



CITY OF GRAND TERRACE

City Council

AGENDA • July 28, 2026

Council Chambers

Regular Meeting

6:00 PM

Grand Terrace Civic Center • 22795 Barton Road

COMMENTS FROM THE PUBLIC

The public is encouraged to address the City Council on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete a Request to Speak card located at the front entrance and provide it to the City Clerk. Speakers will be called upon by the Mayor at the appropriate time and each person is allowed three (3) minutes speaking time.

Members of the public who wish to participate in the meeting and speak on an agenda item may do so via Zoom or by telephone. Access the meeting using the [Zoom link](#) or dial the telephone number listed below. Participants will be placed in a virtual waiting room and remain muted until it is their turn to speak.

Meeting ID: 879 3340 3983
Passcode: 134177
+1 669 444 9171

The City wants you to know that you can also submit your comments by email to ccpubliccomment@grandterrace-ca.gov. To give the City Clerk adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 5:00 p.m.; or if you are unable to email, please call the City Clerk's Office at (909) 954-5207 by 5:00 p.m.

If you wish to have your comments read to the City Council during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want read out to the City Council will be subject to the three (3) minute time limitation (approximately 350 words). Written public comments are available at the City Clerk's office.

Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 1st Floor Lobby Area and 2nd Floor Reception Area during regular business hours and on the City's website www.grandterrace-ca.gov. For further information regarding agenda items, please contact the office of the City Clerk at (909) 954-5207, or via e-mail at dalcocer@grandterrace-ca.gov.

Any documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office at City Hall located at 22795 Barton Road during normal business hours. In addition, such documents will be posted on the City's website at www.grandterrace-ca.gov.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (909) 954-5207 at least 48 hours prior to the advertised starting time of the meeting. This will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible [28 CFR 34.102.104 ADA Title II].

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances.

ROLL CALL

A. REORDERING OF, ADDITIONS TO, OR REMOVAL OF ITEMS FROM THE AGENDA

B. PUBLIC COMMENT

This is the opportunity for members of the public to comment on any items not appearing on the regular agenda. Because of restrictions contained in California Law, the City Council may not discuss or act on any item not on the agenda, but may briefly respond to statements made or ask a question for clarification. The Mayor may also request a brief response from staff to questions raised during public comment or may request a matter be agendaized for a future meeting.

C. SPECIAL PRESENTATIONS

Certificate of Recognition — Ava Firnkoess
Certificate of Recognition — Simone Bacon

D. CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and noncontroversial. They will be acted upon by the City Council at one time without discussion. Any Council Member, Staff Member, or Citizen may request removal of an item from the Consent calendar for discussion.

- 1) Waive Full Reading of, and Direct the City Attorney to Read by Title only for, Ordinances on the Agenda
- 2) Approval of Minutes - Regular Meeting - July 14, 2026
- 3) Measure I Five Year Capital Improvement Plan for FY 2027-2031

RECOMMENDATION: APPROVE THE MEASURE I FIVE-YEAR (FY 2026/27–2030/31) CAPITAL IMPROVEMENT PLAN and;

ADOPT RESOLUTION APPROVING THE MEASURE I FIVE-YEAR CAPITAL IMPROVEMENT PLAN AND EXPENDITURE STRATEGY

DEPARTMENT: Public Works

- 4) Second Reading and Adoption of an Ordinance Approving Zoning Code Amendment (ZCA) 26-03, Zone Change (ZC) 26-02, and Environmental Review (E) 26-04 to Establish the R3-40 High Density Multiple Family Residential District and Rezone Approximately 97.1 Acres Consistent with Housing Element Program 1, Finding that Zoning Code Amendment 26-03, Zone Change 26-02, and Environmental Review 26-04 are Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.085

RECOMMENDATION: SECOND READING AND ADOPTION OF AN ORDINANCE APPROVING ZONING CODE AMENDMENT (ZCA) 26-03, ZONE CHANGE (ZC) 26-02, AND ENVIRONMENTAL REVIEW (E) 26-04 TO ESTABLISH THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT AND REZONE APPROXIMATELY 97.1 ACRES CONSISTENT WITH HOUSING ELEMENT PROGRAM 1; AND FIND THAT ZONING CODE AMENDMENT (ZCA) 26-03, ZONE CHANGE (ZC) 26-02, AND ENVIRONMENTAL REVIEW (E) 26-04 ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

DEPARTMENT: Planning & Development Services

E. PUBLIC HEARINGS - NONE

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS

- 5) Designation of Voting Delegate & Alternate to the Cal Cities 2026 Annual Conference & Expo

RECOMMENDATION: ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, DESIGNATING A DELEGATE AND ALTERNATE TO THE 2026 CAL CITIES ANNUAL CONFERENCE & EXPO AS OFFICIAL REPRESENTATIVES OF THE CITY OF GRAND TERRACE

DEPARTMENT: City Clerk

- 6) Consideration of Adoption of a Resolution and Conduct First Reading of an Ordinance Relating to the Establishment of a General Transactions and Use Tax at a Rate of Up to 1.00%

RECOMMENDATION: IF THE CITY COUNCIL DESIRES TO PROCEED WITH A BALLOT MEASURE FOR A TRANSACTIONS AND USE TAX AT THE NOVEMBER 2026 GENERAL MUNICIPAL ELECTION, ADOPT THE FOLLOWING:

ADOPT RESOLUTION NO. 2026-XX, CALLING FOR THE PLACEMENT OF A

GENERAL TAX MEASURE ON THE BALLOT FOR THE CONSOLIDATED GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, FOR SUBMISSION TO THE VOTERS THE “GRAND TERRACE GENERAL SERVICES MEASURE,” WHICH ENACTS THE “CITY OF GRAND TERRACE TRANSACTIONS AND USE TAX ORDINANCE” THAT ESTABLISHES A GENERAL-PURPOSE ONE PERCENT (1.00%) RETAIL TRANSACTIONS AND USE TAX MEASURE, SUBJECT TO MAJORITY VOTER APPROVAL; AND

DIRECTING THE CITY ATTORNEY TO PREPARE THE IMPARTIAL ANALYSIS OF THE BALLOT MEASURE; AND PROVIDING FOR OTHER ELECTION MATTERS AS REQUIRED BY LAW.

IF THE RESOLUTION IS ADOPTED, THEN CONDUCT THE FIRST READING, BY TITLE ONLY, OF ORDINANCE NO. 2026-XX RELATING TO THE PROPOSED GENERAL TRANSACTIONS AND USE TAX MEASURE.

DEPARTMENT: City Attorney

H. FUTURE AGENDA ITEMS

At this time, the City Council may propose items for discussion and/or action at a future duly agendized City Council meeting. A consensus of a majority of the quorum is required to place an item on a future agenda.

I. CITY COUNCIL COMMUNICATIONS

Council Member Matt Brown
Council Member Jeff Allen
Council Member Doug Wilson
Mayor Pro Tem Michelle Sabino
Mayor Bill Hussey

J. COMMUNICATIONS FROM THE CITY MANAGER, SHERIFFS' DEPARTMENT, AND FIRE DEPARTMENT

City Manager Konrad Bolowich
Lieutenant Kevin Fries
Assistant Fire Chief Gary Jager

K. CLOSED SESSION - NONE

L. ADJOURN

The next Regular City Council Meeting will be held on August 11, 2026 at 6:00 PM. Any request to have an item placed on a future agenda must be made in writing and submitted to the City Clerk's office.



CITY OF GRAND TERRACE

City Council

MINUTES • July 14, 2026

Council Chambers

Regular Meeting

6:00 PM

Grand Terrace Civic Center • 22795 Barton Road

CALL TO ORDER

Council Member Doug Wilson convened the Regular Meeting of the City Council for Tuesday, July 14, 2026 at 6:00 PM.

INVOCATION

The Invocation was given by Council Member Wilson.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Allen.

AB 2449 DISCLOSURES

None.

ROLL CALL

Present:	Council Member Doug Wilson Council Member Jeff Allen Council Member Matt Brown
Absent:	Mayor Bill Hussey Mayor Pro Tem Michelle Sabino

A. REORDERING OF, ADDITIONS TO, OR REMOVAL OF ITEMS FROM THE AGENDA

None.

B. PUBLIC COMMENT

None.

C. SPECIAL PRESENTATIONS - NONE

D. CONSENT CALENDAR

RESULT:	APPROVED 3 TO 0
MOVER:	Council Member Wilson
SECONDER:	Council Member Allen
AYES:	Council Member Wilson, Council Member Allen, Council Member Brown
ABSTAIN:	None
NAYS:	None

- 1) Waive Full Reading of, and Direct the City Attorney to Read by Title only for, Ordinances on the Agenda
- 2) Approval of Minutes - Regular Meeting - June 23, 2026
- 3) Review of Local Conflict of Interest Code to Comply with the Political Reform Act
- 4) Award Construction Contract to California Professional Engineering, Inc., and Inspection Services Contract to Willdan for CIP 2026-T Traffic Signals

E. PUBLIC HEARINGS

- 5) Public Hearing for Delinquent Refuse and Sewer User Fees for Collection on the County Property Tax Roll

Shanita Tillman, Grants & Government Affairs Manager provided the [PowerPoint](#) presentation on this item.

Council Member Wilson opened the Public Hearing at 6:08 p.m.

NO PUBLIC COMMENT

Council Member Wilson closed the Public Hearing at 6:08 p.m.

RESULT:	APPROVED 3 TO 0
MOVER:	Council Member Allen
SECONDER:	Council Member Brown
AYES:	Council Member Wilson, Council Member Allen, Council Member Brown
ABSTAIN:	None
NAYS:	None

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. FUTURE AGENDA ITEMS

None.

I. CITY COUNCIL COMMUNICATIONS

Council Member Matt Brown reported on the following:

- Announced the Dutch Bros Grand Opening is scheduled for July 17, 2026, at 9 a.m.

Council Member Jeff Allen reported on the following:

- Announced that Coffee Connection and Chamber of Commerce meetings will be canceled for the month of July
- Attended the Southern California Association of Governments Regional Planning Update Meeting on July 14, 2026
- Attended the 17th Annual California Climate and Energy Forum in Los Angeles on June 24–25, 2026
- Announced upcoming Webinars for Health Insurance and State Job Applications
- Announced an upcoming KVCR Summer Screening Show on July 31, 2026

Council Member Doug Wilson reported on the following:

- Also announced the upcoming Dutch Bros Grand Opening for July 17, 2026
- Described ways on how to handle the ongoing heat

J. COMMUNICATIONS FROM THE CITY MANAGER, SHERIFFS' DEPARTMENT, AND FIRE DEPARTMENT

Konrad Bolowich, City Manager, announced the following:

- Announced that the Community Room at City Hall will be used as a cooling center on the days that the temperature reaches 100 degrees until the end of the day at 5 p.m.

SHERIFF DEPARTMENT COMMUNICATIONS

Lieutenant Fries reported on the following:

- Be aware of scammers and solicitors, describing the different types of ways to be scammed

FIRE DEPARTMENT COMMUNICATIONS

Assistant Fire Chief Jager reported on the following:

- Thanked the City Council for recognizing Fire Captain Ed Noble on July 8, 2026, during the Appreciation Luncheon

K. CLOSED SESSION - NONE

L. ADJOURN

Council Member Wilson adjourned the Regular Meeting of the City Council at 6: 31 p.m. The next Regular City Council Meeting will be held on Tuesday, July 28, 2026, at 6:00 p.m.

Bill Hussey, Mayor

Daysi Alcocer, City Clerk



AGENDA REPORT

MEETING DATE: July 28, 2026

TITLE: Measure I Five Year Capital Improvement Plan for FY 2027-2031

PRESENTED BY: Shanita Tillman, Grants & Government Affairs Manager

RECOMMENDATION: **APPROVE THE MEASURE I FIVE-YEAR (FY 2026/27–2030/31) CAPITAL IMPROVEMENT PLAN and;**

ADOPT RESOLUTION APPROVING THE MEASURE I FIVE-YEAR CAPITAL IMPROVEMENT PLAN AND EXPENDITURE STRATEGY

2030 VISION STATEMENT:

This staff report aligns with Goal #1, Ensure Our Fiscal Viability, by securing regional transportation revenues to support infrastructure investments, and Goal #2, Maintain Public Safety, by addressing street, sidewalk, and tree maintenance improvements that enhance mobility and safety.

BACKGROUND:

San Bernardino County voters approved Measure I, a one-half cent transportation sales tax administered by the San Bernardino County Transportation Authority (SBCTA). Each local jurisdiction is required to adopt a Five-Year Capital Improvement Plan (CIP) and corresponding Expenditure Strategy to remain eligible for Local Street Program funding.

DISCUSSION:

The City of Grand Terrace anticipates receiving \$336,766 in Measure I Local Street Program revenue during Fiscal Year 2026-2027 and approximately \$1,767,187 over the five-year period ending Fiscal Year 2030-2031.

The proposed Five-Year Capital Improvement Plan allocates approximately \$1,712,187 to the City's Pavement Management Program to preserve and improve existing streets. An additional \$55,000 is programmed for tree removal and maintenance associated with roadway rehabilitation projects to improve roadway visibility and enhance public safety.

While Measure I is an important source of transportation funding, it is not sufficient to address all of the City's roadway needs. As a result, the City prioritizes projects that will have the greatest benefit to the overall street system while continuing to pursue additional funding opportunities to address future roadway improvements.

ENVIRONMENTAL IMPACT:

The adoption of the CIP is not a project under the California Environmental Quality Act (CEQA). Individual projects will be evaluated for CEQA compliance at the time of design and construction.

FISCAL IMPACT:

The proposed Five-Year Capital Improvement Plan programs anticipated Measure I Local Street Program revenues for Fiscal Year 2026-2027 and future fiscal years. Future construction contracts and project expenditures will be presented to the City Council for approval through the City's regular budget and procurement process. The City will continue to meet its required Maintenance of Effort of \$115,156 in General Fund expenditures for eligible transportation-related activities.

RESOLUTION NO. 2026-XX

RESOLUTION OF THE CITY OF GRAND TERRACE, STATE OF CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FY2026/2027 THROUGH FY2030/2031

WHEREAS, San Bernardino County voters approved passage of Measure I in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 04-01 of the Authority; and

WHEREAS, the Strategic Plan requires each local jurisdiction applying for revenue from the Local Street Program to annually adopt and update a Five-Year Capital Improvement Plan; and

WHEREAS, California Public Utilities Code 190300 and Ordinance No. 04-01 require each local jurisdiction to maintain General Fund expenditures for transportation-related construction and maintenance activities at the required Maintenance of Effort base year level in each fiscal year of the adopted Five-Year Capital Improvement Plan, which for the City of Grand Terrace is \$115,156; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grand Terrace, State of California, that the Measure I Five-Year Capital Improvement Plan for FY2026/27 through FY2030/31, and the corresponding Local Street Expenditure Strategy, attached hereto respectively as Exhibit A and Exhibit B, are hereby adopted as part of the City's Measure I compliance documentation.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Grand Terrace at a regular meeting held on the 28th day of July 2026.

Bill Hussey
Mayor

ATTEST:

Daysi Alcocer
City Clerk

APPROVED AS TO FORM:

Adrian R. Guerra
City Attorney

EXHIBIT B

CITY OF GRAND TERRACE

MEASURE I CAPITAL IMPROVEMENT PLAN

EXPENDITURE STRATEGY

Fiscal Year 2026/27 to Fiscal Year 2030/31

The City of Grand Terrace does not have a carryover balance in its Measure I Local Street Fund as of June 30, 2026, and anticipates receiving \$336,766 in new revenue during Fiscal Year 2026-2027. During the upcoming fiscal year, the City plans to allocate \$321,766 to its Pavement Management Program to support critical street maintenance and rehabilitation. An additional \$15,000 is programmed for tree removal and maintenance associated with roadway rehabilitation projects, with a focus on improving roadway visibility and enhancing public safety.

Over the five-year period from Fiscal Year 2026-2027 through Fiscal Year 2030-2031, the City anticipates receiving approximately \$1,767,187 in Measure I Local Street Program revenues. These funds will support the continued maintenance and preservation of the City's street network and related roadway improvements.



AGENDA REPORT

MEETING DATE: July 28, 2026

TITLE: Second Reading and Adoption of an Ordinance Approving Zoning Code Amendment (ZCA) 26-03, Zone Change (ZC) 26-02, and Environmental Review (E) 26-04 to Establish the R3-40 High Density Multiple Family Residential District and Rezone Approximately 97.1 Acres Consistent with Housing Element Program 1, Finding that Zoning Code Amendment 26-03, Zone Change 26-02, and Environmental Review 26-04 are Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.085

PRESENTED BY: Hannah Krietman AICP Planner, Gabriel Arguelles, Associate Planner, Scott Hutter, Planning & Development Services Director, Daniel Wery Principal Community Planner

RECOMMENDATION: **SECOND READING AND ADOPTION OF AN ORDINANCE APPROVING ZONING CODE AMENDMENT (ZCA) 26-03, ZONE CHANGE (ZC) 26-02, AND ENVIRONMENTAL REVIEW (E) 26-04 TO ESTABLISH THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT AND REZONE APPROXIMATELY 97.1 ACRES CONSISTENT WITH HOUSING ELEMENT PROGRAM 1; AND FIND THAT ZONING CODE AMENDMENT (ZCA) 26-03, ZONE CHANGE (ZC) 26-02, AND ENVIRONMENTAL REVIEW (E) 26-04 ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085**

2030 VISION STATEMENT:

This staff report supports the City Council's 2030 Vision by implementing the City's adopted 2021–2029 Housing Element and ensuring consistency between the Housing Element, General Plan, Zoning Map, and Municipal Code. The proposed amendments establish a framework for future housing opportunities while helping the City maintain compliance with State housing requirements.

BACKGROUND:

The Housing Element is one of eight mandatory elements of the General Plan and, under California State law, must be updated every eight years. The City of Grand Terrace is currently within the 6th Cycle Housing Element planning period (2021–2029). The City Council adopted the 2021–2029 Housing Element on March 25, 2025, through General Plan Amendment 25-01.

The City's Regional Housing Needs Allocation (RHNA) for the 6th Cycle is 630 housing units across all income levels, as determined by the Southern California Association of Governments (SCAG). To maintain compliance with State Housing Element Law, the City must demonstrate that it has adequate sites, at appropriate densities, to accommodate this housing need.

Program 1 of the adopted Housing Element, Adequate Sites to Accommodate Regional Housing

Needs, identified a shortfall of adequate sites and requires the City to complete a rezoning program to accommodate the remaining RHNA obligation. Specifically, Program 1 requires the City to rezone approximately 97 acres throughout the City to allow residential development at densities ranging from 20 to 40 dwelling units per acre through the establishment of a new R3-40 High Density Multiple Family Residential District.

Currently, the City's residential development pattern is predominantly composed of lower-density single-family neighborhoods, with limited opportunities for higher-density multifamily housing. The proposed amendments are intended to expand housing opportunities, facilitate reinvestment in underutilized properties, and ensure consistency between the Housing Element, General Plan, Zoning Map, and Title 18 of the Grand Terrace Municipal Code. The proposed amendments do not approve any specific development project and do not require property owners to develop their property.

State Housing Element Law requires that sites identified to accommodate lower-income housing be zoned at a minimum density of 20 dwelling units per acre and allow for by-right residential development when affordability requirements are met. Approximately 24.2 acres of the proposed 97.1-acre rezoning area have been identified to satisfy these requirements.

HCD REVIEW AND HOUSING ELEMENT COMPLIANCE:

On November 13, 2024, HCD issued a letter indicating that the Housing Element would be in substantial compliance with State Housing Element Law upon adoption of the Housing Element and completion of the required rezonings identified in Program 1.

Following adoption of the Housing Element, HCD issued a second letter dated May 22, 2025, advising the City that the adopted Housing Element met most statutory requirements but could not be found in substantial compliance until the City completed the rezonings necessary to address the remaining RHNA site shortfall.

On December 17, 2025, representatives of the City and Michael Baker International met with HCD to discuss the status of the rezoning program and the anticipated schedule for completion. During that meeting, HCD advised that failure to complete the required rezonings could expose the City to potential consequences under State law, including reduced eligibility for certain State funding programs, carryover of unmet RHNA obligations into future planning cycles, litigation, fines or judicial remedies, limitations on local land use authority, and increased exposure to housing development applications submitted pursuant to the Builder's Remedy provisions of State law. Completion of Program 1 is necessary for the City to maintain substantial compliance with State Housing Element Law.

PUBLIC OUTREACH:

Public outreach for these amendments was conducted in coordination with Michael Baker International and included a Joint Planning Commission and City Council Study Session held on January 27, 2026, and a Property Owner and Community Study Session held on February 5, 2026.

The purpose of these meetings was to present the proposed rezonings and development standards, explain the requirements of the Housing Element, and solicit feedback from residents, property owners, and decision-makers. More than 50 residents participated in the community study session, and over half of the participants provided comments.

Key topics raised during the outreach process included density, building height, setbacks, sightlines, legal nonconforming uses and structures, the ability to construct additions and Accessory Dwelling Units (ADUs), fire access, utility capacity, stormwater infrastructure, and the potential buildout of the

rezoned sites.

In response to community feedback, the proposed ordinance was refined while maintaining consistency with State Housing Element Law. The maximum building height was reduced to 45 feet, stepback requirements were incorporated adjacent to single-family residential uses, and revisions were made to Section 18.76.040 to clarify that existing residential properties may continue to be maintained, repaired, altered, and expanded, including the construction of ADUs and JADUs, without triggering the development standards applicable to the R3-40 District.

PUBLIC COMMENT:

In addition to the public outreach efforts described above, the City received written correspondence from nine residents, property owners, and agencies regarding the proposed amendments. The comments received generally addressed topics related to traffic and circulation, neighborhood character and compatibility, water and infrastructure capacity, environmental review, the scale and intensity of future residential development, and the City's approach to accommodating its Regional Housing Needs Allocation (RHNA). Copies of the written comments received by the City are included as Attachment 5 and incorporated into the administrative record for these proceedings.

Several residents expressed concerns regarding the potential increase in traffic and congestion associated with future residential development. Although the proposed rezonings are exempt from CEQA pursuant to Public Resources Code Section 21080.085, future development projects proposed on rezoned properties would be subject to applicable environmental review requirements, including evaluation of transportation impacts, vehicle miles traveled (VMT), air quality, utilities, infrastructure capacity, and other environmental considerations, unless otherwise exempt under State law. Where required, project-specific mitigation measures would be incorporated through the development review process.

Comments were also received regarding neighborhood compatibility, building scale, and preserving the existing character of Grand Terrace. In response to community feedback received throughout the process, revisions were incorporated into the proposed ordinance, including reducing the maximum building height to 45 feet, establishing stepback requirements adjacent to single-family neighborhoods, and clarifying the regulations applicable to legal nonconforming buildings and structures to ensure that existing residential properties may continue to be maintained and improved, including the construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), consistent with State law.

Questions were also raised regarding the City's strategy for accommodating future housing needs and whether alternative housing types could be encouraged. The proposed R3-40 district establishes a range of housing opportunities and does not require development in the form of large apartment complexes. In many cases, the minimum density requirements of the new zone could be achieved through smaller-scale multifamily development, including duplexes, triplexes, and fourplexes. Additionally, the City is preparing pre-approved ADU plans and updating its Objective Design Standards to help ensure that future residential development is compatible with the surrounding community.

Comments related to infrastructure capacity, including water, sewer, and public services, were also considered. The proposed legislative actions do not approve any specific development project or require property owners to redevelop their properties. Any future development proposal would be required to demonstrate compliance with applicable utility, public service, building, fire, and stormwater requirements in effect at the time of project review.

The City also received additional written correspondence related to the proposed rezonings. Those

comments have likewise been included in *Attachment 5* and incorporated into the administrative record.

Overall, the public comments received helped inform the proposed amendments and contributed to refinements intended to balance community concerns with the City's obligation to implement Program 1 of the adopted 2021–2029 Housing Element and maintain compliance with State Housing Element Law.

PLANNING COMMISSION:

The Planning Commission conducted a duly noticed public hearing on April 2, 2026, in accordance with Section 18.03.070 of the Grand Terrace Municipal Code. Two of the five Planning Commissioners owned property located within 500 feet of the proposed rezoning areas and were therefore precluded from participating in discussions or decisions affecting those areas. To maximize participation and avoid conflicts of interest, the Planning Commission considered the proposed rezonings through two separate actions, with each Commissioner participating only in the matters that did not affect their property interests. Collectively, the Planning Commission's separate actions constituted a single recommendation to the City Council. The Planning Commission recommended approval of the proposed amendments and directed two revisions to the draft ordinance. First, Table 18.10.030 was revised to separate the combined residential land use category titled "Single-Family (Attached) (Duplexes, Triplexes, and Fourplexes)" into separate classifications for clarity and consistency with current housing terminology and State law. Second, Section 18.76.040(B) and (C) was revised to clarify regulations applicable to legal nonconforming buildings and structures. These revisions have been incorporated into the ordinance presented to the City Council and do not alter the overall intent or implementation of Housing Element Program 1. Because no City Council members own property within 500 feet of the proposed rezoning areas, the separate Planning Commission actions have been recombined into a single legislative action for City Council consideration.

CITY COUNCIL:

On May 12, 2026, the City Council conducted a duly noticed public hearing to consider General Plan Amendment (GPA) 26-01, Zoning Code Amendment (ZCA) 26-02, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03. Following staff presentations, public testimony, and City Council deliberation, a motion to approve the proposed amendments did not pass. The public hearing was subsequently adjourned and continued to May 26, 2026.

On May 26, 2026, the City Council received additional information from the City Attorney regarding the potential ramifications associated with failing to complete the rezonings required under Program 1 of the Housing Element. Following discussion, the City Council voted unanimously to reconsider the proposed amendments and directed staff to return with the item at a future re-noticed public hearing. To maintain a clear and distinct administrative record following the City's prior consideration of the project, new application numbers were assigned to the current proceedings. The amendments are now identified as General Plan Amendment (GPA) 26-02, Zoning Code Amendment (ZCA) 26-03, Zone Change (ZC) 26-02, and Environmental Review (E) 26-04.

On June 23, 2026, the City Council conducted a duly noticed public hearing to consider General Plan Amendment (GPA) 26-02, Zoning Code Amendment (ZCA) 26-03, Zone Change (ZC) 26-02, and Environmental Review (E) 26-04. Following staff presentations, public testimony, and City Council deliberation, the City Council approved the proposed amendments by a vote of 3-1-1. The motion included adoption of the resolution approving General Plan Amendment (GPA) 26-02, introduction of the ordinance approving Zoning Code Amendment (ZCA) 26-03 and Zone Change (ZC) 26-02 for first reading, the CEQA exemption pursuant to Public Resources Code Section 21080.085, and direction for staff to return with the ordinance for second reading and adoption.

DISCUSSION:

SUMMARY:

City staff recommends approval of General Plan Amendment (GPA) 26-02, Zoning Code Amendment (ZCA) 26-03, Zone Change (ZC) 26-02, and Environmental Review (E) 26-04 to implement Program 1 (Adequate Sites) of the City's adopted 2021–2029 Housing Element. The proposed amendments establish the R3-40 High Density Multiple Family Residential District and rezone approximately 97.1 acres of property located throughout the City to allow residential development at densities ranging from 20 to 40 dwelling units per acre.

The proposed amendments are necessary to address the City's housing site shortfall and demonstrate that the City has adequate sites to accommodate its Regional Housing Needs Allocation (RHNA), consistent with State Housing Element Law. The amendments also establish objective development standards for the new R3-40 District and include updates to provisions related to legal nonconforming uses and structures to ensure consistency with State law and compatibility with existing development.

The Ordinance approving Zoning Code Amendment (ZCA) 26-03, Zone Change (ZC) 26-02, and Environmental Review (E) 26-04 is included as *Attachment 1*, together with the November 13, 2024 HCD letter (**EXHIBIT A**), the May 22, 2025 HCD conditional compliance letter (**EXHIBIT B**), the redline copy of the proposed code amendments (**EXHIBIT C**), the proposed Zoning Map (**EXHIBIT D**), the Assessor Parcel Numbers of the properties proposed for rezoning (**EXHIBIT E**), the Notice of Exemption (**EXHIBIT F**), and the SB 131 Statutory Exemption Report (**EXHIBIT G**).

At the June 23, 2026 public hearing, the City Council adopted a resolution approving General Plan Amendment (GPA) 26-02. Because resolutions become effective upon adoption and do not require a second reading, no action is requested on the General Plan Amendment as part of this agenda item. A fully executed copy of the resolution is included as *Attachment 2* for reference, together with the proposed Land Use Element (**Exhibit AA**) and Land Use Map (**Exhibit BB**).

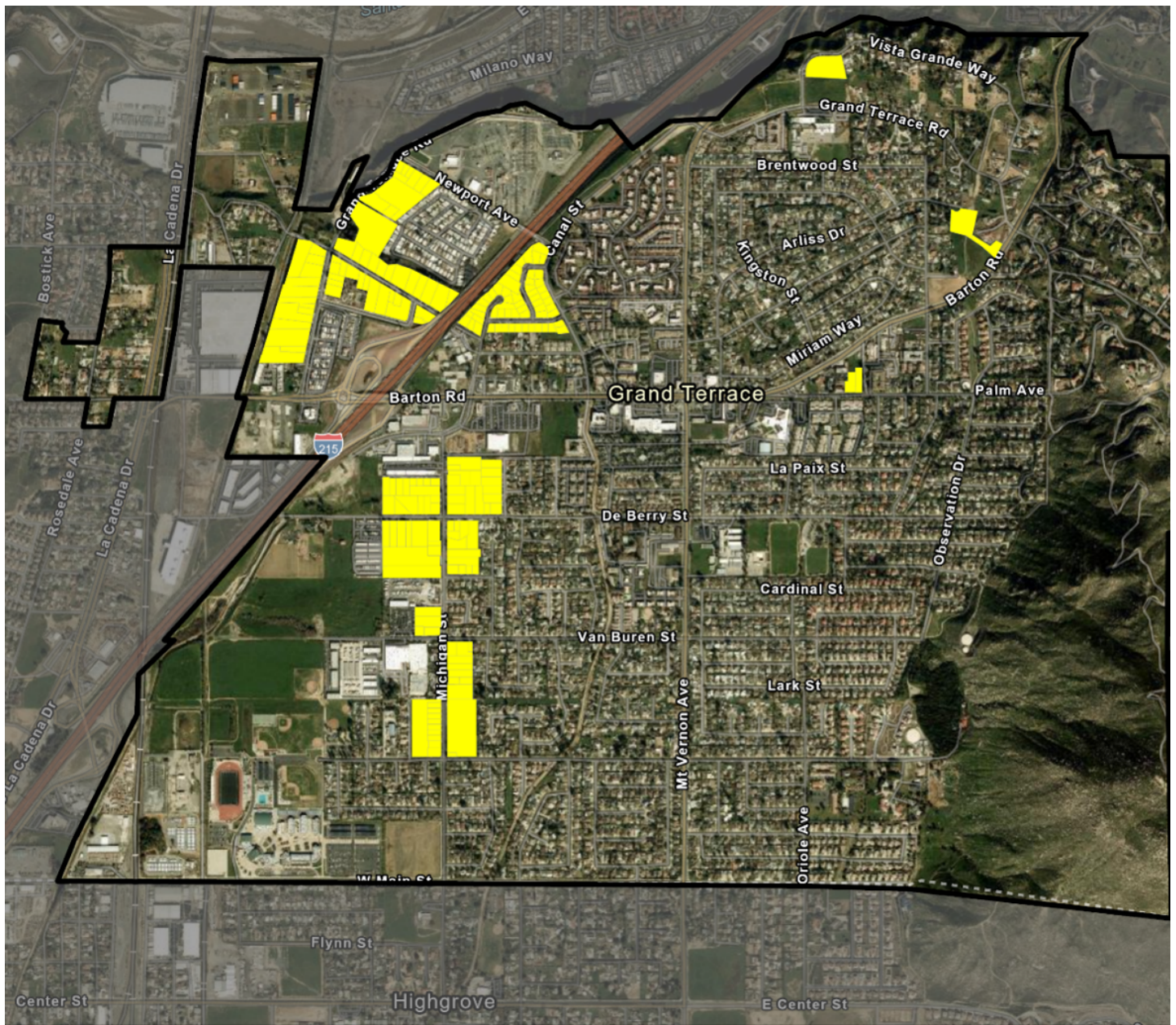
The RHNA Sites Inventory Map is included as *Attachment 3*.

For informational purposes, *Attachment 4* includes the May 26, 2026 City Council staff report discussing the legal and policy ramifications associated with failing to complete the rezonings required under Program 1 of the City's 2021–2029 Housing Element.

PROPERTIES TO BE REZONED:

The properties proposed to be rezoned to the R3-40 High Density Multiple Family Residential District are shown in Figure 1 below. The proposed Zone Change would apply the R3-40 designation to approximately 97.1 acres across 196 parcels located throughout the City. The corresponding Assessor Parcel Numbers (APNs) for the affected properties are identified in **EXHIBIT E** to *Attachment 1*.

Figure 1: Parcels Proposed to be Rezoned to the R3-40 High Density Multiple Family Residential District (20–40 dwelling units per acre)



Grand Terrace Parcels Proposed to be Rezoned

0

Table 1 summarizes the existing zoning classifications, number of parcels, and acreage proposed for rezoning to the R3-40 District. The majority of the affected properties are currently located within the R1-7.2 and R2-10 zoning districts, with additional properties located within other residential, commercial, and specific plan districts.

Table 1: Existing Zoning Classifications Proposed for Rezoning to R3-40

Current Zone	Number of Parcels	Acreage
R1-20	1	2.2
R1-10	2	2.3
R1-7.2	133	53.2
R2-10	51	31.5
R3-12	1	2.8
R3-24	1	2.0
BRSP	2	1.0
CM	4	2.0
TOTAL	195	97.1

ZONING CODE AMENDMENT (ZCA) 26-03:

The amendments include revisions to several sections of Title 18. Section 18.03.080 (Conditions Requiring Ministerial Review) is updated to clarify categories of housing developments and other projects that are subject to ministerial review in accordance with State law. Chapter 18.06 (Definitions) is amended to establish definitions for Common Open Space and Private Open Space to support the implementation of objective development standards applicable to multifamily residential development.

Section 18.09.020 (Districts Established) is amended to add the R3-40 High Density Multiple Family Residential District to the list of residential zoning districts adopted by the City. Table 18.10.030 (Residential Land Use Regulations) is revised to identify the residential land uses permitted within the R3-40 District and clarify existing residential land use classifications. Table 18.10.040 (Residential Development Standards) establishes objective standards applicable to the R3-40 District, including regulations related to density, building height, setbacks, open space, and site design.

The amendments also include revisions to Section 18.76.040 (Nonconforming Buildings) to clarify the regulations applicable to legally established nonconforming buildings and structures. These revisions are intended to ensure that existing residential properties located within the rezoned areas may continue to be maintained, repaired, altered, and expanded in a clear and administratively workable manner, including the construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), consistent with State law.

The development standards for the R3-40 District were refined through public outreach and Planning Commission review. Revisions incorporated into the draft ordinance include a reduction in the maximum building height to 45 feet, the addition of stepback requirements adjacent to single-family residential uses, clarification of residential land use classifications, and updates to the City's legal nonconforming provisions. These revisions maintain the City's ability to implement Program 1 while responding to concerns raised by residents, property owners, and decision-makers throughout the public process.

The code amendments are presented in clean format within the draft ordinance included as *Attachment 1*. A redline version illustrating the proposed changes to the existing Municipal Code has also been prepared for reference purposes and is included as **EXHIBIT C** to *Attachment 1*.

ZONE CHANGE (ZC) 26-02:

Zone Change (ZC) 26-02 amends the City Zoning Map to apply the R3-40 High Density Multiple Family Residential District designation to approximately 97.1 acres across 195 parcels located throughout the City. The proposed Zoning Map is included as **EXHIBIT D** to *Attachment 1*, and the corresponding Assessor Parcel Numbers (APNs) for the affected properties are identified in **EXHIBIT E** to *Attachment 1*.

The prezone area includes properties currently designated under a variety of zoning classifications. The selection of these sites was informed by both State housing requirements and local planning considerations. Factors evaluated included the ability of sites to accommodate residential development at densities necessary to meet RHNA obligations, existing land use patterns, redevelopment potential, parcel characteristics, and the likelihood that sites could reasonably develop during the Housing Element planning period.

GENERAL PLAN AMENDMENT (GPA) 26-02:

General Plan Amendment (GPA) 26-02 amends the General Plan Land Use Element and Land Use Map to establish the R3-40 High Density Multiple Family Residential land use designation and redesignate approximately 97.1 acres of property located throughout the City to support residential development at densities ranging from 20 to 40 dwelling units per acre. These amendments are necessary to maintain consistency between the General Plan and the implementing zoning regulations proposed through Zoning Code Amendment (ZCA) 26-03 and Zone Change (ZC) 26-02.

The General Plan serves as the City's long-range policy framework and establishes the distribution, location, and intensity of land uses throughout the community. The proposed amendments ensure that the General Plan remains consistent with the City's adopted 2021–2029 Housing Element and Program 1 (Adequate Sites), which identified the need to establish additional capacity to accommodate the City's Regional Housing Needs Allocation (RHNA).

In addition to revising the Land Use Map, the proposed amendments update the Land Use Element text to incorporate the R3-40 designation, identify the associated residential density range, and recognize higher-density residential development as part of the City's overall land use framework. These amendments provide the policy basis necessary to support the corresponding zoning changes and implementation measures required under State Housing Element Law.

The General Plan amendments do not approve any specific development project, nor do they require property owners to redevelop their properties. Rather, they establish the land use framework necessary to accommodate future housing opportunities while maintaining consistency among the Housing Element, General Plan, Zoning Map, and Municipal Code.

The Land Use Element and Land Use Map are included as **EXHIBIT AA** and **EXHIBIT BB**, respectively, to *Attachment 2*.

YIELD CALCULATIONS:

For Housing Element planning purposes, the City uses a yield assumption to estimate how many housing units are realistically likely to be constructed on sites identified to accommodate the Regional Housing Needs Allocation (RHNA). This recognizes that development at the maximum allowable density is less likely due to factors such as existing development patterns, market conditions, site specific constraints, redevelopment feasibility, and property owner participation.

Based on historical development patterns and regional trends, the City assumed that sites identified to meet the RHNA would develop at approximately 70 percent of the maximum allowable density.

Actual development may be higher or lower depending on the characteristics of individual properties.

If all 97.1 acres for rezoning were redeveloped at the maximum density of 40 dwelling units per acre, the rezoning could theoretically accommodate approximately 3,600 net additional dwelling units. However, this represents a long-term planning scenario used to evaluate zoning capacity and does not reflect an expected development outcome.

The Southern California Association of Governments (SCAG) projects that Grand Terrace will grow from approximately 4,900 households to 5,700 households by 2050, representing approximately 800 additional households over the next 25 years, or an average of approximately 32 housing units per year. Historically, Grand Terrace has experienced substantially lower levels of residential growth, adding approximately 500 housing units between 2000 and 2020, or an average of approximately 25 housing units annually, and fewer than five new housing units annually in recent years.

Accordingly, while the rezoning establishes sufficient housing capacity to comply with State Housing Element requirements, actual residential development is expected to occur incrementally over time and will continue to depend on market conditions, infrastructure availability, financing, and individual property owner decisions.

NO NET LOSS:

State Housing Element Law requires the City to maintain adequate housing capacity throughout the Housing Element planning period, commonly referred to as "No Net Loss." If a site identified in the Housing Element develops at a lower density than anticipated, or is developed with units serving a different income category than originally assumed, the City may be required to identify additional sites or complete additional rezonings to replace the lost capacity.

For example, if a site identified in the Housing Element is assumed to accommodate 100 housing units but ultimately develops with only 70 units, the City would experience a net loss of 30 units of housing capacity. Similarly, if a site identified to accommodate lower-income housing develops with only market-rate units, the City may be required to replace the lost lower-income capacity.

The rezoning establishes housing capacity beyond the minimum amount necessary to satisfy the City's current Regional Housing Needs Allocation (RHNA). This additional capacity provides flexibility should future development occur at lower densities than anticipated and reduces the likelihood that the City would need to complete additional rezonings during the remainder of the Housing Element planning period.

The City will continue to monitor housing production and remaining site capacity through its annual reporting requirements to the California Department of Housing and Community Development (HCD). If a future development results in a net loss of housing capacity, the City would evaluate the remaining inventory of rezoned sites and take any actions necessary to maintain compliance with State Housing Element Law.

ENVIRONMENTAL IMPACT:

A Notice of Exemption (NOE) was prepared in accordance with the California Environmental Quality Act (CEQA). The proposed amendments implement Program 1 of the City's adopted 2021–2029 Housing Element through amendments to the General Plan, City Zoning Map, and Title 18 (Zoning) of the Grand Terrace Municipal Code.

The legislative actions are exempt from CEQA pursuant to Public Resources Code Section 21080.085, which provides a statutory exemption for rezonings undertaken to implement an adopted

Housing Element. The amendments do not approve any specific development project, but instead establish the regulatory framework and zoning capacity necessary to accommodate future housing opportunities consistent with State Housing Element Law.

The Notice of Exemption and SB 131 Statutory Exemption Report are included as **EXHIBITS F** and **G** to *Attachment 1*, respectively, and will be filed following approval and adoption of the proposed amendments. Based on this determination, no further environmental review is required.

FISCAL IMPACT:

This year, the Southern California Association of Governments (SCAG) made available a Regional Early Action Planning (REAP 2.0) funding grant that must be used by December 2026. The City was proactive in coordinating with the San Bernardino County Transportation Authority (SBCTA) and San Bernardino Council of Governments (SBCOG) to utilize this opportunity to fund the rezoning efforts, objective design standards update, and development of preapproved ADU plans, all of which will be completed this year under the REAP grant. Most of the costs for this project are covered through the REAP Grant, which helps offset the bulk of the work associated with the rezoning and related updates.

City staff time for managing the project, including coordination and public hearings, will be handled through the City's existing budget.

Overall, the grant funding, along with the use of a CEQA exemption, makes this a cost-effective effort for the City to complete a required Housing Element program while keeping direct costs relatively low.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (ZCA) 26-03, ZONE CHANGE (ZC) 26-02, AND ENVIRONMENTAL REVIEW (E) 26-04, AMENDING THE CITY ZONING MAP AND TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE; TO ESTABLISH THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT; TO ALLOW RESIDENTIAL DEVELOPMENT AT A DENSITY OF 20 TO 40 DWELLING UNITS PER ACRE; AND TO REZONE APPROXIMATELY 97.1 ACRES OF PROPERTY LOCATED THROUGHOUT THE CITY TO THE R3-40 DESIGNATION, CONSISTENT WITH HOUSING ELEMENT PROGRAM NO. 1 OF THE CITY'S 2021–2029 HOUSING ELEMENT, AND A DETERMINATION THAT ZCA 26-03, ZC 26-02, AND ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085.

WHEREAS, the City of Grand Terrace ("City") has adopted a Zoning Code set forth in Title 18 of the Grand Terrace Municipal Code ("GTMC"), which regulates land use and development within the City; and

WHEREAS, Government Code Section 65580 et seq. requires cities to adopt and maintain a Housing Element that identifies and plans for the housing needs of all economic segments of the community; and

WHEREAS, on October 24, 2024, the City submitted its revised draft 2021–2029 Housing Element to the California Department of Housing and Community Development ("HCD") for review and comment; and

WHEREAS, the City's RHNA for the 6th Cycle (2021–2029) is 630 housing units across all income levels, as determined by the Southern California Association of Governments (SCAG); and

WHEREAS, the adopted Housing Element identified a shortfall of adequate sites to accommodate the RHNA and includes Program 1 (Adequate Sites), which requires the City to rezone land to allow higher-density residential development; and

WHEREAS, Program 1 requires the City to rezone approximately 97 acres throughout the City to allow residential development at densities of 20 to 40 dwelling units per acre under a new R3-40 High Density Multiple Family Residential District; and

WHEREAS, Housing Element Program 1 commits the City of Grand Terrace to rezoning 97.1 acres of the City to "High Density Residential R3-40" multiple-family residential zone on the Zoning Map and designated as "High Density Residential (HDR)" on the General Plan Land Use Map, which is comprised of one-hundred and ninety-five (195) parcels of land that are identified as Assessor's Parcel Numbers 0275-211-05, 0275-211-09, 0275-211-16, 0275-211-17, 0275-211-26, 0275-211-30, 0275-211-32, 0275-211-34, 0275-211-36, 0275-211-37, 0275-211-38, 0275-211-39, 0275-211-41, 0275-211-42, 0275-211-43, 0275-211-46, 0275-211-47, 0275-211-50, 0275-211-51, 0275-211-52, 0275-211-56, 0275-211-57, 0275-211-58, 0275-212-04, 0275-212-06, 0275-212-09, 0275-212-12, 0275-212-13, 0275-212-15, 0275-212-16, 0275-212-17, 0275-212-18, 0275-212-19, 0275-223-12, 0275-223-31, 0275-223-36, 0275-223-38, 0275-223-

40, 0275-223-41, 0275-223-49, 0275-223-50, 0275-223-51, 0275-223-53, 0275-223-54, 0275-223-55, 0275-223-59, 0275-223-60, 0275-231-12, 0275-231-17, 0275-231-22, 0275-231-26, 0275-231-31, 0275-231-32, 0275-231-33, 0275-231-39, 0275-231-40, 0275-231-41, 0275-231-42, 0275-231-43, 0275-231-71, 0275-231-73, 0275-232-09, 0275-232-10, 0275-241-32, 0275-251-45, 0275-251-53, 0275-251-54, 0275-271-01, 0275-271-02, 0275-271-03, 0275-271-04, 0275-271-05, 0275-271-06, 0275-271-07, 0275-271-08, 0275-271-09, 0275-271-10, 0275-271-11, 0275-271-12, 0275-271-13, 0275-271-14, 0275-271-15, 0275-271-16, 0275-271-17, 0275-272-01, 0275-272-02, 0275-272-03, 0275-272-04, 0275-272-05, 0275-272-07, 0275-272-11, 0275-272-12, 0275-272-13, 0275-272-14, 0275-272-15, 0275-272-16, 0275-272-17, 0275-272-18, 0275-272-19, 0275-273-01, 0275-273-02, 0275-273-03, 0275-273-04, 0275-273-05, 0275-273-06, 0275-273-07, 0275-273-08, 0275-273-09, 0275-273-10, 0275-273-13, 0276-202-47, 0276-202-61, 0276-411-27, 0276-411-28, 0276-451-34, 1167-161-07, 1167-161-10, 1167-161-12, 1167-161-15, 1167-161-16, 1167-161-17, 1167-161-18, 1167-161-19, 1167-161-22, 1167-161-23, 1167-161-24, 1167-161-25, 1167-161-26, 1167-161-27, 1167-161-31, 1167-161-32, 1167-171-01, 1167-171-02, 1167-171-03, 1167-171-04, 1167-171-05, 1167-171-06, 1167-171-07, 1167-171-08, 1167-171-09, 1167-171-10, 1167-181-08, 1167-181-09, 1167-181-10, 1167-181-11, 1167-201-03, 1167-201-04, 1167-201-05, 1167-201-06, 1167-201-07, 1167-201-08, 1167-201-09, 1167-201-10, 1167-201-11, 1167-201-12, 1167-241-01, 1167-241-02, 1167-241-03, 1167-241-04, 1167-241-05, 1167-241-06, 1167-241-07, 1167-241-09, 1167-241-10, 1167-241-13, 1167-241-15, 1167-241-17, 1167-241-18, 1167-241-19, 1167-241-54, 1167-241-55, 1167-241-56, 1167-251-08, 1167-251-09, 1167-251-10, 1167-251-11, 1167-251-12, 1167-251-13, 1167-251-14, 1167-251-18, 1167-251-19, 1167-251-20, 1167-251-69, 1167-251-71, 1167-271-01, 1167-271-02, 1167-271-03, 1167-271-10, 1167-271-12, 1167-271-67, 1167-271-68, 1167-271-69, 1167-271-70, 1167-281-01, 1167-281-02; and

WHEREAS, State Housing Element law requires that sites identified to accommodate lower-income housing be zoned at a minimum density of at least 20 dwelling units per acre and allow for by-right residential development when affordability requirements are met; and

WHEREAS, on November 13, 2024, the California Department of Housing and Community Development ("HCD") issued a letter (**Exhibit A**) finding that the City's Housing Element will be in substantial compliance with State Housing Element Law upon adoption of the Housing Element and completion of the required rezoning; and

WHEREAS, on March 25, 2025, the City Council adopted the 2021–2029 Housing Element (General Plan Amendment 25-01), which identifies policies and programs to accommodate the City's Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, following adoption of the City's 2021–2029 Housing Element, the California Department of Housing and Community Development ("HCD"), by letter dated May 22, 2025, attached hereto as **Exhibit B**, advised the City that the adopted Housing Element met most of the statutory requirements of State Housing Element Law but could not be found in substantial compliance until the City completed the necessary rezonings to address the shortfall of sites needed to accommodate the Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, on December 17, 2025, representatives of the City and Michael Baker International met with HCD to discuss the status of the Housing Element rezoning program, the anticipated schedule for completion of the required rezonings, and the City's ongoing efforts to implement Program 1; and

WHEREAS, during that discussion, HCD advised the City that failure to complete the required rezonings in a timely manner could result in the loss of Housing Element compliance and expose the City to potential consequences under State law, including but not limited to reduced eligibility for certain state funding programs, the carryover of unmet Regional Housing Needs Allocation obligations into future planning cycles, litigation, fines or other judicial remedies, limitations on local land use authority, and increased exposure to housing development applications submitted pursuant to the Housing Accountability Act and related provisions of State law; and

WHEREAS, completion of the rezonings required under Program 1 is necessary for the City to maintain substantial compliance with State Housing Element Law; and

WHEREAS, these actions increase housing capacity, facilitate reinvestment in underutilized properties, and ensure continued compliance with State Housing Element law; and

WHEREAS, these actions do not approve any specific development project and do not require property owners to develop their property; and

WHEREAS, public outreach for these actions included a Joint Planning Commission and City Council Study Session held on January 27, 2026, and a Property Owner and Community Study Session held on February 5, 2026; and

WHEREAS, the Planning Commission conducted duly noticed public hearing on April 2, 2026, in accordance with Section 18.03.070 of the Grand Terrace Municipal Code; and

WHEREAS, due to potential conflicts of interest involving Planning Commissioners, the Planning Commission considered these actions in two separate actions (ZCA 26-02-A / ZC 26-01-A and ZCA 26-02-B / ZC 26-01-B); and

WHEREAS, the Planning Commission's separate actions collectively constitute a single recommendation to the City Council; and

WHEREAS, in making its recommendation, the Planning Commission directed two revisions to the draft ordinance, including updates to Table 18.10.030 (Residential Land Use Regulations) to clarify residential land use classifications, and revisions to Section 18.76.040(B) and (C) to clarify the regulations applicable to legal nonconforming buildings and structures; and

WHEREAS, the Planning Commission adopted separate resolutions recommending approval of these actions to the City Council; and

WHEREAS, the City Council conducted a duly noticed public hearing on May 12, 2026, and considered all testimony and evidence for Zoning Code Amendment (ZCA) 26-02, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03; and

WHEREAS, the Grand Terrace City Council rejected this project on May 12, 2026; and

WHEREAS, at the conclusion of the May 12, 2026 public hearing, the City Council did not pass the motion to approve General Plan Amendment (GPA) 26-01, Zoning Code Amendment (ZCA) 26-02, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03, and the hearing was adjourned for continuation to May 26, 2026; and

WHEREAS, on May 26, 2026, the City Council was briefed by the city attorney on the ramifications of failing to adopt the amendments necessary to implement Program 1 of the City's 2021–2029 Housing Element, including potential impacts to the City's compliance with State Housing Element Law; and

WHEREAS, following discussion, the City Council voted to reconsider General Plan Amendment (GPA) 26-01, Zoning Code Amendment (ZCA) 26-02, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03 and directed that the matter be brought back to a future re-noticed public hearing to ensure the public was properly informed prior to final action; and

WHEREAS, the Grand Terrace City Council unanimously moved to reconsider this project on May 26, 2026; and

WHEREAS, to maintain a clear and distinct administrative record following the City Council's prior consideration of GPA 26-01, ZCA 26-02, ZC 26-01, and E 26-03, the City assigned new application numbers to the current proceedings, consisting of General Plan Amendment (GPA) 26-02, Zoning Code Amendment (ZCA) 26-03, Zone Change (ZC) 26-02, and Environmental Review (E) 26-04; and

WHEREAS, Zoning Code Amendment (ZCA) 26-03 amends Title 18 Zoning to establish the R3-40 High Density Multiple Family Residential District and includes objective development standards to facilitate higher-density residential development consistent with State law; and

WHEREAS, the amendments to the Grand Terrace Municipal Code are set forth in clean format within this Ordinance, and a redline version depicting the changes to the existing code text has been prepared for reference purposes and attached hereto as **Exhibit C**, incorporated herein by this reference; and

WHEREAS, Section 18.03.080 (Conditions Requiring Ministerial Review) identifies categories of housing developments and other projects that are subject to ministerial review in accordance with State law; and

WHEREAS, Zoning Code Amendment (ZCA) 26-03 amends Section 18.03.080 (Conditions Requiring Ministerial Review) to clarify the types of residential projects eligible for ministerial processing and ensure continued consistency with State housing laws applicable to lower-income housing developments, supportive housing, and other projects for which ministerial review is required; and

WHEREAS, Chapter 18.06 (Definitions) establishes definitions applicable to the interpretation and administration of the Zoning Ordinance; and

WHEREAS, Zoning Code Amendment (ZCA) 26-03 amends Chapter 18.06 (Definitions) to establish definitions for "Common Open Space" and "Private Open Space" to support the implementation of objective development standards applicable to multiple family residential development; and

WHEREAS, Section 18.09.020 "Districts Established" of Chapter 18.09 – Residential Districts and Zoning Map identifies the residential zoning districts adopted by the City and incorporated into the Official Zoning Map; and

WHEREAS, Zoning Code Amendment (ZCA) 26-03 amends Section 18.09.020 "Districts Established" to add the R3-40 High Density Multiple Family Residential District to the list of residential zoning districts in order to implement Housing Element Program 1 and provide additional capacity to accommodate the City's Regional Housing Needs Allocation consistent with State housing law; and

WHEREAS, Table 18.10.030 "Residential Land Use Regulations" of Chapter 18.10 – Residential Districts establishes the residential land use classifications and identifies the zoning districts in which such uses are permitted, conditionally permitted, or prohibited; and

WHEREAS, Zoning Code Amendment (ZCA) 26-03 amends Table 18.10.030 "Residential Land Use Regulations" to incorporate the R3-40 High Density Multiple Family Residential District, establish the uses permitted within the new district, and ensure consistency between the City's residential land use regulations, Housing Element Program 1, and State housing law; and

WHEREAS, Table 18.10.040 "Residential Development Standards" of Chapter 18.10 – Residential Districts establishes the development standards applicable to residential zoning districts within the City, including standards related to density, setbacks, building height, lot coverage, and open space; and

WHEREAS, Zoning Code Amendment (ZCA) 26-03 amends Table 18.10.040 "Residential Development Standards" to establish objective development standards applicable to the R3-40 High Density Multiple Family Residential District and to incorporate revisions to residential development standards in response to public outreach, Planning Commission recommendations, and City Council direction while maintaining consistency with Housing Element Program 1 and State housing law; and

WHEREAS, Section 18.76.040 "Nonconforming Buildings" of Chapter 18.76 – Nonconforming Uses and Buildings establishes the regulations governing the maintenance, repair, alteration, expansion, and reconstruction of legally established buildings that do not conform to subsequently adopted zoning regulations; and

WHEREAS, Zoning Code Amendment (ZCA) 26-03 amends Section 18.76.040 "Nonconforming Buildings" to clarify the regulations applicable to legal nonconforming buildings, including the circumstances under which additions, repairs, Accessory Dwelling Units (ADUs), and Junior Accessory Dwelling Units (JADUs) may be permitted, consistent with State law and Housing Element Program 1; and

WHEREAS, Zone Change (ZC) 26-02 amends the City Zoning Map to apply the R3-40 designation to approximately 97.1 acres across 195 parcels located throughout the City, as shown on the zoning map attached hereto as **Exhibit D** and incorporated herein by this reference; and

WHEREAS, the Assessor's Parcel Numbers ("APNs") corresponding to the properties identified for rezoning under Zone Change (ZC) 26-01 are set forth in **Exhibit E**, attached hereto and incorporated herein by this reference; and

WHEREAS, the City duly noticed the public hearing and provided notice in accordance with applicable provisions of State law and Section 18.03.070 of the Grand Terrace Municipal Code; and

WHEREAS, the City of Grand Terrace Planning and Community Development Department, on June 11, 2026, posted two (2) true and correct copies of the legal notice at the Grand Terrace City Hall Bulletin Board and at the Grand Terrace Public Library, and posted the notice on the City's website in accordance with Section 18.03.070 of the Grand Terrace Municipal Code; and

WHEREAS, the City of Grand Terrace Planning and Community Development Department, on June 11, 2026, mailed 2,322 copies of the Notice of Public Hearing to affected property owners, stakeholders, and surrounding jurisdictions in accordance with applicable provisions of State law and the Grand Terrace Municipal Code; and

WHEREAS, the City of Grand Terrace Planning and Community Development Department, on June 11, 2026, published a legal notice in the Terrace City News, a newspaper of general circulation, indicating the date, time, and place of the public hearing in accordance with applicable provisions of State law and the Grand Terrace Municipal Code; and

WHEREAS, the City Council conducted a duly noticed public hearing on June 23, 2026, and considered all oral and written testimony, evidence, and the administrative record prior to taking action on this Ordinance; and

WHEREAS, Environmental Review (E) 26-04, including the Notice of Exemption (**Exhibit F**) and SB 131 Statutory Exemption Report (**Exhibit G**), demonstrates that these actions are exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.085; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GRAND TERRACE DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Environmental Determination (CEQA). The City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.085, as documented in Environmental Review (E) 26-04, including the Notice of Exemption (**Exhibit F**) and SB 131 Statutory Exemption Report (**Exhibit G**).

SECTION 3. Based upon the foregoing and all oral and written testimony by members of the public and City staff, the City Council hereby finds that the findings for Zoning Code Amendment (ZCA) 26-02 pursuant to Grand Terrace Municipal Code Section 18.90.040 can be made as follows:

- 1) **Finding:** The amendment will not be detrimental to the health, safety, morals, comfort or general welfare of the persons residing or working within the neighborhood of the amendment or within the City.

Facts in Support of Finding: Zoning Code Amendment (ZCA) 26-03 establishes the R3-40 High Density Multiple Family Residential District to implement Program 1 of the City's

adopted 2021–2029 Housing Element and facilitate compliance with State Housing Element Law.

The amendment establishes objective development standards governing future residential development, including standards related to building placement, height, setbacks, parking, open space, landscaping, and site design. The amendment does not approve any specific development project, and any future development proposals will be required to comply with all applicable provisions of the Grand Terrace Municipal Code, Building Code, Fire Code, and other local, regional, and state regulations.

The City conducted extensive public outreach during the development of the amendment, including study sessions with the Planning Commission, City Council, affected property owners, and the broader community. Based on public input received through this process, revisions were made to the development standards, including modifications to accessory dwelling unit allowances, legal nonconforming use provisions, and other zoning regulations intended to address community concerns while maintaining consistency with State law.

The establishment of objective and predictable zoning standards to accommodate housing opportunities consistent with the City's Housing Element supports orderly growth and development and will not be detrimental to the public health, safety, morals, comfort, or general welfare of the community.

- 2) **Finding:** The amendment will not be: Injurious to property or improvements in the neighborhood or within the City.

Facts in Support of Finding: The amendment modifies the City's Zoning Code to permit higher-density residential development consistent with the City's Housing Element and applicable State housing laws. The amendment establishes a regulatory framework for future development but does not authorize construction of any specific project.

All future development within the R3-40 District will be subject to applicable zoning regulations, objective development standards, building permit review, and inspection requirements to ensure that new development is appropriately designed and constructed.

As a result of public outreach and feedback received during the public review process, the City revised the development standards to reduce maximum building heights and increase setback requirements in certain circumstances to improve compatibility with surrounding neighborhoods. These modifications further ensure that future residential development within the R3-40 District is compatible with adjacent uses and will not be injurious to property or improvements within the City.

Because the amendment establishes standards for the review of future development rather than approving a specific project, the amendment itself will not result in direct impacts to surrounding properties and instead provides a consistent and predictable framework for future development.

- 3) **Finding:** The amendment will be consistent with the latest adopted general plan.

Facts in Support of Finding: Zoning Code Amendment (ZCA) 26-02 implements Program 1 (Adequate Sites) of the City's adopted 2021–2029 Housing Element.

The amendment establishes the R3-40 zoning district to accommodate higher-density residential development consistent with the goals, policies, and programs of the Housing Element and Land Use Element.

The amendment ensures that the City maintains compliance with State Housing Element law and accommodates its Regional Housing Needs Allocation (RHNA), and is therefore consistent with the General Plan.

SECTION 4. Section 18.03.080 "Conditions Requiring Ministerial Review" of Chapter 18.03 – GENERAL PROVISIONS of Title 18 (Zoning) of the Grand Terrace Municipal Code is hereby amended to clarify the categories of housing developments and other projects that are subject to ministerial review, including qualifying lower-income multifamily housing developments on Housing Element sites, supportive housing developments, and other projects for which State law requires a ministerial approval process, to read in its entirety as follows:

Title 18

ZONING

Chapters:

Chapter 18.03 GENERAL PROVISIONS

18.03.010 Adoption of zoning plan.

There is an adopted zoning plan for the City. The zoning plan is a districting plan, as provided by State law.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.020 Purpose.

The purpose of this Title is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, comfort and general welfare.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.030 Scope.

The zoning or districting plan effectuated by this Title is a part of the master plan and consists of the establishment of various districts, including all the territory within the boundaries of the City, within which the use of land and buildings, the space of buildings, and the height and bulk of buildings are regulated.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.040 Conformance.

No buildings or structures shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land be used for any purpose other than as permitted and in conformance with this Title and all other ordinances, laws and maps referred to in this Title.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.050 Interpretation.

When interpreting and applying the provisions of this Title, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except as specifically provided in this Title, it is not intended by the adoption of the ordinance codified in this Title to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of laws or ordinances, or any rules, regulations or permits previously adopted or issued, or which are adopted or issued pursuant to laws relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement. It is not intended by this Title to interfere with or abrogate or annul any easement, covenant or other agreement between parties. However, in cases in which this Title imposes a greater restriction upon the erection, construction, establishing, moving, alteration or enlargement of buildings, or the use of any building or premises in any district or districts that is imposed or required by such existing provisions of law or ordinance, or by such rules, regulations or permits, or by such easements, covenants or agreements, then in such case the provisions of this Title shall control.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.060 State law applicability.

Except as otherwise provided in this Title or other Chapters of the Municipal Code, the provisions of the Government Code pertaining to zoning and planning shall be applicable to all matters as if set forth in full in this Title.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.070 Public hearing notice.

Whenever a public hearing is held pursuant to this Title, notice of hearing shall be in accordance with California Government Code Section 65090 and Section 65091. The notice of hearing shall also comply with the following requirements:

Lot Size of the Project Site	Mailing Notification Radius	Publications in Local Newspaper
Less than 5 acres	500 feet	Legal advertisement
5 to 9.99 acres	1,000 feet	1/8 page box advertisement
10 acres or more	1,500 feet	1/8 page box advertisement

(Ord. No. 327, § 4(Exh. 2), 10-22-2019)

(Supp. No. 15)

Created: 2025-08-06 12:43:02 [EST]

18.03.080 Conditions requiring ministerial review.

Notwithstanding any other provision of this Title, the following shall not require a permit, conditional use permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 (commencing with Section 21000) of the California Public Resources Code:

- A. Multiple family housing developments in which at least twenty percent (20%) of the total number of units, exclusive of density bonus units, are affordable to lower-income households where identified as a lower-income site to meet the Regional Housing Needs Allocation in the current Housing Element in compliance with Government Code Section 65583.2(c), and that were either:
 - 1. Rezoned to meet the lower-income household Regional Housing Needs Allocation;
 - 2. Non-vacant sites identified in one Housing Element prior to the current Housing Element planning period (e.g., identified in the 5th cycle before the 6th cycle); or
 - 3. Vacant sites identified in two or more consecutive Housing Elements prior to the current Housing Element planning period (e.g., the 4th and 5th cycles before the 6th cycle).
- B. Supportive housing developments in zones where multiple family and mixed-use developments are permitted, including nonresidential zones permitting multiple family use, in conformance with California Government Code Section 65651 and all objective standards applicable to multiple family residential uses.
- C. Any other use or project for which State law requires the City to utilize a ministerial review process.

SECTION 5. Sections 18.06.172 "Common Open Space" and 18.06.607 "Private Open Space" of Chapter 18.06 – DEFINITIONS of the Grand Terrace Municipal Code are hereby added to read as follows:

Chapter 18.06 DEFINITIONS

18.06.172 Common open space.

"Common open space" means a court, landscape, recreation building/facility or other outdoor area which is used for landscape and/or recreation and that has common access from more than one dwelling unit. Common open space may also include the water area of a pool and common recreation facilities or gardens located on top of a building or parking structure. Open space does not include off-street parking and loading areas or driveways.

18.06.607 Private open space.

"Private open space" means any private balcony, porch, deck, patio, court, ground level yard or roof deck that is accessible from only one unit. Open space does not include off-street parking and loading areas or driveways.

SECTION 6. Section 18.09.020 "Districts Established" of Chapter 18.09 – RESIDENTIAL DISTRICTS AND ZONING MAP of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

Chapter 18.09 RESIDENTIAL DISTRICTS AND ZONING MAP

18.09.010 Purpose.

The purpose of this Chapter is to establish the various residential zoning districts within the City.

A. (Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.020 Districts established.

The following residential zoning districts are established:

RH	Hillside Single Family Residential District
R1-20	Very Low Density Single Family Residential District
R1-10	Low Density Single Family Residential District
R1-7.2	Single Family Residential District
R2-10	Low Density Multiple Family Residential District
R3-12	Medium Density Multiple Family Residential District
R3-20	Medium High Density Multiple Family Residential District
R3-40	High Density Multiple Family Residential District
BRSP	Barton Road Specific Plan District
AP	Administrative Professional Office District
C2	General Business District
CM	Commercial Manufacturing District
MR	Restricted Manufacturing District
M2	Industrial District
PUB	Public Facilities District

B. (Ord. No. 357, § 4, 8-13-2024; Ord. No. 298, § 7, 10-11-2016; Ord. No. 264, § 10, 6-12-2012; Ord. 126 § 2, Exh. A(part), 1990)

18.09.021 Overlays established.

AG-1	Agricultural Overlay No. 1
AG-2	Agricultural Overlay No. 2
FP	Floodplain Overlay
O-40	High Density Multiple Family Residential Overlay

18.09.022 Specific Plans established.

BMSP	The Blue Mountain Specific Plan
BMSVSP	The Blue Mountain Senior Villas Specific Plan
BRSP	The Barton Road Specific Plan
GBSP	The Greenbriar Specific Plan
GSP	The Gateway at Grand Terrace Specific Plan

18.09.030 Designation on map and adoption of map.

The designations, locations and boundaries of the districts established are delineated upon the official zoning map on file with the Planning Department. This map and all notations and information thereon, which may be amended from time to time, are made a part of this Title by reference.

C. (Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.040 Applicability of regulations.

The uses described in this Title will be allowed and the regulations set out in this Title shall apply in the districts established in this Chapter.

D. (Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.050 Boundary uncertainties.

Where uncertainty exists as to the boundaries of any districts shown on the zoning map, the following rules shall apply:

- A. Where such boundaries are indicated as approximately following street and alley lines, such lines shall be construed to be such boundaries.
- B. Where an uncertainty exists, the Planning Commission shall determine the location of boundaries.
- C. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the parcel to which it reverts shall apply to such vacated or abandoned street or alley.

E. (Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

SECTION 6. Table 18.10.030 "Residential Land Use Regulations" of Chapter 18.10 – RESIDENTIAL DISTRICTS of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

Section 18.09.020 "Districts Established" of Chapter 18.09 – RESIDENTIAL DISTRICTS AND ZONING MAP of Title 18 (Zoning) of the Grand Terrace Municipal Code is hereby amended to establish the R3-40 High Density Multiple Family Residential District as an additional residential zoning classification and to reorganize residential zoning districts, overlays, and specific plans for clarity and consistency, to read in its entirety as follows:

Chapter 18.10 RESIDENTIAL DISTRICTS¹

18.10.010 Purpose.

The residential zones contained in this Chapter are intended to carry out the goals and objectives of the community's General Plan, Housing Element, and State Housing Law with respect to residential land uses and residential development. These goals and objectives are to be achieved through the following purposes established for the residential zones:

- A. To provide for development in accordance with the General Plan;
- B. To promote the most appropriate and efficient use of the land while providing a variety of housing opportunities to the community;
- C. To promote a compatible relationship between residential, commercial and other types of land uses located in the community;
- D. To promote the public health, safety and welfare through encouraging the appropriate type and size of development for the community;
- E. To manage development with respect to its type, size and location in order to prevent harmful encroachment of disruptive development into the community's residential neighborhoods.

(Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

The provisions of Section 18.03.080 shall apply in determining projects that shall not require a permit, conditional use permit, or other discretionary review or approval.

18.10.020 Residential districts.

The following districts are designed to implement the goals and objectives of the General Plan. Each district contains specific land use regulations and density ranges for development.

- A. RH, Hillside Single Family Residential District. This district is intended for very low density single-family residential development with a maximum retention of open space. It is located in the portions of the City identified in the General Plan's master environmental analysis as having severe development limitations related to topography and soil conditions. The maximum density allowed in this district is one (1) dwelling unit per gross acre.
- B. R1-20, Very Low Single Family Residential District. This district is intended for very low density single-family residential use. The minimum lot size is 20,000 square feet with a maximum density of two (2) dwelling units per gross acre.
- C. R1-10, Low Density Single Family Residential District. This district is intended for low density single-family residential use. The minimum lot size is 10,000 square feet with a maximum density of four (4) dwelling units per gross acre.
- D. R1-7.2, Single Family Residential District. This district is intended for single-family residential use. The minimum lot size is 7,200 square feet with a maximum density of five (5) dwelling units per gross acre.

¹Ord. No. 264, § 11, adopted June 12, 2012, changed the title of Chapter 18.10 from "RH, R1, R2, R3 and R3-S Residential districts" to "Residential districts."

- E. R2-10, Low Density Multiple Family Residential District. This district is intended for single-family residential use and low density multiple family development. The minimum lot size is 10,000 square feet with a maximum density of nine (9) dwelling units per gross acre.
- F. R3-12, Medium Density Multiple Family Residential District. This district is intended for medium density multiple family development. The minimum lot size is 12,000 square feet with a maximum density of twelve (12) dwelling units per gross acre.
- G. R3-20, Medium High Density Multiple Family Residential District. This district is intended for medium high density multiple family development, which may include affordable housing. The minimum lot size is 12,000 square feet with a maximum density of twenty (20) units per acre.
- H. R3-40, High Density Multiple Family Residential District. This district is intended for high density multiple family development, which may include affordable housing. The minimum lot size is 5,500 square feet with a minimum density of twenty (20) units per acre and a maximum density of forty (40) units per acre. Example project types may include garden-style apartments, courtyard buildings, townhomes, multiplexes, and other multiple family housing types. Single-family residential development or any residential development at a density less than twenty (20) dwelling units per acre is prohibited.

(Ord. No. 298, § 8, 10-11-2016; Ord. No. 264, §§ 12, 13, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 126 § 2, Exh. A(part), 1990)

18.10.021 Small lot subdivisions.

Deviations from the noted minimum lot size in all residential districts may occur in compliance with the following:

- A. Small lot subdivisions established by the Starter Home Revitalization Act of 2021, which is codified in State law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.
- B. Urban lot splits established by the Housing Opportunity and More Efficiency "HOME" Act of 2021, which is codified in State law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.

Deviations from the minimum density standards may also occur pursuant to Chapter 17.29 of the zoning ordinance, Small Lot Subdivisions "Starter Home Revitalization Act." This includes a requirement that small lot subdivisions on parcels identified in the Housing Element for the current planning period must result in at least as many units as projected for the parcel in the Housing Element. For small lot subdivisions on parcels not identified in the Housing Element for the current planning period, the development must result in sixty-six percent (66%) of the maximum allowable residential density specified in the zoning district in which the parcel is located, or sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B), whichever is greater. If the zoning district in which the parcel is located does not specify a maximum allowable density, then the development must result in sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B).

18.10.030 Use regulations.

Uses listed in Table 18.10.030 shall be allowed in one or more of the residential districts as indicated in the columns below each district heading. Permitted uses are indicated by the letter "P" while the letter "C" indicates uses which require a conditional use permit. A dash ("–") indicates the use is not permitted in the specified zone.

TABLE 18.10.030
RESIDENTIAL LAND USE REGULATIONS

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40
A. Residential Uses								
Single-Family (Detached), Full Sized	P	P	P	P	P ^a	P ^b	-	-
Second Units (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-
Two-Unit Developments (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-
Single-Family (Attached) (Duplexes, Triplexes, and Fourplexes)	-	-	-	-	P	P	P	P
Multiple Family Units	-	-	-	-	P	P	P	P
Manufactured Housing (As Permitted Per Chapter 18.66)	P	P	P	P	P	P	P	P
Mobile Home Park	-	-	-	-	C	C	C	C
Senior Citizen Housing	-	-	-	-	-	-	P	P
Small Lot Subdivision "Starter Home Revitalization Act" (Subject to Chapters 17.29 and 18.10)	P	P	P	P	P	P	P	P
Urban Lot Splits "Housing Opportunity and More Efficiency" (HOME) Act of 2021 (Subject to Chapters 17.29 and 18.65)	-	P	P	P	-	-	-	-
Planned Residential Development (As Permitted Per Section 18.10.090)	-	-	-	-	P	P	P	P
B. Residential Accessory Structures								
Accessory Structure	P	P	P	P	P	P	P	P
Accessory Dwelling Unit (Subject to Chapter 17.30 and 18.69)	P	P	P	P	P	P	P	P
Junior Accessory Dwelling Unit (Subject to Chapter 17.30 and 18.69)	P	P	P	P	P	P	P	P
Guest House	C	C	C	C	C	C	-	-
Private Garage	P	P	P	P	P	P	P	P
Private Swimming Pool	P	P	P	P	P	P	P	P
Home Occupation (As Permitted Per Chapter 5.06)	P	P	P	P	P	P	P	P
Keeping of Cats and Dogs (Maximum of Two Each)	P	P	P	P	P	P	P	P
Other Accessory Uses (As Approved by the Planning and Community Development Director)	P	P	P	P	P	P	P	P
C. Other Uses								
Churches (Minimum Three-Acre Parcel) ^e	C	C	C	C	C	C	C	C ^d
Electric Vehicle Charging Stations (accessory use) ⁱ	P	P	P	P	P	P	P	P
Schools (Private and Parochial) ^e	C	C	C	C	C	C	C	C ^d
Public Park and Playground ^e	P	P	P	P	P	P	P	P ^d
Public Facilities (and Quasi- Public) ^e	C	C	C	C	C	C	-	-
Family Day Care Small (Eight or Less Children) ^e	P	P	P	P	P	P	P	P
Family Day Care Large (Nine or More Children) ^e	P	P	P	P	P	-	P	P
Residential Care Facility (Six or Less Persons)	P	P	P	P	P	P	P	P

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40
Residential Care Facility (Seven or More Persons) ^f	-	-	-	-	C	C	P	P
State Licensed Congregate Living Health Facility (CLHF) ^h	-	-	-	-	C	C	C	C
Single Room Occupancy	-	-	-	-	C	C	-	-
Utility or Service Facility ^e	C	C	C	C	C	C	-	-
Outdoor Recreation Facility ^e	C	C	C	C	C	C	-	-
D. Temporary Uses								
Temporary Uses (As Approved by Planning and Community Development Director)	P	P	P	P	P	P	P	P
Temporary Trailers (As Approved by Planning and Community Development Director)	P	P	P	P	P	P	P	P

Footnotes:

- a. A second single-family detached unit (full-sized single-family detached dwelling) shall be permitted in the R2-10 zone provided that the lot or parcel in question meets the minimum area requirement for the R2-10 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit review application for the second-family detached unit in accordance with Chapter 18.63 of the Zoning Code shall be ministerially approved prior to the issuance of building permits. In addition, all development standards of the underlying R2-10 zone must be adhered to; and any division in ownership among the structures on the lot or parcel in question shall conform to the subdivision laws of the State and City.
- b. A second-family detached unit (full sized single-family detached dwelling) shall be permitted in the R3-12 zone provided that the lot or parcel in question meets the minimum area requirements for the R3-12 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit review application for the second-family detached unit in accordance with Chapter 18.63 of the Zoning Code shall be required to be approved prior to the issuance of building permits. All development standards of the underlying R3-12 zone must be adhered to; and any division in ownership among the structures on the lot or parcel in question shall conform to the subdivision laws of the State and City.
- c. "P" stands for "Permitted Use" where the use is permitted by right; and "C" stands for "Conditional Use" where the use requires a conditional use permit.
- d. Churches, schools (private and parochial), public parks, and playgrounds shall be permitted in the R3-40 zone for projects where at least fifty percent (50%) of the gross floor area is multiple family residential use.
- e. Notwithstanding anything indicating otherwise in this Table, this use is prohibited on a parcel that was created by an urban lot split, pursuant to Subsection 17.30.050(A).
- f. Subject to administrative conditional use permit.
- g. Notwithstanding anything indicating otherwise in this Table, this use shall be prohibited if the finding of a specific, adverse impact is made in accordance with Subsection 18.65.020(C).
- h. CLHFs are required to comply with the City's Objective Design Standards (ODS) and a State license is required to operate as a Congregate Living Health Facility (CLHF) in California. A CLHF means a residential home with a capacity of no more than 18 beds (except a facility operated by a city and county for purposes of delivering services may have a capacity of 59 beds; or, a facility not operated by a city and county servicing persons who are terminally ill, persons who have been diagnosed with a life-threatening illness, or both, that is located in a county with a population of 500,000 or more persons, or located in a county of the 16th class pursuant to Section 28020 of the Government

Code, may have not more than 25 beds for the purpose of serving persons who are terminally ill) that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of the following service:

- (A) Services for people who are mentally alert, people with physical disabilities, who may be ventilator dependent.
 - (B) Services for people who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both. Terminal illness means the individual has a life expectancy of six months or less as stated in writing by his or her attending physician and surgeon. A "life-threatening illness" means the individual has an illness that can lead to a possibility of a termination of life within five years or less as stated in writing by his or her attending physician and surgeon.
 - (C) Services for persons who are catastrophically and severely disabled. A person who is catastrophically and severely disabled means a person whose origin of disability was acquired through trauma or nondegenerative neurologic illness, for whom it has been determined that active rehabilitation would be beneficial and to whom these services are being provided. Services offered by a congregate living health facility to a person who is catastrophically disabled shall include, but not be limited to, speech, physical and occupational therapy.
- i. Residential Electric Vehicle Charging Stations shall be processed by the City in compliance with AB 970 (McCarty, 2021) subject to the specific binding timelines for the expedited, streamlined, ministerial review and approval of Electric Vehicle Charging Station (EVCS) permit applications per Assembly Bill 1236 (Chiu, 2015). The review periods for Electric Vehicle Charging Stations are determined based on the size of the proposed project.

Application Completeness

- 1-25 Electric Vehicle Charging Stations at a single site: 5 business days
- 26 or more stations at a single site: 10 business days

Application Approval

- 1-25 Electric Vehicle Charging Stations at a single site: 20 business days
- 26 or more stations at a single site: 40 business days

Conditions of Approval for Expedited Review

- A completed Submittal Requirements Checklist.
 - All proposed Electric Vehicle Charging Stations and equipment shall conform with the City of Grand Terrace Objective Design Standards (ODS)
 - Electric Vehicle Charging Station equipment including transformers, generating stations, energy storage units, and any other electric vehicle charging station related equipment must be adequately screened from visible view to the satisfaction of the City by one or combination of the following:
 - Permanent masonry enclosure with decorative block wall and metal roof covering. Access gates/doors to be lockable and secure.
 - Shrink wrap material acceptable to the City's Objective Design Standards
- k. State Law SB 234 known as the "California Child Day Care Facilities Act" of 2021 designates small and large family daycare homes as a residential use of property. SB234 prohibits a local jurisdiction from imposing a business license, fee, or tax for the privilege of operating a small family daycare home and large family daycare home.

(Ord. No. 359, § 6, 8-13-2024; Ord. No. 338, § 13, 5-24-2022; Ord. No. 336-U, § 16, 1-25-2022; Ord. No. 298, § 9, 10-11-2016; Ord. No. 264, §§ 14, 15, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 199 §§ 4, 5, 2002; Ord. 126 § 2, Exh. A(part), 1990)

SECTION 7. Table 18.10.040 "Site development standards" of Chapter 18.10 – RESIDENTIAL DISTRICTS of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

18.10.040 Site development standards.

The site development standards established for each residential district are as shown in Table 18.10.040.

TABLE 18.10.040
RESIDENTIAL BUILDING SITE DEVELOPMENT STANDARDS

Development Feature	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40 ^h
Lot Area ¹	<u>a</u>	20,000	10,000	7,200	10,000	12,000	12,000	5,500
Lot Area (Small Lot Subdivision) ¹	<u>a</u>	1,200	1,200	1,200	600	600	600	600
Lot Width ²	<u>a</u>	100	60	60	60	60	60	50
Lot Depth ²	<u>a</u>	150	100	100	100	100	100	90
Front Yard Setback ²	<u>a</u>	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b	15 ^b
Rear Yard Setback ²	<u>a</u>	35 ^b	35 ^b	20 ^b	20 ^b	20 ^b	20 ^b	15 ^b
Side Yard Setback ²	<u>a</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>
Setback from Single Family Zone for Portion of Multiple Family Building over 25 Feet in Height ²	<u>a</u>	-	-	-	-	-	-	20 ^b
Density ³	<u>a</u>	1-2	1-4	1-5	1-9	1-12 ^c	13-20 ^c	20-40 ^c
Density ³ (Small Lot Subdivision)	<u>a</u>	-	-	-	-	-	-	-
Living Area (Minimum square feet)								
Single Family	<u>a</u>	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	-	-
Duplex, Triplex, Four-plex and Multiple Family	<u>a</u>	-	-	-	-	-	<u>g</u>	-
Height ⁴	<u>a</u>	35	35	35	35	35	35	45
Lot Coverage (Maximum percent)	<u>a</u>	40	50	50	60	60	60	75
Distance Between Buildings ²	<u>a</u>	5	5	5	10	10	10	10
Private Open Space ¹	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	50 sf/du for not less than twenty-five percent (25%) of total units ⁱ
Common Open Space	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	50 sf/du ⁱ

Footnotes:

- ¹ Minimum Square Feet
- ² Minimum Linear Feet
- ³ Residential Dwelling Units per Gross Acre not counting any density bonus
- ⁴ Maximum Linear Feet
- a. A specific plan shall be required for all proposed projects (including tentative parcel or tract maps) which include any property located within this district, except that a specific plan shall not be required for existing parcels that are one acre or less in size, are readily served by existing infrastructure, have public access, and

-
- fire services can be readily provided. Such specific plan shall establish site development standards on a project by project basis in consideration of the existing topography and other physical constraints. The specific plan shall not create a density greater than one (1) dwelling unit per gross acre and shall be consistent with the City's General Plan. The specific plan may consider a clustered development concept in order to preserve large areas of open space and minimize the project's impact on the physical environment.
- b. The following apply to front, rear and side yard requirements as noted:
1. Slopes exceeding five percent (5%) shall be permitted no closer to a residential structure than a distance equal to the required side and rear yard setbacks. In the R1-10 district and the R1-20 district, the thirty-five (35) foot rear yard setback may include ten (10) feet of slope that is greater than five percent (5%).
 2. In the case of a parcel or tract map, the twenty-five (25) foot front yard setback requirement may range from twenty-two (22) feet to twenty-eight (28) feet, with an average of twenty-five (25) feet for all proposed lots.
 3. In the case where an existing legal nonconforming structure is located within a required setback area, the legal nonconforming structure may be enlarged within the required setback area subject to the following conditions:
 - a. The proposed addition does not further reduce the depth of the existing setback area; and
 - b. The proposed addition is located no closer than five (5) feet from any property line.
 4. For the R1-20, R1-10, and R1-7.2 zones, the minimum total side yard setback of all side yards combined shall be no less than fifteen (15) feet, with a minimum side yard setback of five (5) feet on any one side, or ten (10) feet on the driveway or garage side.
 5. For all R2 and R3 zones, the minimum total side yard setback of all side yards combined shall be no less than twenty (20) feet, with a minimum side yard setback of five (5) feet on any one side.
 6. No portion of any multiple family building over 25 feet in height shall be closer than 20 feet to a property line abutting a single family zone.
- c. A density bonus shall be permitted in accordance with the California Government Code and this Title.
- d. For the purposes of this Chapter, the following terms shall be defined as follows:
"Living area" means the enclosed area of a residential dwelling unit, excluding porches, patios, carports, garages, storage areas or auxiliary rooms.
"Multiple-family" means one- or two-bedroom units only.
- f. Not more than the permitted percent of the total parcel may be devoted to main and accessory structures, parking areas, driveways and covered patios. The remaining percent of the total parcel shall be devoted to open areas such as landscaping, lawn, outdoor recreational facilities, incidental to residential development, including swimming pools, tennis courts, putting greens, uncovered patios and walkways. Said open areas shall consist of not less than two hundred (200) square feet of open space per dwelling unit.
- g. Senior citizen housing's development standards will be established through the specific plan process.
- h. Development is prohibited within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within the State responsibility area, as defined in Section 4102. This does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or State fire mitigation measures applicable to the development, including but not limited to standards established under all of the following provisions or their successor:
 - (1) Section 4291 of Section 51182 of the Government Code, as applicable.
 - (2) Section 4290.
 - (3) Chapter 7A (commencing with Section 701A.1) of Part 2 of Title 24 of the California Code of Regulations.
- i. Refer to the Objective Design Standards for multiple family residential development and mixed-use development for regulation of open space requirements.

(Ord. No. 325, § 4(Exh. 1), 5-28-2019; Ord. No. 298, § 10, 10-11-2016; Ord. No. 264, §§ 16, 17, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

18.10.041 Residential supplemental development standards.

A. Accessory uses and structures.

1. Required setbacks.

Table 18.10.041 Required Setbacks For Accessory Structures			
Accessory Structure	Type of Setback	Minimum Required Setback (Single Family)	Minimum Required Setback (Multiple Family)
Patio covers, gazebos, storage sheds ^d , ^e , stationary barbecues, gas fireplaces, gas fire pits, canopies and similar structures	Interior side yard ^{a,b}	5 feet	-
	Street side yard	5 feet	-
	Rear yard	5 feet	-
	Between structures over 120 square feet of area	6 feet	-
Enclosed patios	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to an arterial roadway, railroad right-of-way, Southern California Edison right-of-way, County flood control channel, or nonresidential zoned property	10 feet	10 feet
Workshops	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	10 feet	10 feet
Balconies	Front setback – above yard area	15 feet	15 feet
	Front setback – front entry garage ^c	23 feet	23 feet
	Interior side yard	10 feet	10 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to a street, railroad right-of-way, Southern California Edison right-of-way, County flood control channel, or nonresidential zoned property	10 feet	10 feet

Swimming pool	Interior side yard	5 feet	5 feet
	Street side yard	10 feet	10 feet
	Rear yard	5 feet	5 feet
	Front yard	15 feet	15 feet

Notes:

- a. On lots with only one side yard, the minimum required side setback for patio covers shall be three (3) feet.
- b. Condominiums and townhouses shall have a minimum side yard setback of three (3) feet for patio covers.
- c. For side entry garages, setback to be determined by City Council at the time of Site and Architectural Review or amendment to Site and Architectural approval.
- d. Storage sheds requiring building permit per California Building Code Section 105.1 must adhere to zoning setbacks. Storage sheds exempt from building permits per the California Building Code Section 105.2 are exempt from zoning setback requirements.
- e. The total number of exempt storage sheds allowed on a single-family district lot shall not exceed four hundred eighty (480) square feet of total aggregate area.

2. Maximum height for an accessory structure.

Table 18.10.050-2 Maximum Height For Accessory Structures	
Accessory Structure	Maximum Height
Patio covers and gazebos	12 feet
Storage sheds and similar structures	8 feet
Workshops	12 feet
Stationary barbecue, gas fireplaces, and gas fire pits	8 feet
Canopies	10 feet

3. Specific accessory structure development standards.

- a. Balconies or decks for single-family structures.
 - i. Outside stairway. There shall be no outside stairway in single-family districts.
 - ii. Screen or guardrail. A minimum thirty-six (36) inch high screen or guardrail shall be constructed of materials compatible with the design of the structure.
 - iii. Screen wall. A screen wall, a minimum of six (6) feet in height, shall be constructed on both sides (ends) of the balcony or deck for the full depth of the balcony or deck or as required by the conditions of approval. This requirement may be waived by the Planning and Community Development Director where it is clear that the balcony will not negatively impact adjacent residential properties.
 - iv. Maximum size. The maximum size of a balcony or deck shall be one hundred twenty (120) feet square feet.
 - v. Doors. There shall be no outside doors above the first story except when allowed with an approved balcony or deck.

-
- vi. Enclosure. Balconies or decks shall not be enclosed except by the adjoining residential unit and any required screen walls.
 - b. Patio covers. Patio covers shall not cover more than fifty percent (50%) of the required rear yard area.
 - c. Storage sheds. Storage sheds shall not exceed one hundred twenty (120) square feet in area. Permanent electrical service shall not be allowed within storage sheds.
 - d. Workshops.
 - i. Minimum/maximum. Workshops shall have a minimum area of one hundred twenty (120) square feet and not exceed a maximum area of four hundred (400) square feet.
 - ii. Habitable area. Workshops shall not contain any habitable areas and shall not be used for habitation of humans.
 - iii. Enclosure. Workshops shall be fully enclosed and shall contain at least one (1) door not less than thirty-two (32) inches in width and may contain no interior walls. If greater than two hundred (200) square feet, workshops shall contain a window with a minimum dimension of twenty-four (24) inches by thirty-six (36) inches.
 - iv. Permit. Building permits are required for workshops.
 - v. Separation. Workshops shall be located at least ten (10) feet from any portion of a residential structure.
 - e. Canopies.
 - i. Location. Canopies are not to be permitted in the front yard area or visible from the public-right-of-way.
 - ii. Maintenance. Canopies shall be maintained and remain in good condition at all times.
 - iii. Temporary permitted use. Canopies may be located in a front yard area or be visible from the public right-of-way for up to seventy-two (72) hours, with a temporary use permit.

18.10.060 Mechanical Equipment

- A. Mechanical equipment.
 - 1. Location. Mechanical equipment (e.g., HVAC units) may be located in the rear yard, side yard, or on the roof. Such equipment may only be located in an interior side yard if it is not feasible to locate it in the rear yard. All equipment in the side yard shall be located at the farthest possible location away from windows on the adjacent property but in no case shall the equipment be less than ten (10) feet from any window on the adjacent property. Pool equipment is only permitted in the rear yard area.
 - 2. Visibility. All reasonable efforts shall be taken to ensure that mechanical equipment is not visible from public streets and is screened from view of adjacent residential properties in a manner approved by the Planning and Community Development Director.
 - 3. Chimney structures.
 - a. Chimney structures that are incorporated within or affixed to the exterior of a residential structure shall be enclosed within a chassis and finished with brick, rock, stucco, or wood/metal siding. All materials, except for brick and rock, used for the chimney are required to be painted with colors that are compatible with the residence and any other chimney structure on the residence.
 - b. Round metal pipes, clay pipes, guy wires, and straps for chimneys shall be fully enclosed within the chassis and shall not be visible from the property line.

-
- c. Gas vent pipes and other mechanical ducts that are less than six (6) inches in diameter when leaving the interior of the structure are exempted from these requirements.

SECTION 8. Section 18.76.040 "Nonconforming Buildings" of Chapter 18.76 – NONCONFORMING USES AND BUILDINGS of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

Chapter 18.76 NONCONFORMING USES AND BUILDINGS

Sections:

18.76.010 Purpose.

The purpose of this Chapter is to establish the permitted use, expansion and maintenance of nonconforming uses and buildings located within the City.

(Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.020 Nonconforming use of land.

The lawful use of land existing at the time of the adoption of the ordinance codified in this Title, although such use does not conform to the regulations, specified in this Title for the district in which such land is located, may be continued; provided, that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of the ordinance codified in this Title, and when any such use ceases the subsequent use of such land shall be in conformity to the regulations specified by this Title for the district in which such land is located.

(Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.030 Nonconforming use of buildings.

- A. The lawful use of a building existing at the time of the adoption of the ordinance codified in this Title may be continued, although such use does not conform to the regulations specified for the district in which the building is located.
- B. The nonconforming use of a portion of a building may be extended throughout the building; provided, that in each case a use permit shall first be obtained.
- C. The nonconforming use of a building may be changed to a use of the same or more restricted nature; provided, that in each case a use permit shall first be obtained.
- D. If the nonconforming use of a building and/or operations within a building ceases for a continuous period of six (6) months, it shall be considered terminated and the building shall thereafter be used only in accordance with the regulations for the district in which it is located. In no case shall a residential use that was lawfully established according to the standards at the time of development in a residential zone be required to be terminated or removed.

(Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.031 Termination—Discontinuance of use.

- A. Such discontinuance of the active and continuous operation of such nonconforming use, or part or portion thereof, for such periods, is construed and considered to be an abandonment of such nonconforming uses, regardless of any reservation of an intent not to abandon same or of an intent to resume active operations.

-
- B. If actual abandonment in fact is evidenced by the removal of buildings, structures, machinery, equipment and other evidences of such nonconforming use of the land and premises, the abandonment shall be construed and considered to be completed within a period of six (6) months and all rights to reestablish or continue such nonconforming use shall thereupon terminate.

(Ord. 151 § 1(part), 1994)

18.76.032 Termination—Violation of laws.

Any of the following violations of the municipal code shall immediately terminate the right to operate a nonconforming use except as otherwise provided:

- A. Changing a nonconforming use to a use not permitted in the zone;
- B. Increasing or enlarging the area, space or volume occupied by or devoted to such nonconforming use;
- C. Addition to a nonconforming use of another use not permitted in the zone.

(Ord. 151 § 1(part), 1994)

18.76.033 Termination—Operation of use.

The following nonconforming uses and structures shall be discontinued and structures removed from their sites within the time periods specified in this section, commencing with January 27, 1994, except when extended or revoked as otherwise provided:

- A. Where the property is unimproved, one (1) year;
- B. Where the property is unimproved except for structures of a type for which the City building code does not require a building permit, three (3) years;
- C. Where the property is unimproved except for structures which contain less than one hundred (100) square feet of gross floor area, three (3) years;
- D. Signs, three (3) years;
- E. A nonconforming use conducted in a structure designed to serve a use permitted in the zone, five (5) years;
- F. In other cases twenty (20) years from January 27, 1994, or amendment thereto establishing nonconforming status, and for such longer time so that the total life of the structure from the date of construction, based on the type of construction as defined by the building code, will be as follows:
 - 1. Type IV and Type V buildings (light incombustible frame and wood frame) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses and other buildings used for residential occupancy, twenty-five (25) years,
 - b. Stores and factories, twenty-five (25) years,
 - c. Any other building not herein enumerated, twenty-five (25) years;

-
2. Type III buildings (heavy timber construction and ordinary masonry) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Structures with stores below and residences, offices or a hotel above, thirty (30) years,
 - c. Warehouses, stores and garages, thirty (30) years,
 - d. Factories and industrial buildings, thirty (30) years;
 3. Type I and Type II buildings (fire-resistive) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Theaters, warehouses, stores and garages, thirty (30) years,
 - c. Factories and industrial buildings, thirty (30) years.

(Ord. 151 § 1(part), 1994)

18.76.034 Termination—Abatement as a public nuisance.

Whenever a nonconforming use or structure becomes obsolete, dilapidated, substandard, unsafe, or exists in a state of general disrepair, the Planning Commission may hold a public hearing to evaluate and make declaration of nuisance.

(Ord. 151 § 1(part), 1994)

18.76.040 Nonconforming buildings.

A. No use permit is required for the following:

1. Ordinary maintenance and repairs may be made to any nonconforming building; provided, that no structural alterations and/or additions are made; provided further, that such maintenance and repairs do not exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period;
2. Any repairs necessary to bring a nonconforming building into compliance with City codes regardless of whether such repairs exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period; provided, that the total floor area in the building shall not be increased.
3. Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) shall be allowed subject to the standards in Chapter 18.69 without further restriction by this section.

B. A conditional use permit is required for the following:

1. Ordinary maintenance and repairs to any nonconforming building which exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period;
 2. Any structural alterations and/or additions; provided, that the total floor area of the building shall not be increased by more than twenty percent (20%) or one hundred twenty (120) square feet, whichever is greater;
 - a. In no case shall an ADU or JADU be counted as a structural alteration or addition as part of the limited increase in floor area of a nonconforming building.
 3. Exception is in the case of damaged buildings/structures due to fire, earthquake, or natural disasters, refer to subsection D of this section.
- C. As a condition to any conditional use permit granted pursuant to subsection B of this section, the portions altered or repaired shall be brought into conformity with applicable City codes including the zoning code.
- D. Repair of Damaged or Partially Damaged Structures Due to Fire, Explosion, Earthquake, or Other Natural Disasters. Any nonconforming structure or conforming structure containing a nonconforming use which is damaged or destroyed by fire, explosion, act of God, collapse or any other casualty or calamity may be reconstructed to the condition in which it existed immediately prior to the occurrence of such damage or destruction; provided, that:
1. All such construction or repairs shall be started within one (1) year from the date of damage or destruction and shall be pursued diligently to completion within one (1) year of the start of construction. Otherwise, the right to rebuild pursuant to this section is terminated. Each of these one (1) year periods may be extended in intervals of six (6) months upon demonstration of practical difficulty or hardship.
 2. In the case of the buildings/structures being reconstructed in a different condition than what originally existed prior to the damages (fire, earthquake or natural disaster), then the project shall be evaluated in accordance to site and architectural review criteria, Chapter 18.63.

(Ord. 157 (part), 1995: Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.050 Buildings under construction.

Nothing contained in this Title shall be deemed to require any change in plans, construction or designated use of any building for which a building permit has properly been issued, in accordance with the provisions of ordinances then effective and upon which actual construction has been started prior to the effective date of the ordinance codified in this Title; provided, that in all such cases actual construction shall be diligently carried on until completion of the building.

(Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

SECTION 9. The City Zoning Map is hereby amended to apply the R3-40 High Density Multiple Family Residential District to the properties identified in Zone Change (ZC) 26-01, as shown in **Exhibit A**.

SECTION 10. The City Council enacts this Ordinance under the authority granted by Article XI, Section 7 of the California Constitution and Government Code Sections 65850 et seq.

SECTION 11. This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 12. This Ordinance was introduced at a regular meeting of the City Council held on the 23rd day of June, 2026, and adopted at a regular meeting held on the ____ day of _____, 2026.

SECTION 13. The Mayor shall sign, and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard and this Ordinance shall take effect thirty (30) days after its final passage.

Signatures on the following pages

PASSED, APPROVED, AND ADOPTED by the City Council of Grand Terrace at a regular meeting held on the ____ day of ____ 2026.

Bill Hussey
Mayor

ATTEST:

Daysi Alcocer
City Clerk

APPROVED AS TO FORM:

Adrian R. Guerra
City Attorney

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 13, 2024

Konrad Bolowich, City Manager
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313

Dear Konrad Bolowich:

RE: City of Grand Terrace's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Grand Terrace's (City) revised draft housing element received for review on October 24, 2024. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft housing element meets the statutory requirements described in HCD's July 29, 2024 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585, subdivision (g) and all rezones are completed per Government Code section 65588, subdivision (e)(4).

Pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), a jurisdiction that does not adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c), paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed. As this year has passed and Program 1 (Adequate Sites) has not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning have been completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested

notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur, any future re-adopted versions of the element must also submit the electronic version of the sites inventory.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication of the housing element update team and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Emily Hovda, of our staff, at Emily.Hovda@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal line extending to the right.

Melinda Coy
Proactive Housing Accountability Chief

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



May 22, 2025

Konrad Bolowich, City Manager
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313

Dear Konrad Bolowich:

RE: City of Grand Terrace's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Grand Terrace's housing element which was adopted March 25, 2025 and received for review on April 1, 2025. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted housing element meets most of the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). However, the housing element cannot be found in substantial compliance until the City has completed necessary rezones to address the shortfall of sites to accommodate the regional housing needs allocation (RHNA) pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021).

Pursuant to AB 1398, a jurisdiction that did not adopt a compliant housing element within one year from the statutory deadline (October 15, 2021) cannot be found in compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c), paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed. As this year has passed and Program 1 (Adequate Sites to Accommodate Regional Housing Needs) has not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning have been completed. Once the City completes the rezone, a copy of the resolution or ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence identifying the updated status of the City's housing element compliance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to

Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication of the housing element update team. If you have any questions or need additional technical assistance, please contact Emily Hovda, of our staff, at Emily.Hovda@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief

Title 18

ZONING

Chapters:

Chapter 18.03 GENERAL PROVISIONS

18.03.010 Adoption of zoning plan.

There is an adopted ~~a~~ zoning plan for the City. The zoning plan is a districting plan, as provided by State law.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.020 Purpose.

The purpose of this Title is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, comfort and general welfare.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.030 Scope.

The zoning or districting plan effectuated by this Title is a part of the master plan and consists of the establishment of various districts, including all the territory within the boundaries of the City, within which the use of land and buildings, the space of buildings, and the height and bulk of buildings are regulated.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.040 Conformance.

No buildings or structures shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land be used for any purpose other than as permitted and in conformance with this Title and all other ordinances, laws and maps referred to in this Title.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.050 Interpretation.

When interpreting and applying the provisions of this Title, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except as specifically provided in this Title, it is not intended by the adoption of the ordinance codified in this Title to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of laws or ordinances, or any rules, regulations or permits previously adopted or issued, or which are adopted or issued pursuant to laws relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement. It is not intended by this Title to interfere with or abrogate or annul any easement, covenant or other agreement between

parties. However, in cases in which this Title imposes a greater restriction upon the erection, construction, establishing, moving, alteration or enlargement of buildings, or the use of any building or premises in any district or districts that is imposed or required by such existing provisions of law or ordinance, or by such rules, regulations or permits, or by such easements, covenants or agreements, then in such case the provisions of this Title shall control.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.060 State law applicability.

Except as otherwise provided in this Title or other Chapters of the Municipal Code, the provisions of the Government Code pertaining to zoning and planning shall be applicable to all matters as if set forth in full in this Title.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.070 Public hearing notice.

Whenever a public hearing is held pursuant to this Title, notice of hearing shall be in accordance with California Government Code Section 65090 and Section 65091. The notice of hearing shall also comply with the following requirements:

Lot Size of the Project Site	Mailing Notification Radius	Publications in Local Newspaper
Less than 5 acres	500 feet	Legal advertisement
5 to 9.99 acres	1,000 feet	1/8 page box advertisement
10 acres or more	1,500 feet	1/8 page box advertisement

(Ord. No. 327, § 4(Exh. 2), 10-22-2019)

18.03.080 Conditions requiring ministerial review.

Notwithstanding any other provision of this Title, the following shall not require a permit, conditional use permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 (commencing with Section 21000) of the California Public Resources Code:

- A. Multiple family housing developments in which at least twenty percent (20%) of the total number of units, exclusive of density bonus units, are affordable to lower-income households where identified as a lower-income site to meet the Regional Housing Needs Allocation in the current Housing Element in compliance with Government Code Section 65583.2(c), and that were either:
 1. Rezoned to meet the lower-income household Regional Housing Needs Allocation;
 2. Non-vacant sites identified in one Housing Element prior to the current Housing Element planning period (e.g., identified in the 5th cycle before the 6th cycle); or
 3. Vacant sites identified in two or more consecutive Housing Elements prior to the current Housing Element planning period (e.g., the 4th and 5th cycles before the 6th cycle).
- B. Supportive housing developments in zones where multiple family and mixed-use developments are permitted, including nonresidential zones permitting multiple family use, in conformance with California Government Code Section 65651 and all objective standards applicable to multiple family residential uses.
- C. Any other use or project for which State law requires the City to utilize a ministerial review process.

Chapter 18.06 DEFINITIONS

18.06.172 Common open space.

"Common open space" means a court, landscape, recreation building/facility or other outdoor area which is used for landscape and/or recreation and that has common access from more than one dwelling unit. Common open space may also include the water area of a pool and common recreation facilities or gardens located on top of a building or parking structure. Open space does not include off-street parking and loading areas or driveways.

18.06.607 Private open space.

"Private open space" means any private balcony, porch, deck, patio, court, ground level yard or roof deck that is accessible from only one unit. Open space does not include off-street parking and loading areas or driveways.

Chapter 18.09 RESIDENTIAL DISTRICTS AND ZONING MAP

18.09.010 Purpose.

The purpose of this Chapter is to establish the various residential zoning districts within the City.
(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.020 Districts established.

The following residential zoning districts are established:

RH	Hillside <u>Single Family</u> Residential District
R1-20	Very Low Density Single Family Residential District
R1-10	Low Density Single Family Residential District
R1-7.2	Single Family Residential District
R2-10	Low Medium -Density <u>Multiple Family</u> Residential District
R3-12	Medium Density <u>Multiple Family</u> Residential District
R3-S	Multiple Family Senior Citizen
R3-20	Medium High Density <u>Multiple Family</u> Residential District
R3-4024	High Density <u>Multiple Family</u> Residential District
BRSP	Barton Road Specific Plan District
AP	Administrative Professional Office District
C2	General Business District
CM	Commercial Manufacturing District
MR	Restricted Manufacturing District
M2	Industrial District
PUB	Public Facilities District
FP	Floodplain Overlay District
AG	Agricultural Overlay District
R3-24	High Density Residential Overlay District
GSP	The Gateway at Grand Terrace Specific Plan

(Ord. No. 357, § 4, 8-13-2024; Ord. No. 298, § 7, 10-11-2016; Ord. No. 264, § 10, 6-12-2012; Ord. 126 § 2, Exh. A(part), 1990)

18.09.021 Overlays established.

<u>AG-1</u>	<u>Agricultural Overlay No. 1</u>
<u>AG-2</u>	<u>Agricultural Overlay No. 2</u>
<u>FP</u>	<u>Floodplain Overlay</u>
<u>O-40</u>	<u>High Density Multiple Family Residential Overlay</u>

18.09.022 Specific Plans established.

<u>BMSP</u>	<u>The Blue Mountain Specific Plan</u>
<u>BMSVSP</u>	<u>The Blue Mountain Senior Villas Specific Plan</u>
<u>BRSP</u>	<u>The Barton Road Specific Plan</u>
<u>GBSP</u>	<u>The Greenbriar Specific Plan</u>
<u>GSP</u>	<u>The Gateway at Grand Terrace Specific Plan</u>

18.09.030 Designation on map and adoption of map.

The designations, locations and boundaries of the districts established are delineated upon the official zoning map on file with the Planning Department. This map and all notations and information thereon, which may be amended from time to time, are made a part of this Title by reference.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.040 Applicability of regulations.

The uses described in this Title will be allowed and the regulations set out in this Title shall apply in the districts established in this Chapter.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.050 Boundary uncertainties.

Where uncertainty exists as to the boundaries of any districts shown on the zoning map, the following rules shall apply:

- A. Where such boundaries are indicated as approximately following street and alley lines, such lines shall be construed to be such boundaries.
- B. Where an uncertainty exists, the Planning Commission shall determine the location of boundaries.
- C. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the parcel to which it reverts shall apply to such vacated or abandoned street or alley.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

Chapter 18.10 RESIDENTIAL DISTRICTS¹

18.10.010 Purpose.

The residential zones contained in this Chapter are intended to carry out the goals and objectives of the community's General Plan, Housing Element, and State Housing Law with respect to residential land uses and residential development. These goals and objectives are to be achieved through the following purposes established for the residential zones:

- A. To provide for development in accordance with the General Plan;
- B. To promote the most appropriate and efficient use of the land while providing a variety of housing opportunities to the community;
- C. To promote a compatible relationship between residential, commercial and other types of land uses located in the community;
- D. To promote the public health, safety and welfare through encouraging the appropriate type and size of development for the community;
- E. To manage development with respect to its type, size and location in order to prevent harmful encroachment of disruptive development into the community's residential neighborhoods.

(Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

¹Ord. No. 264, § 11, adopted June 12, 2012, changed the title of Chapter 18.10 from "RH, R1, R2, R3 and R3-S Residential districts" to "Residential districts."

The provisions of [Section 18.03.080](#) shall apply in determining projects that shall not require a permit, conditional use permit, or other discretionary review or approval.

18.10.020 Residential districts.

The following districts are designed to implement the goals and objectives of the [General Plan](#). Each district contains specific land use regulations and density ranges for development.

- A. RH, Hillside [Single Family](#) Residential District. This district is intended for very low density single-family residential development with a maximum retention of open space. It is located in the portions of the City identified in the [General Plan](#)'s master environmental analysis as having severe development limitations related to topography and soil conditions. The maximum density allowed in this district is one [\(1\)](#) dwelling unit per gross acre.
- B. R1-20, Very Low Single Family Residential District. This district is intended for very low density single-family residential use. The minimum lot size is 20,000 square feet with a maximum density of two [\(2\)](#) dwelling units per gross acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following~~
 - 1. ~~Small Lot Subdivisions established by the "Starter Home Revitalization" Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - 2. ~~Urban Lot Splits established by the Housing Opportunity and More Efficiency "HOME" Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- C. R1-10, Low Density Single Family Residential District. This district is intended for low density single-family residential use. The minimum lot size is 10,000 square feet with a maximum density of four [\(4\)](#) dwelling units per gross acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following:~~
 - 1. ~~Small Lot Subdivisions established by the "Starter Home Revitalization" Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - 2. ~~Urban Lot Splits established by the Housing Opportunity and More Efficiency "HOME" Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- D. R1-7.2, Single Family Residential District. This district is intended for single-family residential use. The minimum lot size is 7,200 square feet with a maximum density of five [\(5\)](#) dwelling units per gross acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following:~~
 - 1. ~~Small Lot Subdivisions established by the "Starter Home Revitalization" Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - 2. ~~Urban Lot Splits established by the Housing Opportunity and More Efficiency "HOME" Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- E. R2-~~10~~, Low ~~Medium~~ Density [Multiple Family](#) Residential District. This district is intended for single-family residential use and low density multiple family development. The minimum lot size is 10,000 square feet

with a maximum density of nine (9) dwelling units per gross acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following:~~

- ~~1. Small Lot Subdivisions established by the “Starter Home Revitalization” Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - ~~2. Urban Lot Splits established by the Housing Opportunity and More Efficiency “HOME” Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- F. R3-12, Medium Density Multiple Family Residential District. This district is intended for medium density multiple family development. The minimum lot size is 12,000 square feet with a maximum density of twelve (12) dwelling units per gross acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following:~~
- ~~1. Small Lot Subdivisions established by the “Starter Home Revitalization” Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - ~~2. Urban Lot Splits established by the Housing Opportunity and More Efficiency “HOME” Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- G. ~~R3-S, Medium Family, Senior Citizen. This district is intended for the development of senior citizen housing. The maximum density shall not exceed 20 units per acre. The development standards shall be established through specific plan process.~~
- GH. R3-20, Medium High Density Multiple Family Residential District. This district is intended for medium high density multiple family development, which may include affordable housing. The minimum lot size is 12,000 square feet with a maximum density of twenty (20) units per acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following:~~
- ~~1. Small Lot Subdivisions established by the “Starter Home Revitalization” Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - ~~2. Urban Lot Splits established by the Housing Opportunity and More Efficiency “HOME” Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- ~~I. R3-24, High Density Residential District. This district is intended for high density multiple family development, which may include affordable housing. The minimum lot size is 12,000 square feet with a minimum density of 20 units per acre and a maximum density of 24 units per acre.~~
- H. R3-40, High Density Multiple Family Residential District. This district is intended for high density multiple family development, which may include affordable housing. The minimum lot size is 5,500 square feet with a minimum density of twenty (20) units per acre and a maximum density of forty (40) units per acre. Example project types may include garden-style apartments, courtyard buildings, townhomes, multiplexes, and other multiple family housing types. Single-family residential development or any residential development at a density less than twenty (20) dwelling units per acre is prohibited.

(Ord. No. 298, § 8, 10-11-2016; Ord. No. 264, §§ 12, 13, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 126 § 2, Exh. A(part), 1990)

18.10.021 Small lot subdivisions.

Deviations from the noted minimum lot size in all residential districts may occur in compliance with the following:

- A. Small lot subdivisions established by the “Starter Home Revitalization” Act of 2021, which is codified in State law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.
- B. Urban lot splits established by the Housing Opportunity and More Efficiency “HOME” Act of 2021, which is codified in State law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.

Deviations from the minimum density standards may also occur pursuant to Chapter 17.29 of the zoning ordinance, Small Lot Subdivisions “Starter Home Revitalization Act.” This includes a requirement that small lot subdivisions on parcels identified in the Housing Element for the current planning period must result in at least as many units as projected for the parcel in the Housing Element. For small lot subdivisions on parcels not identified in the Housing Element for the current planning period, the development must result in sixty-six percent (66%) of the maximum allowable residential density specified in the zoning district in which the parcel is located, or sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B), whichever is greater. If the zoning district in which the parcel is located does not specify a maximum allowable density, then the development must result in sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B).

18.10.030 Use regulations.

Uses listed in Table 18.10.030 shall be allowed in one or more of the residential districts as indicated in the columns below each district heading. Permitted uses are indicated by the letter "P" while the letter "C" indicates uses which require a conditional use permit. A dash (“-”) indicates the use is not permitted in the specified zone.

TABLE 18.10.030
RESIDENTIAL LAND USE REGULATIONS

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-S	R3-20 /R3-24	R3-40
A. Residential Uses									
Single-Family (Detached), Full Sized	P	P	P	P	p ^a	p ^b	-	-	-
Second Units (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-	-
Two-Unit Developments (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-	-
Single-Family (Attached)									
Single-Family (Attached) (Duplexes, Triplexes, and Fourplexes)	-	-	-	-	P	P	-	P	-
Multiple Family Units	-	-	-	-	P	P	-	P	<u>P</u>
Manufactured Housing (As Permitted Per Chapter 18.66)	P	P	P	P	P	P		<u>P</u>	<u>P</u>
Mobile Home Park	-	-	-	-	C	C		<u>C</u>	<u>C</u>
Senior Citizen Housing	-	-	-	-	-	-	p ^d	P	<u>P</u>
Small Lot Subdivision "Starter Home Revitalization Act" (Subject to Chapters 17.29 and 18.10)	P	P	P	P	P	P	<u>P</u>	P	<u>P</u>
Urban Lot Splits "Housing Opportunity and More Efficiency" (HOME) Act of 2021 (Subject to Chapters 17.29 and 18.65)	-	P	P	P	-	-	-	-	-
Planned Residential Development (As Permitted Per Section 18.10.090)	-	-	-	-	P	P	<u>P</u>	P	<u>P</u>
B. Residential Accessory Structures									
Accessory Structure	P	P	P	P	P	P	p ^d	P	<u>P</u>
Accessory Dwelling Unit (Subject to Chapter 17.30 and 18.69)	P	P	P	P	P	P	<u>P</u>	P	<u>P</u>
Junior Accessory Dwelling Unit (Subject to Chapter 17.30 and 18.69)	P	P	P	P	P	P		<u>P</u>	<u>P</u>
Guest House	C	C	C	C	C	C	-	-	-
Private Garage	P	P	P	P	P	P	-	P	<u>P</u>
Private Swimming Pool	P	P	P	P	P	P	p ^d	P	<u>P</u>
Home Occupation (As Permitted Per Chapter 5.06)	P	P	P	P	P	P	p ^d	P	<u>P</u>
Keeping of Cats and Dogs (Maximum of Two Each)	P	P	P	P	P	P	p ^d	P	<u>P</u>
Other Accessory Uses (As Approved by the Planning and Community Development Director)	P	P	P	P	P	P	p ^d	P	<u>P</u>

Created: 2025-08-06 12:43:05 [EST]

(Supp. No. 15)

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-S	R3-20 /R3-24	R3-40
C. Other Uses									
Churches (Minimum Three-Acre Parcel) ^e	C	C	C	C	C	C	-	<u>C</u> -	<u>C</u> ^d
Electric Vehicle Charging Stations (accessory use) ⁱ	P	P	P	P	P	P	<u>P</u>	P	<u>P</u>
Schools (Private and Parochial) ^e	C	C	C	C	C	C	-	<u>C</u> -	<u>C</u> ^d
Public Park and Playground ^e	P	P	P	P	P	P	-	<u>P</u> -	<u>P</u> ^d
Public Facilities (a And Quasi-Public) ^e	C	C	C	C	C	C	-	-	-
Family Day Care Small (Eight or Less Children) ^e	P	P	P	P	P	P	-	<u>P</u>	<u>P</u>
Family Day Care Large (Nine or More Children) ^e	P	P	P	P	P	-	-	<u>P</u>	<u>P</u>
Residential Care Facility (Six or Less Persons)	P	P	P	P	P	P	<u>P</u>	P	<u>P</u>
Residential Care Facility (Seven or More Persons) ^f	-	-	-	-	C	C	-	<u>P</u>	<u>P</u>
State Licensed Congregate Living Health Facility (CLHF) ^h	-	-	-	-	C	C	<u>C</u>	C	<u>C</u>
Single Room Occupancy	-	-	-	-	C	C	-	-	-
Utility or Service Facility ^e	C	C	C	C	C	C	-	-	-
Outdoor Recreation Facility ^e	C	C	C	C	C	C	-	-	-
D. Temporary Uses									
Temporary Uses (As A pproved by Planning and Community Development Director)	P	P	P	P	P	P	<u>P</u> ^d	P	<u>P</u>
Temporary Trailers (As Approved by Planning and Community Development Director)	P	P	P	P	P	P	<u>P</u> ^d	P	<u>P</u>

Footnotes:

- a. A second single-family detached unit (full-sized single-family detached dwelling) shall be permitted in the R2-10 zone provided that the lot or parcel in question meets the minimum area requirement for the R2-10 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit review application for the second-family detached unit in accordance with Chapter 18.63 of the Zoning Code shall be ministerially approved prior to the issuance of building permits. In addition, all development standards of the underlying R2-10 zone must be adhered to; and any division in ownership among the structures on the lot or parcel in question shall conform to the subdivision laws of the [S](#)tate and [C](#)ity.
- b. A second-family detached unit (full sized single-family detached dwelling) shall be permitted in the R3-12 zone provided that the lot or parcel in question meets the minimum area requirements for the R3-12 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit review application for the second-family detached unit in accordance with Chapter 18.63 of the Zoning Code shall be required to be approved prior to the issuance of building permits. All development standards of the underlying R3-12 zone must be

adhered to; and any division in ownership among the structures on the lot or parcel in question shall conform to the subdivision laws of the State and Ceity.

- c. "P" stands for "Permitted Use" where the use is permitted by right; and "C" stands for "Conditional Use" where the use requires a conditional use permit.
- d. Churches, schools (private and parochial), public parks, and playgrounds shall be permitted in the R3-40 zone for projects where at least fifty percent (50%) of the gross floor area is multiple family residential use. Senior citizen housing is allowed in the R3-S up to a maximum density of twenty (20) unit/acre. A specific plan will be required for all senior citizen housing projects in this zone.
- e. Notwithstanding anything indicating otherwise in this Table, this use is prohibited on a parcel that was created by an urban lot split, pursuant to Subsection 17.30.050(A).
- f. Subject to administrative conditional use permit.
- g. Notwithstanding anything indicating otherwise in this Table, this use shall be prohibited if the finding of a specific, adverse impact is made in accordance with Subsection 18.65.020(C).
- h. CLHFs are required to comply with the City's Objective Design Standards (ODS) and a State license is required to operate as a Congregate Living Health Facility (CLHF) in California. A CLHF means a residential home with a capacity of no more than 18 beds (except a facility operated by a city and county for purposes of delivering services may have a capacity of 59 beds; or, a facility not operated by a city and county servicing persons who are terminally ill, persons who have been diagnosed with a life-threatening illness, or both, that is located in a county with a population of 500,000 or more persons, or located in a county of the 16th class pursuant to Section 28020 of the Government Code, may have not more than 25 beds for the purpose of serving persons who are terminally ill) that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of the following service:
 - (A) Services for people who are mentally alert, people with physical disabilities, who may be ventilator dependent.
 - (B) Services for people who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both. Terminal illness means the individual has a life expectancy of six months or less as stated in writing by his or her attending physician and surgeon. A "life-threatening illness" means the individual has an illness that can lead to a possibility of a termination of life within five years or less as stated in writing by his or her attending physician and surgeon.
 - (C) Services for persons who are catastrophically and severely disabled. A person who is catastrophically and severely disabled means a person whose origin of disability was acquired through trauma or nondegenerative neurologic illness, for whom it has been determined that active rehabilitation would be beneficial and to whom these services are being provided. Services offered by a congregate living health facility to a person who is catastrophically disabled shall include, but not be limited to, speech, physical and occupational therapy.
- i. Residential Electric Vehicle Charging Stations shall be processed by the City in compliance with AB 970 (McCarty, 2021) subject to the specific binding timelines for the expedited, streamlined, ministerial review and approval of Electric Vehicle Charging Station (EVCS) permit applications per Assembly Bill 1236 (Chiu, 2015). The review periods for Electric Vehicle Charging Stations are determined based on the size of the proposed project.

Application Completeness

- 1-25 Electric Vehicle Charging Stations at a single site: 5 business days
- 26 or more stations at a single site: 10 business days

Application Approval

- 1-25 Electric Vehicle Charging Stations at a single site: 20 business days
- 26 or more stations at a single site: 40 business days

Conditions of Approval for Expedited Review

- A completed Submittal Requirements Checklist.
- All proposed Electric Vehicle Charging Stations and equipment shall conform with the City of Grand Terrace Objective Design Standards (ODS)
- Electric Vehicle Charging Station equipment including transformers, generating stations, energy storage units, and any other electric vehicle charging station related equipment must be adequately screened from visible view to the satisfaction of the City by one or combination of the following:

- Permanent masonry enclosure with decorative block wall and metal roof covering. Access gates/doors to be lockable and secure.
- Shrink wrap material acceptable to the City's Objective Design Standards

- k. State Law SB 234 known as the "California Child Day Care Facilities Act" of 2021 designates small and large family daycare homes as a residential use of property. SB234 prohibits a local jurisdiction from imposing a business license, fee, or tax for the privilege of operating a small family daycare home and large family daycare home.

(Ord. No. 359, § 6, 8-13-2024; Ord. No. 338, § 13, 5-24-2022; Ord. No. 336-U, § 16, 1-25-2022; Ord. No. 298, § 9, 10-11-2016; Ord. No. 264, §§ 14, 15, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 199 §§ 4, 5, 2002; Ord. 126 § 2, Exh. A(part), 1990)

18.10.040 Site development standards.

The site development standards established for each residential district are as shown in Table 18.10.040.

TABLE 18.10.040
RESIDENTIAL BUILDING SITE DEVELOPMENT STANDARDS

Development <u>Feature</u> <u>Zone</u>	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-S	R3-20	R3-40 ⁿ R3-24
Lot Area ¹	<u>-^a</u>	20,000	10,000	7,200	10,000	12,000	<u>-^b</u>	12,000	<u>5,500</u> <u>12,000</u>
Lot Area (Small Lot Subdivision) ¹	<u>-^a</u>	1,200	1,200	1,200	600	600	<u>-^b</u>	600	600
Lot Width ²	<u>-^a</u>	100	60	60	60	60		60	<u>50</u> <u>60</u>
Lot Depth ²	<u>-^a</u>	150	100	100	100	100	<u>-^b</u>	100	<u>90</u> <u>100</u>
Front Yard Setback ²	<u>-^a</u>	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b	-	25 ^b	<u>15^b</u> 25 ^b
Rear Yard Setback ²	<u>-^a</u>	35 ^b	35 ^b	20 ^b	20 ^b	20 ^b	-	20 ^b	<u>15^b</u> 20 ^b
Side Yard									
— Interior Lot							<u>-^b</u>		
— With Garage	<u>-^a</u>	10 ^b	10 ^b	10 ^b	10 ^b	10 ^b	-	10 ^b	10 ^b
— Without Garage	<u>-^a</u>	5 ^b	5 ^b	5 ^b	5 ^b	10 ^b	-	10 ^b	10 ^b
— Corner Lot									
— <u>Street-s</u> <u>Side Yard</u> Setback ²	<u>-^a</u>	<u>15^b</u>	<u>15^b</u>	<u>15^b</u>	<u>15^b</u>	<u>15^b</u>	-	<u>15^b</u>	<u>15^b</u>

Created: 2025-08-06 12:43:05 [EST]

(Supp. No. 15)

Development Feature -Zone	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-S	R3-20	R3-40 ^h R3-24
Setback from Single Family Zone for Portion of Multiple Family Building over 25 Feet in Height ²	<u>-^a</u>	-	-	-	-	-		-	20 ^k
— No Street side	<u>-^a</u>	5	5	5	5	10	-	10	10
Density ³	<u>-^a</u>	1-2	1-4	1-5	1-9	1-12 ^c	Max. 20	13-20 ^c	20-40 24 ^c
Density ³ (Small Lot Subdivision)	<u>-^a</u>	-	-	-	-	-	-	-	-
Living Area (Minimum square feet)									
—* Single Family	<u>-^a</u>	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	-	-	-
—* Duplex, Triplex, Four-plex and Multiple Family	<u>-^a</u>	-	-	-	-	-	<u>-^g</u>	<u>-^g</u>	<u>-^g</u>
— One (1) Bedroom	<u>-^a</u>	-	-	-	800 ^d	800 ^d	-	-	-
— Two (2) Bedroom	<u>-^a</u>	-	-	-	1,000 ^d	1,000 ^d	-	-	-
Height ⁴	<u>-^a</u>	35 ^e	35 ^e	35 ^e	35 ^e	35 ^e	<u>-^g</u>	35 ^e	45-35 ^e
Lot Coverage (Maximum percent)	<u>-^a</u>	40	50	50	60 ^f	60	<u>-^g</u>	60	75-60
Distance Between Buildings ²	<u>-^a</u>	5	5	5	20-10	20-10	<u>-^g</u>	20-10	20-10
Private Open Space ¹	<u>-ⁱ</u>	<u>-ⁱ</u>	<u>-ⁱ</u>	<u>-ⁱ</u>	<u>-ⁱ</u>	<u>-ⁱ</u>		<u>-ⁱ</u>	50 sf/du for not less than twenty- five percent (25%) of total units ⁱ
Common Open Space	<u>-ⁱ</u>	<u>-ⁱ</u>	<u>-ⁱ</u>	<u>-ⁱ</u>	<u>-ⁱ</u>	<u>-ⁱ</u>		<u>-ⁱ</u>	50 sf/du ⁱ

Footnotes:

- ¹ Minimum Square Feet
- ² Minimum Linear Feet
- ³ Residential Dwelling Units ~~p~~Per Gross Acre not counting any density bonus
- ⁴ Maximum Linear Feet
- a. A specific plan shall be required for all proposed projects (including tentative parcel or tract maps) which include any property located within this district, except that a specific plan shall not be required for existing parcels that are one acre or less in size, are readily served by existing infrastructure, have public access, and fire services can be readily provided. Such specific plan shall establish site development standards on a project by project basis in consideration of the existing topography and other physical constraints. The specific plan shall not create a density greater than one (1) dwelling unit per gross acre and shall be consistent with the ~~C~~city's ~~G~~general ~~P~~plan. The specific plan may consider a clustered development concept in order to preserve large areas of open space and minimize the project's impact on the physical environment.
- b. The following ~~exceptions~~ apply to front, rear and side yard requirements as noted:
 1. ~~The minimum side and rear yard setback for a patio cover shall be five (5) feet.~~
 2. ~~The minimum rear yard setback for an accessory structure shall be ten (10) feet.~~

-
13. Slopes exceeding five percent (5%) shall be permitted no closer to a residential structure than a distance equal to the required side and rear yard setbacks. In the R1-10 district and the R1-20 district, the thirty-five (35) foot rear yard setback may include ten (10) feet of slope that is greater than five percent (5%).
24. In the case of a parcel or tract map, the twenty-five (25) foot front yard setback requirement may range from twenty-two (22) feet to twenty-eight (28) feet, with an average of twenty-five (25) feet for all proposed lots.
35. In the case where an existing legal nonconforming structure is located within a required setback area, the legal nonconforming structure may be enlarged within the required setback area subject to the following conditions:
- a. The proposed addition does not further reduce the depth of the existing setback area; and
 - b. The proposed addition is located no closer than five (5) feet from any property line.
4. For the R1-20, R1-10, and R1-7.2 zones, the minimum total side yard setback of all side yards combined shall be no less than fifteen (15) feet, with a minimum side yard setback of five (5) feet on any one side, or ten (10) feet on the driveway or garage side.
5. For all R2 and R3 zones, the minimum total side yard setback of all side yards combined shall be no less than twenty (20) feet, with a minimum side yard setback of five (5) feet on any one side.
6. No portion of any multiple family building over 25 feet in height shall be closer than 20 feet to a property line abutting a single family zone.
- c. A density bonus shall be permitted in accordance with the California Government Code and this Title.
- d. For the purposes of this [Chapter](#), the following terms shall be defined as follows:
"Living area" means the enclosed area of a residential dwelling unit, excluding porches, patios, carports, garages, storage areas or auxiliary rooms.
"Multiple-family" means one- or two-bedroom units only.
- e. ~~Accessory structures shall not exceed twenty feet in height, with exceptions as listed in Section 18.73.090 of this title.~~
- f. Not more than the permitted percent of the total parcel may be devoted to main and accessory structures, parking areas, driveways and covered patios. The remaining percent of the total parcel shall be devoted to open areas such as landscaping, lawn, outdoor recreational facilities, incidental to residential development, including swimming pools, tennis courts, putting greens, uncovered patios and walkways. ~~Said open areas shall consist of not less than two hundred (200) square feet of open space per dwelling unit.~~
- g. Senior citizen housing's development standards will be established through the specific plan process. ~~All senior citizens housing projects in the R3-S zone will require specific plan process; however, in no circumstance shall the density exceed twenty (20) unit/acre.~~
- h. Development is prohibited within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code [Section 51178](#), or within the [State responsibility area](#), as defined in [Section 4102](#). This does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or [State fire mitigation measures applicable to the development](#), including but not limited to standards established under all of the following provisions or their successor:
- (1) [Section 4291 of Section 51182 of the Government Code](#), as applicable.
 - (2) [Section 4290](#).
 - (3) [Chapter 7A \(commencing with Section 701A.1\) of Part 2 of Title 24 of the California Code of Regulations](#).
- i. Refer to the [Objective Design Standards](#) for multiple family residential development and mixed-use development for regulation of open space requirements.

(Ord. No. 325, § 4(Exh. 1), 5-28-2019; Ord. No. 298, § 10, 10-11-2016; Ord. No. 264, §§ 16, 17, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

18.10.041 Residential supplemental development standards.

A. Accessory uses and structures.

1. Required setbacks.

Table 18.10.04150-1 Required Setbacks For Accessory Structures			
Accessory Structure	Type of Setback	Minimum Required Setback (Single Family)	Minimum Required Setback (Multiple Family)
Patio covers, gazebos, storage sheds ^(d, e) , stationary barbecues, gas fireplaces, gas fire pits, canopies and similar structures	Interior side yard ^(a, b)	5 feet	-
	Street side yard	5 feet	-
	Rear yard	5 feet	-
	Between structures over 120 square feet of area	6 feet	-
Enclosed patios	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to an arterial roadway, railroad right-of-way, Southern California Edison right-of-way, County flood control channel, or nonresidential zoned property	10 feet	10 feet
Workshops	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	10 feet	10 feet
Balconies	Front setback – above yard area	15 feet	15 feet
	Front setback – front entry garage ^c	23 feet	23 feet
	Interior side yard	10 feet	10 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to a street, railroad right-of-way, Southern California Edison right-of-way, County flood control	10 feet	10 feet

	<u>channel, or nonresidential zoned property</u>		
<u>Swimming pool</u>	<u>Interior side yard</u>	<u>5 feet</u>	<u>5 feet</u>
	<u>Street side yard</u>	<u>10 feet</u>	<u>10 feet</u>
	<u>Rear yard</u>	<u>5 feet</u>	<u>5 feet</u>
	<u>Front yard</u>	<u>15 feet</u>	<u>15 feet</u>
<u>Notes:</u> <u>On lots with only one side yard, the minimum required side setback for patio covers shall be three (3) feet.</u> <u>Condominiums and townhouses shall have a minimum side yard setback of three (3) feet for patio covers.</u> <u>For side entry garages, setback to be determined by City Council at the time of Site and Architectural Review or amendment to Site and Architectural approval.</u> <u>Storage sheds requiring building permit per California Building Code Section 105.1 must adhere to zoning setbacks. Storage sheds exempt from building permits per the California Building Code Section 105.2 are exempt from zoning setback requirements.</u> <u>The total number of exempt storage sheds allowed on a single--family district lot shall not exceed four hundred eighty (480) square feet of total aggregate area.</u>			

2. Maximum height for an accessory structure.

<u>Table 18.10.050-2</u> <u>Maximum Height For Accessory Structures</u>	
<u>Accessory Structure</u>	<u>Maximum Height</u>
<u>Patio covers and gazebos</u>	<u>12 feet</u>
<u>Storage sheds and similar structures</u>	<u>8 feet</u>
<u>Workshops</u>	<u>12 feet</u>
<u>Stationary barbecue, gas fireplaces, and gas fire pits</u>	<u>8 feet</u>
<u>Canopies</u>	<u>10 feet</u>

3. Specific accessory structure development standards.

a. Balconies or decks for single-family structures.

- Outside stairway. There shall be no outside stairway in single--family districts.
- Screen or guardrail. A minimum thirty-six (36) -inch high screen or guardrail shall be constructed of materials compatible with the design of the structure.
- Screen wall. A screen wall, a minimum of six (6) feet in height, shall be constructed on both sides (ends) of the balcony or deck for the full depth of the balcony or deck or as required by the conditions of approval. This requirement may be waived by the Planning and Community Development Director where it is clear that the balcony will not negatively impact adjacent residential properties.

- iv. Maximum size. The maximum size of a balcony or deck shall be one hundred twenty (120) feet square feet.
 - v. Doors. There shall be no outside doors above the first story except when allowed with an approved balcony or deck.
 - vi. Enclosure. Balconies or decks shall not be enclosed except by the adjoining residential unit and any required screen walls.
- b. Patio covers. Patio covers shall not cover more than fifty percent (50%) of the required rear yard area.
- c. Storage sheds. Storage sheds shall not exceed one hundred twenty (120) square feet in area. Permanent electrical service shall not be allowed within storage sheds.
- d. Workshops.
 - i. Minimum/maximum. Workshops shall have a minimum area of one hundred twenty (120) square feet and not exceed a maximum area of four hundred (400) square feet.
 - ii. Habitable area. Workshops shall not contain any habitable areas and shall not be used for habitation of humans.
 - iii. Enclosure. Workshops shall be fully enclosed and shall contain at least one (1) door not less than thirty-two (32) inches in width and may contain no interior walls. If greater than two hundred (200) square feet, workshops shall contain a window with a minimum dimension of twenty-four (24) inches by thirty-six (36) inches.
 - iv. Permit. Building permits are required for workshops.
 - v. Separation. Workshops shall be located at least ten (10) feet from any portion of a residential structure.
- e. Canopies.
 - i. Location. Canopies are not to be permitted in the front yard area or visible from the public-right-of-way.
 - ii. Maintenance. Canopies shall be maintained and remain in good condition at all times.
 - iii. Temporary permitted use. Canopies may be located in a front yard area or be visible from the public right-of-way for up to seventy-two (72) hours, with a temporary use permit.

18.10.060 Mechanical Equipment

A. Mechanical equipment.

1. Location. Mechanical equipment (e.g., HVAC units) may be located in the rear yard, side yard, or on the roof. Such equipment may only be located in an interior side yard if it is not feasible to locate it in the rear yard. All equipment in the side yard shall be located at the farthest possible location away from windows on the adjacent property but in no case shall the equipment be less than ten (10) feet from any window on the adjacent property. Pool equipment is only permitted in the rear yard area.
2. Visibility. All reasonable efforts shall be taken to ensure that mechanical equipment is not visible from public streets and is screened from view of adjacent residential properties in a manner approved by the Planning and Community Development Director.
3. Chimney structures.

-
- a. Chimney structures that are incorporated within or affixed to the exterior of a residential structure shall be enclosed within a chassis and finished with brick, rock, stucco, or wood/metal siding. All materials, except for brick and rock, used for the chimney are required to be painted with colors that are compatible with the residence and any other chimney structure on the residence.
 - b. Round metal pipes, clay pipes, guy wires, and straps for chimneys shall be fully enclosed within the chassis and shall not be visible from the property line.
 - c. Gas vent pipes and other mechanical ducts that are less than six (6) inches in diameter when leaving the interior of the structure are exempted from these requirements.

(Ord. No. 352, § 2, 3-26-2024; Ord. No. 260, § 5(Exh. 1), 1-24-2012)

Chapter 18.76 NONCONFORMING USES AND BUILDINGS

Sections:

18.76.010 Purpose.

The purpose of this Chapter is to establish the permitted use, expansion and maintenance of nonconforming uses and buildings located within the City.

(Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.020 Nonconforming use of land.

The lawful use of land existing at the time of the adoption of the ordinance codified in this Title, although such use does not conform to the regulations, specified in this Title for the district in which such land is located, may be continued; provided, that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of the ordinance codified in this Title, and when any such use ceases the subsequent use of such land shall be in conformity to the regulations specified by this Title for the district in which such land is located.

(Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.030 Nonconforming use of buildings.

- A. The lawful use of a building existing at the time of the adoption of the ordinance codified in this Title may be continued, although such use does not conform to the regulations specified for the district in which the building is located.
- B. The nonconforming use of a portion of a building may be extended throughout the building; provided, that in each case a use permit shall first be obtained.
- C. The nonconforming use of a building may be changed to a use of the same or more restricted nature; provided, that in each case a use permit shall first be obtained.
- D. If the nonconforming use of a building and/or operations within a building ceases for a continuous period of six (6) months, it shall be considered terminated and the building shall thereafter be used only in accordance with the regulations for the district in which it is located. In no case shall a residential use that was lawfully established according to the standards at the time of development in a residential zone be required to be terminated or removed.

(Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.031 Termination—Discontinuance of use.

- A. Such discontinuance of the active and continuous operation of such nonconforming use, or part or portion thereof, for such periods, is construed and considered to be an abandonment of such nonconforming uses, regardless of any reservation of an intent not to abandon same or of an intent to resume active operations.
- B. If actual abandonment in fact is evidenced by the removal of buildings, structures, machinery, equipment and other evidences of such nonconforming use of the land and premises, the abandonment shall be construed and considered to be completed within a period of six (6) months and all rights to reestablish or continue such nonconforming use shall thereupon terminate.

(Ord. 151 § 1(part), 1994)

18.76.032 Termination—Violation of laws.

Any of the following violations of the municipal code shall immediately terminate the right to operate a nonconforming use except as otherwise provided:

- A. Changing a nonconforming use to a use not permitted in the zone;
- B. Increasing or enlarging the area, space or volume occupied by or devoted to such nonconforming use;
- C. Addition to a nonconforming use of another use not permitted in the zone.

(Ord. 151 § 1(part), 1994)

18.76.033 Termination—Operation of use.

The following nonconforming uses and structures shall be discontinued and structures removed from their sites within the time periods specified in this section, commencing with January 27, 1994, except when extended or revoked as otherwise provided:

- A. Where the property is unimproved, one (1) year;
- B. Where the property is unimproved except for structures of a type for which the City building code does not require a building permit, three (3) years;
- C. Where the property is unimproved except for structures which contain less than one hundred (100) square feet of gross floor area, three (3) years;
- D. Signs, three (3) years;
- E. A nonconforming use conducted in a structure designed to serve a use permitted in the zone, five (5) years;
- F. In other cases twenty (20) years from January 27, 1994, or amendment thereto establishing nonconforming status, and for such longer time so that the total life of the structure from the date of construction, based on the type of construction as defined by the building code, will be as follows:
 - 1. Type IV and Type V buildings (light incombustible frame and wood frame) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses and other buildings used for residential occupancy, twenty-five (25) years,
 - b. Stores and factories, twenty-five (25) years,
 - c. Any other building not herein enumerated, twenty-five (25) years;

-
2. Type III buildings (heavy timber construction and ordinary masonry) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Structures with stores below and residences, offices or a hotel above, thirty (30) years,
 - c. Warehouses, stores and garages, thirty (30) years,
 - d. Factories and industrial buildings, thirty (30) years;
 3. Type I and Type II buildings (fire-resistive) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Theaters, warehouses, stores and garages, thirty (30) years,
 - c. Factories and industrial buildings, thirty (30) years.

(Ord. 151 § 1(part), 1994)

18.76.034 Termination—Abatement as a public nuisance.

Whenever a nonconforming use or structure becomes obsolete, dilapidated, substandard, unsafe, or exists in a state of general disrepair, the Planning Commission may hold a public hearing to evaluate and make declaration of nuisance.

(Ord. 151 § 1(part), 1994)

18.76.040 Nonconforming buildings.

A. No use permit is required for the following:

1. Ordinary maintenance and repairs may be made to any nonconforming building; provided, that no structural alterations and/or additions are made; provided further, that such maintenance and repairs do not exceed twenty-five percent (25%) of the assessed value of the building in any one (1)-year period;
2. Any repairs necessary to bring a nonconforming building into compliance with City codes regardless of whether such repairs exceed twenty-five percent (25%) of the assessed value of the building in any one (1)-year period; provided, that the total floor area in the building shall not be increased.
3. Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) shall be allowed subject to the standards in Chapter 18.69 without further restriction by this section.

B. A conditional use permit is required for the following:

1. Ordinary maintenance and repairs to any nonconforming building which exceed twenty-five percent (25%) of the assessed value of the building in any one (1)-year period;
2. Any structural alterations and/or additions; provided, that the total floor area of the building shall not be increased by more than twenty percent (20%) or one hundred twenty (120) square feet, whichever is greater;
 - a. In no case shall an ADU or JADU be counted as a structural alteration or addition as part of the limited increase in floor area of a nonconforming building.

-
3. Exception is in the case of damaged buildings/structures due to fire, earthquake, or natural disasters, refer to subsection D of this section.

~~C. As a condition to any conditional use permit granted pursuant to subsection B of this section, the portions altered or repaired shall be brought into conformity with applicable City codes including the zoning code.~~

~~DC.~~ Repair of Damaged or Partially Damaged Structures Due to Fire, Explosion, Earthquake, or Other Natural Disasters. Any nonconforming structure or conforming structure containing a nonconforming use which is damaged or destroyed by fire, explosion, act of God, collapse or any other casualty or calamity may be reconstructed to the condition in which it existed immediately prior to the occurrence of such damage or destruction; provided, that:

~~1. The total cost of the reconstruction of the structure shall not exceed seventy-five percent of the value of the structure prior to the damage or destruction. The value of the structure may be computed by any of the following methods:~~

- ~~a. The current assessed valuation of the structure as shown on the latest county of San Bernardino equalized assessment role;~~
- ~~b. An appraisal of the damage or destroyed structure made by a state of California licensed appraiser to determine predamage or destruction value of the structure;~~
- ~~c. The value to construct the original structure as shown on the building department's official records, based upon the current building construction costs upon which building permit valuations are computed.~~

~~In determining the reconstruction cost of any nonconforming structure, there shall not be included therein the cost of the land or any factors other than those concerning the nonconforming structure itself.~~

~~a. All such construction or repairs shall be started within one (1) year from the date of damage or destruction and shall be pursued diligently to completion within one (1) year of the start of construction. Otherwise, the right to rebuild pursuant to this section is terminated, which means within one more year. Each of these one (1) year periods may be extended in intervals of six (6) months upon demonstration of practical difficulty or hardship.~~

~~2b.~~ In the case of the buildings/structures being reconstructed in a different condition than what originally existed prior to the damages (fire, earthquake or natural disaster), then the project shall be evaluated in accordance to site and architectural review criteria, Chapter 18.63.

(Ord. 157 (part), 1995: Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.050 Buildings under construction.

Nothing contained in this Title shall be deemed to require any change in plans, construction or designated use of any building for which a building permit has properly been issued, in accordance with the provisions of ordinances then effective and upon which actual construction has been started prior to the effective date of the ordinance codified in this Title; provided, that in all such cases actual construction shall be diligently carried on until completion of the building.

(Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

EXHIBIT D

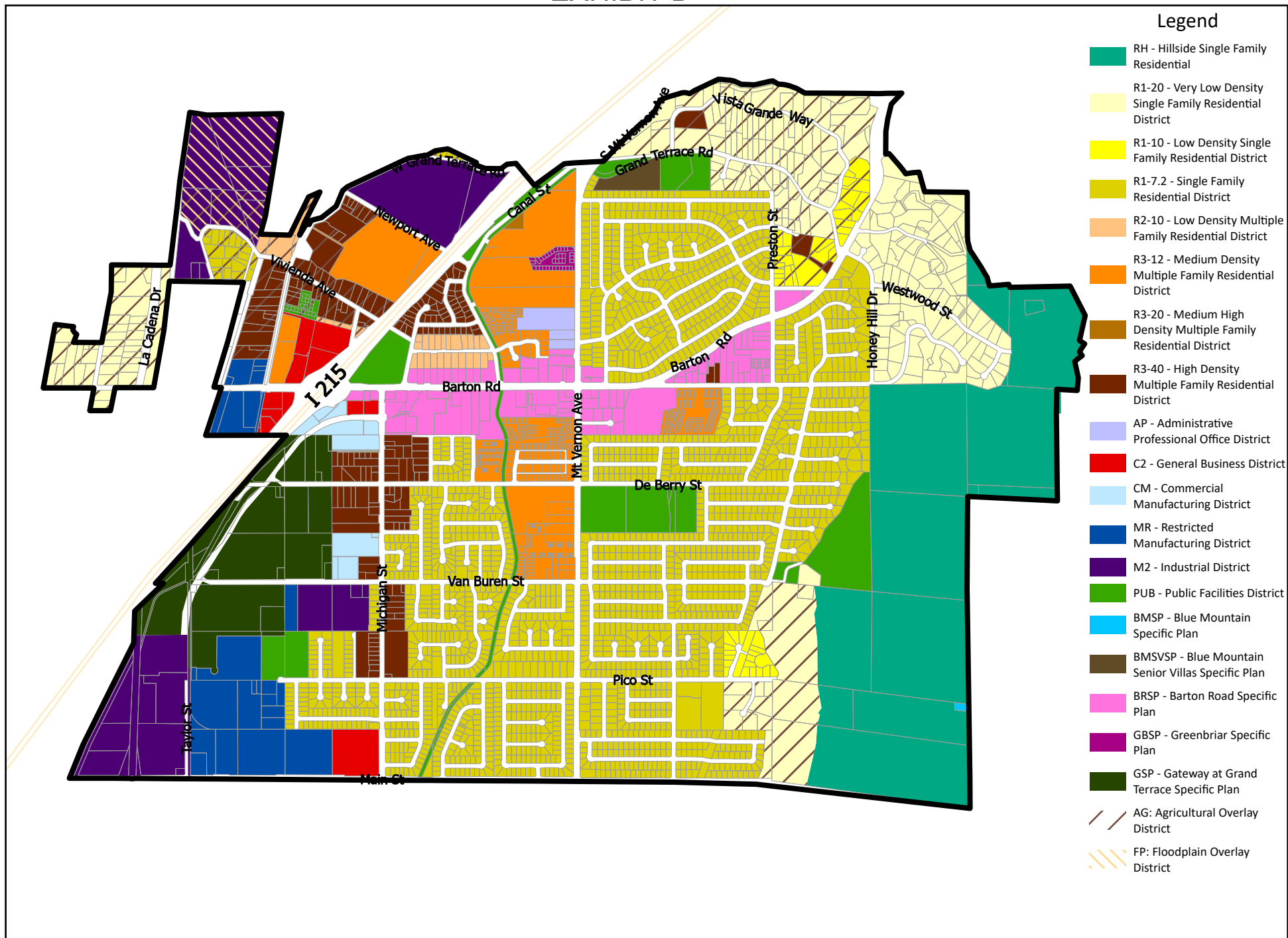


EXHIBIT E

APN	ACREAGE	CURRENT ZONE
27521105	0.94	R2 (AG Overlay)
27521109	3.93	R2 (AG Overlay)
27521116	0.76	R2 (AG Overlay)
27521117	0.97	R2 (AG Overlay)
27521126	0.45	R2 (AG Overlay)
27521130	0.43	R2 (AG Overlay)
27521132	2.82	R3
27521134	0.45	R2 (AG Overlay)
27521136	0.20	R2 (AG Overlay)
27521137	0.17	R2 (AG Overlay)
27521138	0.26	R2 (AG Overlay)
27521139	0.16	R2 (AG Overlay)
27521141	0.34	R2 (AG Overlay)
27521142	0.89	R2 (AG Overlay)
27521143	0.30	R2 (AG Overlay)
27521146	0.38	R2 (AG Overlay)
27521147	0.36	R2 (AG Overlay)
27521150	0.40	R2 (AG Overlay)
27521151	0.41	R2 (AG Overlay)
27521152	0.42	R2 (AG Overlay)
27521156	0.56	R2 (AG Overlay)
27521157	0.62	R2 (AG Overlay)
27521158	0.81	R2 (AG Overlay)
27521204	0.25	R1-7.2
27521206	0.18	R1-7.2

27521209	0.13	R1-7.2
27521212	0.27	R1-7.2
27521213	0.18	R1-7.2
27521215	0.67	R1-7.2
27521216	0.26	R1-7.2
27521217	0.22	R1-7.2
27521218	0.18	R1-7.2
27521219	0.33	R1-7.2
27522312	1.99	R3-24
27522331	1.45	R2 (AG Overlay)
27522336	0.76	R2 (AG Overlay)
27522338	0.60	R2 (AG Overlay)
27522340	1.09	R2 (AG Overlay)
27522341	0.90	R2 (AG Overlay)
27522349	0.41	R2 (AG Overlay)
27522350	0.45	R2 (AG Overlay)
27522351	0.97	R2 (AG Overlay)
27522353	0.21	R2 (AG Overlay)
27522354	0.27	R2 (AG Overlay)
27522355	1.40	R2 (AG Overlay)
27522359	0.42	R2 (R3-24 Overlay, AG Overlay)
27522360	1.58	R2 (R3-24 Overlay, AG Overlay)
27523112	0.89	R2 (AG Overlay)
27523117	0.49	R2 (AG Overlay)
27523122	0.18	R2 (AG Overlay)

27523126	0.25	R2 (AG Overlay)
27523131	0.32	R2 (AG Overlay)
27523132	0.16	R2 (AG Overlay)
27523133	0.26	R2 (AG Overlay)
27523139	0.25	R2 (AG Overlay)
27523140	0.25	R2 (AG Overlay)
27523141	0.44	R2 (AG Overlay)
27523142	0.29	R2 (AG Overlay)
27523143	0.23	R2 (AG Overlay)
27523171	1.08	R2 (AG Overlay)
27523173	0.97	R2 (AG Overlay)
27523209	0.53	R2 (AG Overlay)
27523210	0.18	R2 (AG Overlay)
27524132	0.23	R1-7.2
27525145	0.16	R1-7.2
27525153	0.27	R1-7.2
27525154	0.36	R1-7.2
27527101	0.25	R1-7.2
27527102	0.17	R1-7.2
27527103	0.18	R1-7.2
27527104	0.19	R1-7.2
27527105	0.18	R1-7.2
27527106	0.17	R1-7.2
27527107	0.18	R1-7.2
27527108	0.18	R1-7.2

27527109	0.28	R1-7.2
27527110	0.18	R1-7.2
27527111	0.20	R1-7.2
27527112	0.24	R1-7.2
27527113	0.17	R1-7.2
27527114	0.17	R1-7.2
27527115	0.19	R1-7.2
27527116	0.23	R1-7.2
27527117	0.22	R1-7.2
27527201	0.21	R1-7.2
27527202	0.21	R1-7.2
27527203	0.17	R1-7.2
27527204	0.17	R1-7.2
27527205	0.17	R1-7.2
27527207	0.16	R1-7.2
27527211	0.16	R1-7.2
27527212	0.17	R1-7.2
27527213	0.17	R1-7.2
27527214	0.18	R1-7.2
27527215	0.21	R1-7.2
27527216	0.19	R1-7.2
27527217	0.22	R1-7.2
27527218	0.17	R1-7.2
27527219	0.19	R1-7.2
27527301	0.17	R1-7.2

27527302	0.17	R1-7.2
27527303	0.16	R1-7.2
27527304	0.17	R1-7.2
27527305	0.17	R1-7.2
27527306	0.16	R1-7.2
27527307	0.16	R1-7.2
27527308	0.17	R1-7.2
27527309	0.17	R1-7.2
27527310	0.18	R1-7.2
27527313	0.16	R1-7.2
27620247	0.47	BRSP-AP
27620261	0.52	BRSP-AP
27641127	1.68	R1-10 (AG Overlay)
27641128	0.65	R1-10 (AG Overlay)
27645134	2.20	R1-20 (AG Overlay)
116716107	0.36	R1-7.2
116716110	0.32	R1-7.2
116716112	0.32	R1-7.2
116716115	0.32	R1-7.2
116716116	0.15	R1-7.2
116716117	0.15	R1-7.2
116716118	0.15	R1-7.2
116716119	0.20	R1-7.2
116716122	0.80	R1-7.2
116716123	0.19	R1-7.2

116716124	0.29	R1-7.2
116716125	0.33	R1-7.2
116716126	0.33	R1-7.2
116716127	0.81	R1-7.2
116716131	0.64	R1-7.2
116716132	0.41	R1-7.2
116717101	0.53	R1-7.2
116717102	0.53	R1-7.2
116717103	0.66	R1-7.2
116717104	0.40	R1-7.2
116717105	1.19	R1-7.2
116717106	0.69	R1-7.2
116717107	0.18	R1-7.2
116717108	0.36	R1-7.2
116717109	2.74	R1-7.2
116717110	1.95	R1-7.2
116718108	0.69	CM
116718109	0.76	CM
116718110	0.23	CM
116718111	0.36	CM
116720103	2.61	R1-7.2
116720104	0.21	R1-7.2
116720105	0.21	R1-7.2
116720106	0.20	R1-7.2
116720107	0.21	R1-7.2

116720108	0.20	R1-7.2
116720109	0.22	R1-7.2
116720110	0.21	R1-7.2
116720111	0.26	R1-7.2
116720112	0.32	R1-7.2
116724101	1.08	R1-7.2
116724102	0.20	R1-7.2
116724103	0.40	R1-7.2
116724104	0.48	R1-7.2
116724105	0.46	R1-7.2
116724106	0.51	R1-7.2
116724107	0.78	R1-7.2
116724109	0.59	R1-7.2
116724110	0.44	R1-7.2
116724113	0.46	R1-7.2
116724115	0.47	R1-7.2
116724117	0.50	R1-7.2
116724118	0.50	R1-7.2
116724119	0.47	R1-7.2
116724154	0.66	R1-7.2
116724155	0.37	R1-7.2
116724156	0.19	R1-7.2
116725108	0.57	R1-7.2
116725109	0.73	R1-7.2
116725110	0.17	R1-7.2

116725111	0.17	R1-7.2
116725112	0.30	R1-7.2
116725113	0.18	R1-7.2
116725114	0.69	R1-7.2
116725118	0.20	R1-7.2
116725119	0.17	R1-7.2
116725120	0.29	R1-7.2
116725169	0.39	R1-7.2
116725171	0.86	R1-7.2
116727101	0.38	R1-7.2
116727102	0.48	R1-7.2
116727103	0.13	R1-7.2
116727110	0.48	R1-7.2
116727112	1.06	R1-7.2
116727167	0.47	R1-7.2
116727168	0.52	R1-7.2
116727169	0.23	R1-7.2
116727170	0.26	R1-7.2
116728101	4.54	R1-7.2
116728102	0.11	R1-7.2
	97.10	

EXHIBIT F

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Bernardino

222 W Hospitality Ln

San Bernardino, CA 92415

From: (Public Agency): City of Grand Terrace

22795 Barton Road

Grand Terrace, CA 92313

(Address)

Project Title: City of Grand Terrace Multifamily Rezoning to Implement the 2021-2029 Housing Element Project

Project Applicant: City of Grand Terrace

Project Location - Specific:

City of Grand Terrace

Project Location - City: Grand Terrace Project Location - County: San Bernardino

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow for the rezoning of approximately 97 acres of currently single family or commercially zoned land in the City to allow for high density residential development up to 40 dwelling units per acre (du/ac) for a maximum buildout of up to 3,880 residential units.

Name of Public Agency Approving Project: City of Grand Terrace

Name of Person or Agency Carrying Out Project: City of Grand Terrace

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: PRC Section 21080.085; CEQA Guidelines Section 15061(b)(3)

Reasons why project is exempt:

The proposed project meets all criteria for an SB 131 Statutory Exemption pursuant to Public Resources Code Section 21080.085. The project would not involve zoning actions allowing the construction of oil and gas infrastructure or a distribution center, as defined by Public Resources Code Sections 21064.8 and 21060.4. Further, the project is not located within natural and protected lands, as defined by Public Resources Code Section 21067.5.

Lead Agency

Contact Person: Scott Hutter Area Code/Telephone/Extension: (909) 954-5176

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

EXHIBIT G

CITY OF GRAND TERRACE **City of Grand Terrace Multifamily Rezoning to Implement** **the 2021-2029 Housing Element Project**

SB 131 **Statutory Exemption Report**

Lead Agency:

City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313
Contact: Scott Hutter
Phone: (909) 954-5176

Prepared by:

Michael Baker International
40810 County Center Dr #200
Temecula, CA 92591
Contact: Alicia Gonzalez
Alicia.gonzalez@mbakerintl.com
Phone: (909) 974-4933

March 2026



TABLE OF CONTENTS

I.	Introduction	1
II.	Project Location and Setting	5
III.	Project Description	10
IV.	Construction of Oil and Gas Infrastructure or a Distribution Center Analysis	15
V.	Natural and Protected Lands Analysis	17
	Criterion (a)	17
	Criterion (b)	17
	Criterion (c)	17
	Criterion (d)	17
	Criterion (e)	17
	Criterion (f)	18
	Criterion (g)	18
	Criterion (h)	18
	Criterion (i)	18
	Criterion (j)	19
	Criterion (k)	22
	Criterion (l)	22
	Criterion (m)	26
	Criterion (n)	26
	Criterion (o)	26
	Criterion (p)	30
V.	Conclusion	33
VI.	References	35



List of Exhibits

Exhibit 1: Regional Vicinity.....	6
Exhibit 2: Local Vicinity	8
Exhibit 3: Existing Zoning	11
Exhibit 4: Proposed Zoning.....	13
Exhibit 5: Grand Terrace Special Flood Hazard Area	20
Exhibit 6: USFWS National Wetlands Inventory Map	23
Exhibit 7: Fire Hazard Severity Zones	27
Exhibit 8: Grand Terrace Important Farmland Map	30

List of Attachments

- Attachment A Grand Terrace Rezone Sites
- Attachment B NRCS Soils Data



SB 131 STATUTORY EXEMPTION REPORT

This report serves as the environmental determination for the proposed Multifamily Rezoning to Implement the 2021-2029 Housing Element Project (project) for the City of Grand Terrace. The intent of the analysis is to document the project's eligibility as statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Senate Bill (SB) 131. The report includes an introduction, project description, and evaluation of the project's consistency with the requirements to qualify for the SB 131 statutory exemption.

I. INTRODUCTION

SB 131 was signed into law on June 30, 2025, and adds new Section 21080.085 to the Public Resources Code to exempt rezoning actions that implement the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. The exemption does not apply to:

- Rezoning actions allowing the construction of oil and gas infrastructure or a distribution center, as defined by Public Resources Code Sections 21064.8 and 21060.4, respectively.
- Rezoning actions allowing construction within any natural and protected lands, as defined by Public Resources Code Section 21067.5.

Public Resources Code Section 21064.8 defines “oil and gas infrastructure” as a facility used for the production, processing, transmission, storage, or distribution of petroleum or natural gas. Public Resources Code Section 21060.4 defines “distribution center” as a warehouse distribution center, as defined in Section 2100 of the Labor Code, that is 50,000 square feet or larger. Section IV of this report evaluates the project against the Public Resources Code Sections 21064.8 and 21060.4 definitions of oil and gas infrastructure and distribution center.

Public Resources Code Section 21067.5 defines “natural and protected lands” as follows:

- The state park system, as described in Article 1 (commencing with Section 5001) of Chapter 1 of Division 5.*
- A wilderness area, as defined in Section 5093.32.*
- A marine protected area, as defined in Section 2852 of the Fish and Game Code.*
- The national park system, as defined in Section 100102 of Title 54 of the United States Code.*
- A national recreation area.*
- A national monument.*
- The national wild and scenic rivers system, as defined in Section 1273 of Title 16 of the United States Code.*
- Any ecological reserve or wildlife management area acquired and managed by the Department of Fish and Wildlife pursuant to Article 2 (commencing with Section 1525) or Article 4 (commencing with Section 1580) of Chapter 5 of Division 2 of the Fish and Game Code.*



- (i) *A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:*
 - (1) *The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for the use proposed by the project. This paragraph does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5 of the Government Code.*
 - (2) *The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code has otherwise determined that the site is suitable for the use proposed by the project.*
- (j) *Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.*
- (k) *Lands under conservation easement.*
- (l) *On, or within a 300-foot radius of, a wetland, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).*
- (m) *An environmentally sensitive area within the coastal zone, as defined in Section 30107.5.*
- (n) *Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code) or habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.*
- (o) *Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within the state responsibility area, as defined in Section 4102. This subdivision does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following provisions or their successor provisions:*
 - (1) *Section 4291 of this code or Section 51182 of the Government Code, as applicable.*
 - (2) *Section 4290.*
 - (3) *Chapter 7A (commencing with Section 701A.1) of Part 2 of Title 24 of the California Code of Regulations.*
- (p) *Either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.*



Pursuant to Public Resources Code Section 21080.085, an SB 131 statutory exemption still applies to a rezoning that contains within its boundaries any natural and protected lands as defined pursuant to Section 21067.5 if those natural and protected lands are excluded from the rezoning. Section V of this report evaluates the project against the Public Resources Code Section 21067.5 definition of natural and protected lands.



This page intentionally left blank.



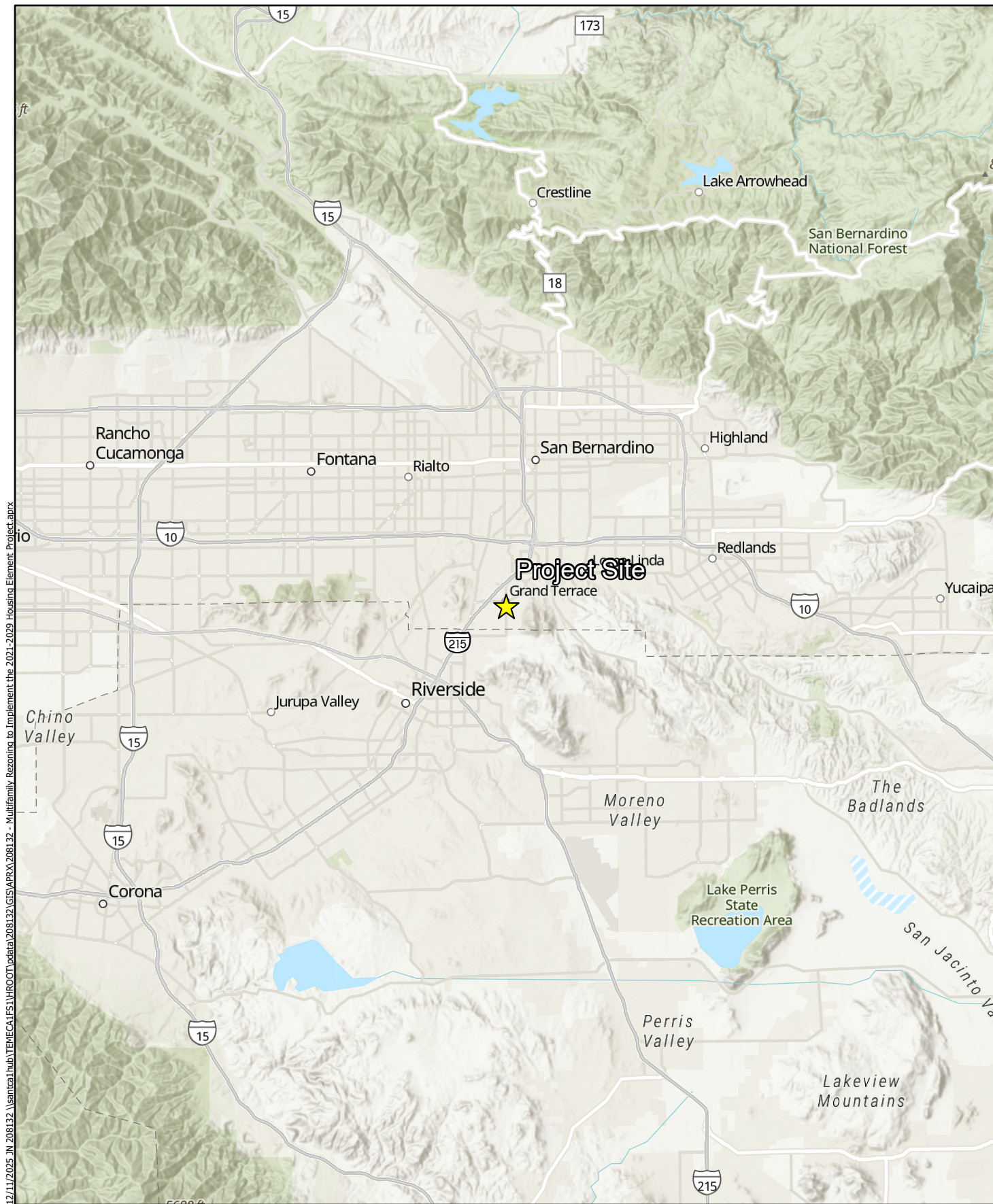
II. PROJECT LOCATION AND SETTING

Project Location

The City of Grand Terrace (City) is located along the southern border of San Bernardino County, adjacent to Riverside County; refer to [Exhibit 1, *Regional Vicinity*](#). The City is bounded to the north, east, and west by the City of Colton, and to the south by the unincorporated community of Highgrove in Riverside County. The City is approximately 3.6 square miles in size and has no external sphere of influence. Regional access to the City is provided by Interstate 215 (I-215).

Existing Site Conditions

The City has identified a total of 191 sites for potential rezoning, totaling approximately 97 acres within the City boundary; refer to [Exhibit 2, *Local Vicinity*](#) and [Attachment A, *Grand Terrace Rezone Sites*](#). As identified in [Attachment A](#), the majority of the proposed rezone sites are built out as single-family residential uses. Other land uses, in order from most to least prevalent, include the following: multifamily residential; vacant; mobile homes and trailer parks; facilities; mixed residential; transportation, communication, and utilities; and commercial services.



MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Michael Baker
INTERNATIONAL



0 2.5 5
Miles

Source: Esri, ArcGIS Online, City of Grand Terrace, San Bernardino County

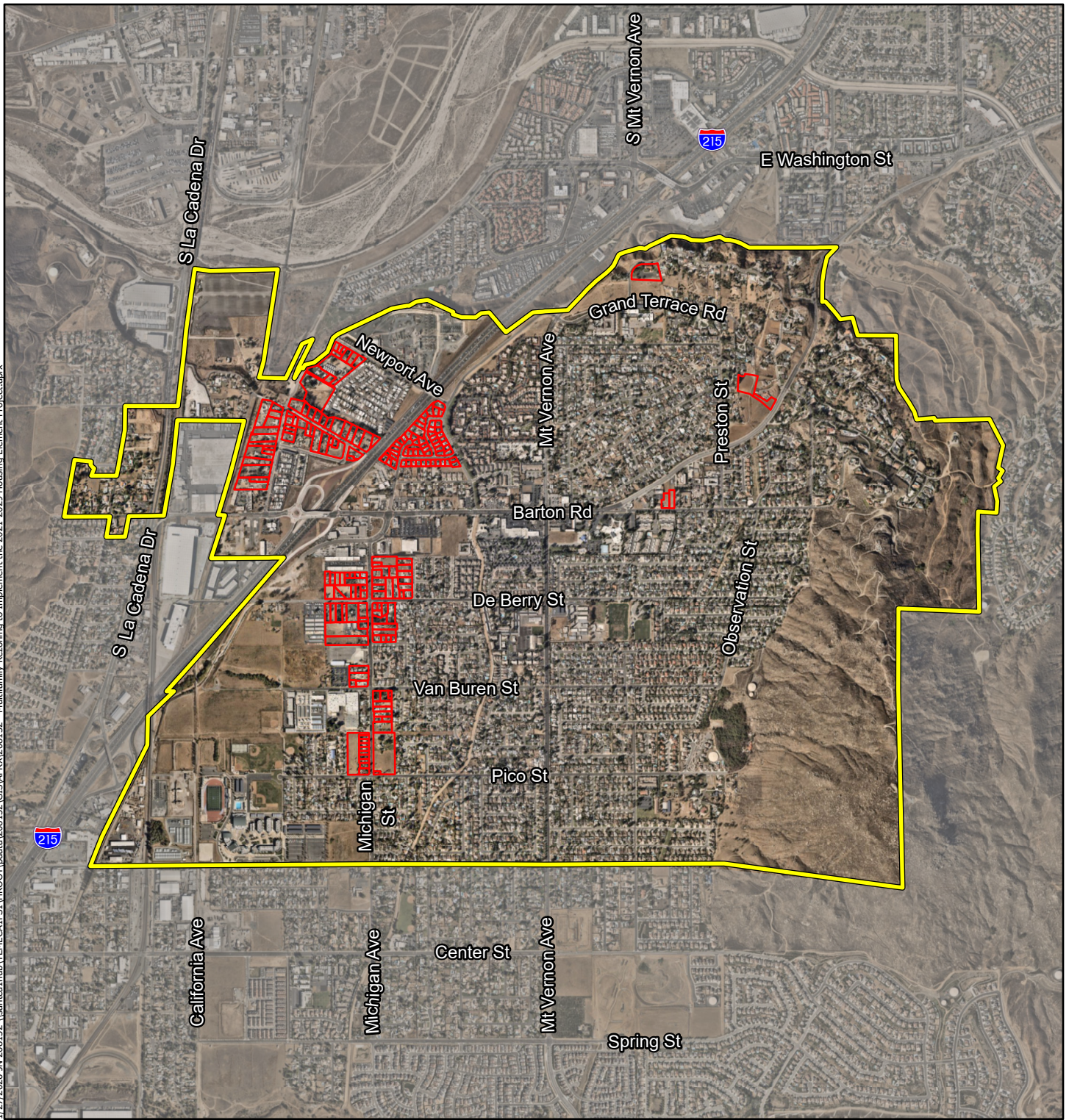
Regional Vicinity

Exhibit 1



This page intentionally left blank.

I:\27\2026 JUN 208132\Sanctuary\TEMECA\FS1\HROO\pdr\208132\GIS\APR\X208132 - Multifamily Rezoning to Implement the 2021-2029 Housing Element Project.aprx



Legend

-  City Boundary
-  Proposed Rezone Sites

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Michael Baker
INTERNATIONAL



0 0.2 0.4
Miles

Source: Esri, ArcGIS Online, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

Local Vicinity

Exhibit 2



This page intentionally left blank.

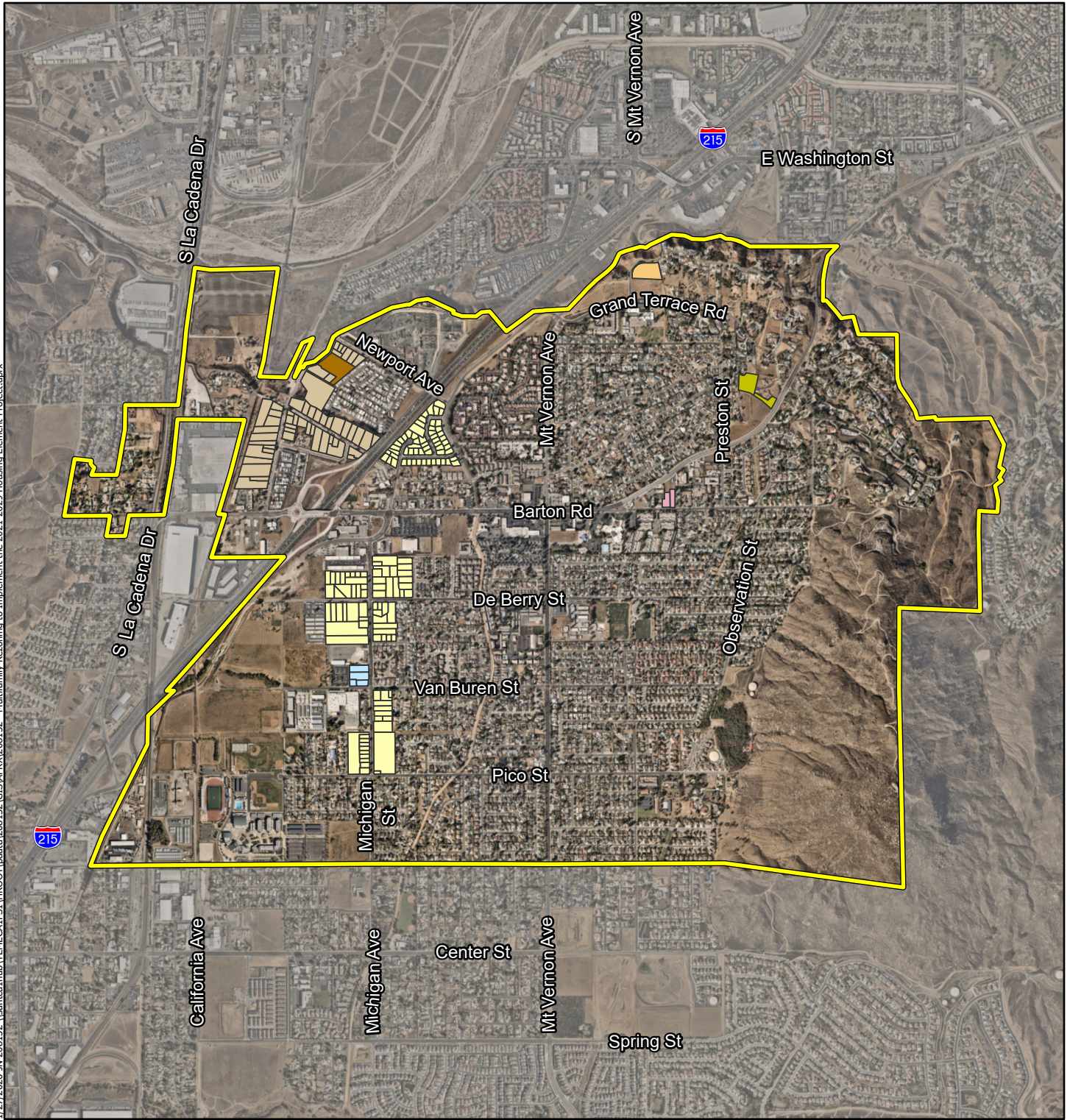


III. PROJECT DESCRIPTION

The proposed project would allow for the rezoning of approximately 97 acres of currently single-family or commercially zoned land in the City to allow for high-density residential development up to 40 dwelling units per acre (du/ac) for a maximum buildout of up to 3,880 residential units; refer to Exhibit 3, *Existing Zoning*, and Exhibit 4, *Proposed Zoning*. This would be accomplished through the creation of a new high-density multifamily zone, the High Density Multiple Family Residential District (R3-40). The R3-40 zone would be adopted with an amendment to the Land Use Element, Zoning Code, and Zoning and Land Use maps to incorporate and implement standards for an R3-40 zone at 40 du/ac. The R3-40 zone would also be adopted with Objective Design Standards to regulate new high-density residential development accommodated by the new zone. The City is only required to rezone 24 acres of land to meet the City's Regional Housing Needs Allocation (RHNA) requirement and achieve state housing element compliance. However, the City has committed to rezoning a total of 97 acres, consistent with the approved Housing Element. The rezoning to allow for high-density residential development at 40 du/ac in neighborhoods throughout the City would create more opportunities for housing development, particularly more affordable housing development, as well as creating additional opportunities for a variety of housing types.

All parcels included in the rezone areas meet the Southern California Association of Governments (SCAG) definition of infill. The parcels were intentionally selected as they consist of unused or underutilized lands within existing development patterns that are accessible to services. The areas selected for rezoning are primarily in the western area of the City. These areas are currently primarily single-family residential neighborhoods. Implementation of the proposed project would allow up to 40 du/ac in these rezone areas, thus promoting significant residential infill. Therefore, the project would increase opportunities for residents to walk or take transit for daily uses and reduce the overall vehicle miles traveled.

I:\27\2026 JUN 208132\Sanctuary\TEMECA\FS1\HROO\pdrata\208132\GIS\APR\X208132 - Multifamily Rezoning to Implement the 2021-2029 Housing Element Project.aprx



Legend

City Boundary

Existing Zoning

- Barton Road Specific Plan - Administrative Professional (BRSP-AP)
- Commercial Manufacturing District (CM)
- Low Density Single Family Residential District (R1-10)
- Low Medium Density Residential District (R2)

- Medium Density Residential District (R3)
- Single Family Residential District (R1-7.2)
- Very Low Density Single Family Residential District (R1-20)

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Michael Baker
INTERNATIONAL



0 0.2 0.4
Miles

Source: Esri, ArcGIS Online, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

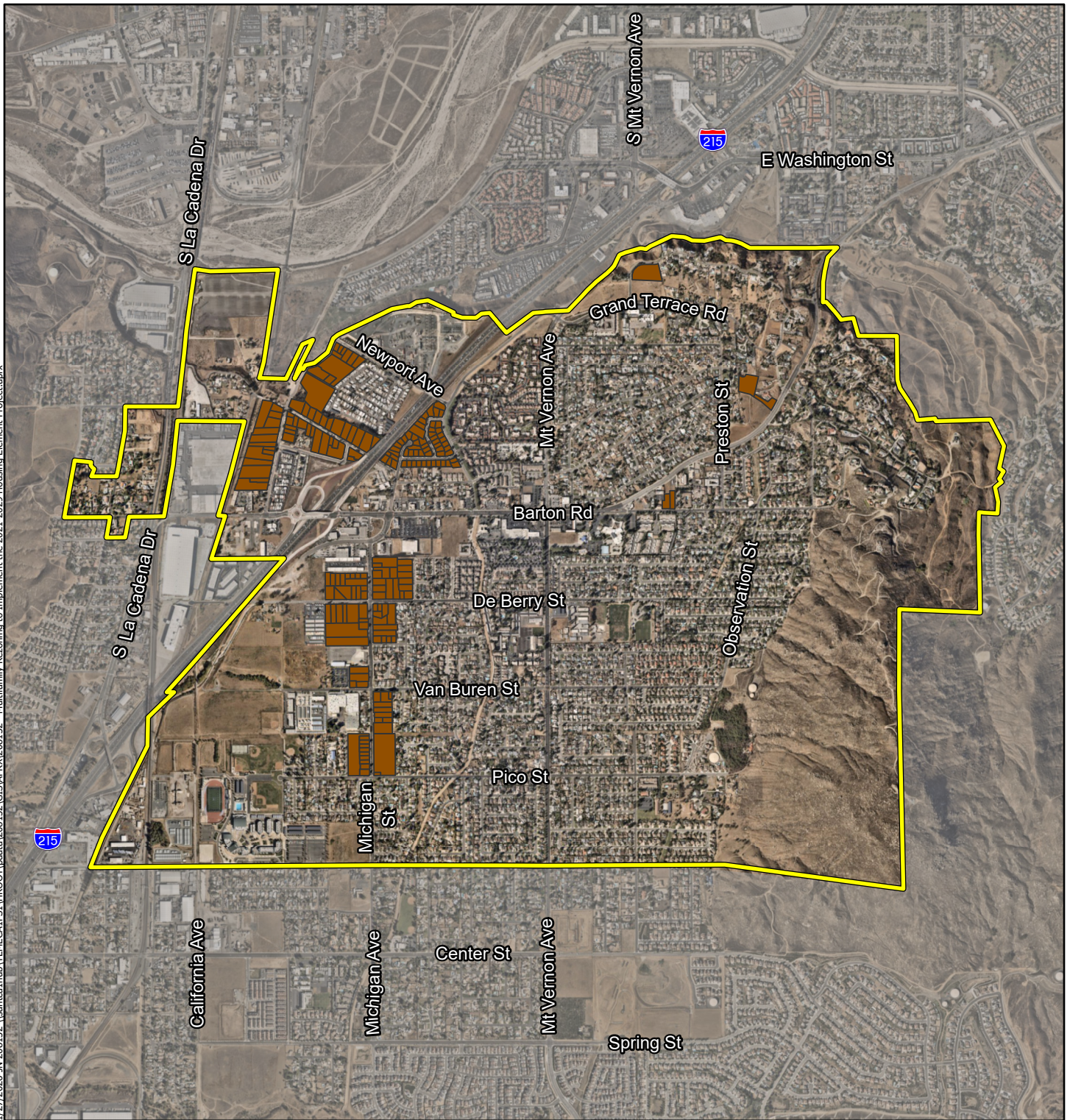
Existing Zoning

Exhibit 3



This page intentionally left blank.

1/27/2026 10:08:13Z \\santaca\hub\TEMECA\FS1\HROO\pdr\208132\GIS\APR\208132 - Multifamily Rezoning to Implement the 2021-2029 Housing Element Project.aprx



Legend

-  City Boundary
-  High Density Multiple Family Residential District (R3-40)

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Michael Baker
INTERNATIONAL



0 0.2 0.4
Miles

Source: Esri, ArcGIS Online, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

Proposed Zoning

Exhibit 4



This page intentionally left blank.



IV. CONSTRUCTION OF OIL AND GAS INFRASTRUCTURE OR A DISTRIBUTION CENTER ANALYSIS

Public Resources Code Section 21064.8 defines “oil and gas infrastructure” as a facility used for the production, processing, transmission, storage, or distribution of petroleum or natural gas. Public Resources Code Section 21060.4 defines “distribution center” as a warehouse distribution center, as defined in Section 2100 of the Labor Code, that is 50,000 square feet or larger. As described in Section II, *Project Description*, the City of Grand Terrace Multifamily Rezoning to Implement the 2021-2029 Housing Element Project does not propose construction of an oil and gas infrastructure or distribution center project. The new high-density multifamily zone would be adopted with an amendment to the Land Use Element, Zoning Code, and Zoning and Land Use maps to incorporate and implement standards for an R3-40 zone at 40 du/ac. The R3-40 zone would also be adopted with Objective Design Standards to regulate new high-density residential development accommodated by the new zone. The new high-density multifamily zone and amendments to the Land Use Element and Zoning Code would not allow oil and gas infrastructure or distribution center uses. Thus, the project would not involve zoning actions allowing the construction of oil and gas infrastructure or a distribution center, as defined respectively by Public Resources Code Sections 21064.8 and 21060.4.



This page intentionally left blank.



V. NATURAL AND PROTECTED LANDS ANALYSIS

CRITERION (a) *The state park system, as described in Article 1 (commencing with Section 5001) of Chapter 1 of Division 5.*

There are not any state parks within or adjacent to the City.¹ The nearest state park is California Citrus State Historic Park, located approximately 11 miles southwest of the City in the City of Riverside. The proposed project location does not meet the criterion (a) definition of natural and protected lands in this regard.

CRITERION (b) *A wilderness area, as defined in Section 5093.32.*

The City is not located within or adjacent to any established wilderness areas.² The nearest wilderness area is the Cucamonga Wilderness, located over 15 miles northwest of the City. The proposed project location does not meet the criterion (b) definition of natural and protected lands in this regard.

CRITERION (c) *A marine protected area, as defined in Section 2852 of the Fish and Game Code.*

The City is located in San Bernardino County. San Bernardino County does not contain any lands that border the Pacific Ocean. Thus, there are no marine protected areas in San Bernardino County and subsequently the City.³ The proposed project location does not meet the criterion (c) definition of natural and protected lands in this regard.

CRITERION (d) *The national park system, as defined in Section 100102 of Title 54 of the United States Code.*

There are no national park systems, as defined in Section 100102 of Title 54 of the United States Code, within the City. The nearest designated national park is Joshua Tree National Park, located over 60 miles east of the City.⁴ The proposed project location does not meet the criterion (d) definition of natural and protected lands in this regard.

CRITERION (e) *A national recreation area.*

There are no national recreation areas within the City. The nearest designated national recreation area is the Santa Monica Mountains National Recreation Area, located over 60 miles northwest of the City.⁵ The proposed project location does not meet the criterion (e) definition of natural and protected lands in this regard.

¹ California State Parks, Park System Web Map, accessed November 25, 2025, https://www.parks.ca.gov/?page_id=862.

² United States Department of Agriculture Forest Service, Wilderness & Wild Scenic Rivers & Wilderness Study Areas, accessed November 25, 2025, https://data.fs.usda.gov/geodata/other_fs/wilderness/stateMap.php?stateID=CA.

³ California Department of Fish and Wildlife, “California Marine Protected Areas (MPAs),” accessed November 25, 2025, <https://wildlife.ca.gov/Conservation/Marine/MPAs#overview>.

⁴ National Park Service, *Map Finder*, accessed November 25, 2025, <https://www.nps.gov/planyourvisit/maps.htm>.

⁵ National Park Service, *Map Finder*, accessed November 25, 2025, <https://www.nps.gov/planyourvisit/maps.htm>.



CRITERION (f) *A national monument.*

There are no national monuments in the City. The nearest designated national monument is the Santa Rosa-San Jacinto Mountains National Monument, located approximately 59 miles southeast of the City.⁶ The proposed project location does not meet the criterion (f) definition of natural and protected lands in this regard.

CRITERION (g) *The national wild and scenic rivers system, as defined in Section 1273 of Title 16 of the United States Code.*

There are no national wild and scenic rivers system, as defined in Section 1273 of Title 16 of the United States Code, in the City. The nearest national wild and scenic rivers system is the North Fork San Jacinto River in the San Jacinto Mountains, located approximately 36 miles southwest of the City.⁷ The proposed project location does not meet the criterion (g) definition of natural and protected lands in this regard.

CRITERION (h) *Any ecological reserve or wildlife management area acquired and managed by the Department of Fish and Wildlife pursuant to Article 2 (commencing with Section 1525) or Article 4 (commencing with Section 1580) of Chapter 5 of Division 2 of the Fish and Game Code.*

There are no ecological reserves or wildlife management areas acquired and managed by the Department of Fish and Wildlife pursuant to Article 2 (commencing with Section 1525) or Article 4 (commencing with Section 1580) of Chapter 5 of Division 2 of the Fish and Game Code in the City. The nearest ecological reserve area is the Sycamore Canyon Ecological Reserve, located approximately 8 miles south of the City.⁸ The nearest wildlife management area is the San Jacinto Wildlife Area, located approximately 13 miles southeast of the City.⁹ The proposed project location does not meet the criterion (h) definition of natural and protected lands in this regard.

CRITERION (i) *A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:*

1. *The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for the use proposed by the project. This paragraph does not alter or change the conditions to remove*

⁶ National Park Service, *Map Finder*, accessed November 25, 2025, <https://www.nps.gov/planyourvisit/maps.htm>.

⁷ National Park Service, *Interactive Map of NPS Wild and Scenic Rivers*, accessed November 25, 2025, <https://www.nps.gov/orgs/1912/plan-your-visit.htm>.

⁸ California Department of Fish and Wildlife, *Lands Viewer*, accessed November 25, 2025, <https://apps.wildlife.ca.gov/lands/>.

⁹ California Department of Fish and Wildlife, *Lands Viewer*, accessed November 25, 2025, <https://apps.wildlife.ca.gov/lands/>.



a site from the list of hazardous waste sites listed pursuant to Section 65962.5 of the Government Code.

2. *The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code has otherwise determined that the site is suitable for the use proposed by the project.*

Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) and State Water Resources Control Board (SWRCB) to compile and update a regulatory sites list (pursuant to the criteria of the section), known as the “Cortese List.” The California Department of Public Health is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Health and Safety Code Section 116395. Government Code Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste.

Health and Safety Code Section 25356 mandates that the DTSC compile and annually update a list of hazardous substance release sites subject to response actions under the California Hazardous Waste and Substance Reclamation Act. This list, included as part of the Cortese List, identifies sites requiring cleanup and is used to prioritize and manage response actions to protect human health and the environment.

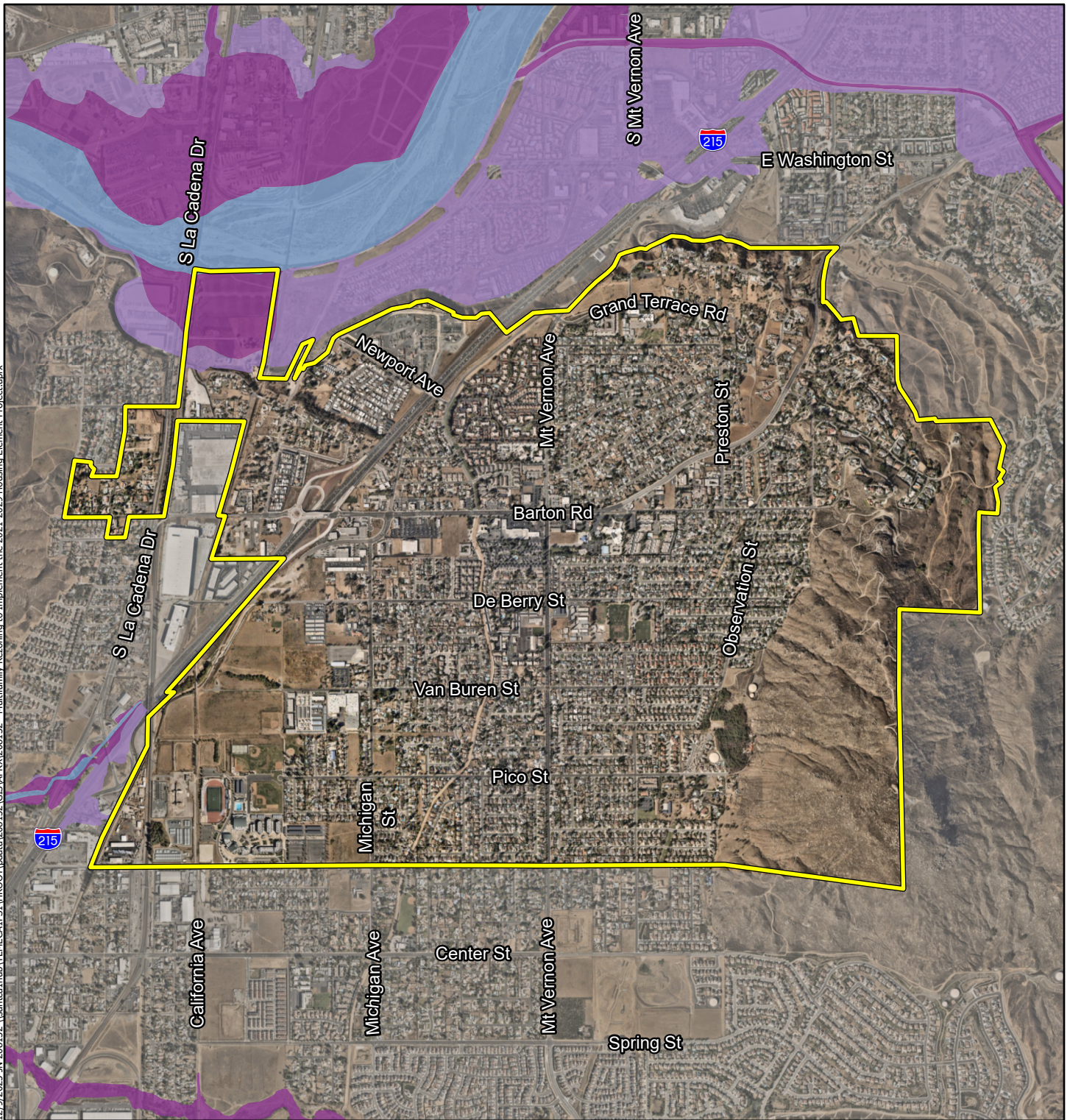
A records search of the California Environmental Protection Agency (EPA) Cortese List Data Resources revealed that no open cases of hazardous waste sites exist within the City.¹⁰ However, there are five leaking underground storage tanks (LUST) cleanup sites within the City that are identified as closed and completed, indicating no further regulatory actions are required. All five sites are located along Barton Road east of I-215. None of the closed and completed LUST sites are located on or adjacent to the proposed rezone sites. The proposed project location does not meet the criterion (i) definition of natural and protected lands in this regard.

CRITERION (j) *Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.*

There are portions of the City located within a Special Flood Hazard Area (SFHA) as defined by the Federal Emergency Management Agency (FEMA); refer to Exhibit 5, *Grand Terrace Special Flood Hazard Area*. These areas are located in the northwest portion of the City. However, none of the proposed rezone sites are located within an SFHA. The proposed project location does not meet the criterion (j) definition of natural and protected lands in this regard.

¹⁰ California Environmental Protection Agency, “Cortese List Data Resources,” accessed November 25, 2025, <https://calepa.ca.gov/sitecleanup/corteselist/>.

12/9/2025 10:08:13Z \\santaca\hub\TEMECA\FS1\HROO\pdr\208132\GIS\APR\208132 - Multifamily Rezoning to Implement the 2021-2029 Housing Element Project.aprx



Legend



City Boundary

Special Flood Hazard Areas (FEMA)



1% Annual Chance Flood Hazard



0.2% Annual Chance Flood Hazard



Regulatory Floodway

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Michael Baker
INTERNATIONAL



0 0.2 0.4
Miles

Source: Esri, ArcGIS Online, City of Grand Terrace, San Bernardino County, 2025 Nearmap Imagery

Grand Terrace Special Flood Hazard Area

Exhibit 5



This page intentionally left blank.



CRITERION (k) *Lands under conservation easement.*

There are no conservation easements within the City.¹¹ According to the National Conservation Easement Database, the nearest conservation easements are located approximately 2 miles south of Grand Terrace in the unincorporated Riverside County community of Highgrove. These lands are managed by the Rivers and Lands Conservancy and the Riverside County Regional Conservation Authority. The proposed project location does not meet the criterion (k) definition of natural and protected lands in this regard.

CRITERION (l) *On, or within a 300-foot radius of, a wetland, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).*

The United States Fish and Wildlife (USFWS) Service Manual, Part 660 FW 2 (June 21, 1993) defines wetlands as: “lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes:

1. at least periodically, the land supports predominantly hydrophytes (plants specifically adapted to live in wetlands);
2. the substrate is predominantly undrained hydric (wetland) soil; and
3. the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.”

As shown in Exhibit 6, USFWS National Wetlands Inventory Map, some of the proposed rezone sites in the northwestern portion of the City are mapped by the USFWS National Wetlands Inventory as being within a 300-foot radius of wetlands.

The USFWS National Wetlands Inventory is based on historical mapping that is updated periodically and is not considered as accurate as field mapping. To determine the accuracy of the USFWS National Wetlands Inventory mapping on the proposed rezone sites in the northwestern portion of the City, Michael Baker’s regulatory permitting specialists reviewed the sites against the USFWS Service Manual, Part 660 FW 2 definition for wetlands. First, the Natural Resources Conservation Service (NRCS) soils data was reviewed to determine if hydric (wetland) soil units have been mapped for the proposed rezone sites and a 300-foot radius. The following soils are mapped in this portion of the City: Greenfield sandy loam, Hanford coarse sandy loam, and Ramona sandy loam; refer to Attachment B, NRCS Soils Data. Based on a review of the NRCS soils data for the proposed rezone sites, there are no mapped hydric (wetland) soils on or within a 300-foot radius of the proposed rezone sites. Thus, the proposed rezone sites do not satisfy the USFWS wetlands definition attribute of supporting a substrate that is predominantly undrained hydric (wetland) soil. USFWS wetland attribute 2 is not satisfied in this regard.

¹¹ National Conservation Easement Database, NCED Planning Application, accessed November 25, 2025, <https://site.tplgis.org/NCED/planningapp/>.



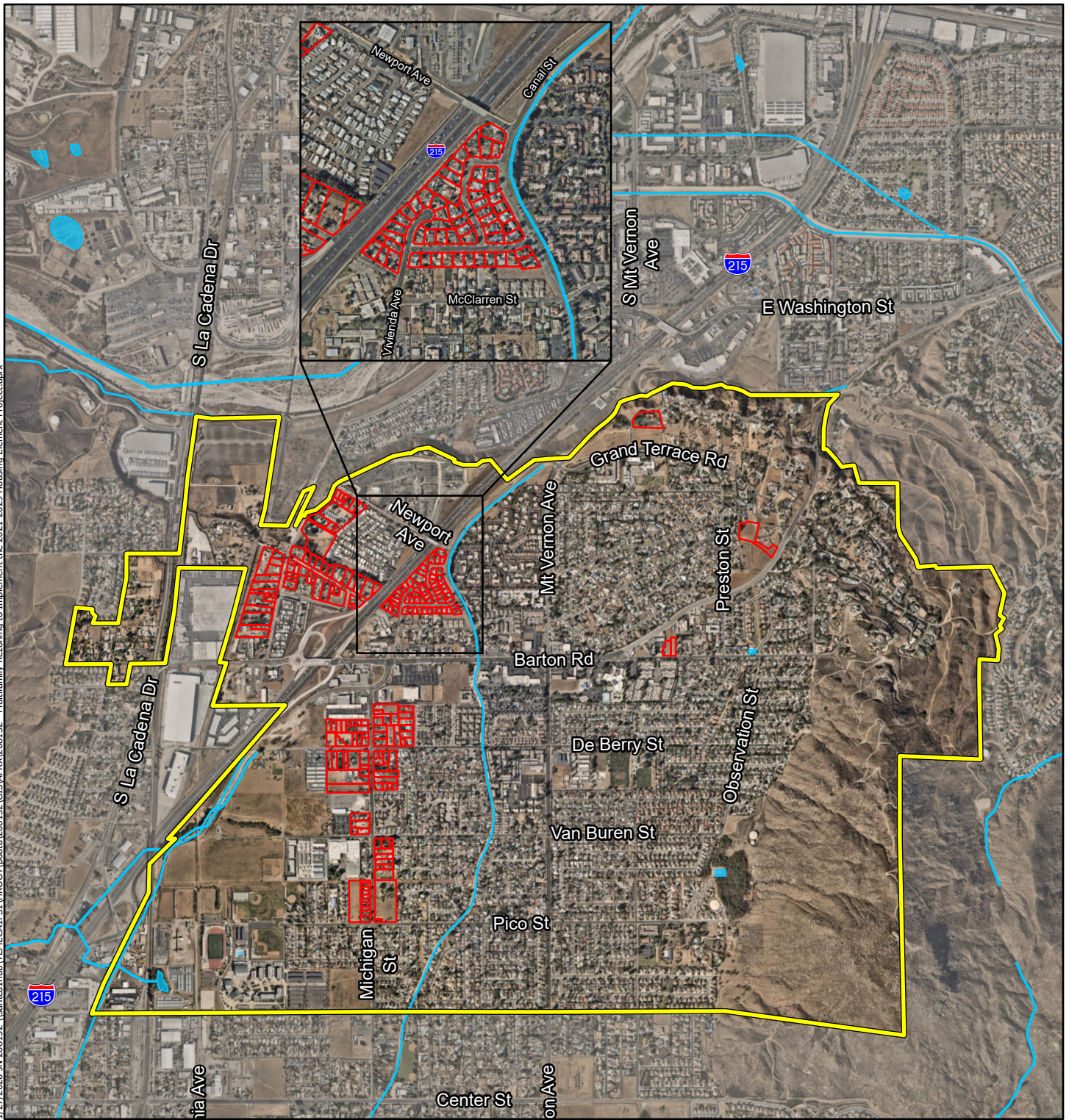
Due to a lack of hydric soils, the likelihood of hydrophytes being dominant is considered very low. Thus, the proposed rezone sites do not satisfy the USFWS wetlands definition attribute of periodically supporting hydrophytes (plants specifically adapted to live in wetlands). USFWS wetland attribute 1 is not satisfied in this regard.

Further, review of the NRCS soil data for the sites and a 300-foot radius indicates the depth to the water table listed for the soil units present is more than 80 inches, indicating a deep water table. Nonsoil substrate at the proposed rezone sites would be organic matter that has accumulated over time on top of the soil layer(s). However, soils at and within a 300-foot radius of the proposed rezone sites are non-hydric and are mapped as well-drained soils with a deep water table. Thus, the proposed rezone sites do not satisfy the USFWS wetlands definition attribute of containing nonsoil substrates that are saturated with water or covered by shallow water at some time during the growing season of each year. USFWS wetland attribute 3 is not satisfied in this regard.

Accordingly, Michael Baker regulatory permitting specialists have concluded that water features mapped for the proposed rezone sites do not meet the USFWS Service Manual, Part 660 FW 2 definition of wetlands based on their nonhydric soil type (USFWS wetland attribute 2), very low likelihood of supporting hydrophytes (USFWS wetland attribute 1), and presence of a deep water table (USFWS wetland attribute 3). Rather, the mapped water features near the proposed rezone sites appear to be ephemeral/intermittent drainages. For this reason, the proposed rezone sites are not located on, or within a 300-foot radius of, a wetland, as defined in the USFWS Service Manual, Part 660 FW 2.

The proposed project location does not meet the criterion (I) definition of natural and protected lands in this regard.

1/27/2026 10:08:13Z \\santacal\hub\TEMECA\FS1\HROO\pdr\208132\GIS\APR\208132 - Multifamily Rezoning to Implement the 2021-2029 Housing Element Project.aprx



Legend

-  City Boundary
-  Proposed Rezone Sites
-  Wetlands

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Michael Baker
INTERNATIONAL



0 0.2 0.4
Miles

Source: Esri, ArcGIS Online, USFWS, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

USFWS National Wetlands Inventory Map

Exhibit 6



This page intentionally left blank.



CRITERION (m) *An environmentally sensitive area within the coastal zone, as defined in Section 30107.5.*

According to the California Coastal Commission Coastal Zone Boundary, the City is not located within a coastal zone, as defined in Section 30107.5.¹² Accordingly, the proposed project areas are not located within an environmentally sensitive area within the coastal zone. The proposed project location does not meet the criterion (m) definition of natural and protected lands in this regard.

CRITERION (n) *Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code) or habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.*

There are currently 17 approved natural community conservation plans (NCCPs) (including six subarea plans) within the state of California. There are no adopted NCCPs in San Bernardino County.¹³ Further, the City does not fall within the boundaries of any habitat conservation plans pursuant to the Endangered Species Act of 1973. The proposed project location does not meet the criterion (n) definition of natural and protected lands in this regard.

CRITERION (o) *Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within the state responsibility area, as defined in Section 4102. This subdivision does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following provisions or their successor provisions:*

- (1) Section 4291 of this code or Section 51182 of the Government Code, as applicable.*
- (2) Section 4290.*
- (3) Chapter 7A (commencing with Section 701A.1) of Part 2 of Title 24 of the California Code of Regulations.*

As depicted in Exhibit 7, Fire Hazard Severity Zones, there are very high fire hazard severity zones along the eastern boundary of the City. One of the proposed rezone sites (Assessor's Parcel Number 0276-411-27) is partially located in the very high fire hazard severity zone area. The parcel is approximately 1.7 acres in size. As shown in Exhibit 7, the northeast portion of the proposed rezone site is within the very high fire hazard severity zone. However, the Objective Design Standards proposed would prohibit development within a very high fire hazard severity zone, as determined by the Department

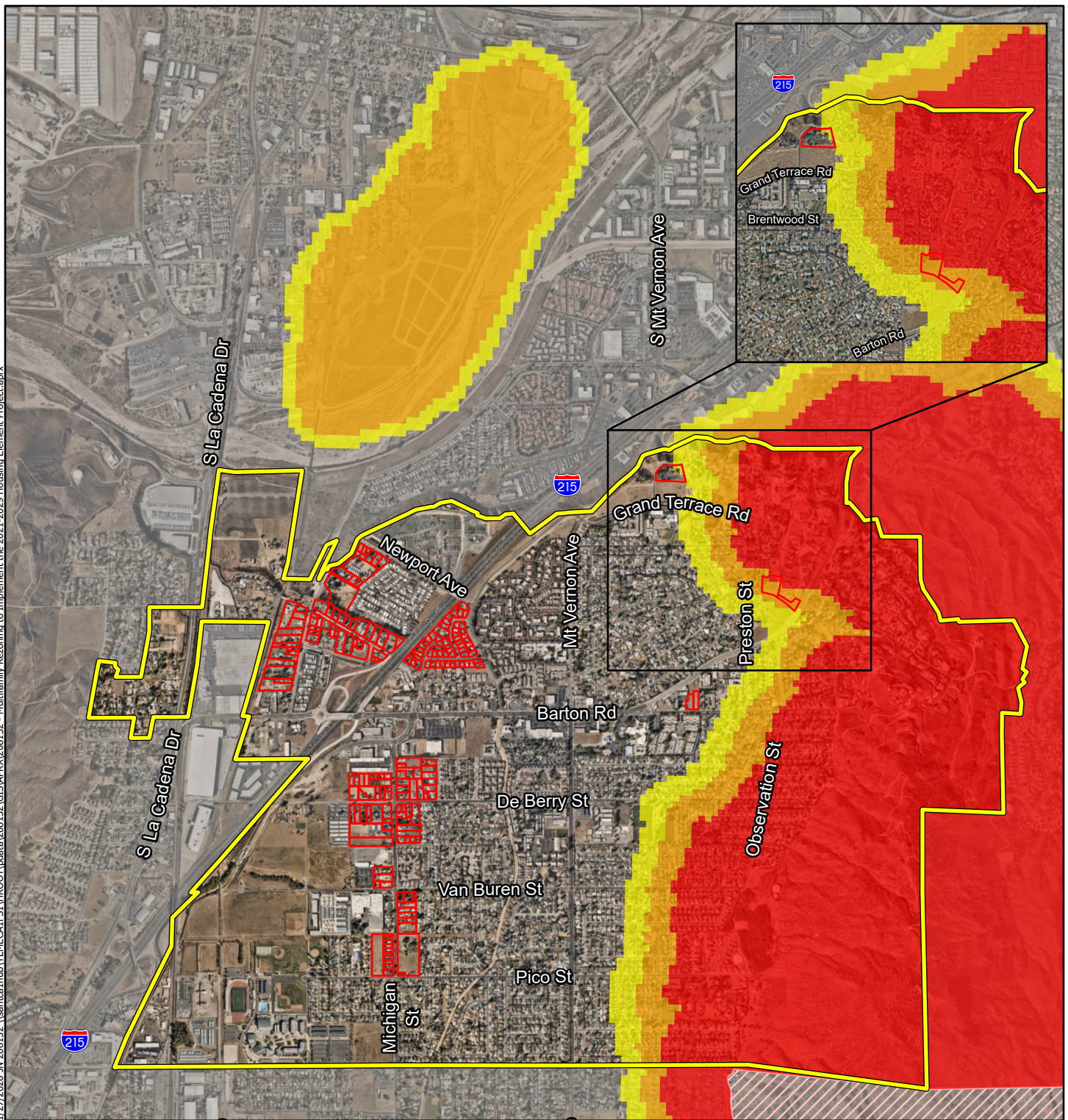
¹² California Coastal Commission, Coastal Zone Boundary, accessed December 1, 2025, <https://california-coastal-commission-open-data-1-3-coastalcomm.hub.arcgis.com>.

¹³ California Department of Fish and Wildlife, *Summary of Natural Community Conservation Plans (NCCPs)*, October 2023.



of Forestry and Fire Protection pursuant to Government Code Section 51178. Further, future development in the any fire hazard severity zone area would be required to comply with the standards of Chapter 7A of the California Building Code relating to fire-resistant construction. Pursuant to Public Resources Code Section 21080.085, an SB 131 statutory exemption still applies to a rezoning that contains within its boundaries any natural and protected lands as defined pursuant to Section 21067.5 if those natural and protected lands are excluded from the rezoning. Since the Objective Design Standards explicitly exclude these lands from future development, and future development would be required to comply with standards of Chapter 7A of the California Building Code relating to fire-resistant construction, the proposed project location does not meet the criterion (o) definition of natural and protected lands in this regard.

1/27/2026 10:08:13Z \\santacal\hub\TEMECA\FS1\HROO\T\pdr\208132\GIS\APR\X\208132 - Multifamily Rezoning to Implement the 2021-2029 Housing Element Project.aprx



Legend

 City Boundary

 Proposed Rezone Sites

Fire Hazard Severity Zones in Local Responsibility Area

 Very High

 High

 Moderate

Fire Hazard Severity Zones in State Responsibility Area

 Very High

 Other Jurisdictions

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Fire Hazard Severity Zones

Michael Baker
INTERNATIONAL



0 0.2 0.4
Miles

Source: Esri, ArcGIS Online, California Department of Forestry and Fire Protection, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

Exhibit 7



This page intentionally left blank.

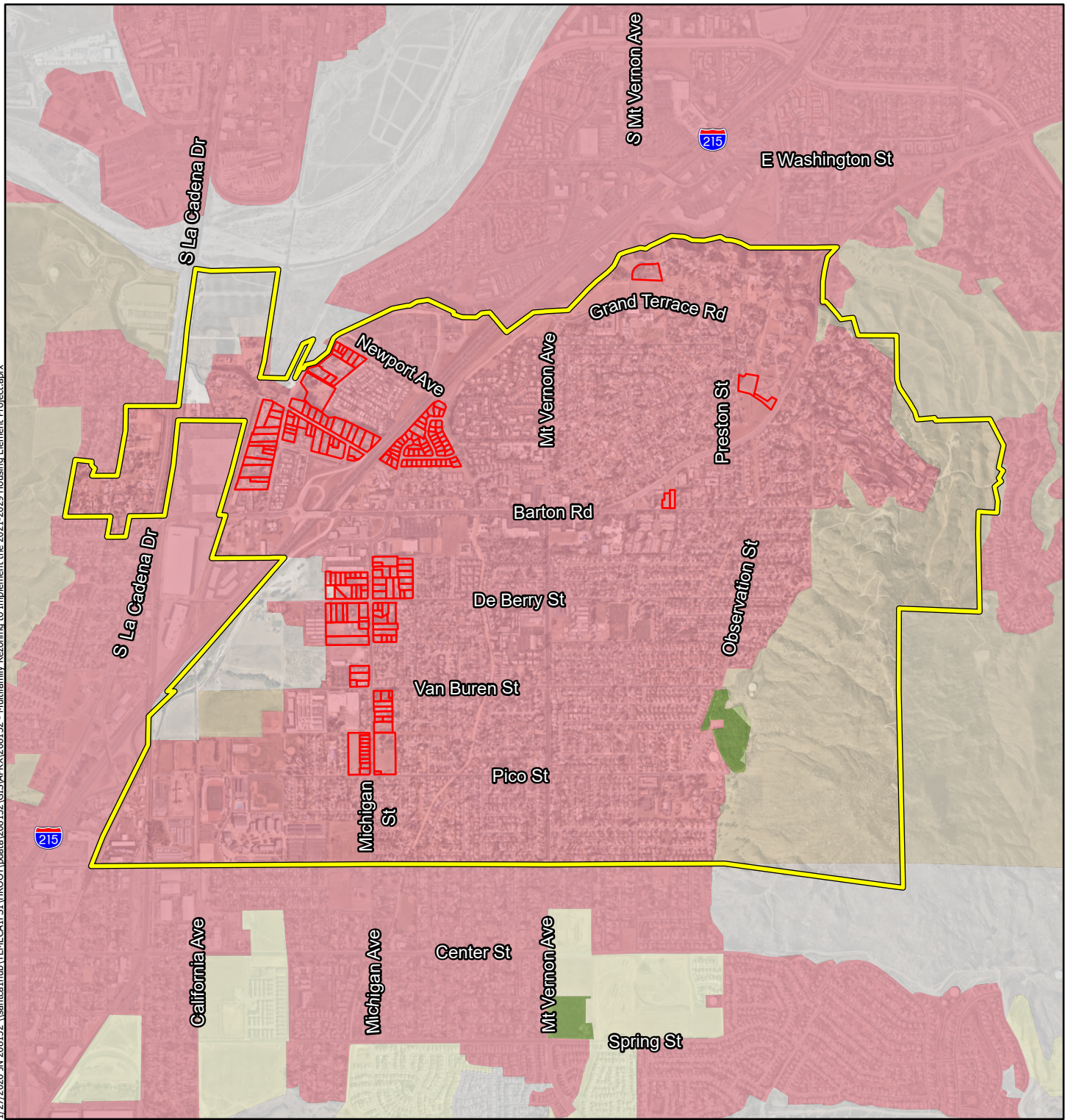


CRITERION (p) *Either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.*

According to the California Department of Conservation, all of the proposed rezone sites are classified as Urban and Built Up Land and are therefore not classified as prime farmland or farmland of statewide importance; refer to Exhibit 8, *Grand Terrace Important Farmland Map*.¹⁴ The proposed project location does not meet the criterion (p) definition of natural and protected lands in this regard.

¹⁴ Department of Conservation, *California Important Farmland Finder*, <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed January 29, 2025.

1/27/2026, 10:08:13Z, \\santaca\hub\TEMECA\FS1\HROO\pdata\208132\GIS\APR\208132 - Multifamily Rezoning to Implement the 2021-2029 Housing Element Project.aprx



Legend

- | | | |
|-----------------------|--------------------------------------|------------------------------|
| City Boundary | California Important Farmland | Farmland of Local Importance |
| Proposed Rezone Sites | Prime Farmland | Other Land |
| | Unique Farmland | Urban and Built-Up Land |
| | Grazing Land | |

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Michael Baker
INTERNATIONAL



0 0.2 0.4
Miles

Grand Terrace Important Farmland Map

Source: Esri, ArcGIS Online, California Department of Conservation, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

Exhibit 8



This page intentionally left blank.



VI. CONCLUSION

Based on this analysis, the proposed project meets all criteria for an SB 131 Statutory Exemption pursuant to Public Resources Code Section 21080.085. The project would not involve zoning actions allowing the construction of oil and gas infrastructure or a distribution center, as defined by Public Resources Code Sections 21064.8 and 21060.4, respectively. Further, the project is not located within natural and protected lands, as defined by Public Resources Code Section 21067.5. Therefore, the lead agency (the City of Grand Terrace) is not precluded from statutorily exempting the proposed project from CEQA pursuant to Public Resources Code Section 21080.085.



This page intentionally left blank.



VII. REFERENCES

- California Coastal Commission, Coastal Zone Boundary, accessed December 1, 2025, <https://california-coastal-commission-open-data-1-3-coastalcomm.hub.arcgis.com>.
- California Department of Fish and Wildlife, “California Marine Protected Areas (MPAs),” accessed November 25, 2025, <https://wildlife.ca.gov/Conservation/Marine/MPAs#overview>.
- California Department of Fish and Wildlife, *Summary of Natural Community Conservation Plans (NCCPs)*, October 2023.
- California Department of Fish and Wildlife, Lands Viewer, accessed November 25, 2025, <https://wildlife.ca.gov/Lands/Places-to-Visit#lands-viewer>.
- California Environmental Protection Agency, Cortese List Data Resources, accessed November 25, 2025, <https://calepa.ca.gov/sitecleanup/corteselist>.
- California State Parks, Park System Web Map, accessed November 25, 2025, https://www.parks.ca.gov/?page_id=862.
- Department of Conservation, *California Important Farmland Finder*, <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed January 29, 2025.
- National Conservation Easement Database, NCED Planning Application, accessed November 25, 2025, <https://site.tplgis.org/NCED/planningapp/>.
- National Park Service, Interactive Map of NPS Wild and Scenic Rivers, accessed November 25, 2025, <https://www.nps.gov/orgs/1912/plan-your-visit.htm>.
- National Park Service, Map Finder, accessed November 25, 2025, <https://www.nps.gov/planyourvisit/maps.htm>.
- United States Department of Agriculture Forest Service, Wilderness & Wild Scenic Rivers & Wilderness Study Areas, accessed November 25, 2025, https://data.fs.usda.gov/geodata/other_fs/wilderness/stateMap.php?stateID=CA.

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

San Bernardino County Southwestern Part, California

GtC—Greenfield sandy loam, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: hck0

Elevation: 100 to 3,500 feet

Mean annual precipitation: 9 to 20 inches

Mean annual air temperature: 63 degrees F

Frost-free period: 200 to 300 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Greenfield and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Greenfield

Setting

Landform: Alluvial fans

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

H1 - 0 to 16 inches: sandy loam

H2 - 16 to 50 inches: fine sandy loam

H3 - 50 to 60 inches: sandy loam

Properties and qualities

Slope: 2 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0
mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.9
inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Ecological site: R019XG911CA - Loamy Fan

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 5 percent

Hydric soil rating: No

Hanford

Percent of map unit: 5 percent

Hydric soil rating: No

Ramona

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: San Bernardino County Southwestern Part, California

Survey Area Data: Version 17, Sep 8, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

San Bernardino County Southwestern Part, California

HaC—Hanford coarse sandy loam, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2y8tl

Elevation: 890 to 2,860 feet

Mean annual precipitation: 11 to 22 inches

Mean annual air temperature: 64 to 65 degrees F

Frost-free period: 320 to 365 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hanford and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hanford

Setting

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

A - 0 to 12 inches: sandy loam

C - 12 to 60 inches: fine sandy loam

Properties and qualities

Slope: 2 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Rare

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0
mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.8
inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Ecological site: R019XG911CA - Loamy Fan

Hydric soil rating: No

Minor Components

Greenfield, sandy loam

Percent of map unit: 10 percent

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Tujunga, loamy sand

Percent of map unit: 5 percent

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: San Bernardino County Southwestern Part, California

Survey Area Data: Version 17, Sep 8, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

San Bernardino County Southwestern Part, California

RmC—Ramona sandy loam, 2 to 9 percent slopes, MLRA 19

Map Unit Setting

National map unit symbol: 2x530

Elevation: 490 to 3,010 feet

Mean annual precipitation: 10 to 29 inches

Mean annual air temperature: 62 to 65 degrees F

Frost-free period: 260 to 365 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Ramona and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ramona

Setting

Landform: Alluvial fans, terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

Ap - 0 to 12 inches: sandy loam

A - 12 to 23 inches: fine sandy loam

Bw - 23 to 32 inches: loam

Bt - 32 to 54 inches: clay loam

C - 54 to 60 inches: sandy loam

Properties and qualities

Slope: 2 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.60 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: R019XG911CA - Loamy Fan

Hydric soil rating: No

Minor Components

Greenfield

Percent of map unit: 10 percent

Landform: Terraces, alluvial fans

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Monserate

Percent of map unit: 5 percent

Landform: Alluvial fans, terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: San Bernardino County Southwestern Part, California

Survey Area Data: Version 17, Sep 8, 2025

27521219	0.3	R1-7.2	Low Density Residential
27522312	2.0	R3-24	Medium/High Density Residential
27522331	1.4	R2 (AG Overlay)	Medium Density Residential
27522336	0.8	R2 (AG Overlay)	Medium Density Residential
27522338	0.6	R2 (AG Overlay)	Medium Density Residential
27522340	1.1	R2 (AG Overlay)	Medium Density Residential
27522341	0.9	R2 (AG Overlay)	Medium Density Residential
27522349	0.4	R2 (AG Overlay)	Medium Density Residential
27522350	0.5	R2 (AG Overlay)	Medium Density Residential
27522351	1.0	R2 (AG Overlay)	Medium Density Residential
27522353	0.2	R2 (AG Overlay)	Medium Density Residential
27522354	0.3	R2 (AG Overlay)	Medium Density Residential
27522355	1.4	R2 (AG Overlay)	Medium Density Residential
27522359	0.4	R2 (R3-24 Overlay, AG Overlay)	Medium/High Density Residential (R3-24 Overlay)
27522360	1.6	R2 (R3-24 Overlay, AG Overlay)	Medium/High Density Residential (R3-24 Overlay)
27523112	0.9	R2 (AG Overlay)	Medium Density Residential
27523117	0.5	R2 (AG Overlay)	Medium Density Residential
27523122	0.2	R2 (AG Overlay)	Medium Density Residential
27523126	0.3	R2 (AG Overlay)	Medium Density Residential
27523131	0.3	R2 (AG Overlay)	Medium Density Residential
27523132	0.2	R2 (AG Overlay)	Medium Density Residential
27523133	0.3	R2 (AG Overlay)	Medium Density Residential
27523139	0.2	R2 (AG Overlay)	Medium Density Residential
27523140	0.2	R2 (AG Overlay)	Medium Density Residential
27523141	0.4	R2 (AG Overlay)	Medium Density Residential
27523142	0.3	R2 (AG Overlay)	Medium Density Residential
27523143	0.2	R2 (AG Overlay)	Medium Density Residential
27523171	1.1	R2 (AG Overlay)	Medium Density Residential
27523173	1.0	R2 (AG Overlay)	Medium Density Residential
27523209	0.5	R2 (AG Overlay)	Medium Density Residential
27523210	0.2	R2 (AG Overlay)	Medium Density Residential
27524132	0.2	R1-7.2	Low Density Residential
27525145	0.2	R1-7.2	Low Density Residential

27525153	0.3	R1-7.2	Low Density Residential
27525154	0.4	R1-7.2	Low Density Residential
27527101	0.2	R1-7.2	Low Density Residential
27527102	0.2	R1-7.2	Low Density Residential
27527103	0.2	R1-7.2	Low Density Residential
27527104	0.2	R1-7.2	Low Density Residential
27527105	0.2	R1-7.2	Low Density Residential
27527106	0.2	R1-7.2	Low Density Residential
27527107	0.2	R1-7.2	Low Density Residential
27527108	0.2	R1-7.2	Low Density Residential
27527109	0.3	R1-7.2	Low Density Residential
27527110	0.2	R1-7.2	Low Density Residential
27527111	0.2	R1-7.2	Low Density Residential
27527112	0.2	R1-7.2	Low Density Residential
27527113	0.2	R1-7.2	Low Density Residential
27527114	0.2	R1-7.2	Low Density Residential
27527115	0.2	R1-7.2	Low Density Residential
27527116	0.2	R1-7.2	Low Density Residential
27527117	0.2	R1-7.2	Low Density Residential
27527201	0.2	R1-7.2	Low Density Residential
27527202	0.2	R1-7.2	Low Density Residential
27527203	0.2	R1-7.2	Low Density Residential
27527204	0.2	R1-7.2	Low Density Residential
27527205	0.2	R1-7.2	Low Density Residential
27527207	0.2	R1-7.2	Low Density Residential
27527211	0.2	R1-7.2	Low Density Residential
27527212	0.2	R1-7.2	Low Density Residential
27527213	0.2	R1-7.2	Low Density Residential
27527214	0.2	R1-7.2	Low Density Residential
27527215	0.2	R1-7.2	Low Density Residential
27527216	0.2	R1-7.2	Low Density Residential
27527217	0.2	R1-7.2	Low Density Residential
27527218	0.2	R1-7.2	Low Density Residential

27527219	0.2	R1-7.2	Low Density Residential
27527301	0.2	R1-7.2	Low Density Residential
27527302	0.2	R1-7.2	Low Density Residential
27527303	0.2	R1-7.2	Low Density Residential
27527304	0.2	R1-7.2	Low Density Residential
27527305	0.2	R1-7.2	Low Density Residential
27527306	0.2	R1-7.2	Low Density Residential
27527307	0.2	R1-7.2	Low Density Residential
27527308	0.2	R1-7.2	Low Density Residential
27527309	0.2	R1-7.2	Low Density Residential
27527310	0.2	R1-7.2	Low Density Residential
27527313	0.2	R1-7.2	Low Density Residential
27620247	0.5	BRSP-AP	Office Commercial
27620261	0.5	BRSP-AP	Office Commercial
27641127	1.7	R1-10 (AG Overlay)	Low Density Residential
27641128	0.7	R1-10 (AG Overlay)	Low Density Residential
27645134	2.2	R1-20 (AG Overlay)	Low Density Residential
116716107	0.4	R1-7.2	Low Density Residential
116716110	0.3	R1-7.2	Low Density Residential
116716112	0.3	R1-7.2	Low Density Residential
116716115	0.3	R1-7.2	Low Density Residential
116716116	0.1	R1-7.2	Low Density Residential
116716117	0.1	R1-7.2	Low Density Residential
116716118	0.2	R1-7.2	Low Density Residential
116716119	0.2	R1-7.2	Low Density Residential
116716122	0.8	R1-7.2	Low Density Residential
116716123	0.2	R1-7.2	Low Density Residential
116716124	0.3	R1-7.2	Low Density Residential
116716125	0.3	R1-7.2	Low Density Residential
116716126	0.3	R1-7.2	Low Density Residential
116716127	0.8	R1-7.2	Low Density Residential
116716131	0.6	R1-7.2	Low Density Residential
116716132	0.4	R1-7.2	Low Density Residential

116717101	0.5	R1-7.2	Low Density Residential
116717102	0.5	R1-7.2	Low Density Residential
116717103	0.7	R1-7.2	Low Density Residential
116717104	0.4	R1-7.2	Low Density Residential
116717105	1.2	R1-7.2	Low Density Residential
116717106	0.7	R1-7.2	Low Density Residential
116717107	0.2	R1-7.2	Low Density Residential
116717108	0.4	R1-7.2	Low Density Residential
116717109	2.7	R1-7.2	Low Density Residential
116717110	2.0	R1-7.2	Low Density Residential
116718108	0.7	CM	General Commercial
116718109	0.8	CM	General Commercial
116718110	0.2	CM	General Commercial
116718111	0.4	CM	General Commercial
116720103	2.6	R1-7.2	Low Density Residential
116720104	0.2	R1-7.2	Low Density Residential
116720105	0.2	R1-7.2	Low Density Residential
116720106	0.2	R1-7.2	Low Density Residential
116720107	0.2	R1-7.2	Low Density Residential
116720108	0.2	R1-7.2	Low Density Residential
116720109	0.2	R1-7.2	Low Density Residential
116720110	0.2	R1-7.2	Low Density Residential
116720111	0.3	R1-7.2	Low Density Residential
116720112	0.3	R1-7.2	Low Density Residential
116724101	1.1	R1-7.2	Low Density Residential
116724102	0.2	R1-7.2	Low Density Residential
116724103	0.4	R1-7.2	Low Density Residential
116724104	0.5	R1-7.2	Low Density Residential
116724105	0.5	R1-7.2	Low Density Residential
116724106	0.5	R1-7.2	Low Density Residential
116724107	0.8	R1-7.2	Low Density Residential
116724109	0.6	R1-7.2	Low Density Residential
116724110	0.4	R1-7.2	Low Density Residential

116724113	0.5	R1-7.2	Low Density Residential
116724115	0.5	R1-7.2	Low Density Residential
116724117	0.5	R1-7.2	Low Density Residential
116724118	0.5	R1-7.2	Low Density Residential
116724119	0.5	R1-7.2	Low Density Residential
116724154	0.7	R1-7.2	Low Density Residential
116724155	0.4	R1-7.2	Low Density Residential
116724156	0.2	R1-7.2	Low Density Residential
116725108	0.6	R1-7.2	Low Density Residential
116725109	0.7	R1-7.2	Low Density Residential
116725110	0.2	R1-7.2	Low Density Residential
116725111	0.2	R1-7.2	Low Density Residential
116725112	0.3	R1-7.2	Low Density Residential
116725113	0.2	R1-7.2	Low Density Residential
116725114	0.7	R1-7.2	Low Density Residential
116725118	0.2	R1-7.2	Low Density Residential
116725119	0.2	R1-7.2	Low Density Residential
116725120	0.3	R1-7.2	Low Density Residential
116725169	0.4	R1-7.2	Low Density Residential
116725171	0.9	R1-7.2	Low Density Residential
116727101	0.4	R1-7.2	Low Density Residential
116727102	0.5	R1-7.2	Low Density Residential
116727103	0.1	R1-7.2	Low Density Residential
116727110	0.5	R1-7.2	Low Density Residential
116727112	1.1	R1-7.2	Low Density Residential
116727167	0.5	R1-7.2	Low Density Residential
116727168	0.5	R1-7.2	Low Density Residential
116727169	0.2	R1-7.2	Low Density Residential
116727170	0.3	R1-7.2	Low Density Residential
116728101	4.5	R1-7.2	Low Density Residential
116728102	0.1	R1-7.2	Low Density Residential
97.1			

RESOLUTION NO. 2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT 2026-02 (GPA 26-02), FOR THE REDESIGNATION OF 97.1 ACRES TO HIGH DENSITY RESIDENTIAL R3-40 MULTIPLE-FAMILY RESIDENTIAL ZONE TO IMPLEMENT THE 2021–2029 HOUSING ELEMENT PROGRAM 1

WHEREAS, local governments are authorized by Government Code Section 65350 et seq. to prepare, adopt, and amend general plans and Government Code Section 65580 et seq. requires cities to update their housing elements on a regular basis; and

WHEREAS, on March 25, 2025, the City Council adopted a comprehensive update to the Housing Element of the Grand Terrace General Plan for the 2021–2029 6th Cycle planning period; and

WHEREAS, on May 22, 2025, the California Department of Housing and Community Development issued a letter finding that the draft 2021–2029 Housing Element is conditionally compliant and will be in full compliance with state law upon adoption and completion of the proposed rezoning on 97.1 acres to “High Density Residential R3-40” multiple-family residential zone; and

WHEREAS, the Housing Element contains Program 1, which identifies 97.1 acres of land for rezoning to the “High Density Residential R3-40” multiple-family residential zone at 20–40 dwelling units per acre to accommodate the Regional Housing Needs Allocation (RHNA); and

WHEREAS, Housing Element Program 1 commits the City of Grand Terrace to rezoning 97.1 acres of the City to “High Density Residential R3-40” multiple-family residential zone on the Zoning Map and designated as “High Density Residential (HDR)” on the General Plan Land Use Map, which is comprised of one-hundred and ninety-five (195) parcels of land that are identified as Assessor’s Parcel Numbers 0275-211-05, 0275-211-09, 0275-211-16, 0275-211-17, 0275-211-26, 0275-211-30, 0275-211-32, 0275-211-34, 0275-211-36, 0275-211-37, 0275-211-38, 0275-211-39, 0275-211-41, 0275-211-42, 0275-211-43, 0275-211-46, 0275-211-47, 0275-211-50, 0275-211-51, 0275-211-52, 0275-211-56, 0275-211-57, 0275-211-58, 0275-212-04, 0275-212-06, 0275-212-09, 0275-212-12, 0275-212-13, 0275-212-15, 0275-212-16, 0275-212-17, 0275-212-18, 0275-212-19, 0275-223-12, 0275-223-31, 0275-223-36, 0275-223-38, 0275-223-40, 0275-223-41, 0275-223-49, 0275-223-50, 0275-223-51, 0275-223-53, 0275-223-54, 0275-223-55, 0275-223-59, 0275-223-60, 0275-231-12, 0275-231-17, 0275-231-22, 0275-231-26, 0275-231-31, 0275-231-32, 0275-231-33, 0275-231-39, 0275-231-40, 0275-231-41, 0275-231-42, 0275-231-43, 0275-231-71, 0275-231-73, 0275-232-09, 0275-232-10, 0275-241-32, 0275-251-45, 0275-251-53, 0275-251-54, 0275-271-01, 0275-271-02, 0275-271-03, 0275-271-04, 0275-271-05, 0275-271-06, 0275-271-07, 0275-271-08, 0275-271-09, 0275-271-10, 0275-271-11, 0275-271-12,

0275-271-13, 0275-271-14, 0275-271-15, 0275-271-16, 0275-271-17, 0275-272-01, 0275-272-02, 0275-272-03, 0275-272-04, 0275-272-05, 0275-272-07, 0275-272-11, 0275-272-12, 0275-272-13, 0275-272-14, 0275-272-15, 0275-272-16, 0275-272-17, 0275-272-18, 0275-272-19, 0275-273-01, 0275-273-02, 0275-273-03, 0275-273-04, 0275-273-05, 0275-273-06, 0275-273-07, 0275-273-08, 0275-273-09, 0275-273-10, 0275-273-13, 0276-202-47, 0276-202-61, 0276-411-27, 0276-411-28, 0276-451-34, 1167-161-07, 1167-161-10, 1167-161-12, 1167-161-15, 1167-161-16, 1167-161-17, 1167-161-18, 1167-161-19, 1167-161-22, 1167-161-23, 1167-161-24, 1167-161-25, 1167-161-26, 1167-161-27, 1167-161-31, 1167-161-32, 1167-171-01, 1167-171-02, 1167-171-03, 1167-171-04, 1167-171-05, 1167-171-06, 1167-171-07, 1167-171-08, 1167-171-09, 1167-171-10, 1167-181-08, 1167-181-09, 1167-181-10, 1167-181-11, 1167-201-03, 1167-201-04, 1167-201-05, 1167-201-06, 1167-201-07, 1167-201-08, 1167-201-09, 1167-201-10, 1167-201-11, 1167-201-12, 1167-241-01, 1167-241-02, 1167-241-03, 1167-241-04, 1167-241-05, 1167-241-06, 1167-241-07, 1167-241-09, 1167-241-10, 1167-241-13, 1167-241-15, 1167-241-17, 1167-241-18, 1167-241-19, 1167-241-54, 1167-241-55, 1167-241-56, 1167-251-08, 1167-251-09, 1167-251-10, 1167-251-11, 1167-251-12, 1167-251-13, 1167-251-14, 1167-251-18, 1167-251-19, 1167-251-20, 1167-251-69, 1167-251-71, 1167-271-01, 1167-271-02, 1167-271-03, 1167-271-10, 1167-271-12, 1167-271-67, 1167-271-68, 1167-271-69, 1167-271-70, 1167-281-01, 1167-281-02; and

WHEREAS, the adoption of the 2021-2029 Housing element and associated rezoning of 97.1 acres required amendments be made the City's Land Use Element and Land Use Map; and

WHEREAS, this General Plan Amendment 2026-02 (GPA 26-02) amend the City's General Plan Land Use Map and General Plan Land Use Element to describe and identify the new land use designation of Housing Element Program No. 1's 97.1 acres as the "High Density Residential R3-40" multiple-family residential zone for consistency purposes; and

WHEREAS, during the preparation of new zoning standards for the "High Density Residential R3-40" multiple-family residential zone, public outreach was conducted via a Special Joint Planning Commission and City Council Session on January 27, 2026, and a Community Study Session on February 5, 2026; and

WHEREAS, the Grand Terrace Municipal Code requires that the City Council take action on Zoning Ordinance amendments, and the Grand Terrace Municipal Code requires that the Planning Commission make a recommendation to the City Council on such amendments; and

WHEREAS, the Grand Terrace Planning Commission held a duly noticed public hearing to consider General Plan Amendment (GPA) 26-02 on April 2, 2026; and

WHEREAS, on March 12, 2026, the City of Grand City Clerk's Office, posted two (2) true and correct copies of the legal notice indicating the date and time of the April 2,

2026, public hearing at the Grand Terrace City Hall Bulletin Board and at the Grand Terrace Public Library, and posted on the City's website in accordance with the Grand Terrace Municipal Code Section 18.03.070; and

WHEREAS, on March 12, 2026, the City of Grand Terrace Planning Division contracted the mailing of copies of the legal notice to affected property owners, stakeholders, and surrounding jurisdictions indicating the date and time of the April 2, 2026, public hearing in compliance with state law concerning the amendment; and

WHEREAS, on March 12, 2026, a legal notice in the Grand Terrace City News, a local paper of general circulation, was published indicating the date and time of the April 2, 2026, public hearing in compliance with state law concerning the amendment; and

WHEREAS, on April 2, 2026, Planning Commission concluded its public hearing for General Plan Amendment (GPA) 26-02, and approved resolutions 26-05 and 26-06 made a recommendation to the City Council for adoption of General Plan Amendment (GPA) 26-02; and

WHEREAS, on May 12, 2026 the Grand Terrace City Council held a duly noticed public hearing and considered approval of General Plan Amendment (GPA) 26-02; and

WHEREAS, on May 12, 2026 the Grand Terrace City Council rejected General Plan Amendment (GPA) 26-02 after the motion to approve failed in a 4-1 vote; and

WHEREAS, following the failure of the motion to approve General Plan Amendment (GPA) 26-02, the Grand Terrace City Council continued the Public Hearing to the next regularly scheduled City Council meeting on May, 26, 2026; and

WHEREAS, at the May 26, 2026, City Council meeting the Grand Terrace City Council unanimously moved to reconsider General Plan Amendment (GPA) 26-02 and directed staff to duly re-notice and publish a public hearing notice for the reconsideration of General Plan Amendment (GPA) 26-02 to be held at the regularly scheduled City Council meeting on June 23, 2026; and

WHEREAS, on June 11, 2026, the City of Grand City Clerk's Office, posted two (2) true and correct copies of the legal notice indicating the date and time of the June 23, 2026, public hearing at the Grand Terrace City Hall Bulletin Board and at the Grand Terrace Public Library, and posted on the City's website in accordance with the Grand Terrace Municipal Code Section 18.03.070; and

WHEREAS, on June 11, 2026, the City of Grand Terrace Planning Division contracted the mailing of copies of the legal notice to affected property owners, stakeholders, and surrounding jurisdictions indicating the date and time of the June 23, 2026, public hearing in compliance with state law concerning the amendment; and

WHEREAS, on June 11, 2026, a legal notice in the Grand Terrace City News, a local paper of general circulation, was published indicating the date and time of the June 23, 2026, public hearing in compliance with state law concerning the amendment; and

WHEREAS, on June 23, 2026, the City Council held a duly noticed public hearing to consider Housing Element Program No. 1's rezoning of 97.1 acres "High Density Residential R3-40" multiple-family residential zone "Project", and during the public hearing on the Project all interested persons were afforded an opportunity to be heard before the hearing was closed; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) the General Plan Amendment 2026-02 (GPA 26-02) for the "Project" has been determined by the City acting as lead agency as exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]) through Section 21080.085, which exempts rezones that implement the schedule of actions contained in an approved Housing Elements; and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this resolution; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. General Plan Amendment 2026-02 (GPA 26-02) is exempt from the CEQA (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]) through Section 21080.085, which exempts rezones that implement the schedule of actions contained in an approved Housing Element.

SECTION 3. Based upon the forgoing and all oral and written presentations and testimony made by City staff and members of the public (including the staff report and exhibits), the City Council finds as follows with respect to the General Plan Amendment 2026-02 (GPA 26-02):

1. The proposed amendments are in the public interest.
2. The proposed amendments are consistent and compatible with the rest of the General Plan and Zoning Code.

3. The potential effects of the proposed amendments have been evaluated and have been determined to not be detrimental to the public health, safety, or welfare.
4. The proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and CEQA.

Changes to the General Plan Land Use Element "**EXHIBIT AA**" and General Plan Land Use Map "**EXHIBIT BB**" to effectuate "High Density Residential R3-40" multiple-family residential zone are attached hereto, and incorporated herein by reference

SECTION 4. The City Council adopts General Plan Amendment 2026-02 (GPA 26-02), implementing Housing Element Program 1 and redesignating 97.1 acres to "High Density Residential R3-40" multiple-family residential zone, as shown in **EXHIBIT AA** (Land Use Map) and **EXHIBIT BB** (Land Use Element), attached hereto, and incorporated herein by reference.

SECTION 5. The City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

SECTION 6. The City Clerk shall certify to the passage and adoption of this Resolution, and it shall take effect immediately.

SECTION 7. The City Council hereby approved General Plan Amendment 2026-02 (GPA 26-02) and orders an amendment to the General Plan of the City of Grand Terrace to incorporate the "High Density Residential R3-40" multiple-family residential zone as set forth in **EXHIBIT AA** and **EXHIBIT BB** attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Grand Terrace, California, at a regular Public Hearing held on the 23rd day of June 2026.


Bill Hussey, Mayor

ATTEST:


Daysi Alcocer
City Clerk

APPROVED AS TO FORM:

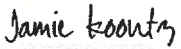
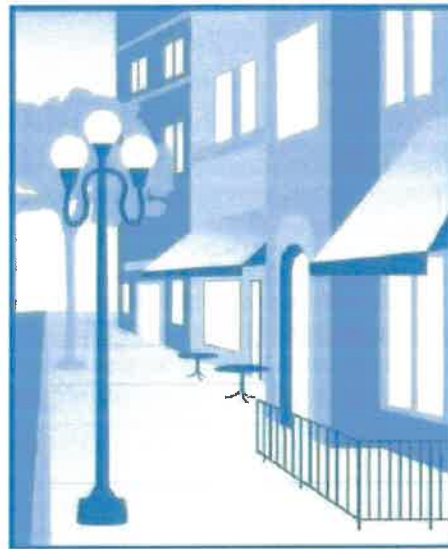
Signed by:

415886E68411457...
Jamie Koontz
Assistant City Attorney



EXHIBIT AA

Land Use Element



Adopted April 27, 2010, via Resolution No. 2010-10
Amended June 23, 2026, via Resolution No. 2026-18



This page intentionally left blank



2.0 LAND USE ELEMENT

2.1 INTRODUCTION

2.1.1 Purpose and Function

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



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

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

2.1.2 Relationship to Other Plans and Programs

City Zoning Code

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

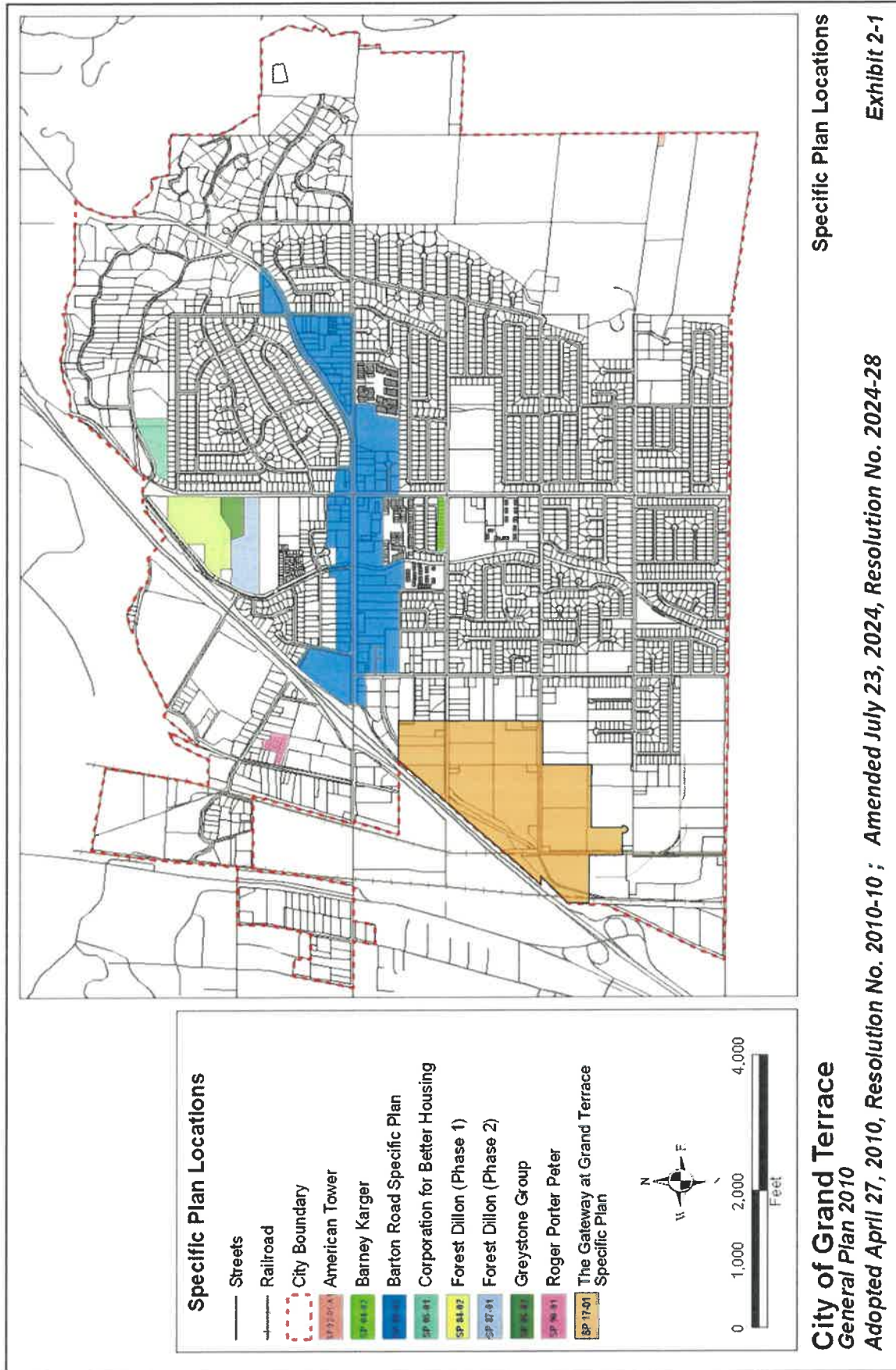
Barton Road Specific Plan and Other Specific Plans

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

Since incorporation, the City has approved approximately 16 project-oriented Specific Plans. The locations of the Barton Road Specific Plan, The Gateway at Grand Terrace Specific Plan and other Specific Plans are identified on Exhibit 2-1. The Specific Plan properties include multi-family residential projects, small lot single family projects, commercial projects, mixed-use projects and cellular communications projects.



Exhibit 2-1 – Specific Plan Locations





City of Colton General Plan

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

County of Riverside General Plan

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

Sphere of Influence

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

2.1.3 Relationship to Other Elements

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

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



2.2 EXISTING CONDITIONS

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

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

Table 2.1 summarizes existing land use categories, by acreage, as noted in the existing City General Plan. As illustrated, 53 percent of all land within the City limits is designated for residential uses.

Table 2.1
Existing General Plan Land Uses

Land Use Type	Acres	% of Total
Hillside Low Density Residential	125.2	6%
Low Density Residential	826.6	36%
Medium Density Residential	144.1	6%
Medium/High Density Residential	6.8	0%
High Density Residential	97.1	4%
General Commercial	85.9	4%
Office Commercial	31.9	1%
Industrial	111.3	5%
Floodplain Industrial	42.3	2%
Public	161.3	7%
Hillside Open Space	188.5	8%
The Gateway at Grand Terrace Specific Plan	103.1	5%
Street & Railroad R/W	345.9	15%
Total	2,270.8	100.00%



2.3 GOALS AND POLICIES

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

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

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



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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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



2.4 LAND USE PLAN

2.4.1 Land Use Map

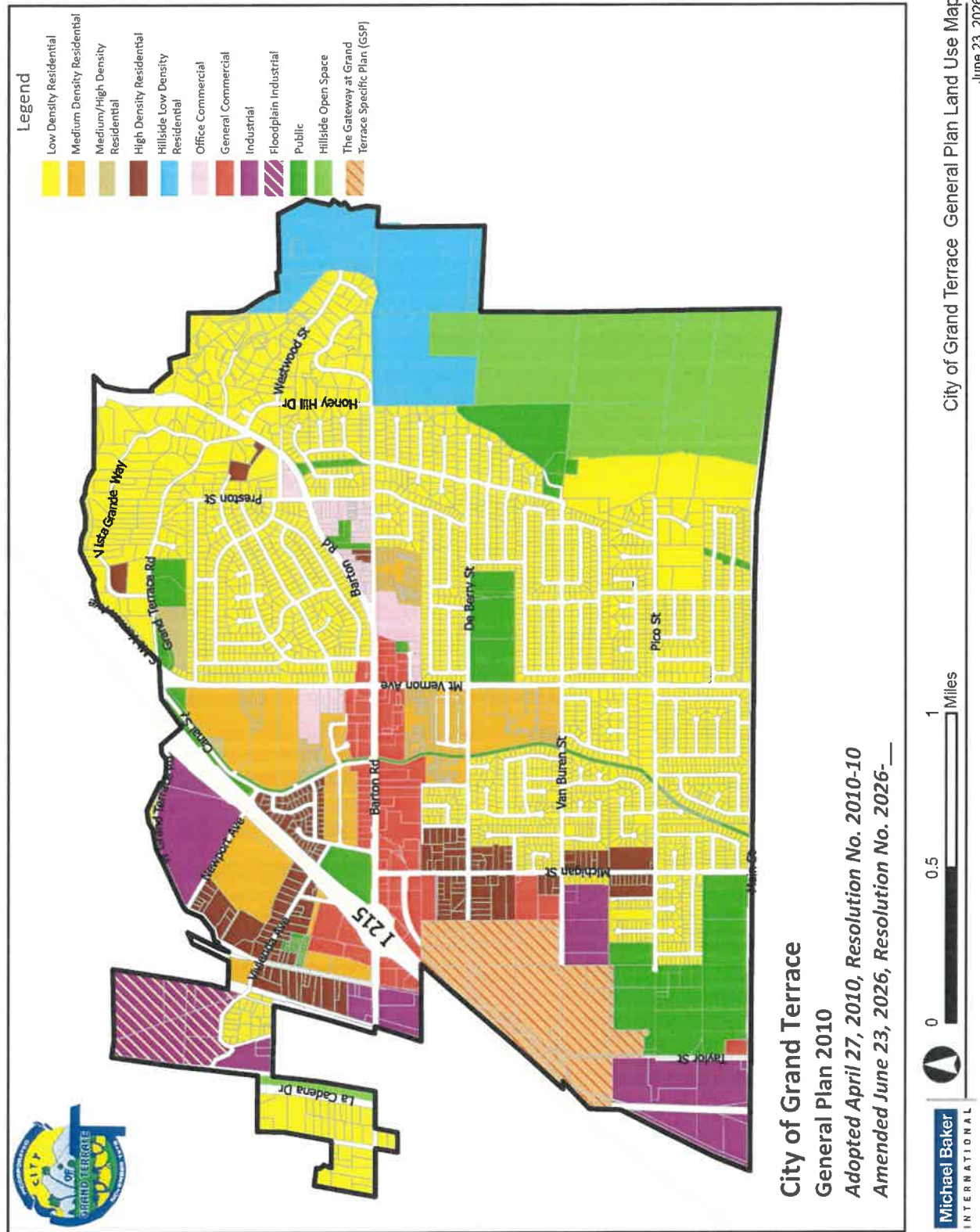
As required by State law, the General Plan must identify land use designations and permitted development intensities. General plans must also provide a diagram indicating the locations of each land use type. These components are included in this section of the Land Use Element. Exhibit 2-2 presents the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

Table 2.2
General Plan Acreage By Land Use Category

Land Use Category	Acres	% of Total
Hillside Low Density Residential	125.2	6%
Low Density Residential	826.6	36%
Medium Density Residential	144.1	6%
Medium High Density Residential	6.8	0%
High Density Residential	97.1	4%
General Commercial	85.9	4%
Office Commercial	31.9	1%
Industrial	111.3	5%
Floodplain Industrial	42.3	2%
Hillside Open Space	188.5	8.0%
Public	161.3	7%
The Gateway at Grand Terrace Specific Plan	103.1	5%
Street & Railroad R/W	345.9	15%
Total	2,270.8	100%



Exhibit 2-2 – General Plan Land Use Map





2.4.2 Land Use Designations

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

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

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





Table 2.3
City of Grand Terrace
General Plan Land Use Designations

Land Use Designation	Purpose of Land Use
RESIDENTIAL	
Hillside Low Density Residential (HLDR) Maximum Density – 1 dwelling unit per gross acre	The hillside areas of Blue Mountain located at the far eastern edge of the City are considered a natural resource that requires special consideration to protect the scenic views and environmental resources of the mountain. Any development proposed within the Hillside designation will require special evaluation of all environmental issues and must include provisions for the protection of all natural resources within the area. Properties within the designated areas must demonstrate that building pads and streets can be graded with minimal impact to the hillside and views, and that adequate utilities and public services, including drainage, domestic water, sanitary sewer, fire protection can be provided. Proposed developments within this area shall be required to prepare a Specific Plan. Clustered development that protects sensitive slopes and natural resources shall be strongly encouraged.
Low Density Residential (LDR) Density Range - 0 to 5 dwelling units per gross acre	The Low Density Residential designation limits land uses to single family detached residential units and mobile homes subject to the applicable General Plan policies and Zoning Code provisions. This designation encompasses the majority of property within the City and is largely associated with existing housing developments throughout the City.
Medium Density Residential (MDR) Density Range – 6 to 12 dwelling units per gross acre.	The Medium Density Residential designation include both single family detached and multiple family attached developments. Permitted uses within these areas may include small lot single family developments or attached multi-family developments including townhomes, condominiums, and apartments. Mobile home developments are also permitted. A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development application up to a 20% density bonus may be granted.
Medium High Density Residential (MHDR) Maximum Density - 20 dwelling units per gross acre	The Medium High Density Residential designation is reserved for multiple family development, with an emphasis on affordable housing projects. A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development application for up to a 20% density bonus.



Table 2.3
City of Grand Terrace
General Plan Land Use Designations

Land Use Designation	Purpose of Land Use
High Density Residential (HDR) Density Range – 20 to 40 dwelling units per gross acre	The High Density Residential designation is reserved for multi-family development, with an emphasis on affordable housing projects. Permitted uses within these areas may include garden-style apartments, courtyard buildings, townhomes, multiplexes, and other multiple family housing types. Single-family residential development or any residential development at a density less than twenty (20) dwelling units per acre is prohibited. A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or, pursuant to an approved Planned Residential Development application, up to a 20% density bonus may be granted.
COMMERCIAL	
General Commercial (GC)	This designation is primarily located along Barton Road and near the I-215 Freeway. It provides for general commercial uses to serve the retail and service needs of the community.
Office Commercial (OC)	Office commercial uses are used as a buffer between residential areas and general commercial areas. The properties designated for Office Commercial uses are primarily located along Barton Road east of Mount Vernon Avenue and north of Barton Road west of Mount Vernon Avenue. Permitted uses may include office/administrative uses and support retail and service commercial uses
INDUSTRIAL	
Light Industrial (LI)	Permitted uses for properties designated as Light Industrial include those uses that can be made compatible with other surrounding uses within the City regarding noise, dust, odors, vibration, glare, air quality, traffic, aesthetics, and hazardous materials. Typical uses may include light manufacturing and assembly, small scale warehousing and distribution, research and development, and administrative and service types of uses.
Floodplain Industrial (FI)	Properties designated with the Floodplain Industrial designation experience the potential for severe flooding resulting from their proximity to the Santa Ana River. Properties within this designation are planned for ultimate development as light industrial, non-polluting uses similar to the Light Industrial designation. Proposed developments must demonstrate that adequate measures can be implemented to ensure that the proposed use is effectively protected from identified flood hazards. Presently, parcels within this area are largely undeveloped or developed as rural residential land uses. It is anticipated that buildout of this area will occur over a long period of time. During this buildout period, existing residential uses shall be permitted and regulated under the requirements of the Low Density Residential land use designation.



Table 2.3
City of Grand Terrace
General Plan Land Use Designations

Land Use Designation	Purpose of Land Use
	Light agricultural uses shall be permitted including the keeping of animals with the approval of an Agricultural Overlay zoning designation.
INSTITUTIONAL	
Public (P)	Public uses may include schools, parks, the City Hall, City maintenance facilities and facilities owned and operated by public utilities.
OPEN SPACE	
Hillside Open Space (OS)	Properties designated as Hillside Open Space are those that should not be developed as urban land uses due to environmental resources, environmental constraints or scenic resources. These are primarily located along the western and northern slopes of Blue Mountain. Properties designated as Hillside Open Space shall be retained in their natural condition and used as either natural open space or parkland. They may be either publicly or privately owned.
MIXED USE	
Mixed Use (MU)	Properties designated as mixed use are intended to be developed with multiple uses on a single site. This may include residential, commercial, business park, open space, and recreational uses. Compatible uses may be placed horizontally or vertically on the site. All Mixed Use projects shall be required to submit a Specific Plan or Planned Development that demonstrates compatibility between the proposed uses as well as buffering from adjacent properties, if warranted. Densities may not exceed those of the residential, commercial and industrial designations of the General Plan and zoning.
The Gateway at Grand Terrace Specific Plan (GSP) Density Range 4 to 20 dwelling units per gross acre	Properties located within The Gateway at Grand Terrace Specific Plan are designated as The Gateway at Grand Terrace Specific Plan (GSP) land use designation. The proposed land uses within the GSP land use designation would include Residential 4 – 20 dwelling units per acre (R 4-20), General Commercial (GC), Park, Open Space, drainage facilities, utilities, and roads. IN addition, the GSP area would also include Utility/R 4-20, Utility/GC, and Open Space Overlays.



2.4.3 Buildout Analysis

Table 2.4 presents an analysis of residentially designated land and the total number of estimated dwelling units and population at ultimate buildout. As illustrated, at ultimate development of the residential component of the Plan, the City population is estimated to be approximately 15,747.

These estimates are based upon the total acreage by land use type, an average probable density in dwelling units per acre, and the City's current average population per household. The analysis also assumes that certain properties with higher density designations that are currently underutilized would be redeveloped to the average designation's density.

Non-residential land uses comprise approximately 27 percent of all land within the City and include employee generating commercial and industrial property as well as open space lands. Table 2.5 summarizes the build out of non-residential uses and their potential employment generation. As illustrated, at buildout, a total of approximately 11,450 jobs may be available within the City.

Table 2.4
Residential Buildout Calculations

Land Use Designation	Probable Avg. Density	Acres	Dwelling Units	Persons / Household	Estimated Population
Low Density/Hillside	0.7 du/ac	125.2	88	2.83	249
Low Density	3.6 du/ac	826.6	2,976	2.83	8,422
Medium Density	11 du/ac	144.1	1,585	2.83	4,486
Medium High Density	20 du/ac	6.8	136	1.20/2.83 ⁺	385 ⁺
High Density	28 du/ac	97.9	2,741	2.83	7,757
Total		1,200.7	7,526		21,299

⁺Includes existing senior housing in persons per household and estimated population calculations.

Table 2.5

Non-Residential Buildout Estimates Land Use Designation	Probable Density (FAR)	Acres	Square Feet	Square Feet/ Employee	Estimated Employment
General Commercial	0.35	85.9	1,309,631	500	2,619
Office Commercial	0.35	31.9	486,347	250	1,945
Industrial	0.30	111.3	1,454,468	1,000	1,454
Floodplain Industrial	0.30	42.3	552,776	1,000	552
Public	0.35	161.3	2,459,179	1,000	2,459
Open Space	N/A	188.5	N/A	N/A	N/A
Total		621.2	6,262,401		9,029



2.5 IMPLEMENTATION PROGRAM

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

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

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

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

The following codes are used throughout the Implementation Program table:

Table 2.6
Implementation Table Codes

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton
COSB	County of San Bernardino
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CRA	Community Redevelopment Agency
CS	Community Services Department



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



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



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



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

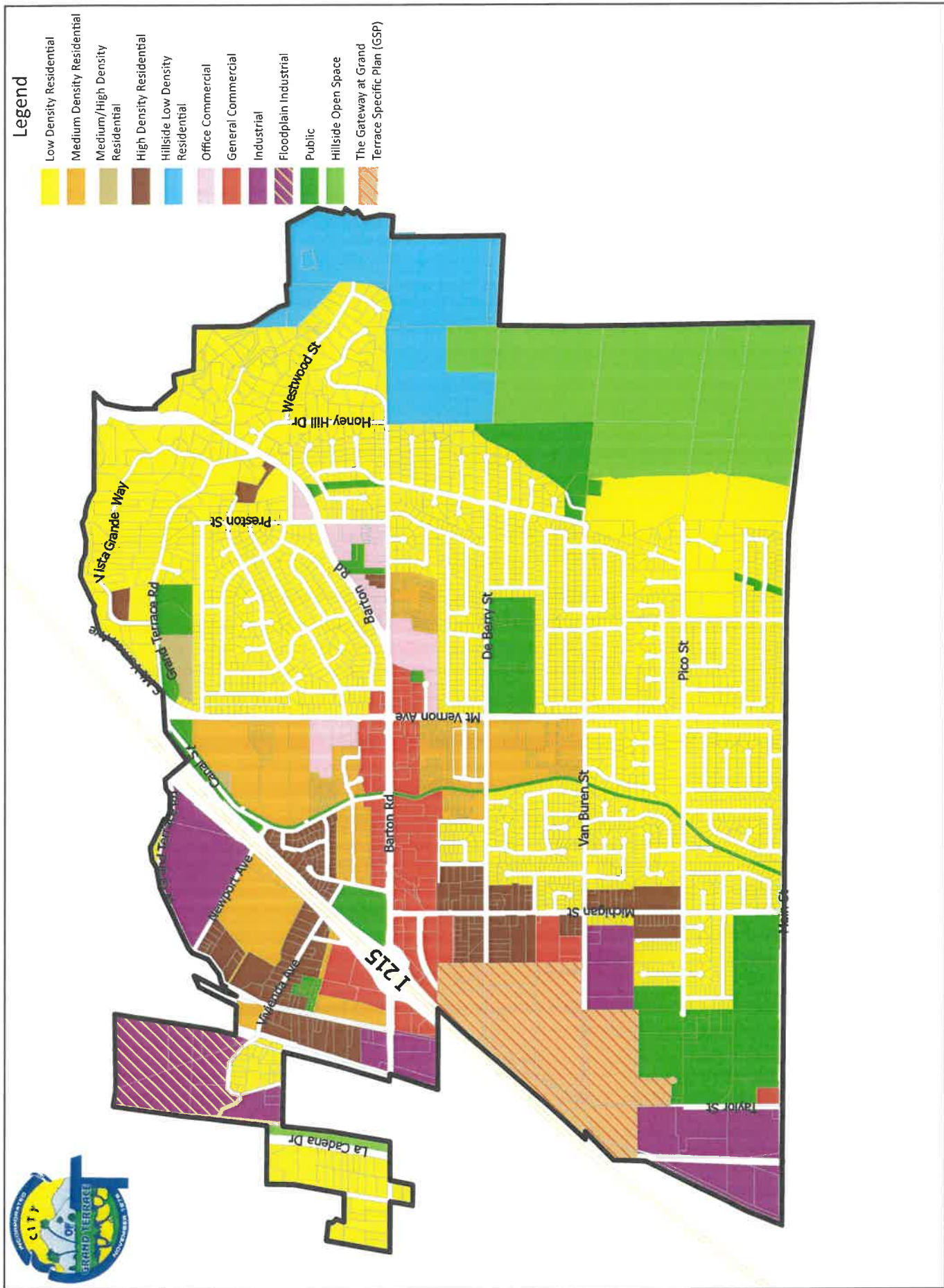


Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			Goal 2.4: Provide for a mix of attractive industrial land uses designed to generate employment opportunities				
2.4.1		X	The City shall promote the development of employment generating,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



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

EXHIBIT BB



STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF GRAND TERRACE)

I Daysi Alcocer, City Clerk of the CITY OF GRAND TERRACE, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2026-18 was duly passed, approved and adopted by the City Council, approved and signed by the Mayor, and attested by the City Clerk, at the Regular Meeting of said City Council held on the 23rd day of June 2026 and that the same was passed and adopted by the following vote:

AYES: Council Member Jeff Allen, Council Member Doug Wilson; Mayor Bill Hussey

NOES: Council Member Matt Brown

ABSENT: None.

ABSTAIN: Mayor Pro Tem Michelle Sabino

Executed this 24th day of June 2026, at Grand Terrace, California.



Daysi Alcocer
City Clerk

[seal]



Land Use Element



Adopted April 27, 2010, via Resolution No. 2010-10
Amended June 23, 2026, via Resolution No. 2026-__



This page intentionally left blank



2.0 LAND USE ELEMENT

2.1 INTRODUCTION

2.1.1 Purpose and Function

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



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

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

2.1.2 Relationship to Other Plans and Programs

City Zoning Code

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

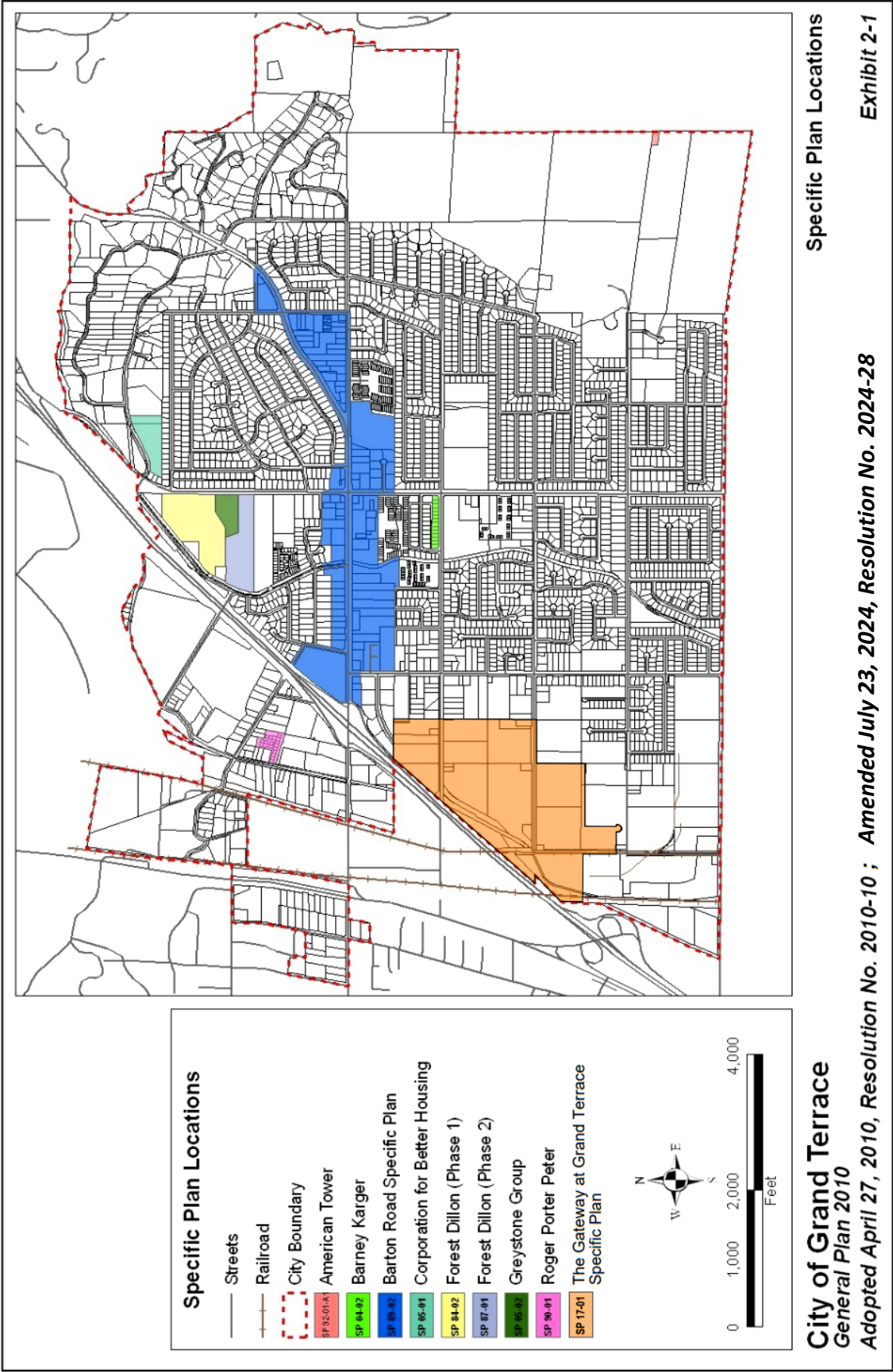
Barton Road Specific Plan and Other Specific Plans

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

Since incorporation, the City has approved approximately 16 project-oriented Specific Plans. The locations of the Barton Road Specific Plan, The Gateway at Grand Terrace Specific Plan and other Specific Plans are identified on Exhibit 2-1. The Specific Plan properties include multi-family residential projects, small lot single family projects, commercial projects, mixed-use projects and cellular communications projects.



Exhibit 2-1 – Specific Plan Locations





City of Colton General Plan

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

County of Riverside General Plan

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

Sphere of Influence

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

2.1.3 Relationship to Other Elements

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

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



2.2 EXISTING CONDITIONS

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

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

Table 2.1 summarizes existing land use categories, by acreage, as noted in the existing City General Plan. As illustrated, 53 percent of all land within the City limits is designated for residential uses.

Table 2.1
Existing General Plan Land Uses

Land Use Type	Acres	% of Total
Hillside Low Density Residential	<u>125.2</u>	<u>6%</u>
Low Density Residential	<u>826.6</u>	<u>36%</u>
Medium Density Residential	<u>144.1</u>	<u>6%</u>
Medium/High Density Residential	<u>6.8</u>	<u>0%</u>
<u>High Density Residential</u>	<u>97.1</u>	<u>4%</u>
General Commercial	<u>85.9</u>	<u>4%</u>
Office Commercial	<u>31.9</u>	<u>1%</u>
Industrial	<u>111.3</u>	<u>5%</u>
Floodplain Industrial	<u>42.3</u>	<u>2%</u>
Public	<u>161.3</u>	<u>7%</u>
Hillside Open Space	<u>188.5</u>	<u>8%</u>
<u>The Gateway at Grand Terrace Specific Plan</u>	<u>103.1</u>	<u>5%</u>
Street & Railroad R/W	<u>345.9</u>	<u>15%</u>
Total	<u>2,270.8</u>	<u>100.00%</u>



2.3 GOALS AND POLICIES

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

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

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



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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



- Policy 2.4.4: Buffering to prevent potential land use incompatibilities between industrial areas and other areas shall be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.
- Policy 2.4.5: The City's Redevelopment Agency shall assist in the consolidation and assemblage of properties to assure adequately sized quality development with areas designated as light industrial.

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

- Policy 2.5.1 All areas of Blue Mountain above elevation 1,450 feet above sea level shall be maintained as open space. Consideration shall be given to the maintenance of existing communications towers.
- Policy 2.5.2 Areas designated as Open Space shall be preserved to provide long term recreation opportunities as well as the preservation of scenic and environmental resources and the protection of public health and safety.
- Policy 2.5.3 Energy efficiency shall be encouraged in all future development.



2.4 LAND USE PLAN

2.4.1 Land Use Map

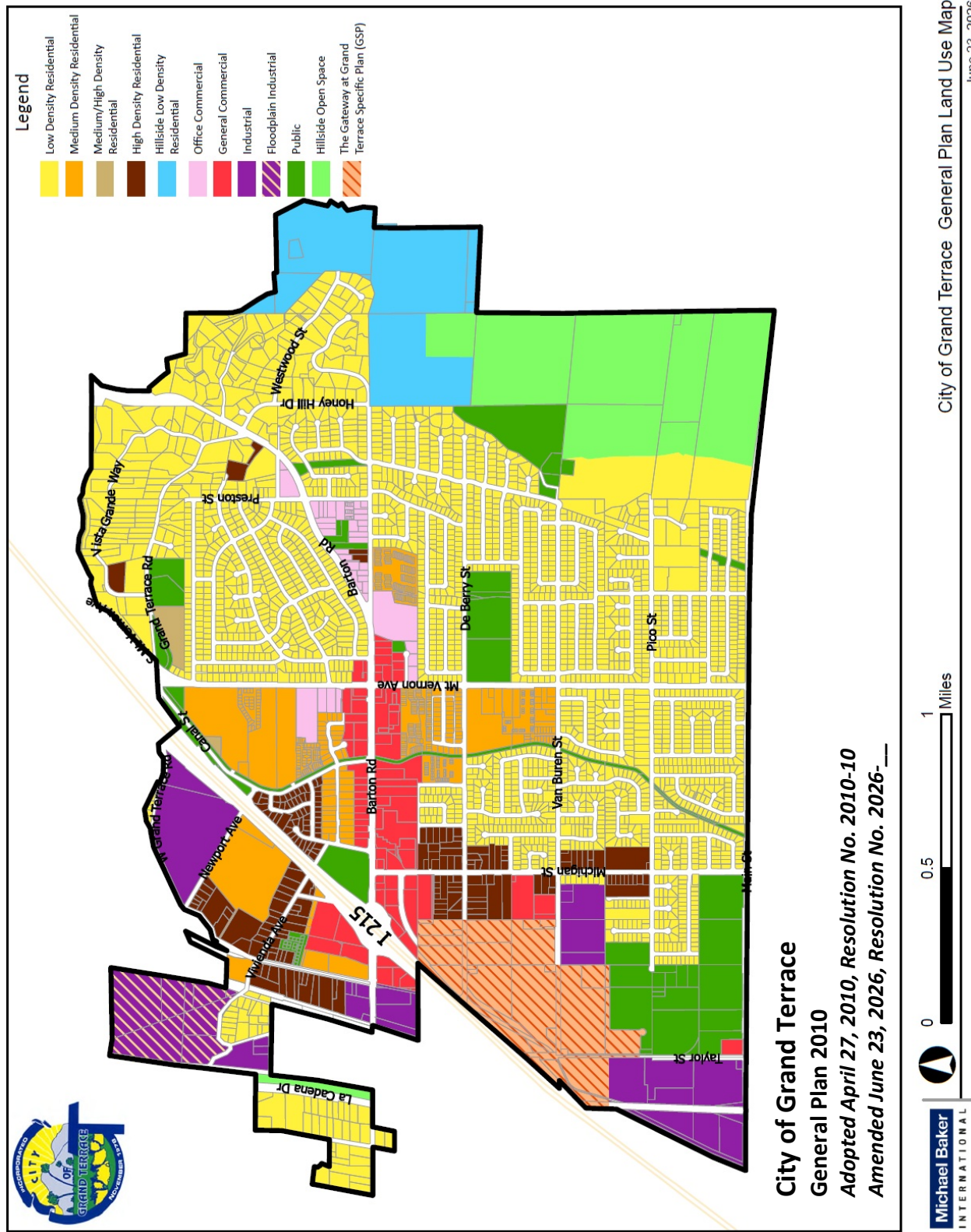
As required by State law, the General Plan must identify land use designations and permitted development intensities. General plans must also provide a diagram indicating the locations of each land use type. These components are included in this section of the Land Use Element. Exhibit 2-2 presents the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

Table 2.2
General Plan Acreage By Land Use Category

Land Use Category	Acres	% of Total
Hillside Low Density Residential	<u>125.2</u>	<u>6%</u>
Low Density Residential	<u>826.6</u>	<u>36%</u>
Medium Density Residential	<u>144.1</u>	<u>6%</u>
Medium High Density Residential	<u>6.8</u>	<u>0%</u>
<u>High Density Residential</u>	<u>97.1</u>	<u>4%</u>
General Commercial	<u>85.9</u>	<u>4%</u>
Office Commercial	<u>31.9</u>	<u>1%</u>
Industrial	<u>111.3</u>	<u>5%</u>
Floodplain Industrial	<u>42.3</u>	<u>2%</u>
Hillside Open Space	<u>188.5</u>	8.0%
Public	<u>161.3</u>	<u>7%</u>
The Gateway at Grand Terrace Specific Plan	103.1	5%
<u>Street & Railroad R/W</u>	<u>345.9</u>	<u>15%</u>
Total	<u>2,270.8</u>	100%



Exhibit 2-2 – General Plan Land Use Map





2.4.2 Land Use Designations

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

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

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





Table 2.3
City of Grand Terrace
General Plan Land Use Designations

Land Use Designation	Purpose of Land Use
RESIDENTIAL	
Hillside Low Density Residential (HLDR) Maximum Density – 1 dwelling unit per gross acre	The hillside areas of Blue Mountain located at the far eastern edge of the City are considered a natural resource that requires special consideration to protect the scenic views and environmental resources of the mountain. Any development proposed within the Hillside designation will require special evaluation of all environmental issues and must include provisions for the protection of all natural resources within the area. Properties within the designated areas must demonstrate that building pads and streets can be graded with minimal impact to the hillside and views, and that adequate utilities and public services, including drainage, domestic water, sanitary sewer, fire protection can be provided. Proposed developments within this area shall be required to prepare a Specific Plan. Clustered development that protects sensitive slopes and natural resources shall be strongly encouraged.
Low Density Residential (LDR) Density Range - 0 to 5 dwelling units per gross acre	The Low Density Residential designation limits land uses to single family detached residential units and mobile homes subject to the applicable General Plan policies and Zoning Code provisions. This designation encompasses the majority of property within the City and is largely associated with existing housing developments throughout the City.
Medium Density Residential (MDR) Density Range – 6 to 12 dwelling units per gross acre.	The Medium Density Residential designation include both single family detached and multiple family attached developments. Permitted uses within these areas may include small lot single family developments or attached multi-family developments including townhomes, condominiums, and apartments. Mobile home developments are also permitted. A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development application up to a 20% density bonus may be granted.
Medium High Density Residential (MHDR) Maximum Density - 20 dwelling units per gross acre	The Medium High Density Residential designation is reserved for multiple family development, with an emphasis on affordable housing projects. A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development application for up to a 20% density bonus.



Table 2.3
City of Grand Terrace
General Plan Land Use Designations

Land Use Designation	Purpose of Land Use
<u>High Density Residential (HDR)</u> <u>Density Range – 20 to 40 dwelling</u> <u>units per gross acre</u>	<u>The High Density Residential designation is reserved for multi-family development, with an emphasis on affordable housing projects. Permitted uses within these areas may include garden-style apartments, courtyard buildings, townhomes, multiplexes, and other multiple family housing types. Single-family residential development or any residential development at a density less than twenty (20) dwelling units per acre is prohibited.</u> <u>A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or, pursuant to an approved Planned Residential Development application, up to a 20% density bonus may be granted.</u>
COMMERCIAL	
General Commercial (GC)	This designation is primarily located along Barton Road and near the I-215 Freeway. It provides for general commercial uses to serve the retail and service needs of the community.
Office Commercial (OC)	Office commercial uses are used as a buffer between residential areas and general commercial areas. The properties designated for Office Commercial uses are primarily located along Barton Road east of Mount Vernon Avenue and north of Barton Road west of Mount Vernon Avenue. Permitted uses may include office/administrative uses and support retail and service commercial uses
INDUSTRIAL	
Light Industrial (LI)	Permitted uses for properties designated as Light Industrial include those uses that can be made compatible with other surrounding uses within the City regarding noise, dust, odors, vibration, glare, air quality, traffic, aesthetics, and hazardous materials. Typical uses may include light manufacturing and assembly, small scale warehousing and distribution, research and development, and administrative and service types of uses.
Floodplain Industrial (FI)	Properties designated with the Floodplain Industrial designation experience the potential for severe flooding resulting from their proximity to the Santa Ana River. Properties within this designation are planned for ultimate development as light industrial, non-polluting uses similar to the Light Industrial designation. Proposed developments must demonstrate that adequate measures can be implemented to ensure that the proposed use is effectively protected from identified flood hazards. Presently, parcels within this area are largely undeveloped or developed as rural residential land uses. It is anticipated that buildout of this area will occur over a long period of time. During this buildout period, existing residential uses shall be permitted and regulated under the requirements of the Low Density Residential land use designation.



Table 2.3
City of Grand Terrace
General Plan Land Use Designations

Land Use Designation	Purpose of Land Use
	Light agricultural uses shall be permitted including the keeping of animals with the approval of an Agricultural Overlay zoning designation.
INSTITUTIONAL	
Public (P)	Public uses may include schools, parks, the City Hall, City maintenance facilities and facilities owned and operated by public utilities.
OPEN SPACE	
Hillside Open Space (OS)	Properties designated as Hillside Open Space are those that should not be developed as urban land uses due to environmental resources, environmental constraints or scenic resources. These are primarily located along the western and northern slopes of Blue Mountain. Properties designated as Hillside Open Space shall be retained in their natural condition and used as either natural open space or parkland. They may be either publicly or privately owned.
MIXED USE	
Mixed Use (MU)	Properties designated as mixed use are intended to be developed with multiple uses on a single site. This may include residential, commercial, business park, open space, and recreational uses. Compatible uses may be placed horizontally or vertically on the site. All Mixed Use projects shall be required to submit a Specific Plan or Planned Development that demonstrates compatibility between the proposed uses as well as buffering from adjacent properties, if warranted. Densities may not exceed those of the residential, commercial and industrial designations of the General Plan and zoning.
The Gateway at Grand Terrace Specific Plan (GSP) Density Range 4 to 20 dwelling units per gross acre	Properties located within The Gateway at Grand Terrace Specific Plan are designated as The Gateway at Grand Terrace Specific Plan (GSP) land use designation. The proposed land uses within the GSP land use designation would include Residential 4 – 20 dwelling units per acre (R 4-20), General Commercial (GC), Park, Open Space, drainage facilities, utilities, and roads. IN addition, the GSP area would also include Utility/R 4-20, Utility/GC, and Open Space Overlays.



2.4.3 Buildout Analysis

Table 2.4 presents an analysis of residentially designated land and the total number of estimated dwelling units and population at ultimate buildout. As illustrated, at ultimate development of the residential component of the Plan, the City population is estimated to be approximately 15,747.

These estimates are based upon the total acreage by land use type, an average probable density in dwelling units per acre, and the City's current average population per household. The analysis also assumes that certain properties with higher density designations that are currently underutilized would be redeveloped to the average designation's density.

Non-residential land uses comprise approximately 27 percent of all land within the City and include employee generating commercial and industrial property as well as open space lands. Table 2.5 summarizes the build out of non-residential uses and their potential employment generation. As illustrated, at buildout, a total of approximately 11,450 jobs may be available within the City.

Table 2.4
Residential Buildout Calculations

Land Use Designation	Probable Avg. Density	Acres	Dwelling Units	Persons / Household	Estimated Population
Low Density/Hillside	0.7 du/ac	<u>125.2</u>	<u>88</u>	2.83	<u>249</u>
Low Density	3.6 du/ac	<u>826.6</u>	<u>2,976</u>	2.83	<u>8,422</u>
Medium Density	11 du/ac	<u>144.1</u>	<u>1,585</u>	2.83	<u>4,486</u>
Medium High Density	20 du/ac	<u>6.8</u>	<u>136</u>	1.20/2.83 ⁺	<u>385⁺</u>
<u>High Density</u>	<u>28 du/ac</u>	<u>97.9</u>	<u>2,741</u>	2.83	<u>7,757</u>
Total		<u>1,200.7</u>	<u>7,526</u>		<u>21,299</u>

+Includes existing senior housing in persons per household and estimated population calculations.

Table 2.5

Non-Residential Buildout Estimates Land Use Designation	Probable Density (FAR)	Acres	Square Feet	Square Feet/ Employee	Estimated Employment
General Commercial	0.35	<u>85.9</u>	<u>1,309,631</u>	500	<u>2,619</u>
Office Commercial	0.35	<u>31.9</u>	<u>486,347</u>	250	<u>1,945</u>
Industrial	0.30	<u>111.3</u>	<u>1,454,468</u>	1,000	<u>1,454</u>
Floodplain Industrial	0.30	<u>42.3</u>	<u>552,776</u>	1,000	<u>552</u>
Public	0.35	<u>161.3</u>	<u>2,459,179</u>	1,000	<u>2,459</u>
Open Space	N/A	<u>188.5</u>	N/A	N/A	N/A
Total		<u>621.2</u>	<u>6,262,401</u>		<u>9,029</u>



2.5 IMPLEMENTATION PROGRAM

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

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

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

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

The following codes are used throughout the Implementation Program table:

Table 2.6
Implementation Table Codes

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton
COSB	County of San Bernardino
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CRA	Community Redevelopment Agency
CS	Community Services Department



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



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

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

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



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

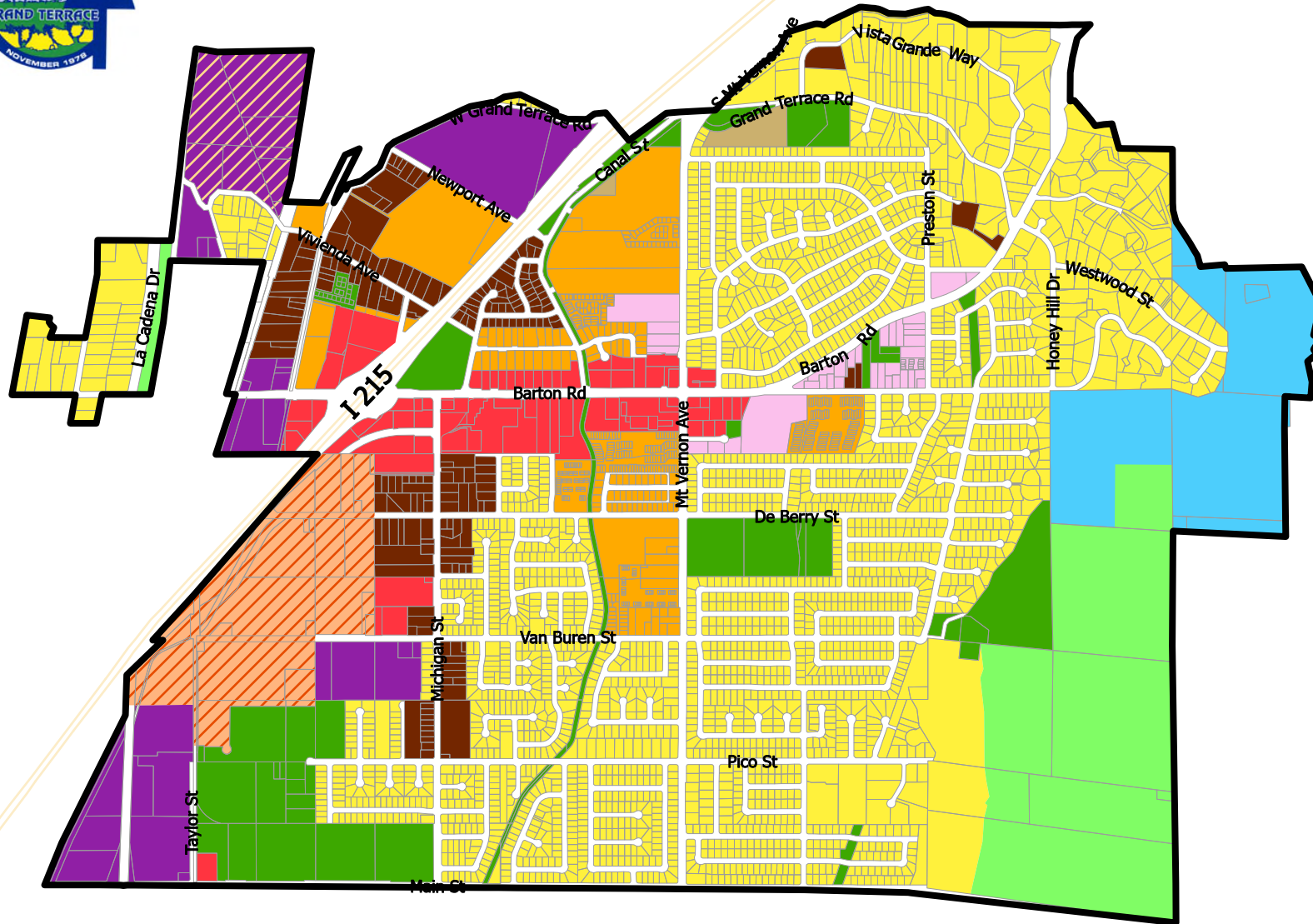


Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			communications towers.				
			a. Review the Zoning Ordinance and establish requirements for the preservation of Blue Mountain as open space above the elevation 1,450.	CD	CA	GF	3
2.5.2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



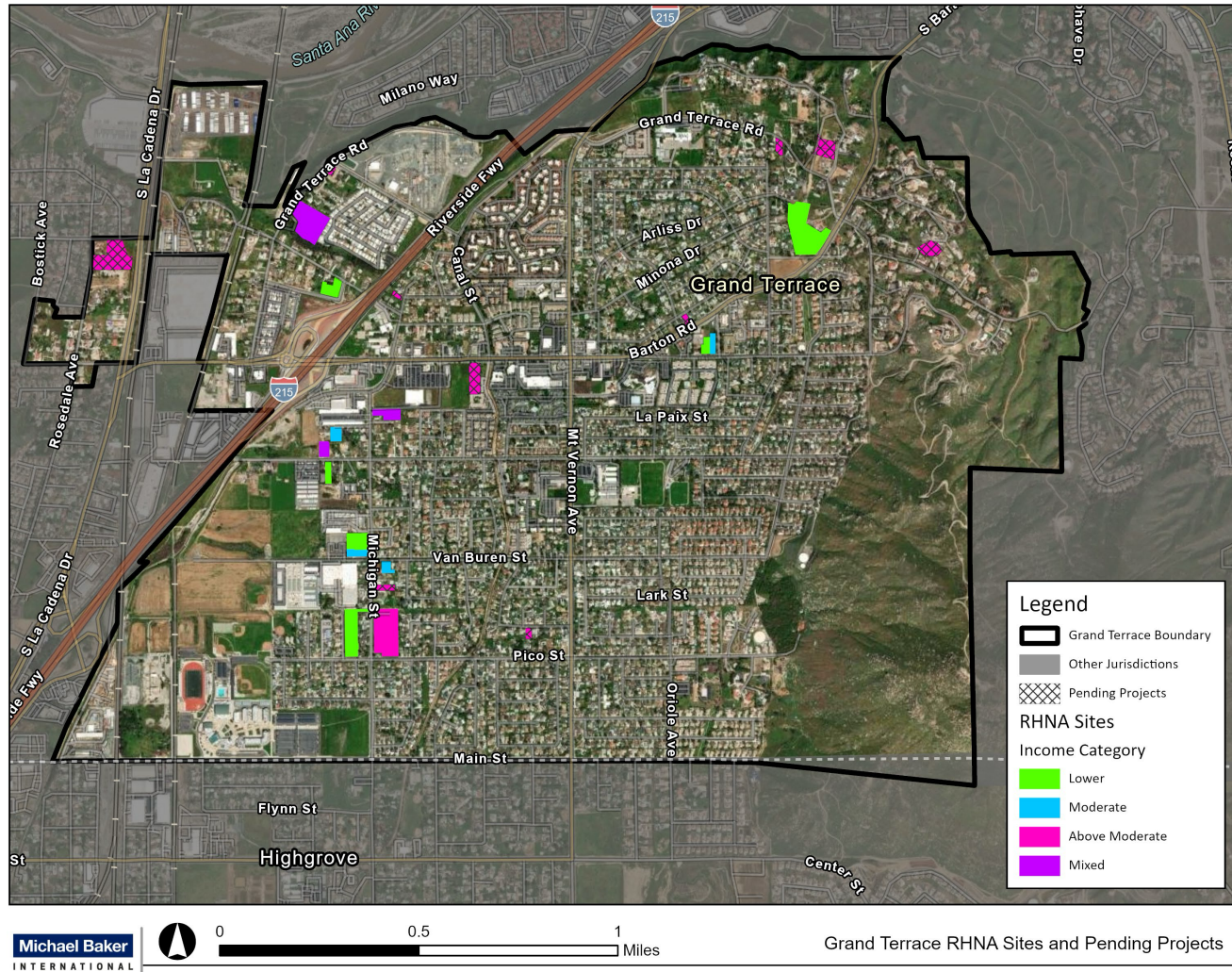
Legend

- Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Hillside Low Density Residential
- Office Commercial
- General Commercial
- Industrial
- Floodplain Industrial
- Public
- Hillside Open Space
- The Gateway at Grand Terrace Specific Plan (GSP)





APPENDIX A: RHNA SITES INVENTORY MAP



VIII-202



AGENDA REPORT

MEETING DATE: May 26, 2026

TITLE: Discussion and Possible Reconsideration of Zoning Code Amendment (ZCA) 26-02, General Plan Amendment (GPA) 26-01, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03 – Establishment of the R3-40 High Density Multiple Family Residential District and Housing Element Rezoning

PRESENTED BY: Adrian Guerra, City Attorney, Gabriel Arguelles, Associate Planner

RECOMMENDATION: **PASS A MOTION TO RECONSIDER APPROVAL OF ZONING CODE AMENDMENT (ZCA) 26-02, GENERAL PLAN AMENDMENT (GPA) 26-01, ZONE CHANGE (ZC) 26-01, AND ENVIRONMENTAL REVIEW (E) 26-03 – ESTABLISHMENT OF THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT AND HOUSING ELEMENT REZONING**

2030 VISION STATEMENT:

This staff report supports City Council Goal #3, “Promote Economic Development” by encouraging the City to prepare for future development by updating zoning and development codes; and City Council Goal #5, “Engage in Proactive Communication” by encouraging public participation regarding land use and development activities.

BACKGROUND:

City Council did not pass the motion to approve Zoning Code Amendment (ZCA) 26-02, General Plan Amendment (GPA) 26-01, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03 to implement Program 1 of the City’s 2021–2029 Housing Element at its May 12, 2026 public hearing. The hearing was adjourned for continuation on May 26, 2026. The proposed amendments were intended to establish the R3-40 High Density Multiple Family Residential District and rezone a total of approximately 97 acres throughout the City to allow residential development at a density of 20 to 40 dwelling units per acre.

As a result, the item was continued to the next City Council meeting on May 26, 2026, for discussion and possible reconsideration. This staff report discusses ramifications the City will likely face in failing to adopt a compliant Housing Element, including disqualification from eligibility for state grants; carryover/combined RHNA from the 6th Cycle to 7th Cycle, at least doubling the amount that must be zoned to R3-40; risk of litigation from the state, private parties, and nonprofit organizations; significant financial penalties; loss of permitting authority; court receivership; and inability to deny new projects inconsistent with the General Plan or Zoning, including Builder’s Remedy vulnerability.

By this staff report, City staff recommends that the City Council move to reconsider approval of Zoning Code Amendment (ZCA) 26-02, General Plan Amendment (GPA) 26-01, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03 – Establishment of the R3-40 High Density Multiple Family Residential District and Housing Element Rezoning and, if a motion for reconsideration

passes, continue the matter to a future re-noticed hearing to ensure the public is properly informed prior to final action.

To assist the City Council and public in understanding the proposed rezoning program and the potential consequences associated with continued Housing Element noncompliance, additional background materials have been provided with this report. *Attachment 1* contains the May 12, 2026 City Council staff report and associated rezoning materials previously considered by the City Council. *Attachment 2* provides supplemental background information regarding the Housing Element rezoning program, including General Plan and Housing Element framework, development assumptions, theoretical buildout capacity, and recent State housing legislation. *Attachment 3* includes a recent article regarding enforcement actions and penalties imposed on the City of Huntington Beach related to Housing Element noncompliance.

DISCUSSION:

I. CONSEQUENCES OF NONCOMPLIANCE

If the City does not have a housing element in compliance with State Housing Element Law, the City may face serious consequences, including but not limited to:

- Disqualification from eligibility for state grants
- Carryover/Combined RHNA from 6th Cycle to 7th Cycle – at least doubling the amount that must be zoned to R3-40.
- Risk of litigation
- Financial penalties
- Loss of permitting authority
- Court receivership
- Inability to deny new projects inconsistent with General Plan or Zoning (Builder's Remedy)

State Grants. Noncompliance results in ineligibility or delay in receiving state funds that require a compliant housing element as a prerequisite, including, but not limited to, the following:

- Infill Infrastructure Grant Program
- SB 1 Caltrans Sustainable Communities Grants
- Permanent Local Housing Allocation Program
- Local Housing Trust Fund Program
- Affordable Housing and Sustainable Communities Program

Eligibility for these funding sources is tied, in part, to Housing Element compliance and/or compliance with annual reporting obligations under Government Code section 65400. In addition, the City's refusal to adopt the necessary zoning amendments required to complete the Housing Element process may jeopardize grant funding the City has already received. Under the Regional Early Action Planning Grants of 2021 ("REAP 2.0") program, failure to complete required Housing Element implementation actions could subject the City to repayment obligations or other enforcement actions related to previously awarded grant funds.

RHNA Carryover. If a local government fails to provide enough sites or rezone to meet their previous RHNA allocation, that "unmet need" is carried over to the next cycle. This means that Grand Terrace

will not only have to rezone in two years to accommodate the higher 7th Cycle RHNA but will also need to additionally accommodate the 6th Cycle RHNA, at least doubling the potential number of units that the Grand Terrace must zone for.

By adopting the zoning and maintaining a compliant Housing Element, all of the potential 6th Cycle units that have not been developed during the 6th Cycle (through 2029) will be allowed to count toward the 7th Cycle RHNA requirement. There is a good chance that Grand Terrace would not have to rezone additional lands for the 7th Cycle Housing Element.

Lawsuits. Jurisdictions that do not meet their housing element requirements may face additional financial and legal ramifications. HCD may notify the California Office of the Attorney General, which may bring suit for violations of State Housing Element Law.

Local governments with noncompliant housing elements are vulnerable to litigation from housing rights' organizations, developers, and HCD. If a jurisdiction faces a court action stemming from its lack of compliance and either loses or settles the case, it often must pay substantial attorney fees to the plaintiff's attorneys in addition to the fees paid to its own attorneys. Potential consequences of lawsuits include:

- Mandatory compliance within 120 days,
- Suspension of local control on building matters, and
- Court approval of housing developments.

Financial Penalties. Further, state law provides for court-imposed penalties for persistent noncompliance, including financial penalties. Under Government Code section 65585, subdivision (l)(1), such penalties may be imposed following a judicial finding of noncompliance, issuance of a compliance order or judgment, and continued failure to comply with that order for a period of 12 months. The statute establishes a minimum fine of \$10,000 per month, up to \$100,000 per month. If a jurisdiction remains noncompliant for an additional six months, a court may multiply those penalties by a factor of six, up to \$600,000 per month. Further financial implications are discussed in the Fiscal Impact section below.

Loss of Permitting Authority. Other potential ramifications could include the loss of local land use authority to a court-appointed agent. Courts have authority to take local government residential and nonresidential permit authority to bring the jurisdiction's General Plan and housing element into substantial compliance with State law. The court may suspend the locality's authority to issue building permits or grant zoning changes, variances, or subdivision map approvals – giving local governments a strong incentive to bring their housing element into compliance.

For example, a defective housing element may freeze the City's ability to issue permits for non-residential construction or development, as a finding of consistency with the general plan is not valid when a general plan is incomplete or inadequate. (See, e.g., *Resource Defense Fund v. County of Santa Cruz* (1982) 133 Cal.App.3d 800, 806; *Camp v. Board of Supervisors* (1981) 123 Cal.App.3d 334, 358.) Accordingly, a city without a valid housing element would not be able to approve most development projects. (See, e.g., *Urban Habitat Program*, Case No. RG 06 293831 [instituting a ban on city approval of development projects until a settlement agreement had been reached with the Attorney General and the housing advocacy organizations].)

Court Receivership. Government Code sections 65585 and 65587 authorize courts to impose

additional remedies for persistent noncompliance with State Housing Element Law, including appointment of a receiver or other agent. Generally, such remedies may occur following: (1) a judicial finding that the housing element does not substantially comply with State law; (2) issuance of a court order or judgment directing the jurisdiction to come into compliance; and (3) continued failure to comply with that order. Pursuant to Government Code section 65585, subdivision (I), the court retains jurisdiction to ensure compliance and may impose escalating enforcement measures if noncompliance persists. Under Government Code section 65587, the court may appoint a receiver with authority to take actions necessary to remedy identified deficiencies and achieve substantial compliance, including actions related to housing element programs, rezoning, and other implementing land use regulations.

Builders Remedy

Failure to maintain a substantially compliant Housing Element may expose the City to applications submitted pursuant to the “Builder’s Remedy” provisions of Government Code Section 65589.5(d)(5), commonly referred to as the Housing Accountability Act. Under Builder’s Remedy, jurisdictions without a substantially compliant Housing Element are significantly limited in their ability to deny qualifying housing development projects based on inconsistency with local zoning standards or General Plan land use designations.

As a result, developers may propose qualifying residential or mixed-use projects at densities, heights, and intensities that would otherwise not be permitted under the City’s zoning regulations. The California Department of Housing and Community Development (HCD) and the California Attorney General have both indicated an intent to aggressively enforce Builder’s Remedy protections and challenge local actions that unlawfully impede qualifying housing projects.

The City of Grand Terrace’s Housing Element compliance deadline was October 15, 2021. Because the Housing Element was not found to be in substantial compliance by the statutory deadline, the City has remained subject to Builder’s Remedy provisions pending completion of the required rezoning program identified in Program 1 of the Housing Element.

Under Builder’s Remedy, qualifying affordable housing projects where at least 20 percent of the units are affordable to lower-income households, or where 100 percent of the units are affordable to moderate-income households, may not be denied based on inconsistency with the City’s zoning code or General Plan land use designations unless specific statutory findings can be made. Under State law, qualifying Builder’s Remedy projects may only be denied if the project has a specific adverse impact upon public health or safety that cannot be mitigated without rendering the project unaffordable, violates State or federal law and there is no feasible method to comply without rendering the project unaffordable, is located on qualifying agricultural or resource preservation land, or lacks adequate water or wastewater infrastructure to serve the development.

As the City remains non-compliant until completion of the required rezonings, Grand Terrace is currently subject to Builder’s Remedy applications. This means a developer may propose residential development at densities and heights exceeding current zoning limitations so long as the project satisfies applicable affordability thresholds.

Adoption of the proposed rezoning program would restore the City’s ability to regulate residential development through objective zoning standards, including limitations related to density, height, setbacks, design, and site development. Under the City’s current noncompliant status, a developer could propose a substantially higher-density residential project that exceeds the standards contemplated under the proposed R3-40 zoning district. Adoption of the proposed rezoning would instead establish enforceable development standards, including a maximum density of 40 dwelling

units per acre, a maximum height of 45 feet, and applicable setback and development requirements.

Adopting the new zoning gives the City the power to shape what these developments will look like, and will limit proposed projects to the standards that have been developed. As an example, at this time a developer could propose a 10-story building at 100 dwelling units per acre on any parcel in the City, and the City would not have the ability to deny such a project. By adopting the zoning to achieve housing element compliance, developers would be limited to the proposed standards, and projects could be denied should they exceed 40 du/ac or exceed 45 feet in height, or do not meet the required setbacks or other development standards.

The City has already received two Builder's Remedy project proposals submitted following preliminary applications in December 2024:

- 12466 Michigan Street (APN: 1167-181-09): Proposed 30-unit mobile home park development on approximately 33,000 square feet within the General Commercial (GC) zone.
- 21600 Walnut Avenue (APN: 0275-281-08): Proposed 119-unit mobile home park development on approximately 4.3 acres within the M2 Industrial zone.

These projects are proposed at approximately 40 dwelling units per acre and 28 dwelling units per acre, respectively, in areas where residential development is not currently permitted under the City's zoning regulations. As long as the Housing Element remains noncompliant, qualifying Builder's Remedy projects may not be subject to many local zoning standards, including restrictions related to permitted uses, density, and certain development regulations.

HCD Fines

HCD wrote specifically in a notice of violation letter to the City of Grand Terrace that "HCD may notify the California Office of the Attorney General, which may bring suit for violations of State Housing Element Law... [and the] government code establishes a minimum fine of \$10,000 per month, up to \$100,000 per month. If a jurisdiction remains noncompliant, a court can multiply those penalties by a factor of six. Other potential ramifications could include the loss of local land use authority to a court-appointed agent".

If the City fails to pay such fines in a timely manner, the court can order the State Controller to "intercept any available state and local funds and direct such funds to the Building Homes and Jobs Trust Fund to correct the jurisdiction's failure to pay." (Gov. Code § 65585(l)(1).) If the City continues to be in noncompliance for three months after the imposition of fines, the court can multiply the fines above by 3 and can similarly order the intercept of funds. Continue failure to comply within 6 months of the initial imposition of fines, the fines can be increased by a factor of 6 times the original fine and, further, the court can order actions necessary to bring the Housing Element into compliance. Nevertheless, the court can also consider mitigating circumstances, such as a good faith effort by the City. (Gov. Code § 65585(m).) However, a failure to adopt a compliant Housing Element would weigh against any finding of good faith compliance. As previously noted in correspondence sent directly to the City, the City has been advised of the potential fines associated with continued noncompliance. If imposed at an increased rate of up to six times the base amount, such penalties could reach as high as \$600,000 per month.

This extreme cost to the City would affect all property owners, and not just those within the rezone area.

REAP Grant

This year, SCAG made available a REAP funding grant that must be used by December 2026. The City was proactive in coordinating with SBCTA to utilize this opportunity to fund the rezoning efforts. Requirements to qualify for the REAP funding is that the project go beyond state law. Projects that only meet minimum state requirements do not meet the threshold requirement for “Transformational Planning and Implementation Activities.” The reason the rezoning qualified for this grant is because it included proposed rezoning beyond the 24 acres required to meet the RHNA. Reducing the rezoning below the 97 acres may result in the grant needing to be repaid by the City, in the amount of \$154,000.

The REAP grant also requires any funded project to be implemented through adoption by a deliberative body. Therefore, if the rezone is not adopted by the Grand Terrace City Council, the grant is likely to need to be repaid as the minimum requirement will not be met.

6th Cycle Rezoning

If the City fails to meet the 6th Cycle rezone requirements, a revised plan to meet the RHNA will need to be developed at the responsibility of the City. Housing Element Program 1 says the City will rezone approximately 97 acres to high density residential. If the City decides to rezone different sites than the selected RHNA sites, or a total area less than the 97 acres, the rezoning process would need to be restarted, and the City would need to coordinate with HCD to determine if a housing element amendment would be required. A new zone and potential housing element amendment would not be covered by the REAP grant and would be at cost to the City.

7th Cycle Rezoning

One of the purposes of rezoning beyond the required 24 acres to meet the 6th Cycle RHNA is to preemptively put zoning in place that can accommodate the 7th Cycle RHNA. The 7th Cycle Housing element for the City of Grand Terrace is due on October 15, 2029. It is typically recommended that a jurisdiction begin work on their housing element 2 years in advance of the statutory deadline. As the 6th Cycle rezoning is late, City would need to begin work on the next housing element very soon, it was a more cost effective approach to combine the rezoning efforts. There are also benefits of lesser requirements for zoning standards when the zoning is in place prior to adoption of the housing element.

There are already jurisdictions in northern California that have been assigned their 7th Cycle RHNA, with an over 200% increase since the 6th Cycle. If the City does not achieve rezoning beyond the 6th Cycle requirement now, while it is being covered by REAP funding, the City would likely need to accomplish 7th Cycle rezoning as well in the next couple years at cost to the City.

Environmental Review (CEQA)

The Housing Element rezoning program is exempt from the California Environmental Quality Act (CEQA) pursuant to Senate Bill 131 (SB 131), which applies to rezonings necessary to implement an adopted Housing Element. The rezoning does not approve any specific development project, but instead establishes the zoning framework necessary to maintain compliance with State Housing Element law.

Failure to complete the rezoning program identified in Program 1 of the adopted Housing Element may result in additional environmental review requirements and increased costs to the City. The

current rezoning effort relies on the statutory exemption associated with implementation of the adopted Housing Element program. If the rezoning process is delayed or restarted in the future, additional environmental analysis, technical studies, consultant work, and public review processes may be required depending on the timing, scope, and regulatory circumstances at that time.

Future development on rezoned properties would still be subject to separate project-level review and environmental analysis, including evaluation of traffic, utilities, drainage, public services, air quality, noise, and other environmental considerations, as applicable.

Legal Fees

Local governments with noncompliant housing elements are vulnerable to litigation from housing rights' organization, developers, and HCD. Many jurisdictions have received lawsuits from housing advocates such as CalHDF, YIMBY Law, or the League of Women Voters. If a jurisdiction faces a court action stemming from its lack of compliance and either loses or settles the case, it often must pay substantial attorney fees to the plaintiff's attorneys in addition to the fees paid to its own attorneys. Potential consequences of lawsuits include mandatory compliance within 120 days, suspension of local control on building matters, and court approval of housing developments.

Enforcement by the Attorney General

HCD may notify the City and the California Attorney General's office ("AG") regarding any violation of Housing Element Law by the City. (Gov. Code § 65585(j).) The AG will then be able to initiate a lawsuit against the City for violations of Housing Element Law. (Gov. Code §§ 65585(j), (k), (l).) If the AG declines to initiate litigation, then HCD may initiate litigation against the City for violations of Housing Element Law. (Gov. Code § 65585(o).)

In 2010, the City of Pleasanton entered into a settlement agreement exceeding \$2 million in litigation brought by the California Attorney General and housing advocacy organizations concerning the City's Housing Element and growth management policies. (See *Urban Habitat Program v. City of Pleasanton* (2008) 164 Cal.App.4th 1561; Alameda County Superior Court Case No. RG06293831.) The settlement required the City to revise its Housing Element, modify growth management restrictions, and implement additional affordable housing measures. Similarly, housing advocacy organizations have successfully challenged Housing Elements and related housing policies in other California jurisdictions, resulting in settlement agreements, revised Housing Elements, and compliance measures adopted pursuant to State Housing Element Law. (See, e.g., *Peninsula Interfaith Action v. City of Menlo Park* (San Mateo County Superior Court Case No. CIV513882).)

In addition to judicial compliance orders and statutory penalties, jurisdictions may also face substantial financial liability through attorney's fees awards arising from Housing Element litigation. One of the most significant examples is *Kennedy Commission v. City of Huntington Beach* (2023) 91 Cal.App.5th 436, in which the California Court of Appeal upheld an attorney's fees award of approximately \$3.53 million against the City following years of litigation concerning affordable housing obligations and Housing Element compliance. The court found that the litigation was instrumental in compelling the City to adopt a revised Housing Element that complied with State law and provided additional affordable housing opportunities. Litigation began in 2015 and was finally decided in 2023. The \$3.5 million cost to the City is only one portion of the costs incurred. The City also would have incurred its own attorney's fees and any litigation fees and costs (e.g., expert retention, consultant retention, deposition costs, filing pleadings, etc.), resulting in well over \$3.5 million dollars actually spent.

More recently, in *The People of California, et al. v. The City of Huntington Beach et al.*, HCD and the Attorney General's Office initiated litigation against the City of Huntington Beach to enforce state

housing laws after the City refused to zone for its mandated 13,368 housing units and failed to adopt a compliant housing element plan. Although the City filed multiple countersuits challenging the constitutionality of the Housing Element Law, all were dismissed. As a result of the lawsuit against the City, Huntington Beach was ordered to pay financial penalties of initially \$170,000, plus \$50,000 per month to the state until it complies with state housing mandates. The \$50,000 monthly fine is slated to go into a state's Building Homes and Jobs Trust Fund that could spur housing production in other cities. Huntington Beach taxpayers will lose over \$1,600 a day until city leaders get a state approved housing plan in place. (See *Attachment 3*.)

Such litigation demonstrates that prolonged resistance to Housing Element compliance may expose jurisdictions not only to court oversight and statutory penalties, but also to significant financial consequences, including substantial attorney's fees awards.

Enforcement by Private Parties

Pursuant to Government Code Section 65587, a private party may bring a lawsuit to enforce Housing Element Law and any deadlines required under Government Code Section 65583. The court's review in that instance will be to determine whether the Housing Element, or any subsequent action, substantially complies with the requirements of Housing Element Law.

If the court finds an action of the City to be inconsistent with its Housing Element, the City must bring its action into compliance within 60 days and the court will retain jurisdiction to enforce its decision. (Gov. Code § 65587(c).) If the court determines that the 60-day period would be an undue hardship upon the City, then it can extend the deadline by an additional 60 days.

If the court finds that the City has failed to complete its rezoning to be consistent with its Housing Element by the statutory deadlines, the court can order the rezoning to be complete within 60 days or the earliest time consistent with public hearing notice requirements. (Gov. Code § 65597(d)(1).) The court retains jurisdiction for enforcement purposes. If the court finds that the order has not been carried out, then court can issue further orders to ensure that Housing Element Law is complied with, "including ordering, after considering the equities of the circumstances presented by all parties, that any rezoning required be completed within 60 days or the earliest time consistent with public hearing notice requirements in existence at the time the action was filed and may impose sanctions ..." on the City. (Gov. Code § 65587(d)(1).)

Enforcement by Nonprofit Entities

Californians for Homeownership, Inc. brought a string of Petitions against cities, generally alleging failure to adopt a compliant Housing Element by the statutory deadline or failure to identify adequate housing sites consistent with State Housing Element Law. The organization stated that the cities targeted for litigation were selected because they were significantly behind their peers in the Housing Element process, had demonstrated resistance to adequate housing planning, or both. In these actions, the nonprofit sought court orders requiring expedited compliance with Housing Element Law, judicial declarations establishing the cities' noncompliance, and enforcement of statutory penalties applicable to noncompliant jurisdictions. Such penalties may include limitations on a city's ability to deny qualifying housing projects, potential loss of local land use authority, court oversight of development approvals, suspension of certain nonresidential permitting activities, and judicial approval of housing projects that have been delayed or denied by the jurisdiction.

The litigation consistently resulted in outcomes favorable to the nonprofit organization rather than the subject cities. In *Californians for Homeownership v. City of Beverly Hills* (Case No. 23STCP00143), the court granted the petition after finding deficiencies in the City's Housing Element, including inadequate identification of housing sites, and ordered the City to bring both its Housing Element and

zoning ordinance into compliance within specified timeframes. The City's appeal was subsequently denied. In cases against the Cities of Bradbury, Claremont, Fullerton, La Mirada, Laguna Hills, South Pasadena, and Vernon, stipulated judgments were entered for Californians for Homeownership and against each public entity, requiring the jurisdictions to adopt and submit compliant Housing Elements to the California Department of Housing and Community Development (HCD) by court-ordered deadlines. (See *Californians for Homeownership v. City of Bradbury*, Los Angeles County Superior Court Case No. 22STCP01381; *Californians for Homeownership v. City of Claremont*, Los Angeles County Superior Court Case No. 22STCP03414; *Californians for Homeownership v. City of Fullerton*, Orange County Superior Court Case No. 30-2022-01281840-CU-WM-CJC; *Californians for Homeownership v. City of La Mirada*, Los Angeles County Superior Court Case No. 22STCP03418; *Californians for Homeownership v. City of Laguna Hills*, Orange County Superior Court Case No. 30-2022-01255365-CU-WM-CJC; *Californians for Homeownership v. City of South Pasadena*, Los Angeles County Superior Court Case No. 22STCP01388.)

Additional litigation against Manhattan Beach challenged the adequacy of the City's adopted Housing Element, including reliance on nonvacant sites without sufficient evidence of redevelopment feasibility; although that matter was later dismissed, the litigation nevertheless required the City to address identified deficiencies. (See *Californians for Homeownership v. City of Manhattan Beach*, Los Angeles County Superior Court Case No. 22STCP01417.) Similarly, litigation against La Habra Heights was dismissed after the City belatedly prepared and submitted a draft Housing Element for HCD review. (See *Californians for Homeownership v. City of La Habra Heights*, Los Angeles County Superior Court Case No. 22STCP01394.) Collectively, these cases demonstrate the increasing willingness of nonprofit housing organizations to pursue enforcement litigation against noncompliant jurisdictions and the substantial legal and regulatory consequences that may result from failure to timely adopt and maintain a compliant Housing Element.

II. RECONSIDERATION PROCESS AND PROCEDURE

Under the City's adopted parliamentary procedure, consistent with *Rosenberg's Rules of Order* and as set forth in the City's Council Protocols and Procedures, a motion to reconsider an action may only be made by a member who voted on the prevailing side of the original action. The motion requires a second, which may be made by any City Council Member. Once properly made and seconded, the motion is debatable but not amendable.

A motion to reconsider is in order at the time of the original action or later in a continued public meeting, subject to recognition by the presiding officer. The purpose of reconsideration is to allow the City Council to re-open and re-examine a matter previously decided.

If the motion to reconsider is not made and seconded, or if it is made and fails, the original action of the City Council remains in full force and effect.

ENVIRONMENTAL IMPACT:

The City Council is discussing the possible reconsideration of Zoning Code Amendment (ZCA) 26-02, General Plan Amendment (GPA) 26-01, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03 related to the Housing Element rezoning program. Pursuant to CEQA Guidelines Section 15060(c)(2) and Section 15378, the discussion and possible reconsideration action does not constitute a "project" under CEQA because it does not commit the City to a definite course of action resulting in a potentially significant physical impact on the environment.

FISCAL IMPACT:

If the City elects not to reconsider approval of Zoning Code Amendment (ZCA) 26-02, General Plan Amendment (GPA) 26-01, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03 – Establishment of the R3-40 High Density Multiple Family Residential District and Housing Element Rezoning, the City will likely be exposed to significant costs.

Costs anticipated include, but are not limited to:

- Up to a \$600,000 monthly fine from HCD
- Repayment of the REAP grant to SCAG for the 6th Cycle rezoning program (\$154,000)
- Costs to revise 6th cycle rezoning
- Cost of possible amendments to the 6th Cycle Housing Element
- Cost of possible amendments to the Land Use Element
- Costs of 7th Cycle rezoning program
- Litigation fees, including the City's attorney's fees, fees for litigation, and Plaintiff's attorney's fees (approx. \$25,000 to over \$1 million)
- Loss of taxpayer money
- Potential financial impacts associated with Builder's Remedy applications and the loss of local control over qualifying housing developments.

In addition to the costs described above, the City has already incurred expenses, including attorneys' fees and City staff time, in connection with preparing additional memoranda supporting approval of the Housing Element between the May 12, 2026 City Council meeting and the May 26, 2026 City Council meeting. If the motion to reconsider is approved, the City will incur additional costs associated with re-noticing the item for final action. The City's grant funding is also nearing depletion, meaning the City will need to pay the Consultant directly once those funds are exhausted. This could result in significant costs if the City does not pass the motion to reconsider.

CITY OF GRAND TERRACE

Project: Program 1 – Housing Element Rezoning

Case No.: ZCA 26-03, ZC 26-02, GPA 26-02, E 26-04

INTRODUCTION: The attached materials consist of written public comments received by the City of Grand Terrace regarding General Plan Amendment (GPA) 26-02, Zoning Code Amendment (ZCA) 26-03, Zone Change (ZC) 26-02, and Environmental Review (E) 26-04, collectively referred to as the Housing Element Implementation Rezoning (Program 1).

Comment No.	Commenter	Date Received
PC-01	Mike and Petra Jimenez	2/2/2026
PC-02	Arthur Amirkhanyan	3/11/2026
PC-03	Patrick Bungard	3/23/2026
PC-04	William Wang	3/27/2026
PC-05	Noreen krogstad	4/2/2026
PC-06	Craig Austin	4/2/2026
PC-07	Cassady Brown	4/2/2026
PC-08	Angela Rothschild	4/2/2026
PC-09	Satwinder Singh	5/5/2026

Public Comment No. PC-01

Commenter: Mike and Petra Jimenez

Date Received: February 2, 2026

Fw: Concerns and Information Request - January 27, 2026 Special Meeting Workshop

From Konrad Bolowich <Kbolowich@grandterrace-ca.gov>
Date Mon 2/2/2026 10:48 AM
To Gabriel Arguelles <Garguelles@grandterrace-ca.gov>; Scott Hutter <Shutter@grandterrace-ca.gov>

From: Christine Clayton <CClayton@grandterrace-ca.gov>
Sent: Monday, February 2, 2026 10:45 AM
To: Konrad Bolowich <Kbolowich@grandterrace-ca.gov>
Subject: FW: Concerns and Information Request - January 27, 2026 Special Meeting Workshop

Please see below.

If you have any questions please don't hesitate to contact me.

Sincerely,

*Christine Clayton
Finance Director
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313
909-954-5188*



From: Mike and Petra Jimenez <mpjimenez6@gmail.com>
Sent: Friday, January 30, 2026 5:22 PM
To: Debra Thomas <dthomas@grandterrace-ca.gov>; COGT <COGT@grandterrace-ca.gov>; Daysi Alcocer <Dalcocer@grandterrace-ca.gov>
Subject: Concerns and Information Request - January 27, 2026 Special Meeting Workshop

Dear Mayor, City Council Members, City Clerk, and Planning Commissioners,
I am writing to express concerns and to request additional information regarding the proposed Housing Element rezoning presented at the January 27, 2026 Special Meeting Workshop. I would also like this message to be placed on record for the upcoming City Council/Planning Commission Meeting in February where this topic will next be discussed.
I recognize the City's obligation to maintain adequate sites to meet its RHNA allocation under the 6th Cycle Housing Element. However, the materials presented raise significant questions

regarding the analytical basis, parcel selection process, and potential neighborhood impacts of this rezoning effort.

First, while the agenda materials state that the City must rezone approximately 97 acres, the Housing Element itself identifies only 20 parcels totaling approximately 24.2 acres as necessary to meet RHNA requirements. The agenda packet does not explain why rezoning far beyond minimum compliance is necessary, nor does it provide a parcel-level rationale for selecting individual properties—particularly isolated “island” parcels located within the R1-10 Low Density Single-Family Residential District and the R1-20 Very Low Density Single-Family Residential District with agricultural overlays.

More specifically, the parcel located in the R1-10 district (APN 027641127) is a relatively small, approximately two-acre lot situated between long-established single-family homes, in the middle of an existing neighborhood at the end of a cul-de-sac, with only one point of ingress and egress via a local residential street. The agenda materials do not explain how this parcel was determined to be suitable for high-density multifamily zoning given its location and physical constraints.

Second, the City has not demonstrated how this parcel constitutes an “adequate site” under state law. The agenda packet contains no parcel-specific analysis of infrastructure capacity, traffic impacts, fire and emergency access, neighborhood compatibility, or realistic development feasibility at densities of up to 40 dwelling units per acre. Absent such analysis, it is unclear how the City can reasonably conclude that this parcel is appropriate for high-density residential zoning.

Third, the City relies on Senate Bill 131 to exempt the rezoning from CEQA review, yet provides no explanation of how that exemption applies to rezoning within established single-family neighborhoods or how site-specific environmental and infrastructure impacts will be evaluated prior to adoption. The absence of this information shifts risk and uncertainty onto existing residents without clear safeguards.

Finally, the City acknowledges that this workshop was conducted primarily to satisfy SCAG grant requirements and that meaningful community engagement is planned for a future date. At the same time, the anticipated timeline to adopt these zoning changes appears to be only a matter of months, leaving very limited opportunity for public input on decisions that will permanently alter the character of established neighborhoods. Rezoning actions of this magnitude should not precede substantive neighborhood-level outreach, particularly where existing residential properties are directly affected.

For these reasons, I respectfully ask the City to reconsider the selection and inclusion of isolated “island” parcels and to explore more suitable sites within more appropriate and cohesive corridors that would not disproportionately impact the quality of life of residents who purchased homes in these neighborhoods based on their existing zoning and character. In addition, I request the following information and responses in order to better understand the City’s decision-making process and to share accurate information with my neighbors as we prepare to participate in upcoming meetings:

Requested Information:

- A copy of the presentation provided by Michael Baker International at the January 27, 2026 meeting. Your website has the agenda packet but the presentation is not available
- Any and all analyses of sites and parcels evaluated as part of this rezoning effort, including parcels considered and ultimately rejected by the City and/or Michael Baker International
- A copy of any Environmental Impact Report or other environmental documentation prepared in connection with this rezoning effort

Questions:

- Why is rezoning approximately four times the acreage identified as necessary to meet RHNA requirements being proposed?

- How can parcels be deemed “adequate sites” without parcel-specific infrastructure capacity analysis?
- Has the City evaluated whether existing systems can support development at 40 dwelling units per acre within R1 neighborhoods?
- Will existing residents bear future costs associated with infrastructure upgrades and maintenance triggered by this rezoning?

Thank you for your time and consideration. I look forward to receiving the requested information and responses to the questions above. Thank you.

Best regards,

Michael Jimenez

Grand Terrace Resident

Public Comment No. PC-02

Commenter: Arthur Amirkhanyan

Date Received: March 11, 2026

Pre-App Request – APN 0275-082-26 / 11987 Bostick Ave – 6th Cycle HE Rezone to 20–40 du/ac

From Artur Amirkhanyan <Artur@NationalPermitGroup.com>

Date Wed 3/11/2026 11:26 AM

To Gabriel Arguelles <Garguelles@grandterrace-ca.gov>; Scott Hutter <Shutter@grandterrace-ca.gov>

Cc Daniel Gabay <Daniel@NationalPermitGroup.com>

 2 attachments (703 KB)

Assessor map 08.pdf; sshot-20260311-104450.jpg;

Dear Mr. Hutter and Mr. Arguelles,

My name is Artur Amirkhanyan, we are assisting property owners in Grand Terrace. We are currently gathering information to prepare a development proposal for a potential client at 11987 Bostick Avenue (APN 0275-082-26) — a 1.3-acre lot with an existing 1933 single-family home, currently zoned R1-20. The owner is exploring subdivision options to build **4+ single-family homes or townhomes** for separate sale (larger condominium buildings may be cost-prohibitive). We are evaluating two paths:

- SB9 Urban Lot Split (2 lots, up to 4 units total)
- Inclusion in the City's 6th Cycle Housing Element rezoning program to a higher-density zone (20–40 du/ac) for additional townhome or small multifamily yield

We are **not yet under contract** with the owner and simply need official confirmation/clarification on what is realistically achievable before moving forward. Could we request a brief pre-application meeting or written response on:

- Feasibility of including this parcel in the current 97.3-acre HE rezoning
- Maximum density and development standards for SF homes, townhomes, or small multifamily
- Any site-specific constraints or opportunities

Attached are the Assessor's parcel map screenshot and satellite view for reference.

Thank you in advance for any guidance — this will help us build an accurate proposal for the owner. Please let me know your availability or if you need additional details.

Looking forward to hearing from you

Artur Amirkhanyan

Senior Designer

National Permit Group

8981 Sunset Blvd., Suite 502

West Hollywood, California 90069

C: (818) 818 8338 | D: (323) 507-0503 | O: (323) 507-0502

 artur@nationalpermitgroup.com

 www.nationalpermitgroup.com

This message may contain confidential information and is intended solely for the use of the individual or entity to whom it is addressed.



FW: Pre-App Request – APN 0275-082-26 / 11987 Bostick Ave – 6th Cycle HE Rezone to 20–40 du/ac

From Gabriel Arguelles <Garguelles@grandterrace-ca.gov>

Date Thu 3/12/2026 7:36 AM

To Kreitman, Hannah <hannah.kreitman@mbakerintl.com>; Wery, Dan <dwery@mbakerintl.com>

Cc Scott Hutter <Shutter@grandterrace-ca.gov>

 2 attachments (703 KB)

Assessor map 08.pdf; sshot-20260311-104450.jpg;

Hi team,

I wanted to share an email that came in yesterday regarding the property at 11987 Bostick Avenue (APN 0275-082-26).

They asked if it would be possible for the parcel to be included in the rezoning effort. I let them know that it likely wouldn't be possible to add parcels this late in the process, but I did mention there may be other options they could look into depending on what the owner wants to do with the property.

Just wanted to pass this along.

Best,

Gabriel Arguelles

Assistant Planner, City of Grand Terrace

22795 Barton Road

Grand Terrace, CA 92313

p: 909.954.5176



From: Artur Amirkhanyan <Artur@NationalPermitGroup.com>

Sent: Wednesday, March 11, 2026 11:26 AM

To: Gabriel Arguelles <Garguelles@grandterrace-ca.gov>; Scott Hutter <Shutter@grandterrace-ca.gov>

Cc: Daniel Gabay <Daniel@NationalPermitGroup.com>

Subject: Pre-App Request – APN 0275-082-26 / 11987 Bostick Ave – 6th Cycle HE Rezone to 20–40 du/ac

Dear Mr. Hutter and Mr. Arguelles,

My name is Artur Amirkhanyan, we are assisting property owners in Grand Terrace. We are currently gathering information to prepare a development proposal for a potential client at 11987 Bostick Avenue (APN 0275-082-26) — a 1.3-acre lot with an existing 1933 single-family home, currently zoned R1-20. The owner is exploring subdivision options to build **4+ single-family homes or townhomes** for separate sale (larger condominium buildings may be cost-prohibitive). We are evaluating two paths:

- SB9 Urban Lot Split (2 lots, up to 4 units total)
- Inclusion in the City's 6th Cycle Housing Element rezoning program to a higher-density zone (20–40 du/ac) for additional townhome or small multifamily yield

We are **not yet under contract** with the owner and simply need official confirmation/clarification on what is realistically achievable before moving forward. Could we request a brief pre-application meeting or written response on:

- Feasibility of including this parcel in the current 97.3-acre HE rezoning
- Maximum density and development standards for SF homes, townhomes, or small multifamily
- Any site-specific constraints or opportunities

Attached are the Assessor's parcel map screenshot and satellite view for reference.

Thank you in advance for any guidance — this will help us build an accurate proposal for the owner. Please let me know your availability or if you need additional details.

Looking forward to hearing from you

Artur Amirkhanyan

Senior Designer

National Permit Group

8981 Sunset Blvd., Suite 502

West Hollywood, California 90069

C: (818) 818 8338 | D: (323) 507-0503 | O: (323) 507-0502

 artur@nationalpermitgroup.com

 www.nationalpermitgroup.com

This message may contain confidential information and is intended solely for the use of the individual or entity to whom it is addressed.

Fw: Pre-App Request – APN 0275-082-26 / 11987 Bostick Ave – 6th Cycle HE Rezone to 20–40 du/ac

From Scott Hutter <Shutter@grandterrace-ca.gov>

Date Mon 3/16/2026 2:05 PM

To Gabriel Arguelles <Garguelles@grandterrace-ca.gov>

 2 attachments (703 KB)

Assessor map 08.pdf; sshot-20260311-104450.jpg;

You know if anyone has talked to this team?

On the surface, SB9 is SB9 across the state so they can explore SB9. Seems like challenges will be public right-of-way dedications/improvements/utilities/access/Colton. As far as adding the site to put a multiple family development in the middle of the rural agricultural R1-20 area up in the hills I am unsure. What are your thoughts?

-Scott

From: Artur Amirkhanyan <Artur@NationalPermitGroup.com>

Sent: Wednesday, March 11, 2026 11:25 AM

To: Gabriel Arguelles <Garguelles@grandterrace-ca.gov>; Scott Hutter <Shutter@grandterrace-ca.gov>

Cc: Daniel Gabay <Daniel@NationalPermitGroup.com>

Subject: Pre-App Request – APN 0275-082-26 / 11987 Bostick Ave – 6th Cycle HE Rezone to 20–40 du/ac

Dear Mr. Hutter and Mr. Arguelles,

My name is Artur Amirkhanyan, we are assisting property owners in Grand Terrace. We are currently gathering information to prepare a development proposal for a potential client at 11987 Bostick Avenue (APN 0275-082-26) — a 1.3-acre lot with an existing 1933 single-family home, currently zoned R1-20. The owner is exploring subdivision options to build **4+ single-family homes or townhomes** for separate sale (larger condominium buildings may be cost-prohibitive). We are evaluating two paths:

- SB9 Urban Lot Split (2 lots, up to 4 units total)
- Inclusion in the City's 6th Cycle Housing Element rezoning program to a higher-density zone (20–40 du/ac) for additional townhome or small multifamily yield

We are **not yet under contract** with the owner and simply need official confirmation/clarification on what is realistically achievable before moving forward. Could we request a brief pre-application meeting or written response on:

- Feasibility of including this parcel in the current 97.3-acre HE rezoning
- Maximum density and development standards for SF homes, townhomes, or small multifamily
- Any site-specific constraints or opportunities

Attached are the Assessor's parcel map screenshot and satellite view for reference.

Thank you in advance for any guidance — this will help us build an accurate proposal for the owner.
Please let me know your availability or if you need additional details.

Looking forward to hearing from you

Artur Amirkhanyan

Senior Designer

National Permit Group

8981 Sunset Blvd., Suite 502

West Hollywood, California 90069

C: (818) 818 8338 | D: (323) 507-0503 | O: (323) 507-0502

 artur@nationalpermitgroup.com

 www.nationalpermitgroup.com

This message may contain confidential information and is intended solely for the use of the individual or entity to whom it is addressed.

RE: Pre-App Request – APN 0275-082-26 / 11987 Bostick Ave – 6th Cycle HE Rezone to 20–40 du/ac

From Gabriel Arguelles <Garguelles@grandterrace-ca.gov>

Date Mon 3/16/2026 3:05 PM

To Scott Hutter <Shutter@grandterrace-ca.gov>

Hi Scott,

I spoke with this team over the phone. I mentioned that it would be unlikely we would be able to add them to the site list for the rezones. I mentioned that ADU law, SB 9, and the small lot subdivision law are likely applicable to this property.

Best,

Gabriel Arguelles

Assistant Planner, City of Grand Terrace

22795 Barton Road

Grand Terrace, CA 92313

p: 909.954.5176



From: Scott Hutter <Shutter@grandterrace-ca.gov>

Sent: Monday, March 16, 2026 2:06 PM

To: Gabriel Arguelles <Garguelles@grandterrace-ca.gov>

Subject: Fw: Pre-App Request – APN 0275-082-26 / 11987 Bostick Ave – 6th Cycle HE Rezone to 20–40 du/ac

You know if anyone has talked to this team?

On the surface, SB9 is SB9 across the state so they can explore SB9. Seems like challenges will be public right-of-way dedications/improvements/utilities/access/Colton. As far as adding the site to put a multiple family development in the middle of the rural agricultural R1-20 area up in the hills I am unsure. What are your thoughts?

-Scott

From: Artur Amirkhanyan <Artur@NationalPermitGroup.com>

Sent: Wednesday, March 11, 2026 11:25 AM

To: Gabriel Arguelles <Garguelles@grandterrace-ca.gov>; Scott Hutter <Shutter@grandterrace-ca.gov>

Cc: Daniel Gabay <Daniel@NationalPermitGroup.com>

Subject: Pre-App Request – APN 0275-082-26 / 11987 Bostick Ave – 6th Cycle HE Rezone to 20–40 du/ac

Dear Mr. Hutter and Mr. Arguelles,

My name is Artur Amirkhanyan, we are assisting property owners in Grand Terrace. We are currently gathering information to prepare a development proposal for a potential client at 11987 Bostick Avenue (APN 0275-082-26) — a 1.3-acre lot with an existing 1933 single-family home, currently zoned R1-20.

The owner is exploring subdivision options to build **4+ single-family homes or townhomes** for separate sale (larger condominium buildings may be cost-prohibitive). We are evaluating two paths:

- SB9 Urban Lot Split (2 lots, up to 4 units total)
- Inclusion in the City's 6th Cycle Housing Element rezoning program to a higher-density zone (20–40 du/ac) for additional townhome or small multifamily yield

We are **not yet under contract** with the owner and simply need official confirmation/clarification on what is realistically achievable before moving forward. Could we request a brief pre-application meeting or written response on:

- Feasibility of including this parcel in the current 97.3-acre HE rezoning
- Maximum density and development standards for SF homes, townhomes, or small multifamily
- Any site-specific constraints or opportunities

Attached are the Assessor's parcel map screenshot and satellite view for reference.

Thank you in advance for any guidance — this will help us build an accurate proposal for the owner. Please let me know your availability or if you need additional details.

Looking forward to hearing from you

Artur Amirkhanyan
Senior Designer
National Permit Group

8981 Sunset Blvd., Suite 502
West Hollywood, California 90069

C: (818) 818 8338 | D: (323) 507-0503 | O: (323) 507-0502

 artur@nationalpermitgroup.com

 www.nationalpermitgroup.com

This message may contain confidential information and is intended solely for the use of the individual or entity to whom it is addressed.

Public Comment No. PC-03

Commenter: Patrick Bungard

Date Received: March 23, 2026

Gabriel - April 2

Jessica Segovia

From: pbungard@duck.com
Sent: Monday, March 23, 2026 11:48 AM
To: ccpubliccomment
Subject: Public Comment Opposing ZCA 26-02, GPA 26-01, ZC 26-01, and E 26-03

Dear Planning Commissioners,

I am a resident of the City of Grand Terrace, and I am writing to express my opposition to the proposed Housing Element rezones, including Zoning Code Amendment (ZCA) 26-02, General Plan Amendment (GPA) 26-01, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03.

While I understand the City's obligation to comply with State housing requirements, I am deeply concerned that Grand Terrace's existing infrastructure cannot support the level of high-density development proposed. Our community is already experiencing significant strain from increased traffic generated by neighboring cities' expanded housing projects. Local streets are frequently congested, with long lines at stop signs and signalized intersections. Despite this, it is Grand Terrace residents who pay to repair and maintain our streets, even though a substantial portion of the wear and congestion is caused by non-residents who do not contribute to the City's finances.

Water supply is another major concern. The State of California regularly urges residents to conserve water due to ongoing shortages and long-term supply challenges. Increasing residential density to 20–40 units per acre across approximately 97 acres will substantially increase water demand at a time when conservation is being emphasized statewide. Higher demand will inevitably lead to higher water rates for all residents, making Grand Terrace less affordable and less appealing to current and future families.

From a fiscal standpoint, I believe the City would be better served by prioritizing commercial development that generates a stable revenue stream. Strengthening the City's commercial base would reduce reliance on residential property taxes and help fund the infrastructure improvements our community needs. Expanding high-density housing without corresponding commercial growth places additional burdens on residents without providing the revenue necessary to support long-term infrastructure maintenance.

For these reasons, I respectfully urge the Planning Commission to oppose the proposed rezones. The City should not move forward with high-density residential expansion until it can demonstrate that our

Public Comment No. PC-04

Commenter: William Wang

Date Received: March 27, 2026

Jessica Segovia

From: Wang, William@DWR <William.Wang@water.ca.gov>
Sent: Friday, March 27, 2026 9:53 AM
To: ccpubliccomment
Subject: Housing Element Rezones Public Hearing

Good morning City of Grand Terrace,

I hope this email finds you well. My name is William Wang, I am a Right of Way Agent with the Department of Water Resources. It is a pleasure to make your acquaintance.

The Department received the Notice of Public Hearing regarding the Zoning Code Amendment 26-02, General Plan Amendment 26-01, and Environmental Review 26-03. I wanted to confirm whether there were any construction plans associated with this project? The Department may want to weigh in if there is planned construction near its facilities.

Cheers,
William

William Wang
Department of Water Resources
Real Estate Branch, Division of Engineering
(916) 398-1529
William.Wang@water.ca.gov

CC Public Comment

From Jessica Segovia <JSegovia@grandterrace-ca.gov>

Date Mon 3/30/2026 10:40 AM

To Scott Hutter <Shutter@grandterrace-ca.gov>; Gabriel Arguelles <Garguelles@grandterrace-ca.gov>

Cc Daysi Alcocer <Dalcocer@grandterrace-ca.gov>

 1 attachment (35 KB)

PC Email 03-27-2026.pdf;

Good morning, Scott and Gabriel,

We received the attached email via the CC Public Comment inbox for your review. The sender has requested a follow-up response to their inquiries.

Kind Regards,



Jessica Segovia

Department Secretary- City Clerk's Office

City of Grand Terrace

22795 Barton Road

Grand Terrace, California 92313

Office: 909.954.5206

jsegovia@grandterrace-ca.gov | www.grandterrace-ca.gov

Jessica Segovia

From: Wang, William@DWR <William.Wang@water.ca.gov>
Sent: Friday, March 27, 2026 9:53 AM
To: ccpubliccomment
Subject: Housing Element Rezones Public Hearing

Good morning City of Grand Terrace,

I hope this email finds you well. My name is William Wang, I am a Right of Way Agent with the Department of Water Resources. It is a pleasure to make your acquaintance.

The Department received the Notice of Public Hearing regarding the Zoning Code Amendment 26-02, General Plan Amendment 26-01, and Environmental Review 26-03. I wanted to confirm whether there were any construction plans associated with this project? The Department may want to weigh in if there is planned construction near its facilities.

Cheers,
William

William Wang
Department of Water Resources
Real Estate Branch, Division of Engineering
(916) 398-1529
William.Wang@water.ca.gov

Re: Housing Element Rezones Public Hearing

From Scott Hutter <Shutter@grandterrace-ca.gov>

Date Mon 3/30/2026 2:46 PM

To William.Wang@water.ca.gov <William.Wang@water.ca.gov>

Cc Gabriel Arguelles <Garguelles@grandterrace-ca.gov>; Jessica Segovia <JSegovia@grandterrace-ca.gov>; Kreitman, Hannah <hannah.kreitman@mbakerintl.com>; Wery, Dan <dwery@mbakerintl.com>

Bcc Daysi Alcocer <Dalcocer@grandterrace-ca.gov>

Good Afternoon William,

Thank you for reaching out to the City of Grand Terrace. I am Scott Hutter with the Planning Department. The City has been working with its Housing Consultant Michael Baker International on both the Housing Element and now the implementation of Housing Element Goal No. 1 to rezone 97 acres. I am glad our biggest noticing effort to date reached you. The rezones are not approving a construction project. The exercise is to add a new multiple family residential land use at a 20 unit-40 unit per acre density to the Municipal Code and the General Plan. That included establishing development standards for the R3-40 Zone. Our Planning Commission will review the new zone this Thursday and make a recommendation(s) to the City Council which is the final approval authority. I am told the item should be noticed to be at City Council on May 12 for a decision. Definitely attend the meetings here at City Hall this Thursday and on May 12. There will be opportunity for Public Comment and the City welcomes participation. I am cc'ing the Housing Team, so they are in the loop and also the City Clerk who originally forwarded me your email. Here to assist.

Sincerely

Scott Hutter

Planning & Development Services Director, City of Grand Terrace

22795 Barton Road

Grand Terrace, CA 92313

p: 909.954.5177



Re: Housing Element Rezones Public Hearing

From Wang, William@DWR <William.Wang@water.ca.gov>

Date Wed 4/1/2026 8:31 AM

To Scott Hutter <Shutter@grandterrace-ca.gov>

Cc Gabriel Arguelles <Garguelles@grandterrace-ca.gov>; Jessica Segovia <JSegovia@grandterrace-ca.gov>; Kreitman, Hannah <hannah.kreitman@mbakerintl.com>; Wery, Dan <dwery@mbakerintl.com>

Good morning Scott,

Thank you for the background information provided for the rezoning. Since no construction projects are being approved, DWR will not be providing comments at this time. Regardless, I appreciate the notice, and I wish you good luck with the meeting.

Cheers,
William

William Wang

Department of Water Resources

Real Estate Branch, Division of Engineering

(916) 398-1529

William.Wang@water.ca.gov

From: Scott Hutter <Shutter@grandterrace-ca.gov>

Sent: Monday, March 30, 2026 2:46 PM

To: Wang, William@DWR <William.Wang@water.ca.gov>

Cc: Gabriel Arguelles <Garguelles@grandterrace-ca.gov>; Jessica Segovia <JSegovia@grandterrace-ca.gov>; Kreitman, Hannah <hannah.kreitman@mbakerintl.com>; Wery, Dan <dwery@mbakerintl.com>

Subject: Re: Housing Element Rezones Public Hearing

You don't often get email from shutter@grandterrace-ca.gov. [Learn why this is important](#)

Good Afternoon William,

Thank you for reaching out to the City of Grand Terrace. I am Scott Hutter with the Planning Department. The City has been working with its Housing Consultant Michael Baker International on both the Housing Element and now the implementation of Housing Element Goal No. 1 to rezone 97 acres. I am glad our biggest noticing effort to date reached you. The rezones are not approving a construction project. The exercise is to add a new multiple family residential land use at a 20 unit-40 unit per acre density to the Municipal Code and the General Plan. That included establishing development standards for the R3-40 Zone. Our Planning Commission will review the new zone this Thursday and make a recommendation(s) to the City Council which is the final approval authority. I am told the item should be noticed to be at City Council on May 12 for a decision. Definitely attend the meetings here at City Hall this Thursday and on May 12. There will be opportunity for Public Comment and the City welcomes participation. I am cc'ing the Housing Team, so they are in the loop and also the City Clerk who originally forwarded me your email. Here to assist.

Sincerely

Scott Hutter

Planning & Development Services Director, City of Grand Terrace

22795 Barton Road

Grand Terrace, CA 92313

p: 909.954.5177



Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

Public Comment No. PC-05

Commenter: Noreen Krogstad

Date Received: April 2, 2026

Intro:

My name is Noreen Krogstad and my husband, Gary, and I live a little over a block away from here on the corner of Palm and Country Club Lane.

We have lived in Grand Terrace since 2000 and loved the small town, community spirit and convenience to services. We have seen growth and experienced expansion of businesses and housing surrounding and within Grand Terrace in these years and seen the impact of this when decisions didn't consider the consequences. A great example of this is when the city of Colton hasn't addressed increased traffic coming from Hunts and Washington Street and severe congestion coming in and out of Reche Canyon, less than 2 miles from where we are now. I worked as a Nurse at the VA and found this congestion extended my commute to work.

I suppose I am addressing you now as a cautionary tale, as how our lives were impacted by a dramatic increase in cars parking on the street changed when the city enclosed their parking and put up a locked gate limiting.

- Immediately, we found parking in front of our home increased from residents from the Vista Bonita Apartment complex.
- We live on the corner, so we have little warning when someone is coming off of Palm street onto Country Club Lane, Backing out of our drive way has been increasing hazardous, because there are cars on both sides of Country Club Lane now and cars coming off Palm are still assuming there is no car backing out in the road.
- We've had near misses coming in and out of Palm as well, as you cannot see down hill as you enter onto Palm as cars block the view both ways.
- We have a large family and when they or friends come over and they are having difficulty finding parking.
- People who park in front of our yard, sometime encroach in our driveway, limiting our ease way.
- We miss not having our street swept as the cars on the road.
-
- Finally, I believe increasing the housing and not realistically determining how many car spaces are going to be needed per house is a mistake. We already see home with over 4 cars parked and it isn't uncommon to see multi-generation, multi-family, many people sharing the cost of homeownership and or rent.

The greatest tragedy would be losing the Grand Terrace history of a family friendly, easy access environment.

Public Comment No. PC-06

Commenter: Craig Austin

Date Received: April 2, 2026

4/2/2026 Zoning Code Amendment 26-02

I would like to speak in opposition to the rezoning of land for high density housing in Grand Terrace. I am speaking in my own personal capacity as a concerned citizen of Grand Terrace for over 30 years and would be sorely impacted by the rezoning proposal. Grand Terrace already has multiple high density housing properties (including apartment complexes and mobile home parks) in a relatively small city. The ratio of high-density housing to single family homes is sufficient to keep Grand Terrace a quiet, peaceful town to live in. The area near Terrace View Elementary School already has a lot of traffic (with families parking on narrow streets during school hours and afterschool activities). The infrastructure was not designed for high density traffic on narrow, unmaintained roads. The city does not have the infrastructure to support the increased traffic, especially during school hours, and the safety implications of individuals rushing to and from work while parents are trying to drop off or pick up their children is very dangerous. Mount Vernon Avenue (near Grand Terrace Road) is a major thoroughfare during the daily commute and for those trying to get around the gridlock of the 215 freeway. Building high density housing in close proximity to this major freeway access point will amount to a nightmare during morning and evening commutes. The lure of revenue dollars always causes the eyes to glaze over and obscure the larger safety elements and concerns of the local citizens. I urge the city council to vote no on the proposed rezoning amendment.

I would like to submit my statement to each city council member for public record.

Craig Austin
11675 Grand Terrace Court
Grand Terrace, CA 92313

Public Comment No. PC-07

Commenter: Cassady Brown

Date Received: April 2, 2026

Jessica Segovia

From: Cassady Brown <cassady_brown@ymail.com>
Sent: Thursday, April 2, 2026 4:58 PM
To: ccpubliccomment
Subject: Zoning Code Amendment

Good evening,

I am writing, because the city of Grand Terrace, should not be re-zoning anything for "low income" or "affordable" housing apartments in or around zones that are single family homes. This project, is ridiculous in and of itself, and I do agree any city should be forced to comply with these restrictions.

If these types of housing projects need to happen, they should not be placed and zoned in places to ruin the property value current homeowners have their properties, and they should not be in places that would cause excess traffic, and environmental detriment.

Thank you,
Cassady
Grand Terrace Community Member

Public Comment No. PC-08

Commenter: Angela Rothschild

Date Received: April 2, 2026

FACT SHEET: Opposition to Amendments 26-01, 26-02, & E26-03

Presented to Grand Terrace City Council

April 2, 2026 at 6:30pm

Presented by Angela Rothschild, in my own personal capacity

OVERVIEW

While residents recognize state housing mandates, **General Plan Amendments 26-01, 26-02, and Environmental Review E26-03** ignore existing, better-suited opportunities for growth. We urge the Council to deny these amendments to protect the quality of life and "small-town" character of Grand Terrace.

KEY CONCERNS

- **Infrastructure & Traffic (E26-03):** Current environmental reviews may not account for the cumulative impact of high-density housing. **Grand Terrace Road** is already strained; additional units will lead to irreversible congestion that our infrastructure cannot support.
- **Erosion of Community Character (GPA 26-01):** Grand Terrace is valued for being safe, quiet, and friendly. Forcing high-density, multi-family apartment complexes into low-density residential areas fundamentally alters this identity with a "one-size-fits-all" solution.
- **Impact on Schools (ZCA 26-02):** Rushing into rezoning without a formal study on classroom capacity risks overcrowding. Adding hundreds of units without a clear plan for education diminishes the quality of schooling for every family.

THE ALTERNATIVE PATH FORWARD

The city can meet state goals without sacrificing established neighborhoods by utilizing other alternatives:

1. **Prioritize the "Gateway" Specific Plan Area**
 - **The Logic:** Direct density housing to the northern entrance near I-215.
 - **The Benefit:** This area features wider roads and freeway access already built to handle high-volume traffic, unlike our interior residential streets.
2. **Utilize 'Mixed-Use' and 'Missing Middle' housing**
 - **The Logic:** Implement "shop-top" housing on main commercial corridors rather than converting residential land and encourage duplexes and townhomes that blend into the community.
 - **The Benefit:** Places residents within walking distance of services and transit, protecting our "**Green Belt**" interior.
3. **Promote Accessory Dwelling Units (ADUs)**
 - **The Logic:** Encourage the construction of "granny flats" or secondary units on existing single-family residential lots.

Public Comment No. PC-09

Commenter: Satwinder Singh

Date Received: May 5, 2026

Planning Department From

From Jessica Segovia <JSegovia@grandterrace-ca.gov>

Date Tue 5/5/2026 7:58 AM

To Gabriel Arguelles <Garguelles@grandterrace-ca.gov>; Scott Hutter <Shutter@grandterrace-ca.gov>

Cc Daysi Alcocer <Dalcocer@grandterrace-ca.gov>

 1 attachment (17 KB)

SKM_C650i26050506250.pdf;

Good morning Gabriel and Scott,

We received the attached email through our Public Comment inbox, addressed to the Planning Department and City Council.

Email address: singhkfc@gmail.com

Subject: Basraon llc

Kind Regards,



Jessica Segovia

Department Secretary- City Clerk's Office

City of Grand Terrace

22795 Barton Road

Grand Terrace, California 92313

Office: 909.954.5206

jsegovia@grandterrace-ca.gov | [www.grandterrace-](http://www.grandterrace-ca.gov)

[ca.gov](http://www.grandterrace-ca.gov)

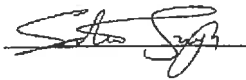
Satwinder Singh
Basraon LLC
15111 Whittier Blvd, Ste 446
Whittier, CA 90603
5/4/2026

City Council, Planning Department
City of Grand Terrace

Dear City Council, Planning Department:

We have owned the property of 22430 Barton Rd., Grand Terrace since 2023. It has been entitled for two drive-thru businesses. Due to the economy and minimum wage increase, we have not found any tenant yet. Our property is for commercial use. If the City allows this land to be R3, we would like to build multi-family townhomes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Satwinder Singh', written over a horizontal line.

Satwinder Singh

RE: Planning Department From

From Jessica Segovia <JSegovia@grandterrace-ca.gov>
Date Tue 5/5/2026 8:21 AM
To Scott Hutter <Shutter@grandterrace-ca.gov>; Gabriel Arguelles <Garguelles@grandterrace-ca.gov>
Cc Daysi Alcocer <Dalcocer@grandterrace-ca.gov>

Thank you, Scott, for responding to Mr. Satwinder Singh, a copy of his public comment will be provided to all council members.

From: Scott Hutter <Shutter@grandterrace-ca.gov>
Sent: Tuesday, May 5, 2026 8:04 AM
To: Jessica Segovia <JSegovia@grandterrace-ca.gov>; Gabriel Arguelles <Garguelles@grandterrace-ca.gov>
Cc: Daysi Alcocer <Dalcocer@grandterrace-ca.gov>
Subject: Re: Planning Department From

Good Morning,

Spoke to him yesterday and explained to him that his property is not a part of the Housing Element Rezones. He got a notice as his lot was in a radius of properties to be rezoned. I explained that to him and that Gabe had done the largest postcard mailer to date for the radius around the 97 acres being rezoned. You can add it to the public comment to be read into the record for the rezone item on the 12th of May.

Sincerely

Scott

From: Jessica Segovia <JSegovia@grandterrace-ca.gov>
Sent: Tuesday, May 5, 2026 7:57 AM
To: Gabriel Arguelles <Garguelles@grandterrace-ca.gov>; Scott Hutter <Shutter@grandterrace-ca.gov>
Cc: Daysi Alcocer <Dalcocer@grandterrace-ca.gov>
Subject: Planning Department From

Good morning Gabriel and Scott,

We received the attached email through our Public Comment inbox, addressed to the Planning Department and City Council.

Email address: singhkfc@gmail.com
Subject: Basraon llc

Kind Regards,



Jessica Segovia

Department Secretary- City Clerk's Office

City of Grand Terrace

22795 Barton Road

Grand Terrace, California 92313

Office: 909.954.5206

jsegovia@grandterrace-ca.gov | www.grandterrace-ca.gov



AGENDA REPORT

MEETING DATE: July 28, 2026

TITLE: Designation of Voting Delegate & Alternate to the Cal Cities 2026 Annual Conference & Expo

PRESENTED BY: Daysi Alcocer, City Clerk

RECOMMENDATION: **ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, DESIGNATING A DELEGATE AND ALTERNATE TO THE 2026 CAL CITIES ANNUAL CONFERENCE & EXPO AS OFFICIAL REPRESENTATIVES OF THE CITY OF GRAND TERRACE**

2030 VISION STATEMENT:

This staff report supports City Council Goal #4 “Develop and Implement Successful Partnerships” by working collaboratively with Public Sector, Local, Regional and State Agencies to facilitate the delivery of services to our community and to secure funding for programs and projects.

BACKGROUND:

The City of Grand Terrace is a member of the League of California Cities. In accordance with League procedures, the City Council is requested to designate one Council Member as the City's voting delegate and one Council Member as the alternate voting delegate for the 2026 Annual Conference and Expo. The designated delegate and alternate will be authorized to represent the City and cast its vote on League policy matters during the conference.

For the 2025 Annual Conference and Expo, the City Council adopted a resolution appointing Council Member Matt Brown as the City's voting delegate and Mayor Pro Tem Michelle Sabino as the alternate voting delegate.

DISCUSSION:

An important component of the League of California Cities Annual Conference is participation in the Annual Business Meeting held during the General Assembly. The 2026 Annual Business Meeting is scheduled for 8:30 a.m. on Friday, September 25, 2026, at the Anaheim Convention Center. In order for the City of Grand Terrace to cast its vote on League policy matters, the City Council must designate a Voting Delegate. The Council may also appoint up to two alternate voting delegates; however, only one alternate may vote in the absence of the voting delegate.

In accordance with League bylaws, the City's voting delegate and any alternate delegates must be formally designated by City Council resolution. All designated representatives must also be registered conference attendees. If the voting delegate is unable to attend the full conference, they may register for the Friday session only. To cast a vote at the Annual Business Meeting, the voting delegate or alternate must be present and possess both the voting delegate card and voting delegate sticker issued at conference check-in.

The League of California Cities has requested that all participating cities submit a resolution

designating their voting delegate and alternate(s) by September 1, 2026. Adoption of the attached resolution will satisfy this requirement and ensure the City of Grand Terrace is eligible to participate in the Annual Business Meeting on September 25, 2026.

Based on the foregoing, staff recommends that the City Council designate one (1) voting delegate and one (1) alternate voting delegate from among its members to represent the City of Grand Terrace at the League of California Cities 2026 Annual Business Meeting.

ENVIRONMENTAL IMPACT:

None.

FISCAL IMPACT:

None.

RESOLUTION NO. 2025-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPOINTING DELEGATES AND ALTERNATES TO THE 2025 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE AS OFFICIAL REPRESENTATIVES OF THE CITY OF GRAND TERRACE

WHEREAS, the League of California Cities ("League") will be having its 2025 Annual Conference from October 8, 2025, to October 10, 2025, in Long Beach, California; and

WHEREAS, the League's 2025 Annual Conference will have an Annual Business Meeting on Friday, October 10, 2025, in which the League's membership may consider and take action on resolutions that establish League policy; and

WHEREAS, in order to participate in the Annual Business Meeting and to attend the League's 2025 Annual Conference, the Bylaws of the League require the City Council to appoint, by a majority vote, a primary Voting Delegate and up to two (2) Alternate Voting Delegates, one (1) of whom may vote in the Annual Business Meeting in the event that the primary designated voting delegate is unable to serve in that capacity; and

WHEREAS, the City Council now desires to appoint a Voting Delegate and Alternate Voting Delegate to the 2025 League of California Cities Annual Conference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

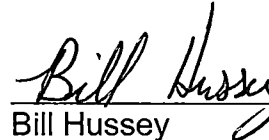
SECTION 1. Council Member Matt Brown is hereby appointed to serve as the Voting Delegate to the 2025 League of California Cities Annual Conference representing the City of Grand Terrace.

SECTION 2. Mayor Pro Tem Michelle Sabino is hereby appointed to serve as the Alternate Voting Delegate to the 2025 League of California Cities Annual Conference representing the City of Grand Terrace.

SECTION 3. The City Clerk of the City of Grand Terrace shall certify to the passage and adoption of this Resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

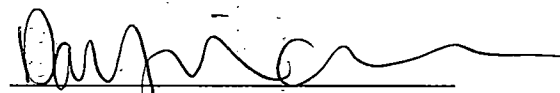
SECTION 4. The City Clerk of the City of Grand Terrace is directed to submit a certified copy of this Resolution before September 26, 2025, to the League of California Cities.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Grand Terrace, California, at a regular meeting held on the 8th day of July 2025.



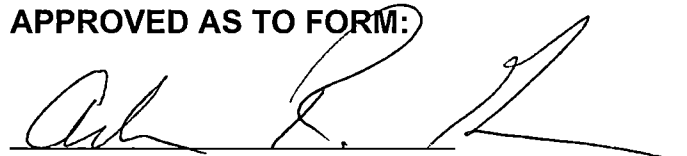
Bill Hussey
Mayor

ATTEST:



Daysi Alcocer
City Clerk

APPROVED AS TO FORM:



Adrian R. Guerra
City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF GRAND TERRACE)

I Daysi Alcocer, City Clerk of the CITY OF GRAND TERRACE, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2025-26 was duly passed, approved and adopted by the City Council, approved and signed by the Mayor, and attested by the City Clerk, at the regular meeting of said City Council held on the 8th day of July 2025 and that the same was passed and adopted by the following vote:

AYES: Council Member Jeff Allen; Mayor Pro Tem Michelle Sabino and Mayor Bill Hussey

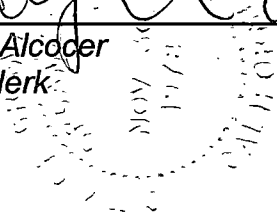
NOES: None.

ABSENT: Council Member Matt Brown, Council Member Doug Wilson

ABSTAIN: None.

Executed this 9th day of July 2025, at Grand Terrace, California.



Daysi Alcocer
City Clerk

[seal]

RESOLUTION NO. 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPOINTING DELEGATES AND ALTERNATES TO THE 2026 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE AS OFFICIAL REPRESENTATIVES OF THE CITY OF GRAND TERRACE

WHEREAS, the League of California Cities ("League") will be having its 2026 Annual Conference from September 23, 2026, to September 25, 2026, in Anaheim, California; and

WHEREAS, the League's 2026 Annual Conference will have an Annual Business Meeting on Friday, September 25, 2026, in which the League's membership may consider and take action on resolutions that establish League policy; and

WHEREAS, in order to participate in the Annual Business Meeting and to attend the League's 2026 Annual Conference, the Bylaws of the League require the City Council to appoint, by a majority vote, a primary Voting Delegate and up to two (2) Alternate Voting Delegates, one (1) of whom may vote in the Annual Business Meeting in the event that the primary designated voting delegate is unable to serve in that capacity; and

WHEREAS, the City Council now desires to appoint a Voting Delegate and Alternate Voting Delegate to the 2026 League of California Cities Annual Conference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. _____ is hereby appointed to serve as the Voting Delegate to the 2026 League of California Cities Annual Conference representing the City of Grand Terrace.

SECTION 2. _____ is hereby appointed to serve as the Alternate Voting Delegate to the 2026 League of California Cities Annual Conference representing the City of Grand Terrace.

SECTION 3. The City Clerk of the City of Grand Terrace shall certify to the passage and adoption of this Resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

SECTION 4. The City Clerk of the City of Grand Terrace is directed to submit a certified copy of this Resolution before September 1, 2026, to the League of California Cities.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Grand Terrace, California, at a regular meeting held on the 28th day of July 2026.

Bill Hussey
Mayor

ATTEST:

Daysi Alcocer
City Clerk

APPROVED AS TO FORM:

Adrian R. Guerra
City Attorney



AGENDA REPORT

MEETING DATE: July 28, 2026

TITLE: Consideration of Adoption of a Resolution and Conduct First Reading of an Ordinance Relating to the Establishment of a General Transactions and Use Tax at a Rate of Up to 1.00%

PRESENTED BY: Adrian Guerra, City Attorney

RECOMMENDATION: **IF THE CITY COUNCIL DESIRES TO PROCEED WITH A BALLOT MEASURE FOR A TRANSACTIONS AND USE TAX AT THE NOVEMBER 2026 GENERAL MUNICIPAL ELECTION, ADOPT THE FOLLOWING:**

ADOPT RESOLUTION NO. 2026-XX, CALLING FOR THE PLACEMENT OF A GENERAL TAX MEASURE ON THE BALLOT FOR THE CONSOLIDATED GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, FOR SUBMISSION TO THE VOTERS THE “GRAND TERRACE GENERAL SERVICES MEASURE,” WHICH ENACTS THE “CITY OF GRAND TERRACE TRANSACTIONS AND USE TAX ORDINANCE” THAT ESTABLISHES A GENERAL-PURPOSE ONE PERCENT (1.00%) RETAIL TRANSACTIONS AND USE TAX MEASURE, SUBJECT TO MAJORITY VOTER APPROVAL; AND

DIRECTING THE CITY ATTORNEY TO PREPARE THE IMPARTIAL ANALYSIS OF THE BALLOT MEASURE; AND PROVIDING FOR OTHER ELECTION MATTERS AS REQUIRED BY LAW.

IF THE RESOLUTION IS ADOPTED, THEN CONDUCT THE FIRST READING, BY TITLE ONLY, OF ORDINANCE NO. 2026-XXX RELATING TO THE PROPOSED GENERAL TRANSACTIONS AND USE TAX MEASURE.

2030 VISION STATEMENT:

This staff report supports City Council Goal #1, “Ensure Our Fiscal Viability” by identifying additional revenue sources.

BACKGROUND:

A transactions and use tax measure was placed on the ballot in November 2024, but was not approved by the voters. This item is being presented to assess interest from the City Council in pursuing the transactions and use tax measure for a second time at the November 3, 2026 general municipal election.

The current city-wide tax rate is 7.75%, which is composed of State, County and City sales tax rates. The City’s component is only 1.00% as shown below.

Taxing Jurisdiction Rate

<u>California state sales tax</u>	<u>6.00%</u>
<u>San Bernardino County sales tax</u>	<u>0.25%</u>
<u>Grand Terrace sales tax</u>	<u>1.00%</u>
<u>Special tax (San Bernardino County)</u>	<u>0.50%</u>
<u>Combined Sales Tax:</u>	<u>7.75%</u>

State law “caps” the total cumulative sales tax rate at a maximum rate of 10.25% for the jurisdiction of Grand Terrace. Because 7.75% has already been accounted for of this maximum, 2.50% remains available to be allocated.

To capture a portion of this remaining 2.50% an ordinance will need to be adopted, as described in this report, to establish a transactions and use tax with a specified tax rate for implementation. Per sections 7285.92 and 7251.1 of the Revenue and Tax Code, a maximum of 2.00% of the remaining 2.50% may be captured by the City.

A 1.00% transactions and use tax was recommended by an Ad Hoc Citizens Committee in 2024. The City Council approved a measure for the November 2024 election, but the measure did not pass.

By this staff report, a general transactions and use tax measure with a rate of 1.00% is proposed again to the City Council for consideration by the voters at the November 3, 2026, General Municipal Election. If approved, the revenues collected from this tax will be deposited in the City’s general fund to finance general City services and programs for its residents instead of other taxing jurisdictions like the County of San Bernardino. If adopted, the total annual revenue generated is estimated to be \$1,200,000.

DISCUSSION:

Resolution

If the City Council desires to proceed with a ballot measure at the November 2026 general municipal election, the proposed resolution for adoption and the proposed general transactions and use tax ordinance are presented for consideration by the City Council.

The resolution accomplishes three things:

1. It calls for the placement of the proposed transactions and use tax on the November 3, 2026 ballot and submit it to the voters for consideration at the General Municipal Election on November 3, 2026, and approves the transactions and use tax ordinance.
2. The resolution establishes priorities under State law for choosing among multiple written primary arguments - both in favor and against - the transactions and use tax measure, and provides for the filing of rebuttal arguments to the primary written arguments. It also directs the City Attorney to prepare an impartial analysis of the proposed measure.
3. The resolution directs staff to accomplish other election matters as required by law.

Per the City Clerk and relevant county requirements, the last day to submit the adopted resolutions to the San Bernardino County Elections office is August 7, 2026. As such, the resolution and the first

reading, by title only, of the ordinance must be completed before this deadline.

II. Election Law Considerations Addressed by the Resolution

A. The Ballot Label

The resolution includes a “ballot label” (commonly known as the “ballot question”) which describes the proposed transactions and use tax ordinance, and which is the question actually presented to the voters. Ballot labels are limited to 75 words or less. The Council may revise the language used for the ballot label within the following state law restrictions:

1. “If the proposed measure imposes a tax or raises the rate of a tax, the ballot shall include in the statement of the measure to be voted on the amount of money to be raised annually and the rate and duration of the tax to be levied.” (Elec. Code § 13119(b).)
2. “The statement of the measure shall be a true and impartial synopsis of the purpose of the proposed measure, and shall be in language that is neither argumentative nor likely to create prejudice for or against the measure.” (Elec. Code § 13119(c).)
3. “The ballot label must be in the form of “Shall the measure...be adopted?” (Elec. Code § 13119(a).)

The label should also clarify the general transactions and use tax will be for general government use. Although the proposed tax will be deposited in the General Fund for unrestricted general revenue purposes, the ballot label may make reference to possible uses while not committing the revenue to those uses.

The proposed ballot label is included below:

“GRAND TERRACE GENERAL SERVICES MEASURE. To maintain and enhance essential City services — including police protection, neighborhood patrols, 9-1-1 emergency response, and rapid response times — shall the City of Grand Terrace enact a one-cent (1%) sales tax, providing approximately \$1.2 million annually for general City use until ended by voters, with all funds staying local, public spending disclosure, and independent annual audits?”	Yes
	No

B. Argument Authorization

The resolution authorizes councilmembers to write an argument in favor of the ballot measure. If three (3) or more Councilmembers jointly write a ballot argument, then the Brown Act will require the collaboration to occur at a noticed public meeting.

C. Rebuttals

Rebuttal arguments are optional under state law and are allowed at the discretion of the City Council. If the Council does not desire to authorize rebuttal arguments, then it should direct a modification of the resolution accordingly.

II. Procedures

A two-thirds (i.e., four out of five) vote of all members of the City Council will be required to adopt the resolution to submit the proposed transactions and use tax measure to the voters and to approve the ordinance. Additionally, the City Council must approve the transactions and use tax ordinance, which consists of the Council conducting a first reading, by title only, of the ordinance. The City Council will

subsequently conduct second reading and adoption of the ordinance if it approved by the voters.

Under Proposition 218, the levy of a new general transactions and use tax measure will require approval by a majority of the voters (50% + 1). (Cal. Const, art. 13C, § 2(b).) As discussed above, the proposed taxes will generate revenue, which will be deposited into the general fund, and will be available to the City for any general governmental purpose.

The transactions and use tax is collected by the California Department of Tax and Fee Administration (CDTFA) and distributed to the City. Per Revenue and Tax Code section 7265, the CDTFA may begin collecting the tax on the first day of the calendar quarter at least 110 days after adoption of the ordinance. If the majority of the electorate votes in favor of the ordinance, it is anticipated to be adopted on Tuesday, December 8, 2026. As such, the first day for the collection of taxes, or operative date, shall be on April 1, 2027. If the ordinance is not adopted during the December 8th City Council meeting, the operative date shall be postponed to the first day of the following calendar quarter at least 110 days after the date of adoption.

The CDTFA will review the ordinance and resolutions related to the proposed sales tax measure to confirm their accuracy. If CDTFA identifies any discrepancies or required changes, the City will return to the City Council with revised documents for approval.

RECOMMENDATION:

City staff recommends that, if the City Council desires to proceed with a ballot measure for a Transactions and Use Tax at the November 2026 general municipal election, the City Council:

1. Adopt Resolution No. 2026-XX, calling for the placement of a General Tax Measure on the ballot for the consolidated General Municipal Election to be held on November 3, 2026, for submission to the voters the "GRAND TERRACE GENERAL SERVICES MEASURE," which enacts the "City of Grand Terrace Transactions and Use Tax Ordinance" that establishes a general-purpose one percent (1.00%) retail transactions and use tax measure, subject to majority voter approval; and directing the City Attorney to prepare the impartial analysis of the ballot measure; and providing for other election matters as required by law; and

If the Resolution is adopted, then CONDUCT the First Reading, by Title only, of Ordinance No. 2026-XXX relating to the proposed general transactions and use tax measure.

2. Provide other direction to staff.

ENVIRONMENTAL IMPACT:

None.

FISCAL IMPACT:

Based on estimates provided by the City's sales tax consultant, Hinderliter deLlamas, a 1.00% local sales tax would generate approximately \$1,200,000 annually in additional general fund revenues. Under Revenue and Taxation Code 7272, the California Department of Tax and Fee Administration (CDTFA) will assess the City charges to administer the new local sales tax, with a statutory maximum not to exceed \$175,000.

Additional costs anticipated include city attorneys' fees to prepare the necessary impartial analysis and costs associated with reviewing and preparing written arguments and rebuttals.

RESOLUTION NO. 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, CALLING FOR THE PLACEMENT OF A GENERAL TAX MEASURE ON THE BALLOT FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026 FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF AN ORDINANCE TO ENACT A GENERAL TRANSACTIONS AND USE TAX AT A RATE OF ONE PERCENT (1.0%); REQUESTING THE COUNTY OF SAN BERNARDINO TO CONSOLIDATE THE SUBMISSION OF THE MEASURE WITH THE GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026; PROVIDING FOR THE FILING OF PRIMARY AND REBUTTAL ARGUMENTS AND SETTING RULES FOR THE FILING OF WRITTEN ARGUMENTS REGARDING A CITY MEASURE TO BE SUBMITTED AT THE NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION; AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE MEASURE

WHEREAS, Article XHIC, Section 2 of the California Constitution authorizes a city to impose a general tax if approved by a majority vote of the qualified electors; and

WHEREAS, Article XIIC, Section 2, of the California Constitution requires that the election at which a general tax increase is submitted to the electorate shall be consolidated with a regularly scheduled general election for members of the governing body of the local government, except in cases of emergency declared by a unanimous vote of the governing body; and

WHEREAS, Part 1.6 (commencing with Section 7251) of Division 2 of the California Revenue and Taxation Code, and Section 7285.9 of the California Revenue and Taxation Code, authorizes a city to adopt a transactions and use (sales) tax ordinance, which shall be operative if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose; and

WHEREAS, On June 9, 2026, the City of Grand Terrace adopted Resolution No. 2026-10 calling for a General Municipal Election on November 3, 2026, requesting that San Bernardino County consolidate the General Municipal Election with the statewide general election to be held on November 3, 2026, and requesting the County of San Bernardino County Clerk to administer the City's General Municipal Election; and

WHEREAS, the City Council now desires to submit to the voters at the General Municipal Election a measure relating to the establishment of a transactions and use (sales) tax as provided in this Resolution and the City Council further desires that this measure be submitted to the voters at the aforementioned consolidated General Municipal Election (a true and correct copy of the Ordinance is attached to this Resolution as **EXHIBIT "A"**); and

WHEREAS, the projected \$1,200,000 annual revenue from the proposed tax measure contemplated by this Resolution serves as a reliable source of locally controlled funding that supports vital City services, such as law enforcement services, and helps implement the needs and plans of the City by establishing a general tax in which the proceeds will be deposited in the City's General Fund for general government use; and

WHEREAS, the proposed tax measure contemplated by this Resolution, if approved, would create a locally-controlled funding source that can only be used for local services and address local priorities, which is legally-protected from being taken by the State; and

WHEREAS, the proposed tax measure contemplated by this Resolution, if approved, will have strict accountability requirements such as public disclosure of all spending and annual independent financial audits that ensure funds are used effectively, and only to the benefit of the Grand Terrace community; and

WHEREAS, pursuant to Government Code section 53724 and Revenue and Taxation Code section 7285.9, a two-thirds (2/3) vote of all members of the City Council is required to place the Measure on the November 3, 2026 ballot; and

WHEREAS, a transactions and use tax does not apply to common essentials such as groceries, prescriptions, medical and dental services, real estate, rent, utilities, education, personal services, and labor; and

WHEREAS, The City Council also wishes to (i) establish deadlines and rules for the submission of written arguments and rebuttals for and against the Measure in accordance with applicable Elections Code procedures; (ii) direct the timely preparation of the City Attorney's impartial analysis; and (iii) provide such other direction to the City Manager and City Clerk as may be necessary to facilitate the placement of the Measure on the ballot at the General Municipal Election on November 3, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Recitals. The City Council of the City of Grand Terrace hereby finds and determines that the above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Submission of Measure; Nature of Tax; Required Approval. That the City Council, **by a two-thirds (2/3) vote of all members**, and pursuant to its right and authority, does order submitted to the voters at the consolidated General Municipal Election on Tuesday, November 3, 2026, the ordinance attached hereto as **EXHIBIT A**, which establishes a general transactions and use tax at a rate of 1.00%, with the abbreviated form of this measure to appear on the ballot is specified below. This measure shall be entitled the "GRAND TERRACE GENERAL SERVICES MEASURE."

SECTION 3. Ballot Question.

A. The City Council, pursuant to California Elections Code section 9222, hereby orders that the ballot question for the measure shall be presented and printed upon the ballot submitted to the qualified voters in the manner and form set forth in this Section. The abbreviated form of the measure to be placed on the ballot and submitted to the voters at the General Election on November 3, 2026, is as follows, with the designation “Measure ___” (with the measure designation letter to be assigned by the elections official):

“GRAND TERRACE GENERAL SERVICES MEASURE. To maintain and enhance essential City services — including police protection, neighborhood patrols, 9-1-1 emergency response, and rapid response times — shall the City of Grand Terrace enact a one-cent (1%) sales tax, providing approximately \$1.2 million annually for general City use until ended by voters, with all funds staying local, public spending disclosure, and independent annual audits?”	Yes
	No

B. The City Clerk is authorized to make minor, non-substantive changes to the ballot question to conform to Elections Code requirements and ballot formatting.

SECTION 4. Ordinance Text. The City Council hereby approves and adopts the Ordinance in substantially the form attached hereto as **EXHIBIT A** and incorporated by reference, and approves submission thereof to the voters at the General Municipal Election on November 3, 2026. The City Clerk is directed to transmit and post/publish the full text as required by law and to cause the Ordinance to be printed as required.

SECTION 5. Conduct of Election. The City Clerk, and/or the County of San Bernardino County Clerk as delegated, is authorized, instructed, and directed to procure and furnish any and all official ballots, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 6. Arguments; Rebuttals; Impartial Analysis; Voter Information Materials.

A. Primary Arguments.

1. Pursuant to Elections Code section 9282, the City Council hereby authorizes, but does not require, any or all members of the City Council to file a written argument for the foregoing measure.

2. In the event that more than one argument for or against the foregoing measure is timely submitted, the City Clerk shall give preference and priority first,

to arguments submitted by member(s) of the City Council, as authorized by this Resolution, and second, to individual voters, bona fide associations, or a combination thereof, in the order set forth at California Elections Code section 9287.

3. In accordance with the requirements of Division 9, Chapter 3, Article 4 of the Elections Code, all written arguments for or against the foregoing measure: (1) shall not exceed three hundred (300) words in length; (2) shall be filed with the City Clerk; (3) shall be accompanied by the printed name(s) and signature(s) of the person(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of the principal officers who is the author of the argument; and (4) shall be accompanied by the Form of Statement to be Filed by Author(s) of Argument as provided for in California Elections Code section 9600. All written arguments may be changed or withdrawn until and including the date fixed by the City Clerk, being the close of business on August 14, 2026, after which time no arguments for or against the foregoing measure may be submitted to the City Clerk.

B. Rebuttal Arguments.

1. Pursuant to Elections Code section 9285, when the City's elections official has selected the arguments for and against the foregoing measure which will be printed and distributed to the voters, the City's elections official shall send copies of the argument in favor of the measure to the authors of the argument against, and copies of the argument against to the authors of the argument in favor. The author or a majority of the authors of an argument relating to the foregoing city measure may prepare and submit a rebuttal argument not to exceed two hundred fifty (250) words in length. A rebuttal argument may not be signed by more than five (5) authors. The rebuttal arguments shall be filed with the City Clerk not more than ten (10) days after the final date for filing direct arguments. The final date for filing direct arguments is August 14, 2026, and as such rebuttal arguments shall be filed with the City Clerk no later than the close of business on August 20, 2026. The rebuttal arguments shall be accompanied by the Form of Statement to be Filed by Author(s) of Argument as provided for in Elections Code section 9600. Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument which it seeks to rebut.

2. All previous resolutions providing for the filing of rebuttal arguments for city measures are repealed.

3. The provisions of Section 6.B.1. of this Resolution shall apply only to the General Municipal Election to be held on November 3, 2026, and shall then be repealed.

C. Impartial Analysis. The City Council hereby directs the City Clerk to transmit a copy of the foregoing measure to the City Attorney. In accordance with Elections Code

section 9280, the City Attorney is hereby directed to prepare an impartial analysis of the measure, not to exceed five hundred (500) words in length, showing the effect of the measure on the existing law and the operation of the measure. The analysis shall include a statement indicating whether the measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the city. In the event the entire text of the measure is not printed on the ballot, nor in the voter information portion of the sample ballot, there shall be printed immediately below the impartial analysis, in no less than 10-point bold type, a legend substantially as follows: "The above statement is an impartial analysis of Ordinance or Measure _____. If you desire a copy of the ordinance or measure, please call the City Clerk's office at (909) 954-5207 and a copy will be mailed at no cost to you." The impartial analysis shall be filed by the date set by the City Clerk for the filing of primary arguments.

D. Other Materials. The City Clerk, and/or County Clerk of the County of San Bernardino, is authorized to prepare and include such other information and notices as may be required by the Elections Code and as it is determined to be appropriate for the conduct of the election.

SECTION 7. That the City Clerk is hereby authorized and directed to make any changes to the text of the proposition or this Resolution, including its exhibits, as required to conform to any requirements of law.

SECTION 8. That the method of tax collection and all aspects of the application and operation of any tax levied pursuant to the adoption of the ordinance attached hereto in Exhibit A shall be as provided in such ordinance and/or as authorized in the ordinance to be conducted and determined by the City Council.

SECTION 9. That the vote requirement for the ballot measure to pass is a majority (50% + 1) of the votes cast at the November 3, 2026, General Municipal Election.

SECTION 10. That in all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding elections.

SECTION 11. That notice of the time and place of holding the election shall be given following the formal calling of the election, and the City Clerk is authorized, instructed, and directed to give any further or additional notice of the election in the time, form, and manner required by law.

SECTION 12. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions

PASSED, APPROVED AND ADOPTED by the City Council of the City of Grand Terrace, California, at a regular meeting held on the 28th day of July 2026.

Bill Hussey
Mayor

ATTEST:

Daysi Alcocer
City Clerk

APPROVED AS TO FORM:

Adrian Guerra
City Attorney

EXHIBIT A

ORDINANCE NO. XXX

AN ORDINANCE OF THE CITY OF GRAND TERRACE, CALIFORNIA, FUNDING CITY OF GRAND TERRACE GENERAL SERVICES BY IMPOSING A ONE PERCENT (1.00%) TRANSACTIONS AND USE TAX TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

WHEREAS, Article XIII C, Section 2 of the California Constitution authorizes a city to impose a general tax if approved by a majority vote of the qualified electors; and

WHEREAS, Article XIII C, Section 2, of the California Constitution requires that the election at which a general tax increase is submitted to the electorate shall be consolidated with a regularly scheduled general election for members of the governing body of the local government, except in cases of emergency declared by a unanimous vote of the governing body; and

WHEREAS, Part 1.6 (commencing with Section 7251) of Division 2 of the California Revenue and Taxation Code, and Section 7285.9 of the California Revenue and Taxation Code, authorizes a city to adopt a transactions and use (sales) tax ordinance, which shall be operative if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose; and

WHEREAS, community surveys were conducted to hear and understand what the community's priorities are for the City; and

WHEREAS, this Ordinance could maintain funding for vital City services and help implement the needs and plans of the City by establishing a general tax in which the proceeds will be deposited in the City's General Fund for general government use; and

WHEREAS, this Ordinance would create a locally-controlled funding source that can only be used for local services and address local priorities, which is legally-protected from being taken by the State; and

WHEREAS, this Ordinance has strict accountability requirements such as public disclosure of all spending and annual independent financial audits that ensure funds are used effectively, and only to the benefit of the Grand Terrace community; and

WHEREAS, on [date], the City Council of the City of Grand Terrace adopted Resolution No. 2026-XX, submitting the GRAND TERRACE GENERAL SERVICES MEASURE ("Transactions and Use Tax Measure") to the voters at the General Municipal Election to be held in the City of Grand Terrace on November 3, 2026 ("General Municipal Election"), which, if approved, would establish a transactions and use (sales) tax at the rate of 1.00%; and

WHEREAS, as part of Resolution No. 2026-XX, on [date], the City Council also approved this Ordinance, pursuant to Revenue & Taxation Code Section 7285.9, subject to the City voters' approval; and

WHEREAS, on June 9, 2026, the City Council adopted Resolution No. 2026-10 calling for a General Municipal Election to elect members of the Grand Terrace City Council, and called for the consolidation of the General Municipal Election and Statewide General Election.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRAND TERRACE DOES ORDAIN AS FOLLOWS:

SECTION 1. The Recitals set forth above are incorporated herein by this reference.

SECTION 2. ADOPTION OF NEW CHAPTER. A new Chapter 3.32 is hereby added to the Grand Terrace Municipal Code to read as follows:

"Chapter 3.32 TRANSACTIONS AND USE TAX

3.32.010 Title.

This ordinance shall be known as the "City of Grand Terrace Transactions and Use Tax Ordinance. The City of Grand Terrace hereinafter shall be called "City." This ordinance shall be applicable in the incorporated territory of the City.

3.32.020 Operative Date.

"Operative Date" means the first day of the first calendar quarter commencing more than 110 days after the adoption of this ordinance, the date of such adoption being as set forth below.

3.32.030 Purpose.

This ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

A. To impose a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.9 of Part 1.7 of Division 2 which authorizes the City to adopt this tax ordinance which shall be operative if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

B. To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the California Department of Tax and Fee Administration in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the California Department of Tax and Fee Administration in administering and collecting the California State Sales and Use Taxes.

D. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this ordinance.

3.32.040 Contract with State.

Prior to the operative date, the City shall contract with the California Department of Tax and Fee Administration to perform all functions incident to the administration and operation of this transactions and use tax ordinance; provided, that if the City shall not have contracted with the California Department of Tax and Fee Administration prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

3.32.050 Transactions Tax Rate.

For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the City at the rate of 1.00% of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this ordinance.

3.32.060 Place of Sale.

For the purposes of this ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the California Department

of Tax and Fee Administration.

3.32.070 Use Tax Rate.

An excise tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the operative date of this ordinance for storage, use or other consumption in said territory at the rate of 1.00% of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

3.32.080 Adoption of Provisions of State Law.

Except as otherwise provided in this ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this ordinance as though fully set forth herein.

3.32.090 Limitations on Adoption of State Law and Collection of Use Taxes.

In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A. Wherever the State of California is named or referred to as the taxing agency, the name of this City shall be substituted therefor. However, the substitution shall not be made when:

1. The word "State" is used as a part of the title of the State Controller, State Treasurer, State Treasury, or the Constitution of the State of California;
2. The result of that substitution would require action to be taken by or against this City or any agency, officer, or employee thereof rather than by or against the California Department of Tax and Fee Administration, in performing the functions incident to the administration or operation of this Ordinance.
3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:
 - a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax

while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

c. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word "City" shall be substituted for the word "State" in the phrase "retailer engaged in business in this State" in Section 6203 and in the definition of that phrase in Section 6203.

1. "A retailer engaged in business in the District" shall also include any retailer that, in the preceding calendar year or the current calendar year, has total combined sales of tangible personal property in this state or for delivery in the State by the retailer and all persons related to the retailer that exceeds five hundred thousand dollars (\$500,000). For purposes of this section, a person is related to another person if both persons are related to each other pursuant to Section 267(b) of Title 26 of the United States Code and the regulations thereunder.

3.32.100 Permit Not Required.

If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this ordinance.

3.32.110 Exemptions and Exclusions.

A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of

persons or property under the authority of the laws of this State, the United States, or any foreign government.

2. Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his or her agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:

a) With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b) With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this ordinance, the storage, use or other consumption in this City of tangible personal property:

1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subparagraph (7), a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.

7. "A retailer engaged in business in the City" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

D. Any person subject to use tax under this ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for, a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

3.32.120 Amendments.

All amendments subsequent to the effective date of this ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this ordinance, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this ordinance.

3.32.130 Enjoining Collection Forbidden.

No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the City, or against any officer of the State or the City, to prevent or enjoin the collection under this ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

3.17.140 – Audit and Review

The proceeds of the tax imposed by this ordinance, as well as the expenditure thereof, shall be deposited into the City's General Fund and shall be audited annually by an independent accounting firm. The City Council shall discuss the results of such audit at a meeting of the City Council that is open to the public. The report of such audit shall be posted on the City's website.

3.17.150 – Severability.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

3.32.160 City Council Authority to Amend.

Pursuant to Elections Code Section 9217, the City Council shall have and retain the right and authority to amend this ordinance to further its purposes and intent (including but not limited to amendment for more efficient

administration as determined by the City Council) in any manner that does not increase a tax rate, or otherwise constitute a tax increase for which voter approval is required by Article XIII C of the California Constitution.

3.32.170 Effective Date.

This chapter relating to the levying and collecting of the City transactions and use tax shall be effective ten (10) days after the date on which the City Council has declared that the voters of the City of Grand Terrace have approved the ordinance by a vote of no less than a majority of the votes cast by the electors voting on the tax measure set forth in this chapter at that general municipal election to be held on November 3, 2026.

3.32.180 Termination Date.

The authority to levy the tax imposed by this ordinance shall continue until the ordinance codified in this chapter is repealed by the majority vote of qualified electors."

SECTION 3. CITY COUNCIL AUTHORITY TO AMEND. This is a City Council sponsored initiative Ordinance which otherwise would only be subject to amendment by the voters of the City. However, pursuant to Elections Code Section 9217, the City Council shall have and retain the right and authority to amend the Ordinance to further its purposes and intent (including but not limited to amendment for more efficient administration as determined by the City Council) in any manner that does not increase a tax rate, or otherwise constitute a tax increase for which voter approval is required by Article XIII C of the California Constitution.

SECTION 4. CEQA. The adoption of this Ordinance is not a "project" subject to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section §§ 21000 et seq.). CEQA Guideline § 15378(b)(4) provides that the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment are not projects subject to the requirements of CEQA.

SECTION 5. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. APPROPRIATIONS LIMIT. Pursuant to Article XIII B of the California Constitution, the appropriations limit for the City of Grand Terrace is increased to the

maximum extent over the maximum period of time allowed under the law consistent with the revenues generated by this tax.

SECTION 7. EFFECTIVE DATE. If a majority of the voters (50% + 1) of the City of Grand Terrace voting at the General Municipal Election of November 3, 2026, vote in favor of this Ordinance, then this Ordinance shall become a valid and binding ordinance of the City of Grand Terrace, and shall be considered as adopted upon the date that the vote is declared by the City Council, and this Ordinance shall go into effect ten (10) days after that date, pursuant to Election Code section 9217.

SECTION 8. CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published as required by law.

PASSED and **ADOPTED** by the voters of the City of GRAND TERRACE at an election held on November 3, 2026, and **ADOPTED** by the City Council of the City of Grand Terrace, California, at a regular meeting held on the ____ day of December, 2026.

Mayor

ATTEST:

Daysi Alcocer
City Clerk

APPROVED AS TO FORM:

Adrian Guerra
City Attorney

