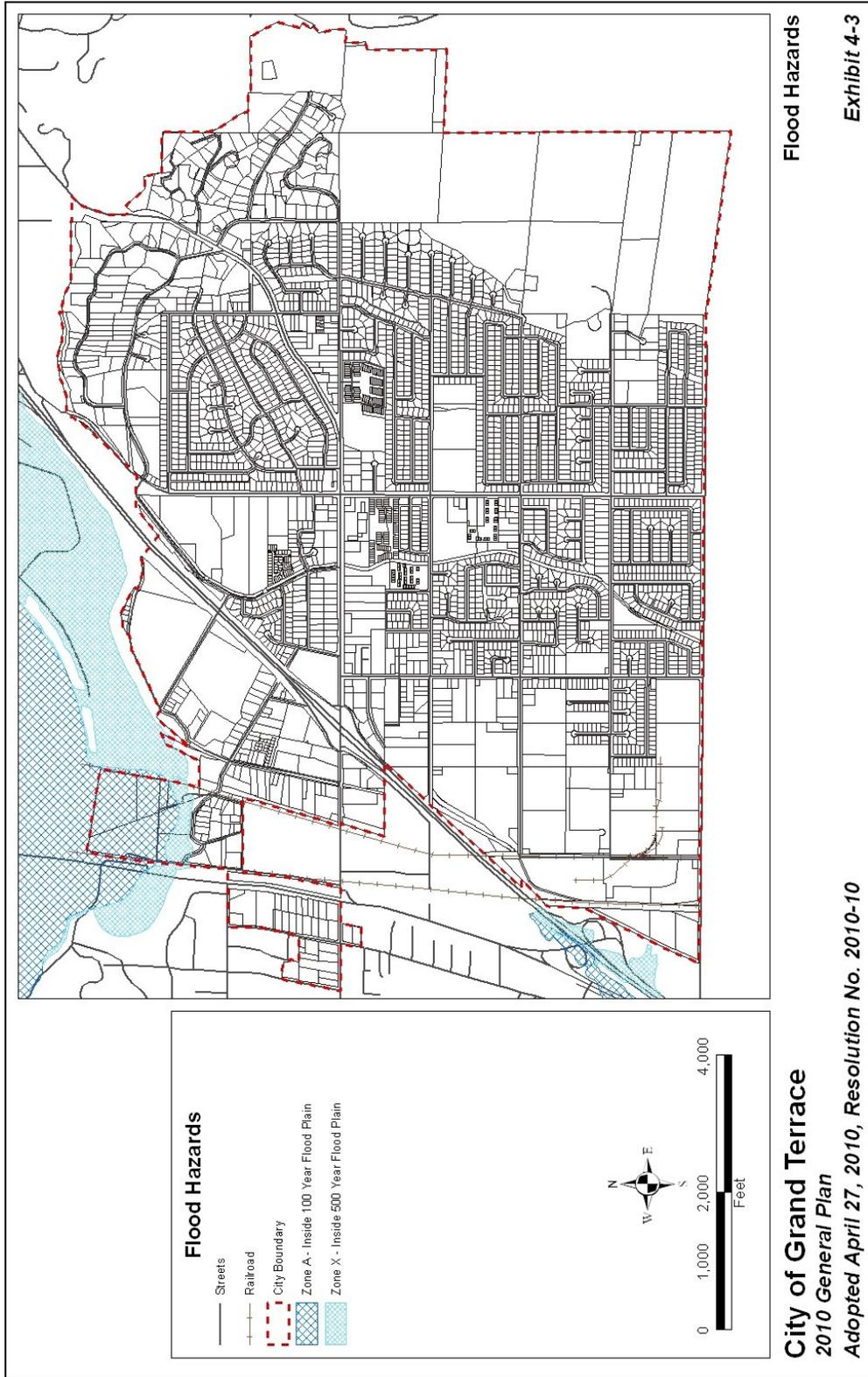
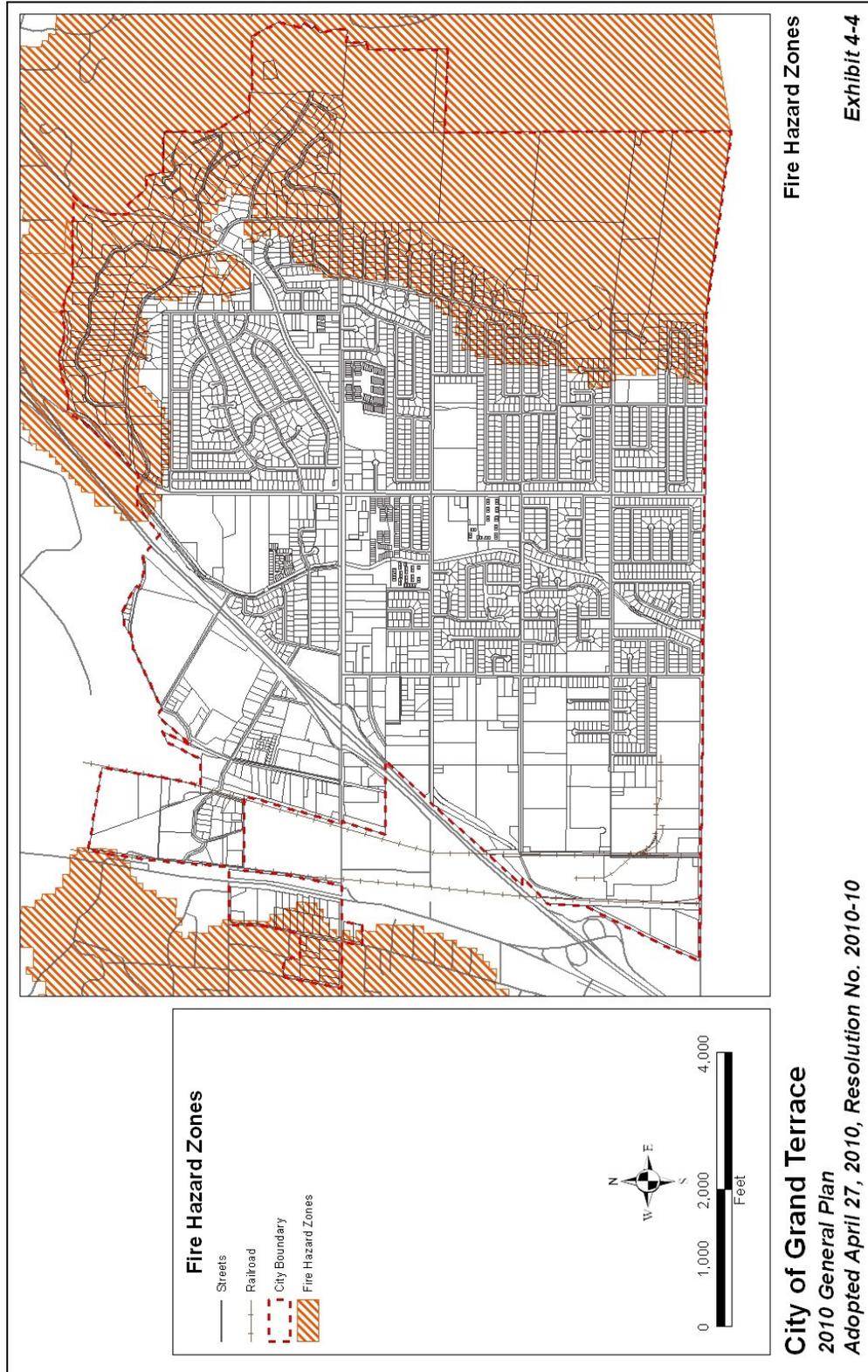




Exhibit 4-4 – Fire Hazard Zones





4.3 FUTURE OPEN SPACE AND CONSERVATION NEEDS

4.3.1 Improved Recreation Facilities

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



This acreage shall be provided through the following means:

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

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

4.3.2 Natural Resources/Public Safety

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

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



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

4.3.3 Water Resources

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

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

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

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

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

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

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



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

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

4.3.4 Energy Conservation

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

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

4.3.5 Air Quality

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

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

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



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

4.4 GOALS AND POLICIES

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Goal 4.4 Provide open space to enhance of community identity.

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

Goal 4.5 Protect and promote the beauty of Blue Mountain.

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



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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

4.5 IMPLEMENTATION PROGRAM

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

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

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

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



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

The following codes are used throughout the Implementation Program table:

Implementation Table Codes

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



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



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



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



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



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



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



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



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



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



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



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



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



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



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