CITY OF GRAND TERRACE

City Council

AGENDA ● February 10, 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.

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 to the City Council will be subject to the three (3) minute time limitation (approximately 350 words).

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 agendized for a future meeting.

C. SPECIAL PRESENTATIONS

1. Certificate of Recognition — Grand Terrace High School Girls Wrestling Team
2. Certificate of Recognition — Grand Terrace High School All American Cheer
3. Award Presentation by Matthew Hernandez, Relay for Life

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 - January 13, 2026
Approval of Minutes - Special Meeting - January 27, 2026

3) Approval of the December-2025 Check Register in the Amount of $255,327.72.

RECOMMENDATION: APPROVE THE CHECK REGISTER NO. 12312025 IN THE AMOUNT OF $255,327.72 AS SUBMITTED, FOR THE MONTH ENDING DECEMBER 31, 2025

DEPARTMENT: Finance

4) Approve Check #83219 to Mayor Hussey in the amount of $359.85 from the December 2025 Check Register

RECOMMENDATION: APPROVE CHECK #83219 TO MAYOR HUSSEY IN THE AMOUNT OF $359.85 FROM THE DECEMBER 2025 CHECK REGISTER

DEPARTMENT: Finance

5) Approval of the January-2026 Check Register in the Amount of $559,914.68.

RECOMMENDATION: APPROVE THE CHECK REGISTER NO. 01312026 IN THE AMOUNT OF $559,914.68 AS SUBMITTED, FOR THE MONTH ENDING JANUARY 31, 2026

DEPARTMENT: Finance

6) Approve Check #83270 to Councilmember Wilson in the amount of $1,217.40 from the January 2026 Check Register

RECOMMENDATION: APPROVE CHECK #83270 TO COUNCILMEMBER WILSON IN THE AMOUNT OF $1,217.40 FROM THE JANUARY 2026 CHECK REGISTER

DEPARTMENT: Finance

7) Approve Check #83284 to Mayor Hussey in the amount of $359.85 from the January 2026 Check Register

RECOMMENDATION: APPROVE CHECK #83284 TO MAYOR HUSSEY IN THE AMOUNT OF $359.85 FROM THE JANUARY 2026 CHECK REGISTER

DEPARTMENT: Finance

8) City of Grand Terrace Blue Mountain Festival Committee to host a beer garden as part of the event festivities on May 16, 2026, at Richard Rollins Community Park

RECOMMENDATION: ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE AUTHORIZING THE CONSUMPTION, POSSESSION, SALE, DISTRIBUTION, OR PROVISION OF ALCOHOLIC OR INTOXICATING BEVERAGES AS PART OF A FUNDRAISER FOR THE GRAND TERRACE LIONS CLUB AT THE CITY OF GRAND TERRACE BLUE MOUNTAIN FESTIVAL, IN ACCORDANCE WITH GRAND TERRACE MUNICIPAL CODE SECTION 9.04.050

DEPARTMENT: City Manager

9) Concrete Rehabilitation Project Award to DM Contracting, Inc.

RECOMMENDATION: FIND THAT THE CONCRETE REHABILITATION PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301(C); AND AUTHORIZE THE FILING OF A NOTICE OF EXEMPTION; AND AWARD THE CONCRETE REHABILITATION PROJECT TO DM CONTRACTING, INC.

AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, APPROVE A PUBLIC WORKS AGREEMENT IN THE AMOUNT OF $44,495.40 PLUS A 10 PERCENT CONTINGENCY OF $4,449.54 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF $48,944.94, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT SUBJECT TO CITY ATTORNEY APPROVAL AS TO FORM

DEPARTMENT: Public Works

E. PUBLIC HEARINGS

10) Adoption of the 2026 Grand Terrace Local Hazard Mitigation Plan

RECOMMENDATION: ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, STATE OF CALIFORNIA, ADOPTING THE GRAND TERRACE LOCAL HAZARD MITIGATION 2026 PLAN UPDATE

DEPARTMENT: Planning & Development Services

11) Community Development Block Grant (CDBG) Fiscal Year 2026–27 Funding Priorities

RECOMMENDATION: CONDUCT A PUBLIC HEARING FOR THE PRIORITIZATION OF ELIGIBLE APPLICATIONS FOR 2026-27 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING; AND

PRIORITIZE FUNDING ALLOCATIONS AND AUTHORIZE STAFF TO SUBMIT THE CITY'S CDBG FUNDING RECOMMENDATION TO THE COUNTY OF SAN BERNARDINO ECONOMIC DEVELOPMENT AGENCY

DEPARTMENT: Public Works

12) Ordinance Amending Chapter 12.32 – Conduct on Public Property

RECOMMENDATION: FIRST READING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, AMENDING CHAPTER 12.32 OF THE GRAND TERRACE MUNICIPAL CODE RELATED TO CONDUCT ON PUBLIC PROPERTY AND SOLID WASTE CONTAINER USE

DEPARTMENT: Public Works

13) Zoning Code Amendment (ZCA) 25-03 – Small Lot Subdivisions and Starter Home Revitalization Act Implementation

RECOMMENDATION: FIRST READING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING ZONING CODE AMENDMENT 25-03, AMENDING TITLE 17 (SUBDIVISIONS) AND TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE TO IMPLEMENT STATE SMALL-LOT SUBDIVISION REQUIREMENTS UNDER SENATE BILL 684 (2023) AS AMENDED BY SENATE BILL 1123 (2024), TO UPDATE MINISTERIAL LAND USE PERMIT PROCEDURES TO INCLUDE CODE-COMPLIANT SINGLE-FAMILY RESIDENCES CONSISTENT WITH HOUSING ELEMENT PROGRAM NO. 16, AND DETERMINING THAT ZONING CODE AMENDMENT 25-03 IS NOT A PROJECT

UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

DEPARTMENT: Planning & Development Services

14) Zoning Code Amendment (ZCA) 25-04 – Logistics Use Standards (AB 98 / SB 415)

RECOMMENDATION: FIRST READING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (ZCA) 25-04, AMENDING TITLE 18 (ZONING) TO IMPLEMENT ASSEMBLY BILL 98 (2024), AS CLARIFIED BY SENATE BILL 415 (2024), INCLUDING ADDING DEFINITIONS, ESTABLISHING A "LOGISTICS USE" CATEGORY, AND ADDING A NEW CHAPTER 18.75 (LOGISTICAL USE STANDARDS); AND FINDING THAT THE ORDINANCE IS NOT A PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO GOVERNMENT CODE SECTIONS 65852.28(e), 65913.4.5(b), AND 66499.41(i).

DEPARTMENT: Planning & Development Services

F. UNFINISHED BUSINESS

G. NEW BUSINESS

15) 2025-26 Mid-Year and Year-End Budget Review

RECOMMENDATION: RECEIVE AND FILE THE FY 2025-26 MID-YEAR AND YEAR-END REPORT

DEPARTMENT: Finance

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. CITY MANAGER COMMUNICATIONS

City Manager Konrad Bolowich

K. CLOSED SESSION - NONE

L. ADJOURN

The next Regular City Council Meeting will be held on February 24, 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 ● January 13, 2026

Council Chambers **Regular Meeting** **6:00 PM**

Grand Terrace Civic Center ● 22795 Barton Road

CALL TO ORDER

Mayor Bill Hussey convened the Regular Meeting of the City Council for Tuesday, January 13, 2026, at 6:00 PM.

INVOCATION

The Invocation was given by Pastor Mark Mathews from Grand View Baptist Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Assistant Fire Chief Gary Jager.

AB 2449 DISCLOSURES

None.

ROLL CALL

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

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

Konrad Bolowich, City Manager removed Consent Calendar item No. 3 and Public Hearing item No.7 from the agenda.

B. PUBLIC COMMENT

Michael Heftman, Burrtec Waste Industries, provided a School Activity Packet to the Council and the elementary schools in Grand Terrace and also provided a brief overview of their latest education tool.

Joey Valadez, Resident, expressed his concerns about the Veterans Freedom Park field conditions.

C. SPECIAL PRESENTATIONS

Former City Manager Thomas Schwab passed away on December 13, 2025. His daughter, Ariel Schwab, provided a brief statement to honor her late father.

D. CONSENT CALENDAR

Mayor Hussey stated for the record that Item D. 3 was previously removed from the consent calendar as well as Item E. 7 during Section A. of the City Council Agenda.

Mayor Hussey recussed himself from item No. 5 on the Consent Calendar.

Council Member Jeff Allen pulled item D. 4 for discussion.

NO PUBLIC COMMENT

COUNCIL MEMBER DOUG WILSON MOTIONED TO APPROVE ITEM NO. 1–2, 4–6 ON THE CONSENT CALENDAR, FOLLOWED BY A SECOND FROM COUNCIL MEMBER MATT BROWN.

RESULT:	**APPROVED - UNANIMOUS**
MOVER:	Council Member Wilson
SECONDER:	Council Member Brown
AYES:	Mayor Hussey, Mayor Pro Tem Sabino, Council Member Wilson, Council Member Allen, Council Member Brown
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 - December 9, 2025

3) AB 1600 Annual Report for Fiscal Year 2023–24 and Five-Year Findings for FY 2019–20 through FY 2023–24

4) Award of Professional Services Agreement with Willdan for Gateway Specific Plan Engineering and Project Management Services

5) Approve Check #83091 to Mayor Hussey in the amount of $359.85 from the November 2025 Check Register

   Mayor Hussey recussed himself from this item.

6) Approval of the November-2025 Check Register in the Amount of $321,113.76.

E. PUBLIC HEARINGS

This item was removed from the agenda.

7) Adoption of the 2025–26 Development Impact Fee Nexus Study, Updated Development Impact Fees, and Introduction of an Ordinance Amending Section 4.80.010 of the Grand Terrace Municipal Code

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 that on January 14, 2026, the Chamber of Commerce will be meeting at Azure Hills Church at 8 am
- Announced the grand opening for Sinbads Coastal Kebab will be held on January 17, 2026, at 9 am
- Announced the Cars and Coffee meeting will be held on January 17, 2026, at 8 am

Council Member Jeff Allen reported on the following:

- Attended the Academy of Champions winter show performance at Cal Skate on January 4, 2026
- Attended a Cal Cities Roundtable discussion on Housing Policy on January 13, 2026, via Zoom. There will be another meeting on the same topic scheduled for January 14, 2026

Council Member Doug Wilson reported on the following:

- Asked the public to provide any historical artifacts or information that they wish to share with the Historical & Cultural Activities Committee or directly with him

Mayor Pro Tem Michelle Sabino:

- Nothing to report

Mayor Bill Hussey reported on the following:

- Announced that the Southern California Association of Governments will be hosting a workhouse meeting at Riverside City Hall which is scheduled for January 14, 2026, from 12pm-3pm regarding the housing element

J. CITY MANAGER COMMUNICATIONS

Konrad Bolowich, City Manager, announced the following:

- City Hall will be closed on Monday, January 19, 2026, in observance of Martin Luther King Jr. Day
- The point-in-time count partnership with San Bernardino County takes place on January 22, 2026
- Inland Empire Magazine featured the City of Grand Terrace

SHERIFF DEPARTMENT COMMUNICATIONS

- Nothing to Report

FIRE DEPARTMENT COMMUNICATIONS

- Nothing to Report

K. CLOSED SESSION – NONE

L. ADJOURN

Mayor Hussey adjourned the Regular Meeting of the City Council at 6:50 p.m. in honor of Thomas Schwab. The next Regular City Council Meeting will be held on Tuesday, February 10, 2026, at 6:00 p.m.

_____ _____

Bill Hussey, Mayor Daysi Alcocer, City Clerk

CITY OF GRAND TERRACE
CITY COUNCIL/PLANNING COMMISSION
MINUTES ● January 27, 2026

Council Chambers **Special Meeting Workshop** **4:00 PM**

Grand Terrace Civic Center ● 22795 Barton Road

CALL TO ORDER

Mayor Bill Hussey convened the Special Meeting Workshop of the City Council and Planning Commission Site & Architectural Review Board for Tuesday, January 27, 2026, at 4:00 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Doug Wilson.

ROLL CALL

Present:	Mayor Bill Hussey Mayor Pro Tem Michelle Sabino Council Member Doug Wilson Council Member Jeff Allen Council Member Matt Brown Chairman Edward Giroux Vice-Chair Tara Ceseña Commissioner Scot Mathis
Absent:	Commissioner David Alaniz Commissioner Aron Burian

A. PUBLIC COMMENT

Cynthia Bidney, Grand Terrace Resident, expressed her concerns regarding public safety in the city.

B. NEW BUSINESS

1) Joint City Council and Planning Commission/Site and Architectural Review Board Workshop for Housing Element Rezoning

Dan Wery, Project Manager and Hannah Kreitman, Housing Specialist with Michael Baker International provided the PowerPoint Presentation for this item.

PUBLIC COMMENT

Bobbie Forbes, Grand Terrace Resident, expressed her concerns and opposition regarding the proposed housing element rezoning within the city.

C. ADJOURN

Mayor Hussey adjourned the Special Meeting Workshop of the City Council/Planning Commission Site & Architectural Review Board at 5:40p.m. The next Regular City Council Meeting will be held on Tuesday, February 10, 2026, at 6:00 p.m.

Bill Hussey, Mayor	Daysi Alcocer, City Clerk

AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Approval of the December-2025 Check Register in the Amount of $255,327.72.

PRESENTED BY: Christine Clayton, Finance Director

RECOMMENDATION: **APPROVE THE CHECK REGISTER NO. 12312025 IN THE AMOUNT OF $255,327.72 AS SUBMITTED, FOR THE MONTH ENDING DECEMBER 31, 2025**

2030 VISION STATEMENT:
This staff report supports Goal #1, “Ensuring Our Fiscal Viability”, through the continuous monitoring of expenditure budgets, allocations, and operational costs.

BACKGROUND:
The check register for the month of December-2025 has been prepared in accordance with Government Code §37202 and is hereby submitted for City Council’s approval.

The check register lists all vendor payments for the respective month, along with a brief description of the type of goods or services purchased and the account code(s) associated with each payment. The check registers list all payments made to vendors and employee reimbursements during the month of December-2025.

The attached index to the Check Register is a guideline account list only and is not intended to replace the comprehensive chart of accounts used by the City and Grand Terrace Successor Agency. Expenditure account number formats are XX-XXX-XXX [Fund-Department-Account]. Expenditures may be made from trust/agency accounts (Fund 23-XXX-) or temporary clearing accounts that do not have a budgetary impact.

DISCUSSION:
CHECK REGISTER

A total of $255,327.72 in accounts payable checks and/or wires were issued during the period for services, reimbursements, supplies, and contracts and are detailed in the individual monthly register.

Below is a table that lists payments larger than $10,000 for the month of December-2025.

Payments larger than $10,000:

Check No.	Payee	Description	Amount
83160	ALESHIRE AND WYNDER LLP	NOV 2025 LEGAL SERVICES	$12,757.00

83191	MIKE ROQUET CONSTRUCTION	REPAIRS TO STORM DRAIN AT PALM AND PRESTON	$11,739.60
83220	ON SITE COMPUTING	JAN 2026 IT SERVICES	$10,983.34
83222	RIVERSIDE HIGHLAND WATER CO	OCT-NOV 2025 WATER SERVICES	$13,348.61
83226	WILLDAN	NOV 2025 PLAN CHECKING SERVICES FOR BUILDING & SAFETY; OCT 2025 PLAN CHECKING SERVICES FOR JAY GEES; NOV 2025 PLAN CHECKING SERVICES FOR PUBLIC WORKS; NOV 2025 PLAN CHECKING SERVICES FOR VARIOUS DEVELOPERS	$11,017.60
18091070	PUBLIC EMPLOYEES RETIREMENT	RETIREMENT CONTRIBUTIONS FOR PAY DATE 11/26/2025	$12,547.52
18118858	PUBLIC EMPLOYEES RETIREMENT	RETIREMENT CONTRIBUTIONS FOR PAY DATE 12/11/2025	$12,571.52
18124722	CA PUB EMPLOYEES RETIRE SYSTEM	DEC 2025 PERS HEALTH INSURANCE	$28,616.94
33218059	SO CA EDISON COMPANY	NOV 2025 ENERGY USAGE	$20,456.11
470525925	US BANK	NOV-DEC 2025 CAL CARD CHARGES	$16,553.21
	TOTAL PAYMENTS LARGER THAN $10,000		**$150,591.45**

PAYROLL

Payroll costs for the month:

Pay Per.		**Period Start**		**Period End**	**Pay Date**	**Amount**
Dec-25						
12	From	11/22/2025	to	12/5/2025	12/11/2025	$94,844.68
13	From	12/6/2025	to	12/19/2025	12/24/2025	$82,065.90
						$176,910.58

ENVIRONMENTAL IMPACT:
N/A

FISCAL IMPACT:
All disbursements (including payroll) were made in accordance with the approved budget for Fiscal Year 2025-26 in the amount of:

Description	Amount
Dec-25	
Check Register	$255,327.72
Payroll	$176,910.58
	$432,238.30

CITY OF GRAND TERRACE
FY2025-26

GRAND TERRACE CIVIC CENTER
22795 BARTON ROAD GRAND TERRACE, CA 92313

CHECK REGISTER
Account Index

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

The Grand Terrace City Council meets on the Second Tuesday of each month at 6:00 pm.

Fund No.	Fund Name	Dept No.	Department Cost Center	Acct No.	General Account Numbers
09	CHILD CARE FUND	110	CITY COUNCIL	110	SALARIES/WAGES
10	GENERAL FUND	120	CITY MANAGER	115	OVERTIME
11	STREET FUND	125	CITY CLERK	120	COUNCIL STIPENDS
12	STORM DRAIN FUND	140	FINANCE	138	MEDICARE / SUI
13	PARK FUND	160	CITY ATTORNEY	139	EMPLOYEES' BENEFIT PLAN
14	AB 3229 COPS FUND	172	BUILDING & SAFETY	140	RETIREMENT
15	AIR QUALITY IMPROVEMENT FUND	175	PUBLIC WORKS	142	HEALTH/LIFE INSURANCE
16	GAS TAX FUND	180	COMMUNITY EVENTS	143	WORKERS' COMPENSATION
17	TRAFFIC SAFETY FUND	185	RENTAL INSPECTION PROGRAM	210	OFFICE EXPENSE
18	TRANS. DEV. ACT (T D A FUND)	187	ENFORCEMENT PROGRAM	211	POSTAGE & MAILING
19	FACILITIES DEVELOPMENT FUND	190	NON-DEPARTMENTAL	220	SPECIAL DEPARTMENTAL EXP
20	MEASURE I FUND	195	FACILITIES MAINTENANCE	230	ADVERTISING
21	WASTE WATER DISPOSAL FUND	370	PLANNING & DEVELOPMENT SVCS	235	COMMUNICATIONS
22	COMMUNITY DEV. BLOCK GRANT	380	MGT INFORMATION SYSTEMS	238	UTILITIES
25	SPRING MOUNTAIN RANCH FUND	410	LAW ENFORCEMENT	240	RENTS & LEASES
26	LSCPG/ LGHTG ASSESSMENT DIST.	411	ASSET FORFEITURES	244	CUSTODIAL SERVICES
32	S/A CAPITAL PROJECTS FUND	430	RECREATION SERVICES	245	MAINT BLDG GRNDS EQUIPMNT
36	S/A 2011 TABS BOND PROCEEDS	441	CHILD CARE - NUTRITION GRANT	246	MAINT/OPER OF EQUIPMNT
45	CIP - COMMERCE WAY	445	CHILD CARE - TINY TOTS	250	PROFESSIONAL SERVICES
46	CIP - STREET IMPROVEMENTS	446	CHILD CARE - AFTER SCHOOL	251	BANKING SERVICE CHARGES
47	CIP - BARTON RD. BRIDGE PROJECT	447	CHILD CARE - PRE-SCHOOL	252	ROAD MAINTENANCE
48	CIP - CAPITAL PROJECTS FUND	450	PARKS MAINTENANCE	254	STREET SWEEPING
49	CIP - PARKS	461	COMMUNITY GRANTS	255	CONTRACTUAL SERVICES
50	CAPITAL PROJECT BOND PROCEEDS	500	AIR QUALITY PROGRAMS	256	ANIMAL SHELTERING SVCS
52	HOUSING AUTHORITY	510	STREET & SIGNAL LIGHTING	260	INSURANCE & SURETY BONDS
61	COMMUNITY BENEFITS FUND	573	LINE MAINTENANCE	265	MEMBERSHIPS & DUES
62	LIGHT UP GRAND TERRACE FUND	600	ZONE 1 13364 CANAL -TERR PINES	268	TRAINING
63	ILLEGAL FIREWORKS FUND	601	ZONE 3 TRACT 14471 PICO & ORIOLE	270	TRAVEL/CONFERENCES/MTGS
64	PUBLIC SAFETY FUND	602	ZONE 2 14264 FORREST CITY PHASE II	271	MILEAGE
65	SENIOR BUS PROGRAM FUND	603	ZONE 4 TRACT 17766 GREENBRIAR	625	NPDES
66	CAL RECYCLE GRANT	604	ZONE 5 TRACT 18793 PALOMINO	631	STORM DRAIN MAINTENANCE
67	PUBLIC EDUC & GOVT ACCESS (PEG)	605	ZONE 6 TRACT 18071 JADEN	801	PLANNING COMMISSION
68	40TH YR CELEBRATION FUND	606	ZONE 7 TRACT 18604 TESORO/VAN BUREN	804	HISTORICAL & CULTURAL COMM.
69	COMMUNITY DAY FUND	625	NPDES	311	FACILITY IMPROVEMENTS
70	FIXED ASSED/EQUIP REPL FUND	631	STORM DRAIN MAINTENANCE	570	WASTEWATER TREATMENT
73	ACTIVE TRANS PRGM (ATP) GRANT	700	CAPITAL OUTLAY	400	OTHER COMMUNITY GRANTS
74	HIGHWAY SFTY IMPV PRGM (HSIP)	705	EVERY 15 MINUTES	601	ELECTRICAL VEHICLE STATIONS
75	EMER MGMT PREP GRANT (EMPG)	801	PLANNING COMMISSION	700	COMPUTER EQUIPMENT
76	ENHANCED INFRA FIN DIST (EIFD)	804	HISTORICAL & CULTURAL COMMITTEE	701	CAPITAL IMPROVEMENT OTHER
77	SO CAL INCENTIVE PROJECT (SCIP)	805	SENIOR CITIZENS PROGRAM	705	VEHICLES
90	COVID-19 EMERGENCY FUND	808	EMERGENCY OPERATIONS PROG.	998	OVERHEAD COST ALLOCATION
95	DOG PARK ENDOWMENT FUND	999	TRANSFERS	999	TRANSFERS OUT

CITY OF GRAND TERRACE
FY2025-26

GRAND TERRACE CIVIC CENTER
22795 BARTON ROAD GRAND TERRACE, CA 92313

MONTHLY CHECK REGISTER For the Period Ending December 31, 2025

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

The Grand Terrace City Council meets on the Second Tuesday of each month at 6:00 pm.

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83157	12/11/2025	8X8 INC	5344445	DEC 2025 SERVICE CHARGE FOR (46) POLYCOM VVX 450 PHONES	12/01/2025		
				E 10-190-235-000-000		1,325.93	
						1,325.93	
							1,325.93
83158	12/11/2025	AAA HOARDING AND BIOHAZARD	11525	REMOVAL OF BIOHAZARDOUS MATERIALS AT HOMELESS ENCAMPMENT AT 21582 MAIN ST	11/05/2025		
				E 10-187-256-020-000		3,985.00	
						3,985.00	
			102925	REMOVAL OF BIOHAZARDOUS MATERIALS AT HOMELESS ENCAMPMENT AT 21935 VAN BUREN	10/29/2025		
				E 10-187-256-020-000		3,658.00	
						3,658.00	
							7,643.00
83159	12/11/2025	ADT SECURITY SERVICES	1180867821	DEC25-JAN26 SENIOR CENTER SECURITY MONITORING	11/27/2025		
				E 10-805-245-000-000		57.55	
						57.55	
							57.55
83160	12/11/2025	ALESHIRE AND WYNDER LLP	100960	NOV 2025 LEGAL SERVICES - GENERAL	12/03/2025		
				E 10-160-250-000-000		10,670.00	
						10,670.00	
			100963	NOV 2025 LEGAL SERVICES FOR GT HOUSING AUTHORITY	12/03/2025		
				E 52-400-251-000-000		1,616.10	
						1,616.10	
			100962	NOV 2025 LEGAL SERVICES - COMMUNITY HOUSING GROUP, LLC	12/03/2025		
				E 10-160-250-100-000		470.90	
						470.90	
							12,757.00

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83161	12/11/2025	ALLIANT	3334029	INSURANCE FOR LIGHT UP GT 2025	12/01/2025		
				E 62-120-220-000-000		395.00	
						395.00	
							395.00
83162	12/11/2025	AMERITAS LIFE INSURANCE CORP	DEC 2025	DEC 2025 EMPLOYEE PAID DENTAL INSURANCE	12/01/2025		
				B 10-022-70-00		773.16	
						773.16	
							773.16
83163	12/11/2025	ARROWHEAD CREDIT UNION	NOV2025 VISA	NOV-DEC 2025 VISA CHARGES	12/02/2025		
				E 10-120-210-000-000		349.00	
				E 10-190-200-000-000		2.94	
						351.94	
							351.94
83164	12/11/2025	ATHLETIC FIELD SPECIALISTS	8408	NOV 2025 TURF MAINTENANCE FOR RICHARD ROLLINS PARK	11/30/2025		
				E 10-450-245-000-000		2,350.00	
						2,350.00	
							2,350.00
83165	12/11/2025	AZURE HILLS 7TH DAY ADVENTIST	2098	CLEANING FEE FOR LIGHT UP GT 2025	12/04/2025		
				E 62-120-220-000-000		500.00	
						500.00	
							500.00
83166	12/11/2025	BENSON PRODUCTIONS	1627	NOV 2025 VIDEOGRAPHER SERVICES FOR CITY COUNCIL	11/26/2025		
				E 67-380-250-000-000		780.00	
						780.00	
							780.00

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83167	12/11/2025	CALIBER	1717	BANNERS FOR 2025 TRUNK OR TREAT	10/20/2025		
				E 10-120-220-200-000		152.25	
						152.25	
			1716	BANNERS FOR 2025 LIGHT UP GT	10/20/2025		
				E 62-120-220-000-000		152.25	
						152.25	
							304.50
83168	12/11/2025	CAT TRACKING INC	21455	TRAFFIC CONTROL FOR 2025 LIGHT UP GT	12/05/2025		
				E 62-120-220-000-000		4,850.00	
						4,850.00	
			21458	WATER BARRIER RENTAL FOR LIGHT UP GT 2025	12/05/2025		
				E 62-120-220-000-000		216.00	
						216.00	
							5,066.00
83169	12/11/2025	CHARTER COMMUNICATIONS	254304601 112125	CITY HALL INTERNET - PEG CITY HALL - NOV-DEC 2025	11/21/2025		
				E 67-380-250-000-000		540.00	
						540.00	
			188753201 112125	CITY HALL INTERNET - CITY HALL - NOV-DEC 2025	11/21/2025		
				E 10-190-238-000-000		329.99	
						329.99	
			188753301 112125	RICHARD ROLLINS PARK INTERNET - NOV-DEC 2025	11/21/2025		
				E 10-450-238-000-000		329.99	
						329.99	
			188753001 112125	SR CENTER INTERNET - HSD3 - NOV-DEC 2025	11/21/2025		
				E 10-805-238-000-000		140.00	
						140.00	

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			188753101	CITY HALL CABLE - CITY HALL -	11/21/2025		
			112125	NOV-DEC 2025			
				E 10-190-238-000-000		51.83	
						51.83	
							1,391.81
83170	12/11/2025	COMPUTERIZED EMBROIDERY CO I	60070	EMBROIDERY OF CITY LOGO ON SHIRTS	11/20/2025		
				FOR CITY HALL STAFF			
				E 10-190-220-000-000		152.25	
						152.25	
			60071	EMBROIDERY OF CITY LOGO ON SHIRTS	11/20/2025		
				FOR CITY HALL STAFF			
				E 10-190-220-000-000		137.03	
						137.03	
							289.28
83171	12/11/2025	MARYBETH CORRERA	12082025	REFUND YARD SALE SIGN DEPOSIT FOR	12/08/2025		
				(5) YARD SALE SIGNS			
				B 23-515-22-00		50.00	
						50.00	
							50.00
83172	12/11/2025	STEPHANIE DARWIN	12032025	REIMBURSEMENT - DECORATIONS FOR	12/03/2025		
				CITY BIRTHDAY PARTY			
				E 10-804-220-000-000		145.37	
						145.37	
							145.37
83173	12/11/2025	DATA TICKET INC	186028	GRAND TERRACE - CODE ENFORCEMENT	11/21/2025		
				PROCESSING OCT 2025			
				E 10-185-255-000-000		554.00	
						554.00	
			186213	GRAND TERRACE CITATION PROCESSING	11/21/2025		
				FEES OCT 2025			
				E 10-140-255-000-000		90.61	
						90.61	

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			186452	GRAND TERRACE - STREET SWEEPING FOR OCT 2025	11/21/2025		
				E 10-140-255-000-000		62.50	
						62.50	
							707.11
83174	12/11/2025	DUNN EDWARDS CORP	2018A48783	PAINT FOR CITY HALL	11/17/2025		
				E 10-195-245-000-000		23.89	
						23.89	
							23.89
83175	12/11/2025	EZ SUNNYDAY LANDSCAPE	9938	NOV 2025 WEED ABATEMENT - MIRADO CANAL FULL LENGTH TO PICO	12/05/2025		
				E 10-631-255-000-000		2,150.00	
						2,150.00	
			9930	NOV 2025 WEED ABATEMENT AT MAIN AND TAYLOR	11/13/2025		
				E 10-175-244-000-000		1,550.00	
						1,550.00	
			9942	NOV 2025 WEED ABATEMENT AT EMPTY LOT AT PRESTON AND BARTON	12/05/2025		
				E 10-195-245-000-000		866.65	
						866.65	
			9945	NOV 2025 RIGHT OF WAY LANDSCAPING BI MONTHLY MAINT	12/05/2025		
				E 10-450-245-000-000		575.00	
						575.00	
			9943	NOV 2025 WEED ABATEMENT ON HILL AT OBSERVATION	12/05/2025		
				E 10-450-245-000-000		533.00	
						533.00	
			9941	NOV 2025 WEED ABATEMENT CANAL FRONT VIVIENDA TO MICHIGAN	12/05/2025		
				E 10-631-255-000-000		450.00	
						450.00	

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			9940	NOV 2025 WEED ABATEMENT ON LOT BARTON RD WEST OF CITY HALL	12/05/2025		
				E 10-450-245-000-000		450.00	
						450.00	
			9944	NOV 2025 WEED ABATEMENT ON BARTON AND LA CROSSE	12/05/2025		
				E 10-175-244-000-000		400.00	
						400.00	
			9939	NOV 2025 WEED ABATEMENT ON CANAL AT PASCAL AND VIVIENDA	12/05/2025		
				E 10-631-255-000-000		400.00	
						400.00	
			9946	NOV 2025 WEED ABATEMENT ON CANAL AT VAN BUREN AND MICHIGAN	12/05/2025		
				E 10-631-255-000-000		400.00	
						400.00	
							7,774.65
83176	12/11/2025	JUDITH GARCIA	12082025	REIMBURSEMENT FOR TRAIN RENTAL FOR LIGHT UP GT 2025	12/08/2025		
				E 62-120-220-000-000		1,551.00	
						1,551.00	
							1,551.00
83177	12/11/2025	GOODMAN AND ASSOCIATES	6085	NOV 2025 INTERIM CITY ENGINEER SERVICES	12/03/2025		
				E 10-175-250-020-000		6,615.00	
						6,615.00	
							6,615.00
83178	12/11/2025	GRAINGER	9711272097	SAND BAGS FOR STORM PREP	11/13/2025		
				E 10-175-244-000-000		19.99	
						19.99	
			9711272105	SAND BAGS FOR STORM PREP	11/13/2025		
				E 10-175-244-000-000		19.99	
						19.99	
							39.98

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83179	12/11/2025	GRAND TERRACE CITY NEWS	19893	AUG 2025 WEEKLY QUARTER-PAGE DISPLAY AD	08/28/2025		
				E 10-120-230-000-000		1,200.00	
						1,200.00	
			19895	OCT 2025 WEEKLY QUARTER-PAGE DISPLAY AD	10/30/2025		
				E 10-120-230-000-000		1,200.00	
						1,200.00	
			19894	SEP 2025 WEEKLY QUARTER-PAGE DISPLAY AD	09/25/2025		
				E 10-120-230-000-000		960.00	
						960.00	
			19889	GT 11.27.2025 CITY AD: PC HEARING NOTICE ZCA 25-03 AND 25-04	11/25/2025		
				E 10-370-230-000-000		666.00	
						666.00	
							4,026.00
83180	12/11/2025	HDL SOFTWARE LLC	SIN056451	OCT 2025 BUSINESS LICENSE PROCESSING FEES	10/31/2025		
				E 10-140-250-000-000		466.32	
						466.32	
							466.32
83181	12/11/2025	KAILEE HERRERA	12092025	REFUND RESERVATION DEPOSIT FOR SENIOR CENTER 11/22/2025	12/09/2025		
				B 23-515-22-00		200.00	
						200.00	
							200.00

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83182	12/11/2025	HIGH TECH SECURITY SYSTEMS	147191	CAMERA AND HARD DRIVE INSTALLATION AT PICO PARK	11/04/2025		
				E 10-450-245-000-000		1,467.00	
						1,467.00	
			147198	CAMERA INSTALLATION AT PICO PARK	11/19/2025		
				E 10-450-245-000-000		616.61	
						616.61	
							2,083.61
83183	12/11/2025	KONICA MINOLTA	48253048	DEC25-JAN26 RENT FOR (2) PHOTOCOPIERS	12/02/2025		
				E 10-190-700-000-000		260.32	
						260.32	
							260.32
83184	12/11/2025	KONICA MINOLTA BUS. SOLUTIONS	505485298	NOV 2025 CITYWIDE PHOTOCOPIER MAINTENANCE	11/30/2025		
				E 10-190-212-000-000		139.01	
						139.01	
							139.01
83185	12/11/2025	LILBURN CORPORATION	25-1228	NOV 2025 PROFESSIONAL SERVICES FOR SA 25-04	12/04/2025		
				B 23-520-09-00		1,537.50	
						1,537.50	
			25-1230	NOV 2025 PROFESSIONAL SERVICES FOR SA 23-21	12/04/2025		
				B 23-515-72-00		820.00	
						820.00	
			25-1232	NOV 2025 PROFESSIONAL SERVICES FOR GRAND T1	12/04/2025		
				B 23-515-21-00		820.00	
						820.00	
			25-1229	NOV 2025 PROFESSIONAL SERVICES FOR SA 25-05	12/04/2025		
				B 23-520-10-00		615.00	
						615.00	

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			25-1231	NOV 2025 PROFESSIONAL SERVICES FOR SA 25-06	12/04/2025		
				B 23-520-11-00		410.00	
						410.00	
							4,202.50
83186	12/11/2025	LOMA LINDA HEAT AND A C INC	20122009	MAINTENANCE FOR A/C UNITS AT CITY HALL	11/12/2025		
				E 10-195-257-000-000		1,275.00	
						1,275.00	
							1,275.00
83187	12/11/2025	LYNN MERRILL AND ASSOCIATES	26-4	OCT 2025 NPDES SUPPORT SERVICES	12/03/2025		
				E 10-625-255-000-000		322.17	
						322.17	
							322.17
83188	12/11/2025	SALLY MCGUIRE	12092025	REFUND YARD SALE SIGN DEPOSIT FOR (2) YARD SALE SIGNS	12/09/2025		
				B 23-515-22-00		20.00	
						20.00	
							20.00
83189	12/11/2025	MICHAEL BAKER INTERNATIONAL	1268677	OCT 2025 LHMP, SAFETY ELEMENT, EJ ELEMENT CONSULTING	11/22/2025		
				E 10-370-250-000-000		6,200.00	
						6,200.00	
							6,200.00
83190	12/11/2025	MIDAMERICA ADMIN RETIREMENT	PAYDATE 12112025 ARS	PAYDATE 12112025 ARS RETIREMENT	12/11/2025		
				B 10-022-68-00		299.47	
						299.47	
			PAYDATE 11262025 ARS	PAYDATE 11262025 ARS RETIREMENT	11/26/2025		
				B 10-022-68-00		266.06	
						266.06	
							565.53

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83191	12/11/2025	MIKE ROQUET CONSTRUCTION INC	0907-31	REPAIRS TO STORM DRAIN AT PALM AND PRESTON	09/09/2025		
				E 10-631-255-000-000		11,739.60	
						11,739.60	
							11,739.60
83192	12/11/2025	ODP BUSINESS SOLUTIONS LLC	444998009001	PLATES FOR CITY HALL BREAK ROOM	11/07/2025		
				E 10-190-210-000-000		74.33	
						74.33	
			448203088001	CUPS FOR CITY HALL BREAK ROOM	11/26/2025		
				E 10-190-210-000-000		61.47	
						61.47	
							135.80
83193	12/11/2025	ON SITE COMPUTING	54005029	HONEYWELL DRIVE FOR HEAT AND AIR AT CITY HALL	12/04/2025		
				E 10-195-245-000-000		577.29	
						577.29	
							577.29
83194	12/11/2025	PACIFIC PRODUCTS AND SERVICES	37240	CLAMPS FOR STREET SIGNS	12/03/2025		
				E 10-175-244-000-000		129.41	
						129.41	
							129.41
83195	12/11/2025	VICKIE PAINTER	12082025	REFUND YARD SALE SIGN DEPOSIT FOR (5) YARD SALE SIGNS	12/08/2025		
				B 23-515-22-00		50.00	
						50.00	
							50.00
83196	12/11/2025	KATHY PEREZ	12082025	REFUND YARD SALE SIGN DEPOSIT FOR (3) YARD SALE SIGNS	12/08/2025		
				B 23-515-22-00		30.00	
						30.00	
							30.00

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83197	12/11/2025	PRIMO BRANDS	05L8710353697	NOV 2025 WATER SERVICES FOR CITY HALL AND SENIOR CENTER	12/06/2025		
				E 10-190-238-000-000		420.17	
				E 10-805-238-000-000		192.23	
						612.40	
			05L8710047048	NOV-DEC 2025 WATER FILTRATION SYSTEM RENTAL	12/06/2025		
				E 10-190-238-000-000		53.28	
						53.28	
							665.68
83198	12/11/2025	Q3 CONSULTING	38816	OCT 2025 STORM DRAIN MASTER PLAN DEVELOPMENT	11/24/2025		
				E 10-631-255-000-000		3,217.50	
						3,217.50	
							3,217.50
83199	12/11/2025	QUILL LLC	46694053	TONER FOR CITY MANAGER DEPARTMENT PRINTER	11/20/2025		
				E 10-120-210-000-000		274.74	
						274.74	
							274.74
83200	12/11/2025	SCA OF CA LLC	CA25004362	NOV 2025 STREET SWEEPING SERVICES	11/30/2025		
				E 16-900-254-000-000		8,688.67	
						8,688.67	
							8,688.67
83201	12/11/2025	SUNBELT RENTALS INC	176524627-0001	MANLIFT FOR PAINTING AT CITY HALL	11/07/2025		
				E 10-175-240-000-000		1,106.61	
						1,106.61	
			175991570-0001	SCISSOR LIFT FOR INSTALLING LIGHTS AT CITY HALL	11/01/2025		
				E 10-175-240-000-000		716.57	
						716.57	

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			176927962-0001	MANLIFT FOR PAINTING AT CITY HALL	11/18/2025		
				E 10-175-240-000-000		612.51	
						612.51	
							2,435.69
83202	12/11/2025	SUPERIOR BUILDING MAINTENANCE	10708	DEC 2025 JANITORIAL SERVICES FOR CIVIC CENTER, PARKS, AND SENIOR CENTER	11/24/2025		
				E 10-195-245-000-000		3,378.00	
				E 10-450-245-000-000		1,922.00	
				E 10-805-245-000-000		1,708.00	
						7,008.00	
			10709	HOLIDAY CLEANING AT CITY HALL	11/24/2025		
				E 10-195-245-000-000		144.00	
						144.00	
							7,152.00
83203	12/11/2025	T MOBILE	NOV25 TMOBILE	OCT-NOV 2025 BACKUP INTERNET SERVICE	11/20/2025		
				E 10-380-250-000-000		33.35	
						33.35	
							33.35
83204	12/11/2025	TERMINIX	466104741	NOV 2025 GOPHER CONTROL FOR GRIFFIN PARK	11/18/2025		
				E 10-450-245-000-000		208.00	
						208.00	
			466103827	NOV 2025 GOPHER CONTROL FOR TJ AUSTIN PARK	11/18/2025		
				E 10-450-245-000-000		197.00	
						197.00	
			466103887	NOV 2025 GOPHER CONTROL FOR CITY HALL	11/18/2025		
				E 10-195-245-000-000		152.00	
						152.00	

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			466103735	NOV 2025 PEST CONTROL SERVICES - CITY HALL	11/18/2025		
				E 10-195-245-000-000		128.00	
						128.00	
			466103898	NOV 2025 PEST CONTROL SVCS FOR SENIOR CENTER	11/18/2025		
				E 10-805-245-000-000		124.00	
						124.00	
			466103870	NOV 2025 GOPHER CONTROL FOR RICHARD ROLLINS PARK	11/18/2025		
				E 10-450-245-000-000		102.00	
						102.00	
			466103755	NOV 2025 GOPHER CONTROL FOR DOG PARK	11/18/2025		
				E 10-450-245-000-000		102.00	
						102.00	
			466103839	NOV 2025 GOPHER CONTROL FOR POCKET PARK	11/18/2025		
				E 10-450-245-000-000		80.00	
						80.00	
							1,093.00
83205	12/11/2025	TOP TIER PLUMBING AND ROOTER	2992	SEWER LINE REPAIRS AT RICHARD ROLLINS PARK	10/30/2025		
				E 10-450-245-000-000		1,000.00	
						1,000.00	
			3125	RESTROOM REPAIRS AT CITY HALL	11/29/2025		
				E 10-195-245-000-000		464.08	
						464.08	
							1,464.08
83206	12/11/2025	DANIEL TORRES	12032025	REIMBURSEMENT - SUPPLIES FOR GRAND TERRACE CITY BIRTHDAY	12/03/2025		
				E 10-804-220-000-000		174.72	
						174.72	
							174.72

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83207	12/11/2025	UNDERGROUND SERVICE ALERT	1120250327	DEC 2025 MONTHLY DATABASE MAINTENANCE FEE	12/01/2025		
				E 16-900-220-000-000		112.00	
						112.00	
			25-261720	DEC 2025 CA STATE FEE FOR REGULATORY COST	12/01/2025		
				E 16-900-220-000-000		46.43	
						46.43	
							158.43
83208	12/11/2025	VERIZON WIRELESS	6129320262	ALPR LINE CHARGES OCT-NOV 2025	11/23/2025		
				E 10-190-235-000-000		190.05	
						190.05	
							190.05
83209	12/11/2025	ALICE VICKERS	12092025	REFUND RESERVATION DEPOSIT FOR RICHARD ROLLINS PARK 12/07/2025	12/09/2025		
				B 23-515-22-00		50.00	
						50.00	
							50.00
83210	12/11/2025	VIRGINIA ZARAGOZA	12092025	REFUND YARD SALE SIGN DEPOSIT FOR (4) YARD SALE SIGNS	12/09/2025		
				B 23-515-22-00		40.00	
						40.00	
							40.00
83211	12/17/2025	AT AND T	DEC 2025 AT&T	DEC 2025 AT&T	12/01/2025		
				E 10-190-235-000-000		240.75	
				E 10-450-235-000-000		699.94	
				E 10-805-235-000-000		1,362.37	
						2,303.06	
							2,303.06

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83212	12/17/2025	MARTHA CARDENAS	12152025	REFUND YARD SALE SIGN DEPOSIT FOR (5) YARD SALE SIGNS	12/15/2025		
				B 23-515-22-00		50.00	
						50.00	50.00
83213	12/17/2025	CHARTER COMMUNICATIONS	234703801 120125	CITY HALL ELEVATOR PHONE - DEC 2025	12/01/2025		
				E 10-195-246-000-000		40.00	
						40.00	40.00
83214	12/17/2025	DENTAL HEALTH SERVICES	2537653	JAN 2026 EMPLOYEE PAID DENTAL INSURANCE	12/16/2025		
				B 10-022-70-00		157.20	
						157.20	157.20
83215	12/17/2025	MIGUEL ESTRADA	12152025	REFUND - CALPERS DEDUCTION TAKEN ON CHECK	12/15/2025		
				B 10-022-62-00		38.75	
						38.75	38.75
83216	12/17/2025	FAMILY SERVICE ASSOCIATION	11-2025-300604	NOV 2025 CDBG SENIOR CENTER NUTRITION PROGRAM	12/01/2025		
				E 22-425-305-000-000		1,675.83	
						1,675.83	1,675.83
83217	12/17/2025	GRAINGER	9727378912	SHOP SUPPLIES FOR MAINTENANCE	12/01/2025		
				E 10-175-218-000-000		71.52	
						71.52	71.52
83218	12/17/2025	HOME DEPOT CREDIT SERVICE	3273294	PAINTING AND CLEANING SUPPLIES FOR CITY HALL	11/04/2025		
				E 10-195-245-000-000		412.75	
						412.75	

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			4273883	PAINT SUPPLIES, CLEANING SUPPLIES, AND SMALL TOOLS	11/13/2025		
				E 10-175-218-000-000		203.08	
				E 10-195-245-000-000		22.88	
				E 10-450-245-000-000		14.08	
				E 62-120-220-000-000		70.08	
						310.12	
			2901315	CLEANING TABLETS AND STORAGE TOTES	11/25/2025		
				E 10-190-210-000-000		151.60	
				E 10-195-245-000-000		54.35	
						205.95	
			5273814	SUPPLIES TO HANG CHRISTMAS LIGHTS FOR LIGHT UP GT	11/12/2025		
				E 62-120-220-000-000		96.64	
						96.64	
			2273392	CLEANING SUPPLIES FOR CITY HALL	11/05/2025		
				E 10-195-245-000-000		95.44	
						95.44	
			272815	CLEANING SUPPLIES AND COMBO LOCK	10/28/2025		
				E 10-195-245-000-000		68.93	
				E 10-450-245-000-000		24.63	
						93.56	
			1516226	SUPPLIES FOR HANGING CHRISTMAS LIGHTS FOR LIGHT UP GT	11/26/2025		
				E 62-120-220-000-000		80.21	
						80.21	
			1513460	PAINTING SUPPLIES AND SMALL TOOLS	11/06/2025		
				E 10-175-218-000-000		8.10	
				E 10-195-245-000-000		54.70	
						62.80	
			9611166	IRRIGATION SUPPLIES FOR CITY HALL	10/29/2025		
				E 10-195-245-000-000		49.50	
						49.50	

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			7274121	PAINT SUPPLIES FOR CITY HALL	11/20/2025		
				E 10-195-245-000-000		44.95	
						44.95	
			2211099	PAINT SUPPLIES FOR CITY HALL	11/25/2025		
				E 10-195-245-000-000		36.87	
						36.87	
			9011319	PLUMBING SUPPLIES FOR PARKS	10/29/2025		
				E 10-450-245-000-000		32.59	
						32.59	
			3040427	LIGHTS FOR COMMUNITY ROOM AT CITY HALL	11/04/2025		
				E 10-195-245-000-000		22.09	
						22.09	
			3041336	SUPPLIES FOR HANGING CHRISTMAS LIGHTS FOR LIGHT UP GT	11/14/2025		
				E 62-120-220-000-000		16.75	
						16.75	
			5273837	BOLTS TO HANG CHRISTMAS LIGHTS FOR LIGHT UP GT	11/12/2025		
				E 62-120-220-000-000		8.70	
						8.70	
			512450	SUPPLIES TO HANG PLANTS AT CITY HALL	10/28/2025		
				E 10-195-245-000-000		8.23	
						8.23	
							1,577.15
83220	12/17/2025	ON SITE COMPUTING	54005040	JAN 2026 IT SERVICES	12/01/2025		
				E 10-380-250-000-000		10,983.34	
						10,983.34	
							10,983.34
83221	12/17/2025	PACIFIC PRODUCTS AND SERVICES	37258	TRAFFIC CONTROL SUPPLIES FOR LIGHT UP GT	12/05/2025		
				E 62-120-220-000-000		887.40	
						887.40	

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			37227	PEDESTRIAN SIGNS FOR PARKS	12/02/2025		
				E 10-450-245-000-000		228.27	
						228.27	
			37230	DOG SIGNS FOR PARKS	12/02/2025		
				E 10-450-245-000-000		169.65	
						169.65	
							1,285.32
83222	12/17/2025	RIVERSIDE HIGHLAND WATER CO	OCT-NOV 2025 RHWC	09/25/2025-11/18/2025 RIVERSIDE HIGHLAND WATER CO	12/04/2025		
				B 10-015-60-00		69.20	
				E 10-175-238-000-000		434.22	
				E 10-190-238-000-000		1,194.76	
				E 10-450-238-000-000		7,038.68	
				E 10-805-238-000-000		3,133.64	
				E 26-600-239-000-000		1,065.00	
				E 26-601-239-000-000		106.57	
				E 26-605-238-000-000		306.54	
						13,348.61	
							13,348.61
83223	12/17/2025	ST FRANCIS ELECTRIC	22147789	NOV 2025 RESPONSE TRAFFIC SIGNAL MAINTENANCE	11/30/2025		
				E 16-510-255-000-000		2,677.38	
						2,677.38	
			22147788	NOV 2025 ROUTINE TRAFFIC SIGNAL MAINTENANCE	11/30/2025		
				E 16-510-255-000-000		557.55	
						557.55	
							3,234.93
83224	12/17/2025	STERICYCLE INC	8012856756	NOV 2025 RECORDS DESTRUCTION	12/10/2025		
				E 10-125-250-000-000		170.26	
						170.26	
							170.26

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83225	12/17/2025	TERMINIX	466488143	NOV 2025 GOPHER CONTROL FOR PICO PARK	11/18/2025		
				E 10-450-245-000-000		170.00	
						170.00	
							170.00
83226	12/17/2025	WILLDAN	002-36731	NOV 2025 PLAN CHECK/ INSPECTION SVCS FOR BUILDING & SAFETY	12/02/2025		
				E 10-172-250-100-000		8,314.10	
						8,314.10	
			00423022	OCT 2025 PROFESSIONAL SERVICES FOR JAY GEES	12/08/2025		
				B 23-515-55-00		1,088.00	
						1,088.00	
			00423004	OCT 2025 PLAN CHECK/INSPECTION SERVICES FOR PUBLIC WORKS	12/08/2025		
				E 10-175-250-020-000		1,008.00	
						1,008.00	
			002-36732	NOV 2025 PLAN CHECKING SERVICES FOR VARIOUS DEVELOPERS	12/02/2025		
				B 23-515-72-00		472.50	
				B 23-520-13-00		135.00	
						607.50	
							11,017.60
3430009	12/09/2025	SO CA GAS COMPANY	NOV 2025 GAS SERVICE	NOV 2025 GAS SERVICE	12/09/2025		
				E 10-190-238-000-000		45.87	
				E 10-805-238-000-000		155.15	
						201.02	
							201.02
18091070	12/15/2025	PUBLIC EMPLOYEES RETIREMENT	PAYDTE 11262025 PERS	RETIREMENT CONTRIBUTIONS FOR PAY DATE 11/26/2025	11/26/2025		
				B 10-022-62-00		12,547.52	
						12,547.52	
							12,547.52

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
18118858	12/15/2025	PUBLIC EMPLOYEES RETIREMENT	PAYDTE 12112025 PERS	RETIREMENT CONTRIBUTIONS FOR PAY DATE 12/11/2025	12/11/2025		
				B 10-022-62-00		12,571.52	
						12,571.52	
							12,571.52
18124722	12/08/2025	CA PUB EMPLOYEES RETIRE SYSTE	12012025 HPERS	DEC 2025 PERS HEALTH INSURANCE ACH 1003066278	12/01/2025		
				B 10-022-61-00		3,278.13	
				E 10-120-142-000-000		4,102.02	
				E 10-125-142-000-000		1,756.64	
				E 10-140-142-000-000		2,585.90	
				E 10-172-142-000-000		927.39	
				E 10-175-142-000-000		3,709.55	
				E 10-185-142-000-000		1,854.77	
				E 10-190-142-000-000		5,961.87	
				E 10-370-142-000-000		829.26	
				E 10-450-142-000-000		1,854.77	
				E 16-175-142-000-000		927.39	
				E 22-425-142-000-000		829.25	
						28,616.94	
							28,616.94
18153666	12/15/2025	CALPERS 457 PLAN	PAYDATE 11262025 457	EFT PAYMENT CALPERS ACH CONFIRM #1003071139	11/26/2025		
				B 10-022-63-00		2,560.00	
						2,560.00	
							2,560.00
18153677	12/15/2025	CALPERS 457 PLAN	PAYDATE 12112025 457	EFT PAYMENT CALPERS ACH CONFIRM #1003071195	12/11/2025		
				B 10-022-63-00		2,560.00	
						2,560.00	
							2,560.00

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
33218059	12/03/2025	SO CA EDISON COMPANY	NOV 2025 EDISON	NOV 2025 EDISON	12/01/2025		
				E 10-175-238-000-000		107.25	
				E 10-190-238-000-000		7,592.89	
				E 10-450-238-000-000		4,154.87	
				E 16-510-238-000-000		8,195.17	
				E 26-600-238-000-000		80.03	
				E 26-601-238-000-000		65.02	
				E 26-602-238-000-000		90.03	
				E 26-603-238-000-000		15.01	
				E 26-604-238-000-000		69.19	
				E 26-605-238-000-000		55.65	
				E 65-425-700-000-000		31.00	
						20,456.11	
							20,456.11
109205380	12/15/2025	WEX BANK	109205380	NOV-DEC 2025 VEHICLE FUEL CHEVRON	12/06/2025		
				E 10-175-272-000-000		2,179.71	
				E 10-185-272-000-000		347.84	
						2,527.55	
							2,527.55

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
470525925	12/11/2025	US BANK	NOV2025 CAL CARD	NOV-DEC 2025 CAL CARD CHARGES	12/08/2025		
				E 10-110-210-000-000 - OFFICE SUPPLIES		74.72	
				E 10-110-270-000-000 - CONFERENCE		2,379.21	
				E 10-120-210-000-000 - OFFICE SUPPLIES		873.02	
				E 10-120-220-000-000 - MTRLS & SUPPLIES		99.89	
				E 10-120-220-200-000 - MTRLS & SUPPLIES		-701.68	
				E 10-125-210-000-000 - OFFICE SUPPLIES		108.49	
				E 10-125-265-000-000 - MEMBERSHIP/DUES		15.00	
				E 10-125-270-000-000 - CONFERENCE		305.60	
				E 10-140-210-000-000 - OFFICE SUPPLIES		18.31	
				E 10-140-220-000-000 - MTRLS & SUPPLIES		105.68	
				E 10-140-265-000-000 - MEMBERSHIP/DUES		155.00	
				E 10-175-210-000-000 - OFFICE SUPPLIES		93.42	
				E 10-175-244-000-000 - PARKWAY MAINT		2,494.73	
				E 10-175-246-000-000 - EQUIPMENT MAINT		330.81	
				E 10-175-270-000-000 - CONFERENCE		813.50	
				E 10-175-272-000-000 - VEHICLE MAINT		444.88	
				E 10-185-210-000-000 - OFFICE SUPPLIES		1,657.31	
				E 10-185-218-000-000 - UNIFORMS		206.61	
				E 10-185-272-000-000 - VEHICLE MAINT		196.29	
				E 10-190-210-000-000 - OFFICE SUPPLIES		44.12	
				E 10-190-220-000-000 - MTRLS & SUPPLIES		1,477.38	
				E 10-190-272-000-000 - VEHICLE MAINT		52.32	
				E 10-195-245-000-000 - MTRLS & SUPPLIES		33.37	
				E 10-195-246-000-000 - MTRLS & SUPPLIES		130.49	
				E 10-370-210-000-000 - OFFICE SUPPLIES		21.80	
				E 10-370-220-000-000 - MTRLS & SUPPLIES		397.18	
				E 10-370-265-000-000 - MEMBERSHIP/DUES		787.79	
				E 10-805-220-000-000 - MTRLS & SUPPLIES		182.39	
				E 10-808-220-000-000 - MTRLS & SUPPLIES		109.74	
				E 62-120-220-000-000 - LIGHT UP GT		3,645.84	
						16,553.21	
							16,553.21

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
490575025	12/12/2025	VERIZON WIRELESS	6129836876	NOV-DEC 2025 MONTHLY PHONE CHARGES	12/01/2025		
				E 10-120-235-000-000		116.58	
				E 10-125-235-000-000		77.72	
				E 10-140-235-000-000		116.58	
				E 10-172-235-000-000		38.86	
				E 10-175-235-000-000		719.89	
				E 10-185-235-000-000		162.44	
				E 10-190-235-000-000		270.13	
				E 10-370-235-000-000		77.72	
				E 10-805-235-000-000		38.86	
				E 65-425-235-000-000		38.86	
						1,657.64	
							1,657.64
					Total Checks:		**255,327.72**

IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 37202, I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE AFORE LISTED CHECKS FOR PAYMENT OF CITY LIABILITIES HAVE BEEN AUDITED BY ME AND ARE ACCURATE, NECESSARY AND APPROPRIATE EXPENDITURES FOR THE OPERATION OF THE CITY. I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE CITY HAS AVAILABLE FUNDS FOR PAYMENT THEREOF.

Christine Clayton

Christine Clayton, Finance Director
City of Grand Terrace

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AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Approve Check #83219 to Mayor Hussey in the amount of $359.85 from the December 2025 Check Register

PRESENTED BY: Christine Clayton, Finance Director

RECOMMENDATION: **APPROVE CHECK #83219 TO MAYOR HUSSEY IN THE AMOUNT OF $359.85 FROM THE DECEMBER 2025 CHECK REGISTER**

2030 VISION STATEMENT:
This staff report supports Goal #1, “Ensuring Our Fiscal Viability”, through the continuous monitoring of expenditure budgets, allocations, and operational costs.

BACKGROUND:
The check register for the month of December-2025 was prepared in accordance with Government Code §37202 and submitted to City Council at the February 10, 2026 meeting.

The check register lists all vendor payments for the respective month, along with a brief description of the type of goods or services purchased and the account code(s) associated with each payment. The check registers list all payments made to vendors and employee reimbursements during the month.

DISCUSSION:
The December 2025 check register is submitted to City Council on February 10, 2026 with the exception of check #83219 to Mayor Hussey for $359.85 to reimburse him for health insurance. The Mayor has to recuse himself from voting on this check, necessitating a separate vote to approve this expenditure.

ENVIRONMENTAL IMPACT:
N/A

FISCAL IMPACT:
The disbursement was made in accordance with the approved budget for Fiscal Year 2025-26.

CITY OF GRAND TERRACE
FY2025-26

GRAND TERRACE CIVIC CENTER
22795 BARTON ROAD GRAND TERRACE, CA 92313

CHECK REGISTER
Account Index

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

The Grand Terrace City Council meets on the Second Tuesday of each month at 6:00 pm.

Fund No.	Fund Name	Dept No.	Department Cost Center	Acct No.	General Account Numbers
09	CHILD CARE FUND	110	CITY COUNCIL	110	SALARIES/WAGES
10	GENERAL FUND	120	CITY MANAGER	115	OVERTIME
11	STREET FUND	125	CITY CLERK	120	COUNCIL STIPENDS
12	STORM DRAIN FUND	140	FINANCE	138	MEDICARE / SUI
13	PARK FUND	160	CITY ATTORNEY	139	EMPLOYEES' BENEFIT PLAN
14	AB 3229 COPS FUND	172	BUILDING & SAFETY	140	RETIREMENT
15	AIR QUALITY IMPROVEMENT FUND	175	PUBLIC WORKS	142	HEALTH/LIFE INSURANCE
16	GAS TAX FUND	180	COMMUNITY EVENTS	143	WORKERS' COMPENSATION
17	TRAFFIC SAFETY FUND	185	RENTAL INSPECTION PROGRAM	210	OFFICE EXPENSE
18	TRANS. DEV. ACT (T D A FUND)	187	ENFORCEMENT PROGRAM	211	POSTAGE & MAILING
19	FACILITIES DEVELOPMENT FUND	190	NON-DEPARTMENTAL	220	SPECIAL DEPARTMENTAL EXP
20	MEASURE I FUND	195	FACILITIES MAINTENANCE	230	ADVERTISING
21	WASTE WATER DISPOSAL FUND	370	PLANNING & DEVELOPMENT SVCS	235	COMMUNICATIONS
22	COMMUNITY DEV. BLOCK GRANT	380	MGT INFORMATION SYSTEMS	238	UTILITIES
25	SPRING MOUNTAIN RANCH FUND	410	LAW ENFORCEMENT	240	RENTS & LEASES
26	LSCPG/ LGHTG ASSESSMENT DIST.	411	ASSET FORFEITURES	244	CUSTODIAL SERVICES
32	S/A CAPITAL PROJECTS FUND	430	RECREATION SERVICES	245	MAINT BLDG GRNDS EQUIPMNT
36	S/A 2011 TABS BOND PROCEEDS	441	CHILD CARE - NUTRITION GRANT	246	MAINT/OPER OF EQUIPMNT
45	CIP - COMMERCE WAY	445	CHILD CARE - TINY TOTS	250	PROFESSIONAL SERVICES
46	CIP - STREET IMPROVEMENTS	446	CHILD CARE - AFTER SCHOOL	251	BANKING SERVICE CHARGES
47	CIP - BARTON RD. BRIDGE PROJECT	447	CHILD CARE - PRE-SCHOOL	252	ROAD MAINTENANCE
48	CIP - CAPITAL PROJECTS FUND	450	PARKS MAINTENANCE	254	STREET SWEEPING
49	CIP - PARKS	461	COMMUNITY GRANTS	255	CONTRACTUAL SERVICES
50	CAPITAL PROJECT BOND PROCEEDS	500	AIR QUALITY PROGRAMS	256	ANIMAL SHELTERING SVCS
52	HOUSING AUTHORITY	510	STREET & SIGNAL LIGHTING	260	INSURANCE & SURETY BONDS
61	COMMUNITY BENEFITS FUND	573	LINE MAINTENANCE	265	MEMBERSHIPS & DUES
62	LIGHT UP GRAND TERRACE FUND	600	ZONE 1 13364 CANAL -TERR PINES	268	TRAINING
63	ILLEGAL FIREWORKS FUND	601	ZONE 3 TRACT 14471 PICO & ORIOLE	270	TRAVEL/CONFERENCES/MTGS
64	PUBLIC SAFETY FUND	602	ZONE 2 14264 FORREST CITY PHASE II	271	MILEAGE
65	SENIOR BUS PROGRAM FUND	603	ZONE 4 TRACT 17766 GREENBRIAR	625	NPDES
66	CAL RECYCLE GRANT	604	ZONE 5 TRACT 18793 PALOMINO	631	STORM DRAIN MAINTENANCE
67	PUBLIC EDUC & GOVT ACCESS (PEG)	605	ZONE 6 TRACT 18071 JADEN	801	PLANNING COMMISSION
68	40TH YR CELEBRATION FUND	606	ZONE 7 TRACT 18604 TESORO/VAN BUREN	804	HISTORICAL & CULTURAL COMM.
69	COMMUNITY DAY FUND	625	NPDES	311	FACILITY IMPROVEMENTS
70	FIXED ASSED/EQUIP REPL FUND	631	STORM DRAIN MAINTENANCE	570	WASTEWATER TREATMENT
73	ACTIVE TRANS PRGM (ATP) GRANT	700	CAPITAL OUTLAY	400	OTHER COMMUNITY GRANTS
74	HIGHWAY SFTY IMPV PRGM (HSIP)	705	EVERY 15 MINUTES	601	ELECTRICAL VEHICLE STATIONS
75	EMER MGMT PREP GRANT (EMPG)	801	PLANNING COMMISSION	700	COMPUTER EQUIPMENT
76	ENHANCED INFRA FIN DIST (EIFD)	804	HISTORICAL & CULTURAL COMMITTEE	701	CAPITAL IMPROVEMENT OTHER
77	SO CAL INCENTIVE PROJECT (SCIP)	805	SENIOR CITIZENS PROGRAM	705	VEHICLES
90	COVID-19 EMERGENCY FUND	808	EMERGENCY OPERATIONS PROG.	998	OVERHEAD COST ALLOCATION
95	DOG PARK ENDOWMENT FUND	999	TRANSFERS	999	TRANSFERS OUT

CITY OF GRAND TERRACE
FY2025-26

GRAND TERRACE CIVIC CENTER
22795 BARTON ROAD GRAND TERRACE, CA 92313

CHECK REGISTER CHECK #83219

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

The Grand Terrace City Council meets on the Second Tuesday of each month at 6:00 pm.

Check Register
CITY OF GRAND TERRACE
As of 12/31/2025

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83219	12/17/2025	WILLIAM HUSSEY	DEC2025-BH HLTH REIM	DEC 2025 HEALTH REIMBURSEMENT	12/16/2025		
				E 10-110-142-000-000		359.85	
							359.85
					Total Checks:		**359.85**

IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 37202, I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE AFORE LISTED CHECKS FOR PAYMENT OF CITY LIABILITIES HAVE BEEN AUDITED BY ME AND ARE ACCURATE, NECESSARY AND APPROPRIATE EXPENDITURES FOR THE OPERATION OF THE CITY. I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE CITY HAS AVAILABLE FUNDS FOR PAYMENT THEREOF.

Christine Clayton

Christine Clayton, Finance Director
City of Grand Terrace

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AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Approval of the January-2026 Check Register in the Amount of $559,914.68.

PRESENTED BY: Christine Clayton, Finance Director

RECOMMENDATION: **APPROVE THE CHECK REGISTER NO. 01312026 IN THE AMOUNT OF $559,914.68 AS SUBMITTED, FOR THE MONTH ENDING JANUARY 31, 2026**

2030 VISION STATEMENT:
This staff report supports Goal #1, “Ensuring Our Fiscal Viability”, through the continuous monitoring of expenditure budgets, allocations, and operational costs.

BACKGROUND:
The check register for the month of January-2026 has been prepared in accordance with Government Code §37202 and is hereby submitted for City Council’s approval.

The check register lists all vendor payments for the respective month, along with a brief description of the type of goods or services purchased and the account code(s) associated with each payment. The check registers list all payments made to vendors and employee reimbursements during the month of January-2026.

The attached index to the Check Register is a guideline account list only and is not intended to replace the comprehensive chart of accounts used by the City and Grand Terrace Successor Agency. Expenditure account number formats are XX-XXX-XXX [Fund-Department-Account]. Expenditures may be made from trust/agency accounts (Fund 23-XXX-) or temporary clearing accounts that do not have a budgetary impact.

DISCUSSION:
CHECK REGISTER

A total of $559,914.68 in accounts payable checks and/or wires were issued during the period for services, reimbursements, supplies, and contracts and are detailed in the individual monthly register.

Below is a table that lists payments larger than $10,000 for the month of January-2026.

Payments larger than $10,000:

Check No.	Payee	Description	Amount
83243	HDL SOFTWARE LLC	NOV 2025 BUSINESS LICENSE PROCESS FEES	$12,606.72

83249	LANCE SOLL AND LUNGHARD LLP	2025 GOVERNMENT AUDIT, HOUSING SUCCESSOR AUDIT, AND STREET REPORT	$22,500.00
83256	Q3 CONSULTING	NOV 2025 STORM DRAIN MASTER PLAN DEVELOPMENT	$11,365.00
83259	SB COUNTY SHERIFF	DEC 2025 LAW ENFORCEMENT SERVICES, FY 2025-26 Q1-Q2 EMERGENCY DISPATCH SERVICE	$241,487.50
83289	ON SITE COMPUTING	FEB 2026 IT SERVICES	$10,983.34
83309	TYLER TECHNOLOGIES INC	FY2025-26 EDEN/TYLER TECHNOLOGIES MAINTENANCE AND SUPPORT	$30,877.81
18118879	PUBLIC EMPLOYEES RETIREMENT	RETIREMENT CONTRIBUTIONS FOR PAY DATE 12/24/2025	$12,569.93
18152224	PUBLIC EMPLOYEES RETIREMENT	RETIREMENT CONTRIBUTIONS FOR PAY DATE 01/08/2026	$12,488.31
18155347	CA PUB EMPLOYEES RETIRE	JAN 2026 PERS HEALTH INSURANCE	$30,726.73
18160830	CALPERS REPLACEMENT BENEFIT	2026 REPLACEMENT BENEFIT CONTRIBUTION PART 1	$15,526.92
34313952	SO CA EDISON COMPANY	DEC 2025 ENERGY USAGE	$19,619.61
	TOTAL PAYMENTS LARGER THAN $10,000		**$420,751.87**

PAYROLL

Payroll costs for the month:

Pay Per.		Period Start		Period End	Pay Date	Amount
Jan-26						
14	From	12/20/2025	to	1/2/2026	1/8/2026	$83,341.18

15	From	1/3/2026	to	1/16/2026	1/22/2026	$85,171.85
						$168,513.03

ENVIRONMENTAL IMPACT:
N/A

FISCAL IMPACT:
All disbursements (including payroll) were made in accordance with the approved budget for Fiscal Year 2025-26 in the amount of:

Description	**Amount**
Jan-26	
Check Register	$559,914.68
Payroll	$168,513.03
	$728,427.71

CITY OF GRAND TERRACE
FY2025-26

GRAND TERRACE CIVIC CENTER
22795 BARTON ROAD GRAND TERRACE, CA 92313

CHECK REGISTER
Account Index

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

The Grand Terrace City Council meets on the Second Tuesday of each month at 6:00 pm.

Fund No.	Fund Name	Dept No.	Department Cost Center	Acct No.	General Account Numbers
09	CHILD CARE FUND	110	CITY COUNCIL	110	SALARIES/WAGES
10	GENERAL FUND	120	CITY MANAGER	115	OVERTIME
11	STREET FUND	125	CITY CLERK	120	COUNCIL STIPENDS
12	STORM DRAIN FUND	140	FINANCE	138	MEDICARE / SUI
13	PARK FUND	160	CITY ATTORNEY	139	EMPLOYEES' BENEFIT PLAN
14	AB 3229 COPS FUND	172	BUILDING & SAFETY	140	RETIREMENT
15	AIR QUALITY IMPROVEMENT FUND	175	PUBLIC WORKS	142	HEALTH/LIFE INSURANCE
16	GAS TAX FUND	180	COMMUNITY EVENTS	143	WORKERS' COMPENSATION
17	TRAFFIC SAFETY FUND	185	RENTAL INSPECTION PROGRAM	210	OFFICE EXPENSE
18	TRANS. DEV. ACT (T D A FUND)	187	ENFORCEMENT PROGRAM	211	POSTAGE & MAILING
19	FACILITIES DEVELOPMENT FUND	190	NON-DEPARTMENTAL	220	SPECIAL DEPARTMENTAL EXP
20	MEASURE I FUND	195	FACILITIES MAINTENANCE	230	ADVERTISING
21	WASTE WATER DISPOSAL FUND	370	PLANNING & DEVELOPMENT SVCS	235	COMMUNICATIONS
22	COMMUNITY DEV. BLOCK GRANT	380	MGT INFORMATION SYSTEMS	238	UTILITIES
25	SPRING MOUNTAIN RANCH FUND	410	LAW ENFORCEMENT	240	RENTS & LEASES
26	LSCPG/ LGHTG ASSESSMENT DIST.	411	ASSET FORFEITURES	244	CUSTODIAL SERVICES
32	S/A CAPITAL PROJECTS FUND	430	RECREATION SERVICES	245	MAINT BLDG GRNDS EQUIPMNT
36	S/A 2011 TABS BOND PROCEEDS	441	CHILD CARE - NUTRITION GRANT	246	MAINT/OPER OF EQUIPMNT
45	CIP - COMMERCE WAY	445	CHILD CARE - TINY TOTS	250	PROFESSIONAL SERVICES
46	CIP - STREET IMPROVEMENTS	446	CHILD CARE - AFTER SCHOOL	251	BANKING SERVICE CHARGES
47	CIP - BARTON RD. BRIDGE PROJECT	447	CHILD CARE - PRE-SCHOOL	252	ROAD MAINTENANCE
48	CIP - CAPITAL PROJECTS FUND	450	PARKS MAINTENANCE	254	STREET SWEEPING
49	CIP - PARKS	461	COMMUNITY GRANTS	255	CONTRACTUAL SERVICES
50	CAPITAL PROJECT BOND PROCEEDS	500	AIR QUALITY PROGRAMS	256	ANIMAL SHELTERING SVCS
52	HOUSING AUTHORITY	510	STREET & SIGNAL LIGHTING	260	INSURANCE & SURETY BONDS
61	COMMUNITY BENEFITS FUND	573	LINE MAINTENANCE	265	MEMBERSHIPS & DUES
62	LIGHT UP GRAND TERRACE FUND	600	ZONE 1 13364 CANAL -TERR PINES	268	TRAINING
63	ILLEGAL FIREWORKS FUND	601	ZONE 3 TRACT 14471 PICO & ORIOLE	270	TRAVEL/CONFERENCES/MTGS
64	PUBLIC SAFETY FUND	602	ZONE 2 14264 FORREST CITY PHASE II	271	MILEAGE
65	SENIOR BUS PROGRAM FUND	603	ZONE 4 TRACT 17766 GREENBRIAR	625	NPDES
66	CAL RECYCLE GRANT	604	ZONE 5 TRACT 18793 PALOMINO	631	STORM DRAIN MAINTENANCE
67	PUBLIC EDUC & GOVT ACCESS (PEG)	605	ZONE 6 TRACT 18071 JADEN	801	PLANNING COMMISSION
68	40TH YR CELEBRATION FUND	606	ZONE 7 TRACT 18604 TESORO/VAN BUREN	804	HISTORICAL & CULTURAL COMM.
69	COMMUNITY DAY FUND	625	NPDES	311	FACILITY IMPROVEMENTS
70	FIXED ASSED/EQUIP REPL FUND	631	STORM DRAIN MAINTENANCE	570	WASTEWATER TREATMENT
73	ACTIVE TRANS PRGM (ATP) GRANT	700	CAPITAL OUTLAY	400	OTHER COMMUNITY GRANTS
74	HIGHWAY SFTY IMPV PRGM (HSIP)	705	EVERY 15 MINUTES	601	ELECTRICAL VEHICLE STATIONS
75	EMER MGMT PREP GRANT (EMPG)	801	PLANNING COMMISSION	700	COMPUTER EQUIPMENT
76	ENHANCED INFRA FIN DIST (EIFD)	804	HISTORICAL & CULTURAL COMMITTEE	701	CAPITAL IMPROVEMENT OTHER
77	SO CAL INCENTIVE PROJECT (SCIP)	805	SENIOR CITIZENS PROGRAM	705	VEHICLES
90	COVID-19 EMERGENCY FUND	808	EMERGENCY OPERATIONS PROG.	998	OVERHEAD COST ALLOCATION
95	DOG PARK ENDOWMENT FUND	999	TRANSFERS	999	TRANSFERS OUT

CITY OF GRAND TERRACE
FY2025-26

GRAND TERRACE CIVIC CENTER
22795 BARTON ROAD GRAND TERRACE, CA 92313

MONTHLY CHECK REGISTER For the Period Ending January 31, 2026

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

The Grand Terrace City Council meets on the Second Tuesday of each month at 6:00 pm.

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83227	01/08/2026	8X8 INC	5393728	JAN 2026 SERVICE CHARGE FOR (46) POLYCOM VVX 450 PHONES	01/01/2026		
				E 10-190-235-000-000		1,322.64	
						1,322.64	
							1,322.64
83228	01/08/2026	ADT SECURITY SERVICES	1186843905	JAN-FEB 2026 SENIOR CENTER SECURITY MONITORING	12/27/2025		
				E 10-805-245-000-000		56.55	
						56.55	
							56.55
83229	01/08/2026	ALL LEAGUE FENCE CO	2992	FENCE REPAIR ON CANAL ST	12/16/2025		
				E 10-175-244-000-000		2,420.00	
						2,420.00	
							2,420.00
83230	01/08/2026	AMERITAS LIFE INSURANCE CORP	JAN 2026	JAN 2026 EMPLOYEE PAID DENTAL INSURANCE	01/01/2026		
				B 10-022-70-00		918.48	
						918.48	
							918.48
83231	01/08/2026	ATHLETIC FIELD SPECIALISTS	8456	DEC 2025 TURF MAINTENANCE FOR RICHARD ROLLINS PARK	12/31/2025		
				E 10-450-245-000-000		2,350.00	
						2,350.00	
							2,350.00
83232	01/08/2026	CHAMPION FIRE SYSTEMS INC	78363	FY2025-26 Q3 CITY HALL ALARM TROUBLESHOOT AND RESET	12/26/2025		
				E 10-195-246-000-000		144.00	
						144.00	
							144.00

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83233	01/08/2026	CHARTER COMMUNICATIONS	254304601	CITY HALL INTERNET - PEG CITY HALL - DEC25-JAN26	12/21/2025		
			122125	E 67-380-250-000-000		540.00	
						540.00	
			188753201	CITY HALL INTERNET - CITY HALL - DEC25-JAN26	12/21/2025		
			122125	E 10-190-238-000-000		329.99	
						329.99	
			188753301	RICHARD ROLLINS PARK INTERNET - DEC25-JAN26	12/21/2025		
			122125	E 10-450-238-000-000		329.99	
						329.99	
			188753001	SR CENTER INTERNET - HSD3 - DEC25-JAN26	12/21/2025		
			122125	E 10-805-238-000-000		140.00	
						140.00	
			188753101	CITY HALL CABLE - CITY HALL - DEC25-JAN26	12/21/2025		
			122125	E 10-190-238-000-000		51.83	
						51.83	
							1,391.81
83234	01/08/2026	COMPUTERIZED EMBROIDERY CO	60297	EMBROIDERY OF CITY LOGO ON SHIRTS FOR CITY COUNCIL AND CITY HALL STAFF	12/16/2025		
				E 10-110-210-000-000		60.90	
				E 10-190-220-000-000		152.25	
						213.15	
			60296	EMBROIDERY OF CITY LOGO ON SHIRTS FOR CODE ENFORCEMENT	12/16/2025		
				E 10-185-218-000-000		30.45	
						30.45	
							243.60

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83235	01/08/2026	COUNTY OF RIVERSIDE TLMA ADM	TL0000017997	SEP 2025 TRAFFIC SIGNAL MONITORING AT MAIN ST AND MICHIGAN ST	12/17/2025		
				E 10-175-246-000-000		929.34	
						929.34	
							929.34
83236	01/08/2026	DUNN EDWARDS CORP	2018A50287	PAINT FOR WOMEN'S RESTROOM AT CITY HALL	12/16/2025		
				E 10-195-245-000-000		37.61	
						37.61	
							37.61
83237	01/08/2026	EVERON LLC	160169402	SECURITY MONITORING AT CITY HALL 01/01/2026-03/31/2026	12/09/2025		
				E 10-195-245-000-000		315.00	
						315.00	
			160169404	SECURITY MONITORING AT MAINTENANCE BUILDING 01/01/2026-03/31/2026	12/09/2025		
				E 10-195-245-000-000		315.00	
						315.00	
			160169403	SECURITY MONITORING AT SHERIFF SUBSTATION 01/01/2026-03/31/2026	12/09/2025		
				E 10-195-245-000-000		315.00	
						315.00	
							945.00
83238	01/08/2026	EYEMED FIDELITY SECURITY LIFE	167154151	JAN 2026 EMPLOYEE PAID VISION INSURANCE	12/21/2025		
				B 10-022-71-00		179.58	
						179.58	
			167110607	DEC 2025 EMPLOYEE PAID VISION INSURANCE	11/21/2025		
				B 10-022-71-00		168.09	
						168.09	
							347.67

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83239	01/08/2026	EZ SUNNYDAY LANDSCAPE	9955	DEC 2025 LANDSCAPING SERVICES - PARKS, CIVIC CENTER, CANAL STRIP, ORIOLE	12/16/2025		
				E 10-175-244-000-000		80.00	
				E 10-195-245-000-000		200.00	
				E 10-450-245-000-000		3,285.00	
				E 26-600-255-000-000		150.00	
				E 26-601-255-000-000		80.00	
						3,795.00	
			9954	DEC 2025 LANDSCAPING SERVICES - TRACT 18070 JADEN	12/16/2025		
				E 26-605-255-000-000		750.00	
						750.00	
			9953	DEC 2025 JADEN CT IRRIGATION MAINTENANCE	12/16/2025		
				E 26-605-255-000-000		150.00	
						150.00	
							4,695.00
83240	01/08/2026	FENNEMORE CRAIG PC	1330398	NOV 2025 LEGAL SERVICES FOR PETTA FAMILY TRUST	12/17/2025		
				E 10-160-250-100-000		5,959.00	
						5,959.00	
							5,959.00
83241	01/08/2026	GENERAL DOOR SERVICE INC	8326	GATE CLICKERS FOR CITY HALL STAFF	12/16/2025		
				E 10-190-220-000-000		1,199.22	
						1,199.22	
							1,199.22
83242	01/08/2026	GRAND TERRACE CITY NEWS	20013	GT 12.11.2025 CITY AD: GT CONCRETE INVITING BIDS	12/09/2025		
				E 10-175-230-000-000		499.50	
						499.50	
							499.50

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83243	01/08/2026	HDL SOFTWARE LLC	SIN057667	NOV 2025 BUSINESS LICENSE PROCESSING FEES	11/30/2025		
				E 10-140-250-000-000		12,606.72	
						12,606.72	
							12,606.72
83244	01/08/2026	HINDERLITER DE LLAMAS ASSOC	SIN057090	OCT-DEC 2025 SALES TAX & AUDIT SERVICES	11/29/2025		
				E 10-140-250-000-000		1,484.72	
						1,484.72	
							1,484.72
83245	01/08/2026	HONEYWELL INTERNATIONAL	5271683512	REPAIR OF AC COMMS AT CITY HALL	12/11/2025		
				E 10-195-245-000-000		2,705.23	
						2,705.23	
							2,705.23
83246	01/08/2026	INLAND BODY AND PAINT CENTER	106832	REPAIRS FOR SENIOR BUS	01/07/2026		
				E 65-425-272-000-000		2,795.44	
						2,795.44	
							2,795.44
83247	01/08/2026	KONICA MINOLTA	48365318	DEC25-JAN26 RENT FOR ADDITIONAL PHOTOCOPIER	12/22/2025		
				E 10-190-700-000-000		142.92	
						142.92	
							142.92
83248	01/08/2026	KONICA MINOLTA BUS. SOLUTIONS	506021950	DEC 2025 CITYWIDE PHOTOCOPIER MAINTENANCE	12/31/2025		
				E 10-190-212-000-000		136.22	
						136.22	
			9010707108	11/15/2025-12/14/2025 CITYWIDE PHOTOCOPIER SERVICES	12/14/2025		
				E 10-190-212-000-000		27.90	
						27.90	
							164.12

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83249	01/08/2026	LANCE SOLL AND LUNGHARD LLP	71977	2025 GOVERNMENT AUDIT, HOUSING SUCCESSOR AUDIT, AND STREET REPORT	12/16/2025		
				E 10-140-250-000-000		19,660.00	
				E 52-400-250-000-000		2,840.00	
						22,500.00	
							22,500.00
83250	01/08/2026	LINCOLN NATIONAL LIFE INSURANC	LCLN JAN 2026	JAN 2026 LIFE/AD&D/DEP LIFE/WI/LTD	01/01/2026		
				B 10-022-66-00		1,214.08	
				E 10-120-142-000-000		66.04	
				E 10-125-142-000-000		23.71	
				E 10-140-142-000-000		54.27	
				E 10-172-142-000-000		10.34	
				E 10-175-142-000-000		44.86	
				E 10-185-142-000-000		22.04	
				E 10-370-142-000-000		31.65	
				E 10-450-142-000-000		21.91	
				E 16-175-142-000-000		10.95	
				E 22-425-142-000-000		11.25	
				E 52-400-142-000-000		2.39	
				E 65-425-142-000-000		7.14	
						1,520.63	
							1,520.63
83251	01/08/2026	LOMA LINDA HEAT AND A C INC	20366871	REPAIRS FOR BOILER AT CITY HALL	12/17/2025		
				E 10-195-257-000-000		1,744.37	
						1,744.37	
							1,744.37
83252	01/08/2026	MICHAEL BAKER INTERNATIONAL	1271986	NOV 2025 LHMP, SAFETY ELEMENT, EJ ELEMENT CONSULTING	12/29/2025		
				E 10-370-250-000-000		3,898.00	
						3,898.00	
							3,898.00

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83253	01/08/2026	OCCUPATIONAL HEALTH CENTERS	89237844	PRE-EMP PHYSICAL: JESSICA BROWN	12/16/2025		
				E 10-190-224-000-000		350.00	
						350.00	
							350.00
83254	01/08/2026	ODP BUSINESS SOLUTIONS LLC	452173873001	TOILET PAPER FOR PARKS	12/15/2025		
				E 10-450-245-000-000		429.31	
						429.31	
			452123060001	OFFICE SUPPLIES AND TRASH LINERS	12/15/2025		
				E 10-172-210-000-000		68.37	
				E 10-190-210-000-000		65.08	
				E 10-450-245-000-000		282.57	
						416.02	
			451031044001	COFFEE FOR CITY HALL BREAK ROOM	12/15/2025		
				E 10-190-210-000-000		82.98	
						82.98	
			449784236001	LABELS FOR GENERAL OFFICE USE	12/11/2025		
				E 10-190-210-000-000		47.26	
						47.26	
			449782756001	LABELS FOR GENERAL OFFICE USE	12/10/2025		
				E 10-190-210-000-000		46.25	
						46.25	
			449784243001	LABELS FOR GENERAL OFFICE USE	12/10/2025		
				E 10-190-210-000-000		26.08	
						26.08	
							1,047.90
83255	01/08/2026	PRIMO BRANDS	06A8710353697	DEC 2025 WATER SERVICES FOR CITY HALL AND SENIOR CENTER	01/06/2026		
				E 10-190-238-000-000		235.31	
				E 10-805-238-000-000		25.85	
						261.16	

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			06A8710047048	DEC 2025 WATER FILTRATION SYSTEM RENTAL	01/06/2026		
				E 10-190-238-000-000		53.28	
						53.28	
							314.44
83256	01/08/2026	Q3 CONSULTING	39273	NOV 2025 STORM DRAIN MASTER PLAN DEVELOPMENT	12/23/2025		
				E 10-631-255-000-000		11,365.00	
						11,365.00	
							11,365.00
83257	01/08/2026	RHYTHM TECH PRODUCTIONS	1729	LIGHT UP GT 2025 - STAGE/SOUND/LIGHTS	12/05/2025		
				E 62-120-220-000-000		6,755.64	
						6,755.64	
							6,755.64
83258	01/08/2026	SAN BERNARDINO COUNTY FIRE	GT326CC	JAN-MAR 2026 HOUSEHOLD HAZARDOUS WASTE SERVICES	01/01/2026		
				E 10-187-258-000-000		5,471.51	
						5,471.51	
							5,471.51
83259	01/08/2026	SB COUNTY SHERIFF	37009	DEC 2025 LAW ENFORCEMENT SERVICES	12/18/2025		
				E 10-410-255-000-000		3,056.25	
				E 10-410-256-000-000		209,959.59	
				E 14-411-256-000-000		16,204.16	
						229,220.00	
			36943	FY2025-26 Q1 EMERGENCY DISPATCH SERVICE	11/06/2025		
				E 10-410-250-000-000		6,133.75	
						6,133.75	
			36954	FY2025-26 Q2 EMERGENCY DISPATCH SERVICE	11/07/2025		
				E 10-410-250-000-000		6,133.75	
						6,133.75	
							241,487.50

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83260	01/08/2026	SCA OF CA LLC	CA25004971	DEC 2025 STREET SWEEPING SERVICES	12/30/2025		
				E 16-900-254-000-000		8,688.67	
						8,688.67	
			CA25004982	SPECIAL SWEEP - LIGHT UP GT 2025 CLEANUP	12/30/2025		
				E 62-120-220-000-000		522.00	
						522.00	
			CA25004269	SPECIAL SWEEP - TRUNK OR TREAT 2025 CLEANUP	11/30/2025		
				E 10-120-220-200-000		174.00	
						174.00	
							9,384.67
83261	01/08/2026	SITEONE LANDSCAPE SUPPLY	161449360-001	IRRIGATION SUPPLIES FOR DOG PARK	12/18/2025		
				E 10-450-245-000-000		115.79	
						115.79	
			161291370-001	IRRIGATION SUPPLIES FOR FITNESS PARK	12/11/2025		
				E 10-450-245-000-000		84.01	
						84.01	
			161385646-001	IRRIGATION SUPPLIES FOR BARTON RD PARKWAY	12/16/2025		
				E 10-175-244-000-000		16.98	
						16.98	
							216.78
83262	01/08/2026	SUNBELT RENTALS INC	177676386-0002	LIGHT TOWER RENTALS FOR LIGHT UP GT 2025	12/05/2025		
				E 62-120-220-000-000		925.34	
						925.34	
							925.34

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83263	01/08/2026	SUPERIOR BUILDING MAINTENANCE	10713	JAN 2026 JANITORIAL SERVICES FOR CIVIC CENTER, PARKS, AND SENIOR CENTER	12/24/2025		
				E 10-195-245-000-000		3,378.00	
				E 10-450-245-000-000		1,922.00	
				E 10-805-245-000-000		1,708.00	
						7,008.00	
			10714	CHRISTMAS HOLIDAY CLEANING AT CITY HALL	12/24/2025		
				E 10-195-245-000-000		48.00	
						48.00	
							7,056.00
83264	01/08/2026	T MOBILE	DEC25 TMOBILE	DEC 2025 BACKUP INTERNET SERVICE	12/20/2025		
				E 10-380-250-000-000		33.35	
						33.35	
							33.35
83265	01/08/2026	TERMINIX	467114658	DEC 2025 PEST CONTROL SERVICES - CITY HALL	12/18/2025		
				E 10-195-245-000-000		138.00	
						138.00	
			467113501	DEC 2025 PEST CONTROL SVCS FOR SENIOR CENTER	12/18/2025		
				E 10-805-245-000-000		133.00	
						133.00	
							271.00
83266	01/08/2026	UNDERGROUND SERVICE ALERT	1220250327	JAN 2026 MONTHLY DATABASE MAINTENANCE FEE	01/01/2026		
				E 16-900-220-000-000		98.00	
						98.00	
			25-262094	JAN 2026 CA STATE FEE FOR REGULATORY COST	01/01/2026		
				E 16-900-220-000-000		46.43	
						46.43	
							144.43

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83267	01/08/2026	VERIZON WIRELESS	6131839960	ALPR LINE CHARGES NOV-DEC 2025	12/23/2025		
				E 10-190-235-000-000		190.05	
						190.05	
							190.05
83268	01/08/2026	WEST COAST ARBORISTS INC	237310	NOV 2025 CITYWIDE TREE INVENTORY AND ARBORISTS SERVICES	11/30/2025		
				E 20-100-245-000-000		194.00	
						194.00	
							194.00
83269	01/08/2026	WILLDAN	00423175	NOV 2025 PLAN CHECK/INSPECTION SERVICES FOR PUBLIC WORKS	12/19/2025		
				E 10-175-250-020-000		1,512.00	
						1,512.00	
			00423196	NOV 2025 PROFESSIONAL SERVICES FOR JAY GEES	12/19/2025		
				B 23-515-55-00		816.00	
						816.00	
							2,328.00
83271	01/15/2026	ALLIANT	3386900	INSURANCE FOR BLUE MOUNTAIN HIKE 2026	01/12/2026		
				E 10-120-220-200-000		527.00	
						527.00	
							527.00
83272	01/15/2026	AMERICAN FUNDING INNOVATORS	1285	FY2025-26 GRANT MANAGEMENT SOFTWARE	01/13/2022		
				E 10-175-220-000-000		500.00	
				E 65-425-220-000-000		500.00	
						1,000.00	
							1,000.00

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83273	01/15/2026	AT AND T	JAN 2026 AT&T	JAN 2026 AT&T	01/01/2026		
				E 10-190-235-000-000		240.75	
				E 10-450-235-000-000		704.37	
				E 10-805-235-000-000		1,371.25	
						2,316.37	
							2,316.37
83274	01/15/2026	JESSICA BROWN	01132026	REIMBURSEMENT FOR SENIOR BUS UNIFORM ALLOWANCE AND LIVE SCAN	01/13/2026		
				E 10-190-226-000-000		52.00	
				E 65-425-220-000-000		123.04	
						175.04	
							175.04
83275	01/15/2026	CA STATE DEPT OF CONSERVATION	SMIP2026-2Q-02	2025-26 SMIP 2ND QUARTER OCT 2025 - DEC 2025	12/15/2025		
				R 10-700-01		-0.50	
				B 23-200-21-00		7.90	
						7.40	
							7.40
83276	01/15/2026	CHARTER COMMUNICATIONS	234703801010120	CITY HALL ELEVATOR PHONE - JAN 2026	01/01/2026		
				E 10-195-246-000-000		40.00	
						40.00	
							40.00
83277	01/15/2026	DATA TICKET INC	187253	GRAND TERRACE - CODE ENFORCEMENT PROCESSING NOV 2025	12/24/2025		
				E 10-185-255-000-000		759.00	
						759.00	
			187671	GRAND TERRACE - STREET SWEEPING FOR NOV 2025	12/24/2025		
				E 10-140-255-000-000		62.50	
						62.50	
							821.50

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83278	01/15/2026	FAMILY SERVICE ASSOCIATION	12-2025-300604	DEC 2025 CDBG SENIOR CENTER NUTRITION PROGRAM	01/01/2026		
				E 22-425-305-000-000		1,259.78	
						1,259.78	
							1,259.78
83279	01/15/2026	BOBBY FLORES	01142026	REFUND FIELD DEPOSIT AND (5) HOURS OF UNUSED TIME FOR RESERVATION AT PICO PARK	01/14/2026		
				R 10-450-01		250.00	
				B 23-515-22-00		200.00	
						450.00	
							450.00
83280	01/15/2026	GOODMAN AND ASSOCIATES	6094	DEC 2025 INTERIM CITY ENGINEER SERVICES	01/07/2026		
				E 10-175-250-020-000		4,532.50	
						4,532.50	
							4,532.50
83281	01/15/2026	GRAND TERRACE CITY NEWS	20244	GT 01.08.2026 CITY AD: INVITING BIDS ADDENDUM	01/07/2026		
				E 10-175-230-000-000		266.40	
						266.40	
							266.40
83282	01/15/2026	BRYAN HEGARDT	01122026	REIMBURSEMENT - CHRISTMAS TREE EXPENSES FOR LIGHT UP GT 2026	01/12/2026		
				E 62-120-220-000-000		60.27	
						60.27	
							60.27
83283	01/15/2026	HOME DEPOT CREDIT SERVICE	4274983	MATERIALS FOR LIGHT REPAIRS AT RICHARD ROLLINS PARK	12/03/2025		
				E 10-450-245-000-000		101.44	
						101.44	
			3535174	PAINT FOR FOUNTAIN AT CITY HALL	12/04/2025		
				E 10-195-246-000-000		93.50	
						93.50	

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
			7374157	MAINTENANCE SUPPLIES FOR LIBRARY AT CITY HALL	12/10/2025		
				E 10-195-245-000-000		78.58	
						78.58	
			1270816	SAW BLADE, LAMP, AND IRRIGATION SUPPLIES	12/16/2025		
				E 10-175-218-000-000		10.84	
				E 10-175-244-000-000		27.16	
				E 10-195-246-000-000		14.11	
						52.11	
			9203914	MAINTENANCE SUPPLIES FOR FOUNTAIN AT CITY HALL	12/08/2025		
				E 10-195-246-000-000		31.93	
						31.93	
							357.56
83285	01/15/2026	KONICA MINOLTA	48428759	JAN-FEB 2026 RENT FOR (2) PHOTOCOPIERS	01/02/2026		
				E 10-190-700-000-000		260.32	
						260.32	
							260.32
83286	01/15/2026	ESTEFANI MATEI	01132026	REFUND RESERVATION DEPOSIT FOR RICHARD ROLLINS PARK 12/20/2025	01/13/2026		
				B 23-515-22-00		50.00	
						50.00	
							50.00
83287	01/15/2026	MIDAMERICA ADMIN RETIREMENT	PAYDATE 12242025 ARS	PAYDATE 12242025 ARS RETIREMENT	12/24/2025		
				B 10-022-68-00		271.01	
						271.01	
			PAYDATE 01082026 ARS	PAYDATE 01082026 ARS RETIREMENT	01/08/2026		
				B 10-022-68-00		231.60	
						231.60	
							502.61

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83288	01/15/2026	ODP BUSINESS SOLUTIONS LLC	453095640001	OFFICE SUPPLIES FOR CITY HALL	01/05/2026		
				E 10-190-210-000-000		231.65	
						231.65	
							231.65
83289	01/15/2026	ON SITE COMPUTING	54005117	FEB 2026 IT SERVICES	01/01/2026		
				E 10-380-250-000-000		10,983.34	
						10,983.34	
							10,983.34
83290	01/15/2026	RAJDEEP RANDHAWA	01142026	REFUND YARD SALE SIGN DEPOSIT FOR (2) YARD SALE SIGNS	01/14/2026		
				B 23-515-22-00		20.00	
						20.00	
							20.00
83291	01/15/2026	RUTH REMBERT	01142026	REFUND RESERVATION FEE FOR UNUSED TIME FOR SENIOR CENTER RESERVATION 11/01/2025	01/14/2026		
				R 10-450-01		30.00	
						30.00	
							30.00
83292	01/15/2026	PARAMUIR SINGH SAGGI	01142026	REFUND REMAINING DEPOSIT AMOUNT FOR SA 25-06 AND E25-07	01/14/2026		
				B 23-520-11-00		6,531.25	
						6,531.25	
							6,531.25
83293	01/15/2026	ST FRANCIS ELECTRIC	22147791	DEC 2025 RESPONSE TRAFFIC SIGNAL MAINTENANCE	12/31/2025		
				E 16-510-255-000-000		899.00	
						899.00	
			22147790	DEC 2025 ROUTINE TRAFFIC SIGNAL MAINTENANCE	12/31/2025		
				E 16-510-255-000-000		557.55	
						557.55	
							1,456.55

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83294	01/15/2026	STERICYCLE INC	8013135282	DEC 2025 RECORDS DESTRUCTION	01/10/2026		
				E 10-125-250-000-000		171.54	
						171.54	
							171.54
83295	01/15/2026	TERMINIX	467418126	DEC 2025 GOPHER CONTROL FOR GRIFFIN PARK	12/30/2025		
				E 10-450-245-000-000		208.00	
						208.00	
			467462872	DEC 2025 GOPHER CONTROL FOR PICO PARK	12/30/2025		
				E 10-450-245-000-000		170.00	
						170.00	
			467418113	DEC 2025 GOPHER CONTROL FOR DOG PARK	12/30/2025		
				E 10-450-245-000-000		102.00	
						102.00	
			467418109	DEC 2025 GOPHER CONTROL FOR RICHARD ROLLINS PARK	12/30/2025		
				E 10-450-245-000-000		102.00	
						102.00	
			467418104	DEC 2025 GOPHER CONTROL FOR POCKET PARK	12/30/2025		
				E 10-450-245-000-000		80.00	
						80.00	
							662.00
83296	01/15/2026	TODD PETERS ELECTRICAL	7	LIGHT POLE INSTALLATION AT CITY HALL	01/12/2026		
				E 10-195-245-000-000		5,088.00	
						5,088.00	
							5,088.00
83297	01/15/2026	WALTER VAUGHN	01132026	REFUND RESERVATION DEPOSIT FOR (2) RESERVATIONS AT RICHARD ROLLINS PARK	01/13/2026		
				B 23-515-22-00		100.00	
						100.00	
							100.00

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83298	01/15/2026	WILLDAN	002-36919	DEC 2025 PLAN CHECK/ INSPECTION SVCS FOR BUILDING & SAFETY	01/06/2026		
				E 10-172-250-100-000		6,842.45	
						6,842.45	
			00423245	DEC 2025 PLAN CHECKING SERVICES FOR DUTCH BROS	01/13/2026		
				B 23-515-81-00		544.00	
						544.00	
							7,386.45
83299	01/22/2026	A STORAGE PLACE	02/01/2026 - B15	FEB 2026 RENT FOR UNIT B15	01/17/2026		
				E 10-140-241-000-000		240.00	
						240.00	
							240.00
83300	01/22/2026	BARR DOOR INC	34750	EXIT DEVICE INSTALLATION ON DOOR AT CITY HALL DIR PW-LR-1000415214	12/12/2025		
				E 10-195-245-000-000		5,703.79	
						5,703.79	
							5,703.79
83301	01/22/2026	ELIZABETH BARRERA	01212026	REFUND YARD SALE SIGN DEPOSIT FOR (2) YARD SLAE SIGNS	01/21/2026		
				B 23-515-22-00		20.00	
						20.00	
							20.00
83302	01/22/2026	JOHN BRAXTON	01202026	REFUND RESERVATION FEE FOR SENIOR CENTER RESERVATION 01/11/2026	01/20/2026		
				R 10-450-01		75.00	
						75.00	
							75.00
83303	01/22/2026	DENTAL HEALTH SERVICES	2542179	FEB 2026 EMPLOYEE PAID DENTAL INSURANCE	01/16/2026		
				B 10-022-70-00		157.20	
						157.20	
							157.20

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83304	01/22/2026	EZ SUNNYDAY LANDSCAPE	10081	JAN 2026 LANDSCAPING SERVICES - PARKS, CIVIC CENTER, CANAL STRIP, ORIOLE	01/16/2026		
				E 10-175-244-000-000		80.00	
				E 10-195-245-000-000		200.00	
				E 10-450-245-000-000		3,285.00	
				E 26-600-255-000-000		150.00	
				E 26-601-255-000-000		80.00	
						3,795.00	
			10080	JAN 2026 LANDSCAPING SERVICES - TRACT 18070 JADEN	01/16/2026		
				E 26-605-255-000-000		750.00	
						750.00	
			10078	JAN 2026 WEED ABATEMENT ON LA CADENA BETWEEN PALM AND LITTON	01/16/2026		
				E 10-175-244-000-000		350.00	
						350.00	
			10079	JAN 2026 JADEN CT IRRIGATION MAINTENANCE	01/16/2026		
				E 26-605-255-000-000		150.00	
						150.00	
							5,045.00
83305	01/22/2026	GRAND TERRACE CITY NEWS	20280	GT 01.12.2026 CITY AD: REQUEST FOR PROPOSAL	01/13/2026		
				E 10-125-230-000-000		92.40	
						92.40	
							92.40
83306	01/22/2026	HONEYWELL INTERNATIONAL	5271933297	OCT 2025 DIAGNOSTICS FOR A/C REPAIR AT CITY HALL	01/15/2026		
				E 10-195-245-000-000		2,464.00	
						2,464.00	
			5271842520	NOV 2025 DIAGNOSTICS FOR A/C REPAIR AT CITY HALL	12/30/2025		
				E 10-195-245-000-000		616.00	
						616.00	
							3,080.00

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83307	01/22/2026	PADGETTS CLEANING RESTORATION	26-01-014	BOARDING UP RED TAGGED BUILDING	01/12/2026		
				E 10-185-250-000-000		713.00	
						713.00	
							713.00
83308	01/22/2026	TEAMSTERS LOCAL 1932	053	JAN 2026 EMPLOYEE PAID MEMBERSHIP DUES	12/22/2025		
				B 10-022-72-00		719.64	
						719.64	
							719.64
83309	01/22/2026	TYLER TECHNOLOGIES INC	CI100-00237069	FY2025-26 EDEN/TYLER TECHNOLOGIES MAINTENANCE & SUPPORT	11/30/2025		
				E 10-140-246-000-000		30,877.81	
						30,877.81	
							30,877.81
83310	01/22/2026	WILLDAN	002-36920	DEC 2025 PLAN CHECKING SERVICES FOR VARIOUS DEVELOPERS	01/06/2026		
				E 10-175-250-020-000		202.50	
				B 23-515-55-00		337.50	
				B 23-515-72-00		135.00	
				B 23-515-81-00		270.00	
						945.00	
							945.00
120409	01/12/2026	SO CA GAS COMPANY	DEC 2025 GAS SERVICE	DEC 2025 GAS SERVICE	01/09/2026		
				E 10-190-238-000-000		517.32	
				E 10-805-238-000-000		140.91	
						658.23	
							658.23
926370	01/08/2026	AMERICAN FIDELITY ASSURANCE	D926370	JAN 2026 - EMPLOYEE CANCER & ACCIDENT INSURANCE	01/01/2026		
				B 23-250-20-00		668.02	
						668.02	
							668.02

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
2710195	01/12/2026	AMERICAN FIDELITY ASSURANCE	2710195	JAN 2026 EMP PAID FLEX SPEND/DEP CARE	01/09/2026		
				B 23-250-10-00		441.65	
						441.65	
							441.65
18118879	01/06/2026	PUBLIC EMPLOYEES RETIREMENT	PAYDTE 12242025 PERS	RETIREMENT CONTRIBUTIONS FOR PAY DATE 12/24/2025	12/24/2025		
				B 10-022-62-00		12,569.93	
						12,569.93	
							12,569.93
18152224	01/20/2026	PUBLIC EMPLOYEES RETIREMENT	PAYDTE 01082026 PERS	RETIREMENT CONTRIBUTIONS FOR PAY DATE 01/08/2026	01/08/2026		
				B 10-022-62-00		12,488.31	
						12,488.31	
							12,488.31
18155347	01/06/2026	CA PUB EMPLOYEES RETIRE	01012026 HPERS	JAN 2026 PERS HEALTH INSURANCE ACH 1003085477	01/01/2026		
				B 10-022-61-00		3,554.69	
				E 10-120-142-000-000		4,276.69	
				E 10-125-142-000-000		1,888.73	
				E 10-140-142-000-000		2,807.50	
				E 10-172-142-000-000		969.96	
				E 10-175-142-000-000		3,879.84	
				E 10-185-142-000-000		1,939.92	
				E 10-190-142-000-000		6,661.97	
				E 10-370-142-000-000		918.77	
				E 10-450-142-000-000		1,939.92	
				E 16-175-142-000-000		969.96	
				E 22-425-142-000-000		918.78	
						30,726.73	
							30,726.73

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
18160830	01/06/2026	CALPERS REPLACEMENT BENEFIT	10000001816083(	2026 REPLACEMENT BENEFIT CONTRIBUTION PART 1	12/23/2025		
				E 10-190-140-000-000		15,526.92	
						15,526.92	
							15,526.92
18168105	01/06/2026	CALPERS 457 PLAN	PAYDATE 12242025 457	EFT PAYMENT CALPERS ACH CONFIRM #1003085658	12/24/2025		
				B 10-022-63-00		2,530.00	
						2,530.00	
							2,530.00
18185732	01/20/2026	CALPERS 457 PLAN	PAYDATE 01082026 457	EFT PAYMENT CALPERS ACH CONFIRM #1003151626	01/08/2026		
				B 10-022-63-00		2,600.00	
						2,600.00	
							2,600.00
34313952	01/06/2026	SO CA EDISON COMPANY	DEC 2025 EDISON	DEC 2025 EDISON	01/01/2026		
				E 10-175-238-000-000		112.56	
				E 10-190-238-000-000		6,777.29	
				E 10-450-238-000-000		4,202.44	
				E 16-510-238-000-000		8,130.89	
				E 26-600-238-000-000		78.78	
				E 26-601-238-000-000		64.01	
				E 26-602-238-000-000		88.62	
				E 26-603-238-000-000		14.77	
				E 26-604-238-000-000		69.40	
				E 26-605-238-000-000		55.85	
				E 65-425-700-000-000		25.00	
						19,619.61	
							19,619.61

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
109859429	01/09/2026	WEX BANK	109859429	DEC25-JAN26 VEHICLE FUEL CHEVRON	01/06/2026		
				E 10-175-272-000-000		1,021.02	
				E 10-185-272-000-000		300.00	
				E 62-120-220-000-000		71.08	
						1,392.10	
							1,392.10
742180726	01/12/2026	US BANK	DEC2025 CAL CARD	DEC25-JAN26 CAL CARD CHARGES	01/06/2026		
				E 10-110-270-000-000 CONFERENCE		100.00	
				E 10-120-210-000-000 OFFICE SUPPLIES		170.78	
				E 10-120-220-200-000 CITY EVENTS		87.22	
				E 10-125-210-000-000 OFFICE SUPPLIES		253.38	
				E 10-125-265-000-000 MEMBERSHIP/DUES		15.00	
				E 10-140-220-000-000 MTRLS & SUPPLIES		-86.99	
				E 10-140-241-000-000 RENT/LEASE		240.00	
				E 10-140-265-000-000 MEMBERSHIP/DUES		155.00	
				E 10-175-210-000-000 OFFICE SUPPLIES		108.52	
				E 10-175-220-000-000 MTRLS & SUPPLIES		195.89	
				E 10-175-244-000-000 PARKWAY MAINT		1,383.65	
				E 10-175-272-000-000 VEHICLE MAINT		104.51	
				E 10-185-230-000-000 ADVERTISING		50.03	
				E 10-185-272-000-000 VEHICLE MAINT		33.25	
				E 10-190-210-000-000 OFFICE SUPPLIES		4.66	
				E 10-190-220-000-000 MTRLS & SUPPLIES		2,037.33	
				E 10-195-245-000-000 MTRLS & SUPPLIES		163.40	
				E 10-450-245-000-000 MTRLS & SUPPLIES		497.22	
				E 10-805-220-000-000 MTRLS & SUPPLIES		17.53	
				E 10-808-220-000-000 MTRLS & SUPPLIES		38.48	
				E 62-120-220-000-000 LIGHT UP GT		-46.62	
						5,522.24	
							5,522.24

Check Register
CITY OF GRAND TERRACE
As of 1/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
867349798	01/08/2026	VERIZON WIRELESS	6132357149	DEC25-JAN26 MONTHLY PHONE CHARGES	01/01/2026		
				E 10-120-235-000-000		116.49	
				E 10-125-235-000-000		77.66	
				E 10-140-235-000-000		116.49	
				E 10-172-235-000-000		38.83	
				E 10-175-235-000-000		720.18	
				E 10-185-235-000-000		162.35	
				E 10-190-235-000-000		270.07	
				E 10-370-235-000-000		77.66	
				E 10-805-235-000-000		38.83	
				E 65-425-235-000-000		38.83	
						1,657.39	
							1,657.39
					Total Checks:		**559,914.68**

IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 37202, I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE AFORE LISTED CHECKS FOR PAYMENT OF CITY LIABILITIES HAVE BEEN AUDITED BY ME AND ARE ACCURATE, NECESSARY AND APPROPRIATE EXPENDITURES FOR THE OPERATION OF THE CITY. I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE CITY HAS AVAILABLE FUNDS FOR PAYMENT THEREOF.

Christine Clayton

Christine Clayton, Finance Director
City of Grand Terrace

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AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Approve Check #83270 to Councilmember Wilson in the amount of $1,217.40 from the January 2026 Check Register

PRESENTED BY: Christine Clayton, Finance Director

RECOMMENDATION: **APPROVE CHECK #83270 TO COUNCILMEMBER WILSON IN THE AMOUNT OF $1,217.40 FROM THE JANUARY 2026 CHECK REGISTER**

2030 VISION STATEMENT:
This staff report supports Goal #1, “Ensuring Our Fiscal Viability”, through the continuous monitoring of expenditure budgets, allocations, and operational costs.

BACKGROUND:
The check register for the month of January-2026 was prepared in accordance with Government Code §37202 and submitted to City Council at the February 10, 2026 meeting.

The check register lists all vendor payments for the respective month, along with a brief description of the type of goods or services purchased and the account code(s) associated with each payment. The check registers list all payments made to vendors and employee reimbursements during the month.

DISCUSSION:
The January 2026 check register is submitted to City Council on February 10, 2026, with the exception of check #83270 to Councilmember Wilson for $1,217.40 to reimburse him for health insurance. Councilmember Wilson has to recuse himself from voting on this check, necessitating a separate vote to approve this expenditure.

ENVIRONMENTAL IMPACT:
N/A

FISCAL IMPACT:
The disbursement was made in accordance with the approved budget for Fiscal Year 2025-26.

CITY OF GRAND TERRACE
FY2025-26

GRAND TERRACE CIVIC CENTER
22795 BARTON ROAD GRAND TERRACE, CA 92313

CHECK REGISTER
Account Index

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

The Grand Terrace City Council meets on the Second Tuesday of each month at 6:00 pm.

Fund No.	Fund Name	Dept No.	Department Cost Center	Acct No.	General Account Numbers
09	CHILD CARE FUND	110	CITY COUNCIL	110	SALARIES/WAGES
10	GENERAL FUND	120	CITY MANAGER	115	OVERTIME
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12	STORM DRAIN FUND	140	FINANCE	138	MEDICARE / SUI
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45	CIP - COMMERCE WAY	445	CHILD CARE - TINY TOTS	250	PROFESSIONAL SERVICES
46	CIP - STREET IMPROVEMENTS	446	CHILD CARE - AFTER SCHOOL	251	BANKING SERVICE CHARGES
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62	LIGHT UP GRAND TERRACE FUND	600	ZONE 1 13364 CANAL -TERR PINES	268	TRAINING
63	ILLEGAL FIREWORKS FUND	601	ZONE 3 TRACT 14471 PICO & ORIOLE	270	TRAVEL/CONFERENCES/MTGS
64	PUBLIC SAFETY FUND	602	ZONE 2 14264 FORREST CITY PHASE II	271	MILEAGE
65	SENIOR BUS PROGRAM FUND	603	ZONE 4 TRACT 17766 GREENBRIAR	625	NPDES
66	CAL RECYCLE GRANT	604	ZONE 5 TRACT 18793 PALOMINO	631	STORM DRAIN MAINTENANCE
67	PUBLIC EDUC & GOVT ACCESS (PEG)	605	ZONE 6 TRACT 18071 JADEN	801	PLANNING COMMISSION
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95	DOG PARK ENDOWMENT FUND	999	TRANSFERS	999	TRANSFERS OUT

CITY OF GRAND TERRACE
FY2025-26

GRAND TERRACE CIVIC CENTER
22795 BARTON ROAD GRAND TERRACE, CA 92313

CHECK REGISTER CHECK #83270

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

The Grand Terrace City Council meets on the Second Tuesday of each month at 6:00 pm.

Check Register
CITY OF GRAND TERRACE
As of 01/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83270	01/08/2026	DOUG WILSON	JAN-JUN2026 DW HLTH	JAN-JUN2026 DW HLTH REIMBURSEMENT	01/01/2026		
				E 10-110-142-000-000		1,217.40	
							1,217.40
					Total Checks:		**1,217.40**

IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 37202, I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE AFORE LISTED CHECKS FOR PAYMENT OF CITY LIABILITIES HAVE BEEN AUDITED BY ME AND ARE ACCURATE, NECESSARY AND APPROPRIATE EXPENDITURES FOR THE OPERATION OF THE CITY. I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE CITY HAS AVAILABLE FUNDS FOR PAYMENT THEREOF.

Christine Clayton

Christine Clayton, Finance Director
City of Grand Terrace

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AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Approve Check #83284 to Mayor Hussey in the amount of $359.85 from the January 2026 Check Register

PRESENTED BY: Christine Clayton, Finance Director

RECOMMENDATION: **APPROVE CHECK #83284 TO MAYOR HUSSEY IN THE AMOUNT OF $359.85 FROM THE JANUARY 2026 CHECK REGISTER**

2030 VISION STATEMENT:
This staff report supports Goal #1, “Ensuring Our Fiscal Viability”, through the continuous monitoring of expenditure budgets, allocations, and operational costs.

BACKGROUND:
The check register for the month of January-2026 was prepared in accordance with Government Code §37202 and submitted to City Council at the February 10, 2026 meeting.

The check register lists all vendor payments for the respective month, along with a brief description of the type of goods or services purchased and the account code(s) associated with each payment. The check registers list all payments made to vendors and employee reimbursements during the month.

DISCUSSION:
The January 2026 check register is submitted to City Council on February 10, 2026 with the exception of check #83284 to Mayor Hussey for $359.85 to reimburse him for health insurance. The Mayor has to recuse himself from voting on this check, necessitating a separate vote to approve this expenditure.

ENVIRONMENTAL IMPACT:
N/A

FISCAL IMPACT:
The disbursement was made in accordance with the approved budget for Fiscal Year 2025-26.

CITY OF GRAND TERRACE
FY2025-26

GRAND TERRACE CIVIC CENTER
22795 BARTON ROAD GRAND TERRACE, CA 92313

CHECK REGISTER
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CITY OF GRAND TERRACE
FY2025-26

GRAND TERRACE CIVIC CENTER
22795 BARTON ROAD GRAND TERRACE, CA 92313

CHECK REGISTER CHECK #83284

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

The Grand Terrace City Council meets on the Second Tuesday of each month at 6:00 pm.

Check Register
CITY OF GRAND TERRACE
As of 01/31/2026

Check #	Date	Vendor	Invoice #	Invoice Description	Inv. Date	Amount Paid	Check Total
83284	01/15/2026	WILLIAM HUSSEY	JAN2026-BH HLTH REIM	JAN 2026 HEALTH REIMBURSEMENT	01/14/2026		
				E 10-110-142-000-000		359.85	
							359.85
					Total Checks:		**359.85**

IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 37202, I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE AFORE LISTED CHECKS FOR PAYMENT OF CITY LIABILITIES HAVE BEEN AUDITED BY ME AND ARE ACCURATE, NECESSARY AND APPROPRIATE EXPENDITURES FOR THE OPERATION OF THE CITY. I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE CITY HAS AVAILABLE FUNDS FOR PAYMENT THEREOF.

Christine Clayton

Christine Clayton, Finance Director
City of Grand Terrace

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AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: City of Grand Terrace Blue Mountain Festival Committee to host a beer garden as part of the event festivities on May 16, 2026, at Richard Rollins Community Park

PRESENTED BY: Judith Garcia, Management Analyst

RECOMMENDATION: **ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE AUTHORIZING THE CONSUMPTION, POSSESSION, SALE, DISTRIBUTION, OR PROVISION OF ALCOHOLIC OR INTOXICATING BEVERAGES AS PART OF A FUNDRAISER FOR THE GRAND TERRACE LIONS CLUB AT THE CITY OF GRAND TERRACE BLUE MOUNTAIN FESTIVAL, IN ACCORDANCE WITH GRAND TERRACE MUNICIPAL CODE SECTION 9.04.050**

2030 VISION STATEMENT:

This report supports Our Mission: To preserve and protect our community and its exceptional quality of life through thoughtful planning, within the constraints of fiscally responsible government.

BACKGROUND:

On Saturday, May 16, 2026, from 11:00 a.m. to 5:00 p.m., the City of Grand Terrace will host the Blue Mountain Festival, formerly known as Community Days, at Richard Rollins Community Park.
The Grand Terrace Lions Club will participate in the event and proposes to include a fundraising element through the addition of a beer garden. The beer garden will be located within the designated shelter areas of Richard Rollins Park and will be secured to ensure controlled access.
The beer garden will be open to all event attendees; however, alcohol service will be restricted to individuals 21 years of age or older. Age verification will be required, and wristbands will be issued to those who provide valid proof of age, authorizing alcohol consumption within the designated area.

DISCUSSION:

Pursuant to Chapter 9.04 of the Municipal Code (Attachment 2), it is unlawful for any person to consume or possess alcoholic beverages on City property, and it is unlawful for any person, while on City property, to furnish, offer, or give alcoholic beverages to another person with the intent for them to consume or possess such alcoholic beverages.
However, Section 9.04.050 grants the City Council the authority to allow a beer garden for special events. The Code is as follows: 9.04.050 - Authorization by City Council
The consumption or possession, the offering, giving, or furnishing, or causing the offering, giving, or furnishing of alcoholic or intoxicating beverages may be expressly permitted by authorization from the City Council in any municipally owned, leased, or operated public building or facility, for special public events or meetings, or for conferences or conventions when not otherwise expressly prohibited by other local ordinances.Provided that such authorization shall be requested in writing and, if granted, shall be subject to conditions and all rules, regulations, and ordinances of the City, and may be modified or summarily revoked at any time by the City Council, City Manager, or Chief of Police

without cause or the right to notice or a hearing.

If granted, the Lions Club will be responsible for hiring the Beer Room and their staff along with community volunteers who have received responsible beverage-serving training will monitor entry to the beer garden and oversee behavior within the area. In addition, the Lions Club will apply for a oneday Alcoholic Beverage Control pour license and secure the necessary liability insurance indemnifying the City of Grand Terrace.

ENVIRONMENTAL IMPACT:
This action does not meet the threshold of a project under CEQA and is exempt.

FISCAL IMPACT:
There is no direct fiscal impact associated with this action.

Chapter 9.04 ALCOHOLIC BEVERAGES ON PUBLIC PROPERTY

Sections:

9.04.010 Alcoholic beverage defined.

"Alcoholic beverage," as used in this Chapter, means and includes alcohol, spirits, liquor, wine or beer, and every liquid or solid containing alcohol, spirits, wine or beer, and which contains one-half of one percent or more of alcohol by volume, and which is fit for beverage purposes, either alone or when diluted, mixed or combined with other substances.

(Ord. 37 § 7(A), 1980)

9.04.020 Presumption regarding consumption.

For the purpose of this Chapter, any person possessing an open container containing any alcoholic beverage and having an odor of alcoholic beverage on the person's breath is presumed to be consuming or attempting to consume an alcoholic beverage at the place where such person is located. This presumption is a presumption affecting the burden of producing evidence, as that term is used in Sections 603 and 604 of the California Evidence Code.

(Ord. 37 § 7(B), 1980)

9.04.030 Unlawful.

It is unlawful for any person or persons to consume or possess or attempt to consume or possess any alcoholic beverages while such person or persons are in or upon any City park or other municipally owned, leased or operated public property, building or facility.

(Ord. 37 § 1, 1980)

9.04.040 Furnishing unlawful.

It is unlawful for any person or persons, while in or upon any City park or other municipally owned, leased or operated property, building or facility, to offer, furnish or give, or cause to be offered, furnished or given, any alcoholic beverages to any other person or persons with the intention that such other person or persons shall consume or possess the alcoholic beverages while such other person or persons is or are in or upon any City park or other municipally owned, leased or operated property, building or facility.

(Ord. 37 § 2, 1980)

9.04.050 Authorization by City Council.

The consumption or possession, the offering, giving or furnishing or causing the offering, giving or furnishing, of alcoholic or intoxicating beverages may be expressly permitted by authorization from the City Council in any municipally owned, leased or operated public building or facility, for special public events or meetings, or for conferences or conventions when not otherwise expressly prohibited by other local ordinance, provided that such

authorization shall be requested in writing and, if granted, shall be subject to conditions and all rules and regulations and ordinances of the City and may be modified or summarily revoked at any time by the City Council, City Manager or Chief of Police without cause or the right to notice or a hearing.

(Ord. 37 § 3, 1980)

9.04.060 Violation—Public menace.

The violation of any of the provisions of Sections 9.04.030, 9.04.040 and 9.04.050 is found and declared to be and constitute a menace to the safety of the general public, injurious to the health, indecent, offensive to the senses and an obstruction to the use of public property by the entire community and neighborhood, and by considerable number of persons therein.

(Ord. 37 § 4, 1980)

9.04.070 Violation—Misdemeanor.

Any person or persons violating any provisions of this Chapter shall be guilty of a misdemeanor.

(Ord. 37 § 5, 1980)

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE AUTHORIZING THE CONSUMPTION, POSSESSION, THE OFFERING, GIVING OR FURNISHING OR CAUSING THE OFFERING, GIVING OR FURNISHING, OF ALCOHOLIC OR INTOXICATING BEVERAGES AS A FUNDRAISER ON BEHALF OF THE GRAND TERRACE LIONS CLUB TO BE HELD AT THE CITY OF GRAND TERRACE BLUE MOUNTAIN FESTIVAL AT RICHARD ROLLINS PARK PURSUANT TO GRAND TERRACE MUNICIPAL CODE SECTION 9.04.050

WHEREAS, the City of Grand Terrace will be hosting its Blue Mountain Festival (formerly known as Community Day) on Saturday, May 16, 2026, from 11:00 am to 5:00 pm ("Blue Mountain Festival");

WHEREAS, the Blue Mountain Festival is being planned to be held at Richard Rollins Park in the City of Grand Terrace;

WHEREAS, the Lions Club will be a vendor and participant of the Blue Mountain Festival;

WHEREAS, as part of the Lions Club participation, it would like to offer a beer garden fundraising program at the Blue Mountain Festival in Richard Rollins Park;

WHEREAS, the beer garden will provide beverages for purchase;

WHEREAS, the Lions Club would like to set up their beer garden location in the shelter areas of Richard Rollins Park. This area will be taped off so that access to the beer garden is closely monitored.

WHEREAS, the Lions Club will apply for a one-day California Alcoholic Beverage Control pour license for its special events and facilities use permit;

WHEREAS, Chapter 9.04 (Alcoholic Beverages on Public Property) of the Grand Terrace Municipal Code and the City's Use of Public Facilities Policy prohibits consumption or possession, the offering, giving or furnishing or causing the offering, giving or furnishing, of alcoholic or intoxicating beverages, but also authorizes the Council to allow alcohol use, as described above, in conjunction with a special event.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grand Terrace, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. **Authorization**. Pursuant to Grand Terrace Municipal Code Section 9.04.050, the City Council hereby authorizes the consumption or possession, the offering, giving or furnishing or causing the offering, giving or furnishing, of alcoholic or intoxicating beverages as a fundraiser on behalf of the Grand Terrace Lions Clube to be held at the City of Grand Terrace Blue Mountain Festival at Richard Rollins Park subject to the following conditions:

A. Prior to the date of the Blue Mountain Festival, the Lions Club shall obtain the applicable permit from the California Department of Alcoholic Beverage Control ("ABC") in order to operate the "Beer Garden" at Richard Rollins Park and, further, the Lions Club shall comply with all ABC requirements, such as cordoning off the Beer Garden area, and all other applicable laws.

B. Prior to the date of the Blue Mountain Festival, the Lions Club shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire period of time in which the Beer Garden is conducted, policies of insurance as may be required by the City's Risk Manager. Such policies of insurance shall have policy limits as required by the City's Risk Manager. Further, prior to the date of the Blue Mountain Festival, if policies of insurance are required, the Lions Club shall provide the City with the following (as applicable): certificates of insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages. Said Certificates of Insurance or binders must be approved by the City's Risk Manager prior to the date of the Blue Mountain Festival. City reserves the right to inspect complete, certified copies of and endorsements to all required insurance policies at any time. Any failure to comply with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City. All certificates shall name the City as additional insured (providing the appropriate endorsement) and all policies mentioned above shall comply such other requirements as determined by the City's Risk Manager.

C. Operational Requirements:

1. The Beer Garden shall be six (6) hours in duration and shall only be held within the Designated Area. Lions Club members and volunteers shall supervise the Beer Garden during all hours of operation.

2. The Lions Club shall utilize a professional bartender to serve alcoholic or intoxicating beverages within the Designated Area.

3. Alcoholic or intoxicating beverages shall only be available during the hours of operation for the Blue Mountain Festival within the Designated Area.

4. Alcoholic or intoxicating beverages shall only be available for purchase by adults aged 21 and older within the Designated Area and shall not be sold, possessed by a purchaser, or consumed outside of the Designated Area. The Lions Club shall utilize wrist bands, or other identifying items, to identify those who have purchased such beverages.

Section 3. **City Manager Authorization**. The City Manager, or his designee, is hereby authorized to carry out all acts necessary to carry out this Resolution, including the signing of any agreements that may be required pursuant to Section 2(C) of this Resolution.

Section 4. **Effective Date**. This Resolution shall immediately take effect upon passage.

PASSED, APPROVED and **ORDERED** by the City Council of the City of Grand Terrace, California at a regular meeting held on the 10th day of February 2026.

Bill Hussey
Mayor

ATTEST:

Daysi Alcocer
City Clerk

A**PPROVED AS TO FORM**:

Adrian R. Guerra
City Attorney

AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Concrete Rehabilitation Project Award to DM Contracting, Inc.

PRESENTED BY: Kamran Dadbeh, City Engineer

RECOMMENDATION: **FIND THAT THE CONCRETE REHABILITATION PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301(C); AND AUTHORIZE THE FILING OF A NOTICE OF EXEMPTION; AND**
AWARD THE CONCRETE REHABILITATION PROJECT TO DM CONTRACTING, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, APPROVE A PUBLIC WORKS AGREEMENT IN THE AMOUNT OF $44,495.40 PLUS A 10 PERCENT CONTINGENCY OF $4,449.54 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF $48,944.94, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT SUBJECT TO CITY ATTORNEY APPROVAL AS TO FORM

2030 VISION STATEMENT:
This project supports the City's 2030 Vision by maintaining safe, accessible, and well-maintained public infrastructure, reducing pedestrian hazards, and preserving the City's existing assets.

BACKGROUND:
The City conducts routine inspections of public sidewalks and evaluates resident service requests to identify locations that pose safety concerns due to uplift, cracking, or displacement, often caused by tree roots. This approach ensures community concerns are acknowledged while addressing tripping hazards and accessibility issues for pedestrians, including individuals with mobility limitations.

DISCUSSION:

The Concrete Rehabilitation Project consists of removing and replacing damaged sidewalk panels at various locations throughout the City, as identified in the attached location list. The proposed improvements will restore safe pedestrian access and reduce the City's exposure to liability associated with deteriorated sidewalk conditions.

Construction plans, technical specifications, and bid documents were prepared and the project was advertised for public bids in accordance with the City's Public Works Bid Procedures. Bids were received and publicly opened at 10:00 a.m. on Wednesday, January 21, 2026. The City Clerk received two timely bids, as summarized below:

- DM Contracting, Inc., Colton: $44,495.40
- Carter Enterprises, Inc., Yorba Linda: $48,000.00

DM Contracting, Inc. was determined to be the lowest responsive and responsible bidder. Construction inspection services will be provided by Willdan under a professional services proposal executed by the City Manager pursuant to his delegated contracting authority to ensure compliance with project specifications, safety requirements, and prevailing wage laws. Based on the bid results, staff recommends awarding the construction contract to DM Contracting, Inc.

ENVIRONMENTAL IMPACT:

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(c), which applies to the repair and maintenance of existing public facilities, including sidewalks, with no expansion of use.

FISCAL IMPACT:

Funding for the Concrete Rehabilitation Project is included in the FY 2025–26 budget. Total project costs include the construction contract, a contingency, and approximately $7,200 for construction inspection services provided by Willdan Engineering. Inspection services will be funded under the City Manager's spending authority. Expenditures will be coded to account 46-900-321-000-000.

AGREEMENT FOR PUBLIC WORKS SERVICES

By and Between

CITY OF GRAND TERRACE

and

DM CONTRACTING, INC.

AGREEMENT FOR PUBLIC WORKS SERVICES
BETWEEN THE CITY OF GRAND TERRACE AND
DM CONTRACTING, INC.

This AGREEMENT FOR PUBLIC WORKS SERVICES (herein "Agreement") is made and entered into this 10th day of February, 2026 by and between the City of Grand Terrace, a California municipal corporation ("City") and DM Contracting, Inc., a California corporation ("Contractor"). City and Contractor may sometimes be referred to herein, individually as a "Party" or collectively, as the "Parties."

RECITALS

A. The City of Grand Terrace ("City") is authorized to enter into this Agreement for a public project or maintenance work pursuant to Chapter 3.26 of the Grand Terrace Municipal Code ("GTMC"), which establishes bidding and contracting procedures in conformance with the Uniform Public Construction Cost Accounting Act (Public Contract Code section 22000 et seq.). The City solicited and received bids in accordance with the informal bidding procedures set forth in GTMC section 3.26.050, and the contract is awarded to the lowest responsible bidder as required by law.

B. Contractor, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Grand Terrace Municipal Code and California state law, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Contractor for performance of the services described herein and desire that the terms of that performance be as particularly defined and described herein.

E. **Campaign Contributions:** This Agreement is subject to Government Code section 84308 (commonly known as the Levine Act), as amended by Senate Bill 1439 (2022), Senate Bill 1181 (2024), and Senate Bill 1243 (2024); unless the contract is (1) competitively bid; (2) under $50,000; (3) amendments valued at more than 10 percent of the value of the contract or fifty thousand dollars ($50,000), whichever is less; and (4) labor contracts, in which case this provision does not apply. Contractor shall disclose any contribution to an elected or appointed City official's campaign or committee in an amount of more than five hundred dollars ($500) made within 12 months preceding the Commencement Date, by Contractor, its, her, or his agent, or another party affiliated with Contractor. Contractor shall provide a signed copy of the attached Campaign Contribution Disclosure Form to City prior to, or concurrent with, Contractor's execution of this Agreement and no later than the Commencement Date.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. WORK OF CONTRACTOR

1.1 Scope of Work.

Contractor shall perform all of the work, furnish all labor, materials, equipment, tools, utility services, and transportation, and comply with all of the specification and requirements set forth in the Project Documents for the Project (as each such terms are defined below), in compliance with all terms and conditions of this Agreement, and as described in the "Scope of Work" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Contractor represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the work required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Contractor covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Project Documents.

The Scope of Work shall include the proposal and any other documents submitted from Contractor to the City for the project entitled the Concrete Rehabilitation Project (the "Project"), including any documents or exhibits referenced therein (collectively, "Project Documents"), all of which are incorporated herein by this reference. In the event of any inconsistency between the terms of the Project Documents and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Contractor shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Compliance with California Labor Law.

(a) Public Work. The Parties acknowledge that the work to be performed under this Agreement is a "public work" as defined in Labor Code Section 1720 and that this Agreement is therefore subject to the requirements of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works contracts and the rules and regulations established by the Department of Industrial Relations ("DIR") implementing such statutes. The work performed under this Agreement is subject to compliance monitoring and enforcement by the DIR. Contractor shall post job site notices, as prescribed by state law and DIR regulations. Pursuant to Labor Code Section 1771.1, Contractor and all subcontractors must be registered with, and pay an annual fee to, the DIR prior to and during the performance of any work under this Agreement. Contractor shall notify the City in writing immediately, and in no case more than twenty-four (24) hours, after receiving any information that

Contractor's or any of its subcontractors' DIR registration status has been suspended, revoked, expired, or otherwise changed.

(b) Prevailing Wages. Contractor shall pay prevailing wages to the extent required by Labor Code Section 1771. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Agreement, Contractor acknowledges receipt of a copy of the DIR determination of the prevailing rate of per diem wages, and Contractor shall post a copy of the same at each job site where work is performed under this Agreement.

(c) Penalty for Failure to Pay Prevailing Wages. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Contractor shall, as a penalty to the City, forfeit two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Contractor or by any subcontractor.

(d) Payroll Records. Contractor shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Contractor and each subcontractor to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776; certify and make such payroll records available for inspection as provided by Section 1776; and inform the City of the location of the records.

(e) Apprentices. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6, and 1777.7 and California Code of Regulations Title 8, Section 200 *et seq.* concerning the employment of apprentices on public works projects. Contractor shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Contractor shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Contractor and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

(f) Eight-Hour Work Day. Contractor acknowledges that eight (8) hours labor constitutes a legal day's work. Contractor shall comply with and be bound by Labor Code Sections 1810 and 1811. As required under Labor Code Section 1812, Contractor and each of its subcontractors shall keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed by them in connection with the work performed under the terms of this Agreement.

(g) Penalties for Excess Hours. Contractor shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Contractor in excess of eight (8) hours per day, and forty (40) hours during any one week shall be permitted upon public work upon

compensation for all hours worked in excess of eight (8) hours per day at not less than one and one-half (1½) times the basic rate of pay.

(h) Workers' Compensation. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees if it has employees. In accordance with the provisions of California Labor Code Section 1861, Contractor certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Contractor's Authorized Initials _____

David S. Magana
President

(i) Contractor's Responsibility for Subcontractors. For every subcontractor who will perform work under this Agreement, Contractor shall be responsible for such subcontractor's compliance with Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code, and shall make such compliance a requirement in any contract with any subcontractor for work under this Agreement. Contractor shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a review of the certified payroll records of the subcontractor on a periodic basis or upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Contractor shall diligently take corrective action to halt or rectify any such failure by any subcontractor.

1.5 Licenses, Permits, Fees and Assessments.

Contractor shall obtain at its sole cost and expense such licenses, permits, registrations, and approvals as may be required by law for the performance of the services required by this Agreement. Contractor shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Contractor's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.6 Familiarity with Work.

(a) By executing this Agreement, Contractor warrants that Contractor (i) has thoroughly investigated and considered the scope of work to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Contractor warrants that Contractor has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder.

(b) Pursuant to Public Contract Code Section 7104, Contractor shall promptly, and before the following conditions are disturbed, notify the City, in writing, of any: (i) material Contractor believes may be hazardous waste as defined in Section 25117 of the Health & Safety Code required to be removed to a Class I, II, or III disposal site in accordance with existing law; (ii) subsurface, unknown or latent conditions at the Project site, materially different from those indicated by information about the Project site made available to bidders prior to the deadline for submitting bids on the Project; or (iii) unknown physical conditions at the Project site of any unusual nature, different from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, and will materially affect the performance of the services hereunder.

(c) City shall promptly investigate the conditions, and if it finds that the conditions do materially differ, or do involve hazardous waste, and cause a decrease or increase in Contractor's cost of, or the time required for, the performance of any part of the work, the City shall issue a Change Order per Section 1.10 of this Agreement.

(d) In the event that a dispute arises between City and Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in Contractor's cost of, or time required for, performance of any part of the work, Contractor shall not be excused from any scheduled completion date set, but shall proceed with all work to be performed under this Agreement. Contractor shall retain any and all rights provided either by contract or by law, which pertain to the resolution of disputes and protests between the Parties.

(e) City will compensate Contractor to the extent required by Government Code Section 4215 by issuing a Change Order per Section 1.10 of this Agreement.

1.7 Protection and Care of Work and Materials.

The Contractor shall adopt reasonable methods, including providing and maintaining storage facilities, during the life of this Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as caused by City's own negligence. Stored materials shall be reasonably accessible for inspection. Contractor shall not, without City's consent, assign, sell, mortgage, hypothecate, or remove equipment or materials which have been installed or delivered and which may be necessary for the completion of the work.

1.8 Warranty.

Contractor warrants all work under this Agreement (which for purposes of this Section shall be deemed to include unauthorized work which has not been removed or corrected and any non-conforming construction or materials incorporated into the work) to be of good quality and free from any defective or faulty material and workmanship. Contractor agrees that for a period of one year (or the period of time specified elsewhere in this Agreement, or the Project Documents, or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the work, whichever is later) after the date of final acceptance by the City for the Project, Contractor shall within ten (10) days after being notified in writing by the City of any defect in the work or non-conformance of the work to the requirements under this Agreement, commence and prosecute with due diligence all work necessary to fulfill

the terms of the warranty at its sole cost and expense. Contractor shall act as soon as requested by the City in response to any emergency condition or situation. In addition, Contractor shall, at its sole cost and expense, repair, remove and replace any portions of the work (or work of other subcontractors) damaged by its defective work or which becomes damaged in the course of repairing or replacing defective work. For any work so corrected, Contractor's obligation hereunder to correct defective work shall be reinstated for an additional one year period, commencing with the date of acceptance of such corrected work. Contractor shall perform such tests as the City may require to verify that any corrective actions, including, without limitation, redesign, repairs, and replacements comply with the requirements of this Agreement. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstitution of equipment and materials necessary to gain access, shall be the sole responsibility of the Contractor. All warranties and guarantees of subcontractors, suppliers and manufacturers with respect to any portion of the work, whether express or implied, are deemed to be obtained by Contractor for the benefit of the City, regardless of whether or not such warranties and guarantees have been transferred or assigned to the City by separate agreement and Contractor agrees to enforce such warranties and guarantees, if necessary, on behalf of the City. In the event that Contractor fails to perform its obligations under this Section, or under any other warranty or guaranty under this Agreement or the Project Documents, to the reasonable satisfaction of the City, the City shall have the right to correct and replace any defective or non-conforming work and any work damaged by such work or the replacement or correction thereof at Contractor's sole expense. Contractor shall be obligated to fully reimburse the City for any expenses incurred hereunder upon demand.

1.9 Inspection by City.

In connection with the performance of this Agreement, the City shall have the authority to enter the worksite at any time for the purpose of identifying the existence of conditions, either actual or threatened, that may present a danger or hazard to any and all employees. The Contractor agrees that the City, in its sole authority and discretion, may order the immediate abatement of any and all conditions that may present an actual or threatened danger or hazard to any and all employees at the worksite Contractor acknowledges the provisions of Section 6400 of the Labor Code, which requires that employers shall furnish employment and a place of employment that is safe and healthful for all employees working therein. In the event the City identifies the existence of any condition that presents an actual or threatened danger or hazard to any or all employees at the worksite, the City is hereby authorized to order the immediate abatement of that actual or threatened condition pursuant to this Section.

The City may also, at its sole authority and discretion, issue an immediate stop work order to the Contractor to ensure that no employee working at the worksite is exposed to a dangerous or hazardous condition. Any stop work order issued by the City to the Contractor in accordance with the provisions of this section shall not give rise to any claim or cause of action for delay damages by the Contractor or the Contractor’s agents or subcontractors against the City.

1.10 Additional Work and Change Orders.

(a) City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Work or make changes to the work by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written change order is first given by the Contract Officer to the Contractor, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii)

the time to perform this Agreement, which said adjustments are subject to the written approval of the Contractor ("Change Order"). All Change Orders must be signed by the Contractor and Contract Officer prior to commencing the extra work thereunder.

(b) Any increase in compensation of up to ten percent (10%) of the Contract Sum or $25,000, whichever is less; or any increase in the time to perform of up to one hundred eighty (180) days may be approved by the Contract Officer, provided that such increase does not materially affect the work in a manner or materially and detrimentally affect the interest of the City. Any greater increases, taken either separately or cumulatively, must be approved by the City Council.

(c) Any adjustment in the Contract Sum for a Change Order must be in accordance with the rates set forth in the Schedule of Compensation in Exhibit "C". If the rates in the Schedule of Compensation do not cover the type of work in the Change Order, the cost of such work shall not exceed an amount agreed upon in writing and signed by Contractor and Contract Officer. If the cost of the Change Order cannot be agreed upon, the City will pay for actual work of the Change Order that is completed to the satisfaction of the City, as follows:

(i) Labor: The cost of labor shall be the actual cost for wages of workers and subcontractors performing the work for the Change Order at the time such work is done. The use of labor classifications that would increase the cost of such work shall not be permitted.

(ii) Materials and Equipment: The cost of materials and equipment shall be at cost to Contractor or the lowest current price for which such materials and equipment are reasonably available at the time the work is done, whichever is lower.

(iii) Daily Reporting: If the cost of the extra work cannot be agreed upon, the Contractor must provide a daily report that includes all invoices for labor, materials and equipment costs for the work under the Change Order. The daily report must include: list of names of workers, classifications, and hours worked; description and list of quantities of materials used; type of equipment, size, identification number, and hours of operation, including loading and transportation, if applicable; description of other City authorized services and expenditures in such detail as the City may require. Failure to submit a daily report by the close of the next working day may, at the City's sole and absolute discretion, waive the Contractor's rights to payment for the work performed for that day.

(d) It is expressly understood by Contractor that the provisions of this Section 1.10 shall not apply to services specifically set forth in the Scope of Work. Contractor hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Work may be more costly or time consuming than Contractor anticipates and that Contractor shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other contractors.

(e) No claim for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.11 Contractor Modifications.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Contractor Modifications" attached hereto as Exhibit "B" and

incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Contractor the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed Forty-Eight Thousand Nine Hundred Forty-Four Dollars and Ninety-Four Cents ($48,994.94) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.10.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services less the contract retention; (iii) payment for time and materials based upon the Contractor's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Contractor at all Project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Contractor is required to attend additional meetings to facilitate such coordination, Contractor shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Contractor shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Finance Director and/or the Contract Officer. By submitting an invoice for payment under this Agreement, Contractor is certifying compliance with all provisions of the Agreement. The invoice shall contain all information specified in Exhibit "C", include a copy of Contractor's certified payroll and proof that the certified payroll has been submitted to the DIR, and shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Contractor shall also submit a list of the prevailing wage rates for all employees and subcontractors providing services under this Agreement, as applicable, with Contractor's first invoice. Contractor shall not invoice City for any duplicate services performed by more than one person.

City shall, as soon as practicable, independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, or as provided in Section 7.3, City will cause Contractor to be paid within thirty (30) days of receipt of Contractor's correct and undisputed invoice; however, Contractor acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event that City does not cause Contractor to be paid within thirty (30) days of receipt of an undisputed and properly submitted invoice, Contractor shall be entitled to the payment of interest to the extent allowed under Public Contract Code Section 20104.50. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor, not later than seven (7) days after receipt by the City, for correction and resubmission. Returned invoices shall be accompanied by a document setting forth in writing the reasons why the payment request was rejected. Review and payment by the City of any invoice provided by the Contractor shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Contractor for work performed pursuant to this Agreement shall not be deemed to waive any defects in the work performed by Contractor.

2.6 Retention.

City will deduct a five percent (5%) retention from all progress payments. In accordance with Public Contract Code Section 22300, which is hereby incorporated into this Agreement, City shall permit the substitution of securities for any moneys withheld by City to ensure performance under this Agreement. The retention held by the City shall be released within sixty (60) days after the date of completion of the work and the Project, as required by Government Code Section 7107. In the event of a dispute between City and Contractor, City may withhold from the final payment an amount not to exceed one hundred fifty percent (150%) of the disputed amount.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Contractor shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed ("NTP") by the Contract Officer and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Contractor, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor,

including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Contractor shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Contractor's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Inspection and Final Acceptance.

City may inspect and accept or reject any of Contractor's work under this Agreement, either during performance or when completed. City shall reject or finally accept Contractor's work within forty-five (45) days after submitted to City. City shall accept work by a timely written acceptance, otherwise work shall be deemed to have been rejected. If City finds that Contractor's work does not meet the requirements and standards set forth in this Agreement, Contractor shall remedy any defects in the work at Contractor's sole expense, following notice by the City. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as to amount to fraud. Acceptance of any work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Articles 1 and 5, pertaining to warranty and indemnification and insurance, respectively.

3.5 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one (1) year from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D"). .

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Contractor.

The following principals of Contractor ("Principals") are hereby designated as being the principals and representatives of Contractor authorized to act on its behalf with respect to the work specified herein and make all decisions in connection therewith:

David S. Magana, President

David G. Magana,

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing Principals were a substantial inducement for City to enter into this Agreement. Therefore, the Principals shall be responsible during the term of this Agreement for directing all activities of Contractor and devoting sufficient time to personally supervise the services hereunder. All personnel of Contractor, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the Principals may not be replaced nor may their responsibilities be substantially reduced by Contractor without the express

written approval of City. Additionally, Contractor shall make every reasonable effort to maintain the stability and continuity of Contractor's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Contractor shall notify City of any changes in Contractor's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Contractor.

Contractor shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Contractor, nor any of Contractor's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be the City Manager, or such person as may be designated by the City Manager. It shall be the Contractor's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Contractor shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Contractor.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Contractor, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in, or authority over, the selection, discharge, supervision or control of Contractor's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Contractor shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Contractor in its business or otherwise or a joint venturer or a member of any joint enterprise with Contractor.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Contractor, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Contractor shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. All subcontractors shall obtain, at its or Contractor's expense, such licenses, permits, registrations and approvals (including

from the City) as may be required by law for the performance of any services or work under this Agreement. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Contractor, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Contractor or any surety of Contractor of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE, INDEMNIFICATION AND BONDS

5.1 Insurance Coverages.

Without limiting Contractor's indemnification obligations to the City (as set forth below), and prior to commencement of any services under this Agreement, Contractor shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General Liability Insurance. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $2,000,000 per occurrence, $4,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Automobile Liability Insurance. Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with the services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $1,000,000 combined single limit for each accident.

(c) Professional Liability (errors & omissions) Insurance. Contractor shall maintain professional liability insurance that covers the services to be performed in connection with this Agreement, in the minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Contractor agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(d) Workers' Compensation Insurance. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000).

(e) Builder's Risk Insurance. Contractor shall maintain Builder's Risk (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the Project and no coinsurance penalty provisions or provisional limit provisions. The policy must include: (1) coverage for any ensuing loss from faulty workmanship, nonconforming work, omission or deficiency in design or specifications; (2) coverage against machinery accidents and operational testing; (3) coverage for removal of debris, and insuring the

buildings, structures, machinery, equipment, materials, facilities, fixtures and all other properties constituting a part of the Project; (4) ordinance or law coverage for contingent rebuilding, demolition, and increased costs of construction; (5) transit coverage (unless insured by the supplier or receiving contractor), with sub-limits sufficient to insure the full replacement value of any key equipment item; (6) ocean marine cargo coverage insuring any Project materials or supplies, if applicable; and (7) coverage with sub-limits sufficient to insure the full replacement value of any property or equipment stored either on or off the Project site or any staging area.

(f) Pollution Liability Insurance. Contractor shall maintain Environmental Impairment Liability insurance, written on a Contractor's Pollution Liability form or other form acceptable to City providing coverage for liability arising out of sudden, accidental, and gradual pollution and remediation. The policy limit shall be no less than $1,000,000 per claim and in the aggregate. All activities contemplated in this Agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the Project site to the final disposal location, including non-owned disposal sites.

(g) Subcontractors. Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(h) Additional Insurance. Policies of such other insurance, as may be required in the Contractor Modifications in Exhibit "B".

5.2 General Insurance Requirements.

(a) Proof of Insurance. Contractor shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

(b) Duration of Coverage. Contractor shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the services hereunder by Contractor, its agents, representatives, employees or subcontractors.

(c) Primary/noncontributing. Coverage provided by Contractor shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) City's Rights of Enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium

paid by City will be promptly reimbursed by Contractor or City will withhold amounts sufficient to pay premium from Contractor payments. In the alternative, City may cancel this Agreement.

(e) Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

(f) Waiver of Subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subcontractors.

(g) Enforcement of Contract Provisions (non-estoppel). Contractor acknowledges and agrees that any actual or alleged failure on the part of the City to inform Contractor of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

(h) Requirements Not Limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any Party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(i) Notice of Cancellation. Contractor agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(j) Additional Insured Status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

(k) Prohibition of Undisclosed Coverage Limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(l) Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Contractor's insurance shall apply separately to each insured

against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(m) Pass Through Clause. Contractor agrees to ensure that its subconsultants, subcontractors, and any other party involved with the Project who is brought onto or involved in the Project by Contractor, provide the same minimum insurance coverage and endorsements required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this Section. Contractor agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the Project will be submitted to City for review.

(n) City's Right to Revise Specifications. The City reserves the right at any time during the term of this Contract to change the amounts and types of insurance required by giving the Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the City and Contractor may renegotiate Contractor's compensation.

(o) Self-Insured Retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(p) Timely Notice of Claims. Contractor shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(q) Additional Insurance. Contractor shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

5.3 Indemnification.

To the full extent permitted by law, Contractor agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, injuries or death of any person (including workers and the public), losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work provided herein of Contractor, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Contractor is legally liable ("indemnitors"), or arising from Contractor's or indemnitors' reckless or willful misconduct, or arising from Contractor's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Contractor will defend any action or actions filed in connection with any of said claims or liabilities (with legal counsel approved by City) and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Contractor will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities; and Contractor agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Contractor hereunder, Contractor agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

In addition, Contractor agrees to indemnify, defend and hold harmless the Indemnified Parties from, any and all claims and liabilities for any infringement of patent rights, copyrights or trademark on any person or persons in consequence of the use by the Indemnified Parties of articles to be supplied by Contractor under this Agreement, and of which the Contractor is not the patentee or assignee or has not the lawful right to sell the same.

Contractor shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Contractor shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Contractor in the performance of professional services and work hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Contractor and shall survive termination of this Agreement.

Contractor's obligations under this Section shall apply regardless of whether or not such claims or liabilities were caused in part or contributed to by the City or any Indemnified Parties. In instances where City or its Indemnified Parties is shown to have been actively negligent and where City's active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of the City.

5.4 Notification of Third-Party Claims.

City shall timely notify Contractor of the receipt of any third-party claim relating to the work under this Agreement. City shall be entitled to recover from Contractor its reasonable costs incurred in providing such notification.

5.5 Performance and Labor Bonds.

Concurrently with execution of this Agreement, Contractor shall deliver to the City, the following:

(a) A performance bond in the amount of the Contract Sum of this Agreement, in the form provided by the City Clerk, which secures the faithful performance of this Agreement ("Performance Bond").

(b) A labor and materials bond in the amount of the Contract Sum of this Agreement, in the form provided by the City Clerk, which secures the payment of all persons furnishing labor and/or materials in connection with the work under this Agreement ("Payment Bond").

Both the Performance Bond and Payment Bond required under this Section 5.5 shall contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his/her power of attorney. The bonds shall be unconditional and remain in force during the entire term of this Agreement.

5.6 Sufficiency of Insurer or Surety.

Insurance and bonds required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best's Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City ("Risk Manager") due to unique circumstances. In addition, the insurance carrier must be currently authorized by the Insurance Commissioner to transact business of insurance or be on the List of Approved Surplus Line Insurers issued by the State of California. If this Agreement continues for more than 3 years duration, or in the event the Risk Manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies and the bonds required by Section 5.5 may be changed accordingly upon receipt of written notice from the Risk Manager.

5.7 Substitution of Securities.

Pursuant to Public Contract Code Section 22300, substitution of eligible equivalent securities for any funds withheld to ensure performance under this Agreement may be permitted at the request and sole expense of the Contractor. Alternatively, the Contractor may, pursuant to an escrow agreement in a form prescribed by Public Contract Code Section 22300, request payment of retentions funds earned directly to the escrow agent at the sole expense of the Contractor.

5.8 Release of Securities.

City shall release the Performance and Payment Bonds when the following have occurred:

(a) Contractor has made a written request for release and provided evidence of satisfaction of all other requirements under Article 5 of this Agreement;

(b) the work for the Project has been finally accepted by the City; and

(c) after passage of the time within which lien claims are required to be made pursuant to applicable laws; if lien claims have been timely filed, City shall hold the Payment Bond until such claims have been resolved, Contractor has provided statutory bond, or otherwise as required by applicable law.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Contractor shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies, certified and accurate copies of payroll records in compliance with all applicable laws, or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of 3 years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Contractor's business, custody of the books and records may be given to City, and access shall be provided by Contractor's successor in interest. Notwithstanding the above, the Contractor shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Contractor shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Contractor hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Contractor agrees that if Contractor becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Contractor is providing design services, the cost of the Project being designed, Contractor shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Contractor is providing design services, the estimated increased or decreased cost estimate for the Project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Contractor, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Contractor shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Contractor will be at the City's sole risk and without liability to Contractor, and Contractor's guarantee and warranties shall not extend to such use, reuse or assignment. Contractor may retain copies of such documents for its own use. Contractor shall have an unrestricted right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Contractor fails to secure such assignment, Contractor shall indemnify City for all damages

resulting therefrom. Moreover, Contractor with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) information gained or work product produced by Contractor in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Contractor. Contractor shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

(c) If Contractor, or any officer, employee, agent or subcontractor of Contractor, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Contractor for any damages, costs and fees, including attorneys' fees, caused by or incurred as a result of Contractor's conduct.

(d) Contractor shall promptly notify City should Contractor, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Contractor or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of San Bernardino, State of California, or any other appropriate court in such county, and Contractor covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of San Bernardino, State of California.

7.2 Disputes.

(a) Default; Cure. In the event that Contractor is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating

Contractor for any work performed after the date of default. Instead, the City may give notice to Contractor of the default and the reasons for the default. The notice shall include the timeframe in which Contractor may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant, in the sole and absolute discretion of the Project Manager. During the period of time that Contractor is in default, the City shall hold all invoices and shall proceed with payment on such invoices only when the default is cured to the satisfaction of the City. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Contractor does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Contractor's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

(b) Dispute Resolution. This Agreement is subject to the provisions of Article 1.5 (commencing at Section 20104) of Division 2, Part 3 of the California Public Contract Code regarding the resolution of public works claims of less than $375,000. Additionally, Section 9204 of the California Public Contract Code prescribes a process for negotiation and mediation to resolve disputes on construction claims. Article 1.5 mandates certain procedures for the filing of claims and supporting documentation by the Contractor, for the response to such claims by the City, for a mandatory meet and confer conference upon the request of the Contractor, for mandatory non-binding mediation in the event litigation is commenced, and for mandatory judicial arbitration upon the failure to resolve the dispute through mediation. This Agreement hereby incorporates the provisions of Article 1.5 as though fully set forth herein and the intent of this Section is to implement Sections 20104 *et seq*. and Section 9204 of the California Public Contract Code with respect to any such claims by Contractor. This Section shall be construed to be consistent with said statutes.

For purposes of these procedures, the term "claim(s)" means a separate demand by the Contractor, after the City has denied Contractor's timely and duly made request for payment for extra work and/or a time extension, for (A) a time extension, (B) payment of money or damages arising from work done by or on behalf of the Contractor pursuant to this Agreement and payment of which is not otherwise expressly provided for or the Contractor is not otherwise entitled to, or (C) an amount the payment of which is disputed by the City.

7.3 Retention of Funds.

Contractor hereby authorizes City to deduct from any amount payable to Contractor (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Contractor's acts or omissions in performing or failing to perform Contractor's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Contractor, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Contractor to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Contractor shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

7.6 Legal Action.

In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Contractor shall file a claim pursuant to Government Code Sections 905 *et seq*. and 910 et *seq*., in order to pursue a legal action under this Agreement.

7.7 Liquidated Damages.

Since the determination of actual damages for any delay in performance of this Agreement would be extremely difficult or impractical to determine in the event of a breach of this Agreement, the Contractor and its sureties shall be liable for and shall pay to the City the sum of One Thousand Dollars and Zero Cents ($1,000.00) as liquidated damages for each working day of delay in the performance of any of the services required hereunder, as specified in the Schedule of Performance (Exhibit "D"). The City may withhold from any monies payable on account of services performed by the Contractor any accrued liquidated damages. Pursuant to Government Code Section 4215, Contractor shall not be assessed liquidated damages for delay in completion of the Project when such delay was caused by the failure of the public agency or owner of the utility to provide for removal or relocation of utility facilities.

7.8 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Contractor, except that where termination is due to the fault of the Contractor, the period of notice may be such shorter time as may be determined by the Contract Officer. Upon receipt of any notice of termination, Contractor shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Contractor has initiated

termination, the Contractor shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Contractor has initiated termination, the Contractor shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating Party need not provide the non-terminating Party with the opportunity to cure pursuant to Section 7.2.

7.9 Termination for Default of Contractor.

If termination is due to the failure of the Contractor to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Contractor for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.10 Attorneys' Fees.

If either Party to this Agreement is required to initiate or defend or made a Party to any action or proceeding in any way connected with this Agreement, the prevailing Party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a Party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

7.11 Unfair Business Practices Claims.

In entering into this Agreement, Contractor offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Chapter 2, (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services or materials related to this Agreement. This assignment shall be made and become effective at the time the City renders final payment to the Contractor without further acknowledgment by the Parties.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Contractor covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Contractor's performance of services under this Agreement. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Contractor agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to this Agreement which effects his / her financial interest or the financial interest of any corporation, partnership or association in which he/her is, directly or indirectly, interested, in violation of any State statute or regulation. The Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Contractor covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class in the performance of this Agreement. Contractor shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class.

8.4 Unauthorized Aliens.

Contractor hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C. § 1101 *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Contractor so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Contractor hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either Party desires or is required to give to the other Party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Grand Terrace, 22795 Barton Rd., Grand Terrace, California 92313, and in the case of the Contractor, to the person at the address designated on the execution page of this Agreement. Either Party may change its address by notifying the other Party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72)

hours from the time of mailing if mailed as provided in this Section. All correspondence relating to this Agreement shall be serialized consecutively.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either Party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts and Electronic Signatures.

This Agreement may be executed in two or more counterparts, each of which when so executed shall be deemed to be an original and all of which when taken together shall constitute one and the same instrument. The words "execution," "signed," "signature," and words of like import in this Agreement or in any other certificate, agreement or document related to this Agreement, shall include images of manually executed signatures transmitted by facsimile or other electronic format (including, without limitation, "pdf", "tif" or "jpg") and other electronic signatures in accordance with California Code of Regulations Title 2 Section 22003 (including, without limitation, DocuSign and AdobeSign). The use of electronic signatures and electronic records (including, without limitation, any contract or other record created, generated, sent, communicated, received, or stored by electronic means) shall be of the same legal effect, validity and enforceability as a manually executed signature or use of a paper-based record-keeping system to the fullest extent permitted by applicable law, including the Federal Electronic Signatures in Global and National Commerce Act, the California Uniform Electronic Transactions Act and any other applicable law, including, without limitation, any state law based on the Uniform Electronic Transactions Act or the Uniform Commercial Code.

9.4 Integration; Amendment.

This Agreement including the attachments hereto (and the documents incorporated herein) is the entire, complete and exclusive expression of the understanding of the Parties. It is understood that there are no oral agreements between the Parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the Parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Contractor and by the City Council. The Parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein, and this Agreement shall be read and enforced as though it were included herein. If through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon application of either Party, this Agreement shall forthwith be amended to make such insertion or correction/

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent

of the Parties hereunder unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Contractor warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Contractor further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Contractor is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Contractor's Authorized Initials _____

David S. Magana
President

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other agreement to which said Party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY:
CITY OF GRAND TERRACE, a municipal corporation

By:

_____
Konrad Bolowich
City Manager

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

By:

_____
Adrian R. Guerra
City Attorney

ATTEST:

By:

_____
Daysi Alcocer
City Clerk

CONTRACTOR:
DM Contracting, Inc., a California corporation
Address: 1065 Harber Drive
Colton, CA 92324

By:

_____
Name: David S. Magana
Title: President
Email: dave@dmengineeringinc.com

By:

_____
Name: Madelein Magana
Title: Secretary
Email:

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED UNLESS EXECUTED UTILIZING DIGITAL SIGNATURE IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 2 SECTION 22003. IN ADDITION, THE APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY.

EXHIBIT "A"

SCOPE OF WORK

I. Contractor shall perform the following services:

(a) Mobilization

(b) Traffic Control

(c) Remove and Replace Sidewalk

II. Brief description of the work to be performed:

Contractor shall remove and replace damaged sidewalk panels at various locations throughout the City of Grand Terrace, as identified it the location list below:

CONCRETE REHABILITATION at VARIOUS LOCATIONS

Address	[illegible]	Dimensions	Area
12736 Dickens Ct	1	13'x4'	52
12739 Sandberg Way	1	26' x 4'	104
22359 Flamingo St.	2	10' x 4'	40
12825 Vivienda Ave.	2	2' x 4'	8
12811 Vivienda Ave.	2	43'x4'	172
22410 Flamingo	2	11'x4'	44
22391 Ladera st	2	29'x4'	116
12842 Vivienda Ave	2	15' x 4'	60
22119 Flamingo St	2	14'x5'	70
22129 Flamingo St	2	5'x4'	20
22295 Ladera st	2	10'x4'	40
22371 Raven Way	2	4x7	28
22381 Raven Way	2	4x9	36
12828 Darwin Ave	2	42x4	168
12744 Dutch Ave	3	12'x4'	48
12727 Dutch Ave	3	4'x4'	16
22636 Flamingo St	3	5'x10'	50
22805 Raven Way	3	17'x6'	102
22765 Robin Way	3	6'x3'	18
22676 Robin Way	3	4x3	12
22536 Robin Way	3	4x11	44
21968 Pico St.	4	4'x12'	48
22167 Lark	5	4'x8'	32
22215 Lark St.	5	13'x4'	52
22275 Van Buren	5	3'x4'	12

22311 Kentfield	5	10'x6'	60
22225 Lark st	5	7'x5'	35
22539 Kentfield Ave.	6	8'x4'	32
22627 Kentfield Ave.	6	11'x5'	55
22649 Kentfield Ave (Driveway)	6	24'x3'	72
22539 lark St	6	30'x15'	450
12532 Warbler St	6	4x10	40
22797 Finch St.	9	7'x22'	154
22820 Finch St.	9	10'x4'	40
22797 Finch St.	9	2x4	8
22975 Finch St	9	27'x6'	162
22720 Van Buren (Nightingale)	9	12x4	48
22484 De Soto St.	11	4'x4'	16
22724 De Soto	12	4'x20'	80
22765 De Soto	12	4'x4'	16
11911 Pascal Ave	14	4'x6'	24

Notes to Contractor:
1. Unit prices shall be fixed and quantities will be verified in the field by City Inspector
2. All work will be per San Bernardino County Transportation Department Standards
3. Where tree root removal is required, notify the City Inspector before work begins.

III. In addition to the requirements of Section 6.2, during performance of the work, Contractor will keep the City apprised of the status of performance by delivering status reports, as may be required by the City from time to time.

IV. All work is subject to review and acceptance by the City, and must be revised by the Contractor without additional charge to the City until found satisfactory and accepted by City.

V. Contractor shall provide safe and continuous passage for pedestrian and vehicular traffic in accordance with the Work Area Traffic Control Handbook (WATCH), latest edition; and shall observe and perform all traffic control safe protocols while working in the public right of way and upon any City facilities.

EXHIBIT "B"

CONTRACT MODIFICATIONS

(Superseding Contract Boilerplate)

Added text is indicated in ***bold italics***, deleted text is indicated in ~~strikethrough~~.

None.

EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Contractor shall perform all work at the rates set forth in the Project Documents submitted as part of Contractor's Proposal, and listed below:

PROPOSAL

BIDDING SCHEDULE

CONCRETE REHABILITATION at VARIOUS LOCATIONS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	SUB-TOTAL
1	Mobilization	L.S.	1	$4,000	$4,000
2	Traffic Control	L.S.	1	$3,500	$3,500
3	Remove & Replace sidewalk	SF	2652	$13.95	$36,995.40

TOTAL BID $ 44,495.40

Forty-four thousand, four hundred ninety five dollars and 40/100's.

Total Bid Costs Written in Words

NOTE: The unit price must be written in words and also shown in figures. The total price must be extended for each item of work and the total of all items inserted in the space provided.

Item no. 1 Mobilization, Unit price written in words - four thousand dollars.
Item no. 2 Traffic Control, Unit price written in words - three thousand five hundred dollars.
Item no. 3 Remove & Replace sidewalk, Unit price written in words - thirteen dollars and 95/100's.

II. A retention of five percent (5%) shall be held from each payment as a contract retention to be paid as part of the final payment upon satisfactory completion of services.

III. Within the budgeted amounts for each item in the Project Documents, and with the approval of the Contract Officer, funds may be shifted from one item's subbudget to another so long as the Contract Sum is not exceeded per Section 2.1.

IV. The City will compensate Contractor for the services performed upon submission of a valid invoice. Each invoice is to include:

A. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the services.

V. The total compensation for the services shall not exceed the Contract Sum, as provided in Section 2.1 of this Agreement.

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Contractor shall perform all work timely and in accordance with plans and specifications as provided in Exhibit "A".

II. Contractor shall perform all work timely and in accordance with a Project Schedule to be developed by Contractor and the Contract Officer and subject to written approval by the Contract Officer. **All contracted work must be completed no later than June 30, 2026.**

III. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

PERFORMANCE BOND

WHEREAS, the CITY OF GRAND TERRACE, ("City"), has awarded to DM CONTRACTING, INC., as Contractor ("Principal"), a Contract for the work entitled and described as follows: Concrete Rehabilitation Project;

WHEREAS, the Contractor is required under the terms of said Contract to furnish a bond for the faithful performance of the Contract;

NOW, THEREFORE, we the undersigned Contractor and Surety, are held and firmly bound unto the City in the sum Forty-Eight Thousand Nine Hundred Forty-Four Dollars and Ninety-Four Cents ($48,994.94), this amount being not less than one hundred percent (100%) of the total Contract price, lawful money of the United States of America, for payment of which sum well and truly be made we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. In case suit is brought upon this bond, the Surety will pay a reasonable attorney's fee to the City in an amount to be fixed by the court.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bound Contractor, or its heirs, executors, administrators, successors, or assigns, shall in all things stand and abide by, well and truly keep and perform all undertakings, terms, covenants, conditions, and agreements in the said Contract and any alteration thereof, made as therein provided, all within the time and in the manner designated and in all respects according to their true intent and meaning, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

FURTHER, the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or modification of the Contract Documents or of the work to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of such change, extension of time, alteration, or modification of the Contract Documents or of the work to be performed thereunder.

Executed on _____, 2026.

PRINCIPAL

(Seal if Corporation) By_____

Title_____

(Attach Acknowledgment of Authorized Representative of Principal)

Any claims under this bond may be addressed to:

_____ (name and address of Surety)

_____

_____

_____ (name and address of Surety's agent for service of process in California, if different from above)

_____

_____

_____ (telephone number of Surety's agent in California)

(Attach Acknowledgment)

_____
SURETY

By_____
(Attorney-in-Fact)

APPROVED:

_____
(Attorney for CITY)

NOTICE:
No substitution or revision to this bond form will be accepted. Sureties must be authorized to do business in and have an agent for service of process in California. Certified copy of Power of Attorney must be attached.

PAYMENT BOND
(Labor and Material Bond)

WHEREAS, the CITY OF GRAND TERRACE, ("City"), has awarded to DM CONTRACTING, INC., as Contractor ("Principal"), a Contract for the work entitled and described as follows: Concrete Rehabilitation Project;

WHEREAS, said Contractor is required to furnish a bond in conjunction with said Contract, to secure the payment of claims of laborers, mechanics, material men, and other persons as provided by law;

NOW, THEREFORE, we the undersigned Contractor and Surety, are held and firmly bound unto the City in the sum of Forty-Eight Thousand Nine Hundred Forty-Four Dollars and Ninety-Four Cents ($48,994.94), this amount being not less than one hundred percent (100%) of the total Contract price, lawful money of the United States of America, for payment of which sum well and truly be made we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. In case suit is brought upon this bond, the Surety will pay a reasonable attorney's fee to the City in an amount to be fixed by the court.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if said Contractor, its heirs, executors, administrators, successors, assigns, or subcontractor fails to pay: (1) for any work, materials, services, provisions, provender, or other supplies, or for the use of implements of machinery, used in, upon, for, or about the performance of the work to be done, or for any work or labor thereon of any kind; (2) for work performed by any of the persons named in Civil Code Section 9100; (3) for any amounts due under the Unemployment Insurance Code with respect to work or labor performed under the contract; and/or (4) for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Contractor and/or its subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such work and labor, then the Surety herein will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void.

This bond shall inure to the benefit of any of the persons named in Civil Code Section 9100 so as to give a right of action to such persons or their assigns in any suit brought upon the bond. Moreover, if the City or any entity or person entitled to file stop payment notices is required to engage the services of an attorney in connection with the enforcement of this bond, each shall be liable for the reasonable attorney's fees incurred, with or without suit, in addition to the above sum.

Said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or modification of the Contract Documents or of the work to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of such change, extension of time, alteration, or modification of the Contract Documents or of the work to be performed thereunder.

Executed on _____, 2026.

PRINCIPAL

(Seal if Corporation) By_____

Title_____

(Attach Acknowledgment of Authorized Representative of Principal)

Any claims under this bond may be addressed to:

_____ (name and address of Surety)

_____

_____

_____ (name and address of Surety's agent for service of process in California, if different from above)

_____

_____

_____ (telephone number of Surety's agent in California)

(Attach Acknowledgment)

_____
SURETY

By_____
(Attorney-in-Fact)

APPROVED:

_____
(Attorney for CITY)

NOTICE:
No substitution or revision to this bond form will be accepted. Sureties must be authorized to do business in and have an agent for service of process in California. Certified copy of Power of Attorney must be attached.

WORKERS COMPENSATION INSURANCE CERTIFICATE

Description of Contract: **City of Grand Terrace**
Project: Concrete Rehabilitation Project

Type of Insurance: Workers' Compensation and
Employers' Liability Insurance

THIS IS TO CERTIFY that the following policy has been issued by the below-stated company in conformance with the requirements of Article 5 of the Contract and is in force at this time, and is in a form approved by the Insurance Commissioner.

The Company will give at least 30 days' written notice to the City and Engineer/Architect prior to any cancellation of said policy.

POLICY NUMBER	EXPIRATION DATE	LIMITS OF LIABILITY
		Workers' Compensation: Statutory Limits Under the Laws of the State of California
		Employers' Liability:
		$_____ Each Accident
		$_____ Disease - Policy Limit
		$_____ Disease - Each Employee

_____	_____
Named Insured (Contractor)	Insurance Company
_____	_____
Street Number	Street Number
_____	_____
City and State	City and State
	By_____
	(Company Representative)

(SEE NOTICE ON NEXT PAGE)

Insurance Company Agent for Service
of Process in California:

_____
Name

_____
Agency

_____
Street Number

_____
City and State

_____
Telephone Number

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend, or alter the coverage afforded by the policy listed herein.

This is to certify that the policy has been issued to the named insured for the policy period indicated, notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions, and conditions of such policy.

NOTICE:

No substitution or revision to the above certificate form will be accepted. If the insurance called for is provided by more than one insurance company, a separate certificate in the exact above form shall be provided for each insurance company.

ADDITIONAL INSURED ENDORSEMENT
COMPREHENSIVE GENERAL LIABILITY

_____

Name and address of named insured ("Named Insured")

_____

Name and address of Insurance Company ("Company")

_____

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The _____ ("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) days prior to the effective date thereof. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard

to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at: City Manager, City of Grand Terrace, 22795 Barton Rd., Grand Terrace, California 92313.

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Contractual Liability	□ Explosion Hazard
□ Owners/Landlords/Tenants	□ Collapse Hazard
□ Manufacturers/Contractors	□ Underground Property Damage
□ Products/Completed Operations	□ Pollution Liability
□ Broad Form Property Damage	□ Liquor Liability
□ Extended Bodily Injury	□ _____
□ Broad Form Comprehensive General Liability Endorsement	□ _____
	□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____ applies to all coverage(s) except: _____ *(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____at 12:01 a.m. and forms a part of Policy Number _____.

(signatures on following page)

I, _____ *(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 2026

_____
Signature of Authorized Representative

(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
AUTOMOBILE LIABILITY

_____

Name and address of named insured ("Named Insured")

_____

Name and address of Insurance Company ("Company")

_____

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Grand Terrace ("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) days prior to the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard

to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Grand Terrace
22795 Barton Rd.
Grand Terrace, California 92313

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Any Automobiles	□ Truckers Coverage
□ All Owned Automobiles	□ Motor Carrier Act
□ Non-owned Automobiles	□ Bus Regulatory Reform Act
□ Hired Automobiles	□ Public Livery Coverage
□ Scheduled Automobiles	□ _____
□ Garage Coverage	□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____ applies to all coverage(s) except: _____*(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____at 12:01 a.m. and forms a part of Policy Number .

(signatures on following page)

I, _____ *(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 2026.

_____
Signature of Authorized Representative

(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
EXCESS LIABILITY

_____

Name and address of named insured ("Named Insured")

_____

Name and address of Insurance Company ("Company")

_____

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The _____ ("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought, except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) days prior to the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Grand Terrace
22795 Barton Rd.
Grand Terrace, California 92313

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

□ Following Form
□ Umbrella Liability
□ _____

11. Applicable underlying coverages:

INSURANCE COMPANY	POLICY NO.	AMOUNT

12. The following inclusions, exclusions, extensions or specific provisions relate to the above coverages:_____

13. A □ deductible or □ self-insured retention *(check one)* of $_____ applies to all coverage(s) except: _____ *(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

14. This is an □ occurrence or □ claims made policy *(check one)*.

15. This endorsement is effective on _____at 12:01 a.m. and forms a part of Policy Number .

(signatures on following page)

I, _____ *(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 2026.

_____
Signature of Authorized Representative

(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

Address	District	Dimensions	Area
12736 Dickens Ct	1	13'x4'	52
12739 Sandberg Way	1	26' x 4'	104
22359 Flamingo St.	2	10' x 4'	40
12825 Vivienda Ave.	2	2' x 4'	8
12811 Vivienda Ave.	2	43'x4'	172
22410 Flamingo	2	11'x4'	44
22391 Ladera st	2	29'x4'	116
12842 Vivienda Ave	2	15' x 4'	60
22119 Flamingo St	2	14'x5'	70
22129 Flamingo St	2	5'x4'	20
22295 Ladera st	2	10'x4'	40
22371 Raven Way	2	4x7	28
22381 Raven Way	2	4x9	36
12828 Darwin Ave	2	42x4	168
12744 Dutch Ave	3	12'x4'	48
12727 Dutch Ave	3	4'x4'	16
22636 Flamingo St	3	5'x10'	50
22805 Raven Way	3	17'x6'	102
22765 Robin Way	3	6'x3'	18
22676 Robin Way	3	4x3	12
22536 Robin Way	3	4x11	44
21968 Pico St.	4	4'x12'	48
22167 Lark	5	4'x8'	32
22215 Lark St.	5	13'x4'	52
22275 Van Buren	5	3'x4'	12
22311 Kentfield	5	10'x6'	60
22225 Lark st	5	7'x5'	35
22539 Kentfield Ave.	6	8'x4'	32
22627 Kentfield Ave.	6	11'x5'	55
22649 Kentfield Ave (Driveway)	6	24'x3'	72
22539 lark St	6	30'x15'	450
12532 Warbler St	6	4x10	40
22797 Finch St.	9	7'x22'	154
22820 Finch St.	9	10'x4'	40
22797 Finch St.	9	2x4	8
22975 Finch St	9	27'x6'	162
22720 Van Buren (Nightingale)	9	12x4	48
22484 De Soto St.	11	4'x4'	16
22724 De Soto	12	4'x20'	80
22765 De Soto	12	4'x4'	16
11911 Pascal Ave	14	4'x6'	24

2684

$ 53,680

AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Adoption of the 2026 Grand Terrace Local Hazard Mitigation Plan

PRESENTED BY: Gabriel Arguelles, Assistant Planner, Noelle Anderson

RECOMMENDATION: **ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, STATE OF CALIFORNIA, ADOPTING THE GRAND TERRACE LOCAL HAZARD MITIGATION 2026 PLAN UPDATE**

2030 VISION STATEMENT:

This staff report supports City Council Goal #2, “Maintain Public Safety,” by adopting the 2026 Grand Terrace Local Hazard Mitigation Plan to guide hazard mitigation efforts and improve the City’s ability to plan for and respond to natural hazards.

BACKGROUND:

The federal Robert T. Stafford Disaster Relief and Emergency Act (Stafford Act), as amended by the Disaster Mitigation Act of 2000 (DMA 2000), directs hazard mitigation planning activities such as the Local Hazard Mitigation Plan. The Stafford Act requires state, local, and tribal governmental entities seeking eligibility for federal hazard mitigation grant funding to adopt a hazard mitigation plan that outlines the processes for identifying natural and human-caused hazards, risks, and vulnerabilities within their jurisdiction (United States Code [USC], Title 42, Section 5156[a]). The Federal Emergency Management Agency (FEMA) has promulgated regulations under Title 44 of the Code of Federal Regulations (CFR), Part 201, to implement these requirements. These regulations establish the planning process, required plan content, and FEMA’s review and approval procedures for local hazard mitigation plans.

In July 2024, the City engaged Michael Baker International, Inc. to update the 2017 Grand Terrace Local Hazard Mitigation Plan, concurrently with updates to the Safety, Evacuation, and Environmental Justice Elements of the General Plan. The updated LHMP was prepared in compliance with the Stafford Act, DMA 2000, and applicable provisions of Title 44 of the CFR, including Parts 201, 206, and 433, and was submitted to FEMA for review. FEMA determined that the plan is eligible for final approval pending formal adoption by the City Council via resolution. Documentation of adoption must be submitted to FEMA Region IX within one calendar year of the Approval Pending Adoption (APA) notification letter dated January 6, 2026 (provided as **EXHIBIT A** to *Attachment 1* of this resolution); otherwise, the plan would be required to be updated and resubmitted for review. FEMA has indicated that final approval will be granted upon receipt of the formal adoption documentation.

DISCUSSION:

The City strives to improve local reliability and resilience through capital improvement projects, innovative planning, and effective emergency management practices. The City developed the Local Hazard Mitigation Plan (LHMP) to continue existing efforts related to natural hazards and hazard

mitigation planning, and to further the community's understanding of potential hazards and opportunities to reduce risk through a coordinated and proactive planning framework. Grant funding awarded by the Governor's Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA) supported the preparation of this LHMP update and made the planning process possible.

The LHMP does not supersede existing City plans, policies, or strategies. Rather, it enhances the City's ability to identify, assess, and mitigate hazard risks that are unique to the City of Grand Terrace. The information contained in the LHMP, attached as Exhibit B to Attachment 1 of this staff report, will be used to guide and coordinate mitigation activities and serve as a tool for City decision-makers to strategically direct resources toward hazard mitigation and resilience efforts.

During the LHMP planning process, City staff conducted robust public outreach to inform and engage the community. Outreach activities included information posted on the City's Hazard Mitigation webpage, participation in community events such as the Light Up Grand Terrace event, public meetings, and a community survey that received 45 responses. The purpose of this outreach was to communicate the components and benefits of ongoing safety and mitigation efforts, including the LHMP and related General Plan element updates. Outreach activities were noticed through the City's social media platforms.

The City released the Draft LHMP for a two-week (15-day) public review period beginning September 24, 2025, and ending October 8, 2025. The draft LHMP was posted on the City's website, with notice also provided through the City's social media accounts. Hard copies were made available at the City Clerk's Office, City Hall, and the Grand Terrace Public Library. No public comments were received during the public review period. Following adoption, the final LHMP will be posted on the City's website.

ENVIRONMENTAL IMPACT:

The adoption of the 2026 Grand Terrace Local Hazard Mitigation Plan (LHMP) is not a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b), as it is a policy and planning document that does not authorize, approve, or result in any direct or reasonably foreseeable physical changes to the environment. The LHMP serves as a strategic planning tool to identify potential hazards and outline mitigation strategies; implementation of any future mitigation projects identified in the LHMP would be subject to separate environmental review in accordance with CEQA, as applicable.

FISCAL IMPACT:

The funding for this LHMP was a combination of state funds and a local match from the City. Preparing an LHMP is instrumental in being considered for state and federal discretionary emergency management grant programs, including response, preparedness, and mitigation programs. City staff will use this investment to attempt to secure additional funding for City mitigation projects. Having an adopted plan is a necessary first step in securing these funds.

RESOLUTION NO. 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE AUTHORIZING THE ADOPTION OF THE 2026 GRAND TERRACE LOCAL HAZARD MITIGATION PLAN

WHEREAS, the City of Grand Terrace recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

WHEREAS, the U.S. Congress passed the Disaster Mitigation Act of 2000 ("Disaster Mitigation Act") emphasizing the need for pre-disaster mitigation of potential hazards; and

WHEREAS, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments; and

WHEREAS, an adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

WHEREAS, the City of Grand Terrace fully participated in the Federal Emergency Management Agency's prescribed hazard mitigation planning process in the preparation of the 2025 City of Grand Terrace Hazard Mitigation Plan, attached hereto as **EXHIBIT B** to this resolution and incorporated herein by this reference; and

WHEREAS, on January 6, 2026, the Federal Emergency Management Agency issued an Approvable Pending Adoption (APA) determination letter for the 2025 City of Grand Terrace Hazard Mitigation Plan, attached hereto as **EXHIBIT A** to this resolution, indicating that the plan is eligible for final approval pending formal adoption by the City Council; and

WHEREAS, the City of Grand Terrace fully participated in the FEMA-prescribed mitigation planning process to prepare this local hazard mitigation plan; and

WHEREAS, the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials have reviewed the 2026 Grand Terrace Local Hazard Mitigation Plan and approved it contingent upon this official adoption by City Council; and

WHEREAS, adoption by the City Council of Grand Terrace demonstrates the jurisdiction's commitment to fulfilling the mitigation goals and objectives outlined in this Local Hazard Mitigation Plan; and

WHEREAS, adoption of this legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan.

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

SECTION 1. That the foregoing recitals are true and correct.

SECTION 2. The City Council hereby accepts and adopts the Grand Terrace Local Hazard Mitigation 2026 Plan Update, which is on file at the City Clerk's Office.

SECTION 3. The City Council hereby directs the City Manager to submit a certified copy of this Resolution to the State Office of Emergency Services and Federal Emergency Management Agency for final approval.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Grand Terrace at a regular meeting held on the 10th day of February 2026.

_____
Bill Hussey
Mayor

ATTEST:

_____
Daysi Alcocer
City Clerk

APPROVED AS TO FORM:

_____
Adrian R. Guerra
City Attorney

U.S. Department of Homeland Security
FEMA Region 9
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

FEMA

January 6, 2026

Gabriel Arguelles
Assistant Planner
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313

Reference: Hazard Mitigation Plan Approvable Pending Adoption
City of Grand Terrace, CA

Dear Gabriel Arguelles:

The Federal Emergency Management Agency (FEMA) has completed its review of the 2025 City of Grand Terrace Hazard Mitigation Plan and has determined that the plan is eligible for final approval, pending its formal adoption by the City of Grand Terrace.

Formal adoption documentation must be submitted to FEMA Region 9 within one calendar year from the date of this letter. If the adoption is not received within that timeframe, the plan must be updated and resubmitted for review.

FEMA will issue formal approval of the plan upon receipt of the adoption documentation. Adoption of the plan is required to maintain eligibility for funding under FEMA's Hazard Mitigation Assistance (HMA) programs. All funding requests will be evaluated individually based on the specific eligibility criteria and requirements of the applicable HMA program.

Please note that while local hazard mitigation plans may include additional content to meet Element H: Additional State Requirements or other local objectives, FEMA's Approvable Pending Adoption (APA) status does not constitute review or approval of any content exceeding FEMA's standard mitigation planning requirements.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at fema-r9-mitigation-planning@fema.dhs.gov.

Sincerely,

Alison Kearns
Planning and Implementation Branch Chief
Mitigation Division
FEMA Region 9

Enclosure (1)
City of Grand Terrace Plan Review Tool, dated January 6, 2026

cc: Robyn Fennig, State Hazard Mitigation Officer, California Governor's Office of Emergency Services
Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of Emergency Services







LOCAL HAZARD MITIGATION PLAN

APPROVABLE PENDING ADOPTION
DECEMBER 2025

TABLE OF CONTENTS

TABLE OF CONTENTS i
SECTION 1: INTRODUCTION 1-1
1.1 Plan Purpose 1-1
1.2 Plan Authority 1-2
1.3 Plan Adoption 1-2
1.4 Plan Organization 1-2
1.5 Mitigation Goals 1-3
1.6 Changes in Hazard Mitigation Priorities 1-3
SECTION 2: PLANNING PROCESS 2-1
2.1 Organizing Resources 2-1
2.1.1 LHMP Project Management Team 2-1
2.1.2 LHMP Planning Team 2-2
2.1.3 Public Outreach 2-9
2.1.4 Review and Incorporate Existing Information 2-12
2.2 Assess Risks 2-13
2.2.1 Identify/Profile Hazards 2-13
2.2.2 Assess Vulnerabilities 2-13
2.3 Develop Mitigation Plan 2-14
2.3.1 Identify Goals 2-14
2.3.2 Develop Capabilities Assessment 2-14
2.3.3 Identify Mitigation Actions 2-14
2.3.4 Plan Adoption and Submittal 2-14
2.3.5 Plan Maintenance 2-14
SECTION 3: COMMUNITY PROFILE 3-1
3.1 Physical Setting 3-1
3.2 History 3-1
3.3 Demographics 3-1
3.3.1 Population 3-1
3.3.2 Educational Attainment 3-3
3.3.3 Employment 3-4
3.3.4 Housing 3-5
3.4 Land Use and Existing Development 3-5
3.5 Development Trends and Future Development 3-9

3.5.1 Past Land Use, Population Patterns, and Development Trends 3-9
3.5.2 Future Land Use, Population Patterns, and Development Trends 3-10
3.5.3 Infrastructure Systems 3-12
3.5.4 Transportation 3-12
3.5.5 Water and Wastewater 3-12
3.5.6 Electricity 3-12
3.5.7 Natural Gas 3-13
3.5.8 Critical Facilities 3-13
3.6 Socially Vulnerable Populations and Determination 3-16
3.6.1 SVP Research and Methodology 3-16
3.6.2 SVP Determination 3-24
SECTION 4: HAZARD ASSESSMENT 4-1
4.1 Hazard Identification and Prioritization 4-1
4.1.1 Hazard Identification 4-1
4.1.2 Hazard Prioritization 4-3
4.2 Climate Change Considerations 4-6
4.3 Vulnerability/Risk Assessment 4-6
4.3.1 Methodology 4-7
4.4 Hazard Profiles 4-8
4.5 Air Quality 4-8
4.5.1 Description 4-8
4.5.2 Location/Extent 4-10
4.5.3 Previous Occurrences 4-12
4.5.4 Probability of Future Occurrences 4-13
4.5.5 Climate Change 4-14
4.5.6 Vulnerability Assessment 4-14
4.5.7 Socially Vulnerable Populations 4-15
4.6 Dam/Reservoir Failure 4-16
4.6.1 Description 4-16
4.6.2 Location/Extent 4-18
4.6.3 Previous Occurrences 4-21
4.6.4 Probability of Future Occurrences 4-21
4.6.5 Climate Change 4-21
4.6.6 Vulnerability and Risk Assessment 4-21
4.6.7 Socially Vulnerable Populations 4-23

4.7 Drought 4-24
4.7.1 Description 4-24
4.7.2 Location/Extent 4-25
4.7.3 Previous Occurrences 4-27
4.7.4 Probability of Future Occurrences 4-28
4.7.5 Climate Change 4-29
4.7.6 Vulnerability and Risk Assessment 4-30
4.7.7 Socially Vulnerable Populations 4-31
4.8 Flood 4-31
4.8.1 Description 4-31
4.8.2 Location/Extent 4-34
4.8.3 Previous Occurrences 4-36
4.8.4 Probability of Future Occurrences 4-36
4.8.5 Climate Change 4-37
4.8.6 Vulnerability and Risk Assessment 4-37
4.8.7 Socially Vulnerable Populations 4-39
4.9 Hazardous Materials 4-39
4.9.1 Description 4-39
4.9.2 Location/Extent 4-40
4.9.3 Previous Occurrences 4-42
4.9.4 Probability of Future Occurrences 4-43
4.9.5 Climate Change 4-44
4.9.6 Vulnerability and Risk Assessment 4-44
4.9.7 Socially Vulnerable Populations 4-45
4.10 Human-Caused Hazards 4-46
4.10.1 Description 4-46
4.10.2 Location/Extent 4-48
4.10.3 Previous Occurrences 4-55
4.10.4 Probability of Future Occurrence 4-57
4.10.5 Climate Change 4-58
4.10.6 Vulnerability and Risk Assessment 4-59
4.10.7 Socially Vulnerable Populations 4-61
4.11 Landslide & Rockfall 4-61
4.11.1 Description 4-61
4.11.2 Location/Extent 4-62

4.11.3 Previous Occurrences 4-65
4.11.4 Probability of Future Occurrences 4-65
4.11.5 Climate Change 4-66
4.11.6 Vulnerability and Risk Assessment 4-66
4.11.7 Socially Vulnerable Populations 4-69
4.12 Seismic Hazards 4-69
4.12.1 Description 4-69
4.12.2 Location/Extent 4-71
4.12.3 Previous Occurrences 4-78
4.12.4 Probability of Future Occurrences 4-80
4.12.5 Climate Change 4-81
4.12.6 Vulnerability Assessment 4-82
4.12.7 Socially Vulnerable Populations 4-83
4.13 Severe Weather Hazards 4-84
4.13.1 Description 4-84
4.13.2 Location/Extent 4-86
4.13.3 Previous Occurrences 4-89
4.13.4 Probability of Future Occurrences 4-92
4.13.5 Climate Change 4-93
4.13.6 Vulnerability and Risk Assessment 4-94
4.13.7 Socially Vulnerable Populations 4-95
4.14 Wildfire 4-95
4.14.1 Description 4-95
4.14.2 Location/Extent 4-96
4.14.3 Previous Occurrences 4-99
4.14.4 Probability of Future Occurrences 4-100
4.14.5 Climate Change 4-100
4.14.6 Vulnerability Assessment 4-101
4.14.7 Socially Vulnerable Populations 4-103
4.15 Summary of Federally Declared Disasters Affecting the Planning Area 4-104
4.16 Summary of Vulnerability 4-105
SECTION 5: MITIGATION STRATEGY 5-1
5.1 Hazard Mitigation Overview 5-1
5.1.1 FEMA's National Flood Insurance Program 5-1
5.1.2 Hazard Mitigation Prioritization 5-2

5.1.3 Hazard Mitigation Benefit – Cost Review 5-3
5.1.4 Status of Previous Plan Actions 5-4
5.2 Hazard Mitigation Actions 5-4
5.3 Capabilities Assessment 5-12
5.3.1 Key Resources 5-12
SECTION 6: PLAN MAINTENANCE 6-1
6.1 Plan Purpose 6-1
6.1.1 Evaluation 6-2
6.2 Method and Schedule for Updating the Plan within Five Years 6-2
6.2.1 Process 6-3
6.3 Local Adoption 6-4
6.4 Implementation through Existing Programs and Planning Mechanisms 6-4
6.5 2017 LHMP Past Integration Efforts 6-5
6.6 Continued Public Involvement 6-5
6.7 Point of Contact 6-6
SECTION 7: REFERENCES 7-1

APPENDIX A: CITY OF GRAND TERRACE ADOPTION RESOLUTION

APPENDIX B.1: LHMP PLANNING TEAM MEETINGS

Appendix B.1-1: Kick-Off Meeting Documentation

Appendix B.1-2: Stakeholder Meeting Documentation

Appendix B.1-3: Focus Group Meetings Documentation

APPENDIX B.2: COMMUNITY OUTREACH

Appendix B.2-1: Community Outreach Survey

Appendix B.2-2: LHMP Web Content

Appendix B.2-3: Community Outreach Event

APPENDIX B.3: PUBLIC REVIEW DOCUMENTATION

APPENDIX C: FEMA DIGITAL FLOOD INSURANCE RATE MAPS (DFIRMs)

SECTION 1: INTRODUCTION

The City of Grand Terrace (City) strives to reduce hazards and improve resilience through capital improvement projects, innovative planning, and emergency management practices. The City has developed this 2025 City of Grand Terrace Hazard Mitigation Plan (LHMP) update in an effort to reduce future loss of life and property damage, resulting from natural or human-caused hazards.

Natural and human-caused hazards can cause significant damage to communities, businesses, public infrastructure, and the environment. The impacts to residents and businesses within communities can be immense, and infrastructure damage can result in regional, economic, and public health consequences. Municipal buildings and critical infrastructure are vulnerable to a variety of hazards that can result in damaged structures, loss of power, disruption to operations and services, contaminated natural resources, and revenue losses. By planning for natural and human-caused hazards and implementing projects that mitigate risk, cities can reduce costly damage and improve reliability of service following a disaster incident.

Previously, the City prepared the 2017 LHMP to implement a hazard mitigation strategy within the community. This LHMP expired on August 2, 2023. Thus, this 2025 iteration of the plan serves as a comprehensive hazard mitigation plan update.

No community can be protected against all potential impacts from natural or human-caused hazards, and hazard events often result in periods of emergency response and recovery before returning to “normal” operations. However, communities can reduce potential impacts by taking actions to become more resilient. This LHMP provides a blueprint for the City to reduce threats posed by hazards that may impact people, infrastructure, or operations. Proper planning, prior to a natural or human-caused disaster, will allow the City to return to “normal” sooner, with fewer impacts and disruptions to the community.

1.1 Plan Purpose

The purpose of this LHMP is to provide City staff and City leaders with clear direction for hazard mitigation action planning. This LHMP identifies natural and human-caused hazards that threaten City infrastructure, operations and people. This LHMP also provides resources, information, and strategies to reduce these risks.

Hazard mitigation plays an important role in reducing disaster impacts by identifying effective and feasible actions to reduce the risks posed by potential hazards before an occurrence. This plan has been developed and updated to be consistent with current standards and regulations, ensuring the understanding of hazards facing the community reflects the best available information and present-day conditions.

The LHMP does not supersede any internal plans or strategies. Rather, the LHMP enhances the ability of the City to identify, inform, and mitigate hazard risks unique to Grand Terrace. Information in this LHMP will be used to help guide and coordinate mitigation actions and serve as a tool for City decision-makers to specifically direct mitigation activities and resources.

This LHMP incorporates the latest policy guidance from the Federal Emergency Management Agency (FEMA) Local Mitigation Planning Policy Guide, effective April 11, 2025. Specifically, this LHMP responds to updated policy guidance and Cal OES best practices relating to climate change, socially vulnerable populations, and equity.

1.2 Plan Authority

Federal

The federal Robert T. Stafford Disaster Relief and Emergency Act (Stafford Act), as amended by the Disaster Mitigation Act of 2000 (DMA 2000) and supported by various regulations, directs hazard mitigation planning activities, including the creation of this plan. The Stafford Act requires State, local, and tribal governmental entities that wish to be eligible for federal hazard mitigation grant funds to submit a hazard mitigation plan, identifying the natural and man-made hazards, risks, and vulnerabilities of each jurisdiction (United States Code [USC] Title 42, Section 5156[a]). FEMA has promulgated the Code of Federal Regulations (CFR) Title 44, Part 201 to carry out the hazard mitigation planning requirements in the Stafford Act. These regulations direct the planning process, plan content, and FEMA approval of hazard mitigation plans. This LHMP complies with the Stafford Act and DMA 2000, along with the appropriate sections of Title 44 of the CFR, including parts 201, 206, and 322.

State

California Government Code Section 8685.9 (Assembly Bill [AB] 2140) limits the State of California's share of disaster relief funds paid out to local governments to 75 percent of the funds not paid for by federal disaster relief efforts, unless the jurisdiction has adopted a valid hazard mitigation plan consistent with DMA 2000. This LHMP is consistent with current standards and regulations, as outlined by Cal OES. It uses the best available information, and its mitigation actions reflect best practices and community values. This LHMP meets the requirements of current State and federal guidelines and ensures the City of Grand Terrace is eligible for all appropriate benefits under State and federal law and practices. This LHMP has been prepared to meet FEMA and Cal OES requirements, thus making the City eligible for funding and technical assistance from State and federal hazard mitigation programs.

1.3 Plan Adoption

Following FEMA approval of the LHMP, the Grand Terrace City Council will formally adopt the LHMP. Copies of the resolution are provided in Appendix A, City of Grand Terrace Adoption Resolution.

1.4 Plan Organization

The LHMP is organized into seven sections to reflect the logical progression of activities undertaken to develop a hazard mitigation strategy, and includes all relevant documentation required to meet the necessary criteria for FEMA approval. Each section is described briefly below.

Section 1.0: Introduction and Purpose describes the background and purpose of the LHMP, as well as the authority established for its development.

Section 2.0: Planning Process describes the LHMP planning process, as well as the meetings and outreach activities undertaken to engage City officials and staff, stakeholders, and members of the public.

Section 3.0: Community Profile provides the history, geography, demographics, and socioeconomics of the City of Grand Terrace, including land use and development trends. This section also evaluates social vulnerability through a variety of environmental justice indices and identifies applicability to the planning area.

Section 4.0: Hazards Assessment identifies and profiles the natural and human-caused hazards affecting the City, identifies the vulnerability and risk associated with each hazard, and provides a vulnerability assessment to critical facilities in relation to each of those hazards.

Section 5.0: Mitigation Strategy identifies the mitigation strategy and actions to reduce potential risks to the City's critical facilities, residents, and business owners and assesses the City's capabilities to implement and achieve the objectives of the mitigation actions.

Section 6.0: Plan Maintenance and Capabilities discusses implementation of the Plan, including the process to monitor, evaluate, update, and maintain the LHMP, and identifies opportunities for continued public involvement.

Section 7.0: References identifies the various resources utilized throughout the LHMP.

1.5 Mitigation Goals

The City has adopted the following goals for reducing disaster risk:

1. Significantly reduce life loss and injuries from resulting natural hazards.
2. Continuously improve hazard and vulnerability assessments.
3. Evaluate and improve ability to alert and warn residents of natural hazard risk.
4. Support mitigation planning in all City operations.
5. Explore ways to increase the City's capability to provide mitigation opportunities for residents.

1.6 Changes in Hazard Mitigation Priorities

The LHMP Planning Team felt that the overall hazard mitigation goals from the previous plan remained accurate for current planning purposes. These goals are listed above in the previous section. In addition, several hazards previously addressed and profiled are carried over into this update, including wildfire, landslide, flood, climate change, and seismic hazards.

Changes to the LHMP planning process were driven largely by the 2025 FEMA policy update. This LHMP update relied on the input of a cross section of representatives who participated as part of the LHMP Planning Team, including representatives from internal City departments and external stakeholders (neighboring jurisdictions, nonprofits/NGOs, public safety agencies, and others). This diverse representation on the LHMP Planning Team produced mitigation actions that consider a variety of perspectives across the planning area.

Similarly, Cal OES best practices recommend additional consideration for socially vulnerable populations (SVPs) within the planning area. Organizations that represent and serve SVPs were included as part of the LHMP Planning Team (as discussed in Section 2.0) and hazard specific impacts are discussed in both Section 3.0 and Section 4.0. Mitigation actions targeted to reducing vulnerability and risk associated with SVPs are included in Section 5.0.

A significant change in this LHMP update includes consideration for human-caused hazards, including pandemic, active shooter, power outage/public safety power shutoff, and trail derailment.

Mitigation actions from the 2017 LHMP are discussed and reviewed in Section 5.0. Mitigation actions from the 2017 LHMP were identified as either completed, in progress, or no longer relevant to the LHMP update. New mitigation actions are also highlighted in Section 5.0 and are generally organized by hazard type.

SECTION 2: PLANNING PROCESS

This section describes each stage of the planning process used to develop the LHMP. This LHMP follows a prescribed series of planning steps which includes organizing resources, assessing risk, developing the mitigation strategy, drafting the plan, reviewing/revising the plan, and adopting and submitting the plan for approval. Each step is further described in this section.

Hazard mitigation planning in the United States is guided by statutory regulations described in the Disaster Mitigation Act of 2000 (DMA 2000) and implemented through Title 44 Code of Federal Regulations (CFR) Parts 201 and 206. FEMA hazard mitigation plan guidelines outline a four-step planning process for the development and approval of hazard mitigation plans. Table 2-1, *DMA 2000 CFR Crosswalk*, lists the specific CFR excerpts that contain the requirements for approval, and identifies the applicable section of this LHMP.

Table 2-1
DMA 2000 CFR Crosswalk

DMA 2000 (44 CFR 201.6)	2025 LHMP Plan Section
(1) Organize Resources	**Section 2**
201.6(c)(1)	Organize to prepare the plan
201.6(b)(1)	Involve the public
201.6(b)(2) and (3)	Coordinate with other agencies
(2) Assess Risks	**Section 4**
201.6(c)(2)(i)	Assess the hazard
201.6(c)(2)(ii) and (iii)	Assess the problem
(3) Develop the Mitigation Plan	**Section 5**
201.6(c)(3)(i)	Set goals
201.6(c)(3)(ii)	Review possible activities (actions)
201.6(c)(3)(iii)	Draft an action plan
(4) Plan Maintenance	**Section 6**
201.6(c)(5)	Adopt the plan
201.6(c)(4)	Implement, evaluate, and revise

2.1 Organizing Resources

The first step in the planning process involved organization of resources, including identifying the LHMP Project Management Team, convening the LHMP Planning Team, and reviewing background materials and documents.

2.1.1 LHMP Project Management Team

The LHMP Project Management Team was responsible for day-to-day coordination of the LHMP work program, including forming and assembling the LHMP Planning Team; scheduling meetings; preparing, reviewing, and disseminating meeting materials; coordinating, scheduling, and participating in community engagement activities and meetings; and coordinating document review. The LHMP Project Management Team was led by Scott Hutter, Director of the City of Grand Terrace's Planning & Development Services Department, aided by his Assistant Planner Gabriel Arguelles.

The LHMP Project Management Team worked with the LHMP Consultant Team throughout the development of the LHMP. The LHMP Consultant Team consisted of hazard mitigation/planning professionals from Michael Baker International. The LHMP Consultant Team provided guidance and support to the City through facilitation of the planning process, data collection, community engagement, and meeting materials and document development.

2.1.2 LHMP Planning Team

The LHMP Project Management Team worked with the LHMP Consultant Team to identify stakeholders to participate in the LHMP. Stakeholders included representatives from internal city departments, along with several external entities including neighboring jurisdictions, utilities, professional organizations, community-based organizations, schools/academia, and other non-profits/NGOs.

The LHMP Project Management team carefully selected stakeholders to represent a cross section of relevant community lifelines. Community lifelines are defined by FEMA as a fundamental service in the community that, when stabilized, enables all other aspects of society. When disrupted, decisive intervention (e.g., rapid service re-establishment or employment of contingency response solutions) is required. Community lifelines are categorized as follows:

- Safety and Security: Law Enforcement/Security, Fire Service, Search and Rescue, Government Service, Community Safety.
- Food, Hydration, Shelter: Food, Hydration, Shelter, Agriculture.
- Health and Medical: Medical Care, Public Health, Patient Movement, Medical Supply Chain, Fatality Management.
- Energy: Power Grid, Fuel.
- Communications: Infrastructure, Responder Communications, Alerts, Warnings and Messages, Finance, 911 and Dispatch.
- Transportation: Highway/Roadway/Motor Vehicle, Mass Transit, Railway, Aviation, Maritime.
- Hazardous Materials: Facilities, HAZMAT, Pollutants, Contaminants.
- Water Systems: Potable Water Infrastructure, Wastewater Management.

Stakeholders were notified via email, advising of the City's efforts to prepare an updated LHMP and requesting their involvement in preparation of the Plan, including an invitation to attend the LHMP Planning Team meetings. The list of stakeholders included in this notification effort is summarized in Table 2-2, *LHMP Planning Team and Community Lifelines* below.

Table 2-2
LHMP Planning Team and Community Lifelines

Agency or Utility Name	Community Lifeline
Local and Regional Agencies Involved in Hazard Mitigation Activities	
California State Parks	Government Service
Caltrans	Transportation
OmniTrans	Transportation
City of Grand Terrace	Government Service
San Bernardino County Grand Terrace Branch Library	Government Service
San Bernardino County Fire	Safety and Security; Government Service

Agency or Utility Name	Community Lifeline
San Bernardino County Office of Emergency Services (OES)	Safety and Security; Government Service
San Bernardino County Transportation Authority	Transportation
Agencies with Authority to Regulate Development	
City of Grand Terrace	Government Service
Agencies of Neighboring Communities	
City of Colton	Government Service
City of Loma Linda	Government Service
City of Riverside	Government Service
City of San Bernardino Police Department	Safety and Security; Government Service
Colton Joint Unified School District*	Government Service
San Bernardino Community College District	Government Service
Representatives of Business, Academia, and other Private Organizations	
Grand Terrace Area Chamber of Commerce	Food, Hydration, Shelter
Riverside Highland Water Company	Water Systems
San Bernardino Community College District	Safety and Security
Colton Joint Unified School District	Safety and Security
Loma Linda University Medical Center	Health and Medical
Representatives of Nonprofit Organizations/Community Based Organizations	
Red Cross*	Safety and Security; Food, Hydration, Shelter
Family Services Association*	Safety and Security; Food, Hydration, Shelter
Grand Terrace Lions Club*	Safety and Security; Food, Hydration, Shelter
Grand Terrace Citizen Patrol	Safety and Security
Grand Terrace Woman's Club	Safety and Security; Food, Hydration, Shelter
Foundation of Grand Terrace	Safety and Security; Food, Hydration, Shelter
Grand Terrace Area Chamber of Commerce	Safety and Security; Food, Hydration, Shelter
Community Emergency Response Team (CERT)	Safety and Security; Food, Hydration, Shelter
*Indicates an LHMP Planning Team member who provides services to socially vulnerable populations or other "high-risk" populations within the planning area. Refer to Section 3.8.2 for further discussion.	

In addition to external stakeholders, the LHMP Planning Team included City of Grand Terrace staff members, representing a diverse cross-section of departments and responsibilities. Members of the LHMP Planning Team represented the following City departments and divisions:

- City Manager Department
- Building & Safety Department
- Planning & Development Services Department
- Public Works Department
- Finance Department
- Code Enforcement Department
- Public Safety

The LHMP Planning Team worked together to ensure the success of the planning process and is responsible for its implementation and future maintenance. The committee's key responsibilities included:

- Participation in LHMP Planning Team meetings
- Collection of valuable local information and other requested data
- Decision on plan process and content
- Development and prioritization of mitigation actions for the LHMP
- Review and comment on plan drafts
- Coordination and involvement in the public engagement process

Table 2-3, *LHMP Planning Team*, identifies both LHMP Project Management Team and LHMP Planning Team members, along with their roles in plan development.

Table 2-3
LHMP Planning Team

Name	Title/Role	Organization	LHMP Planning Team Role
LHMP Project Management Team			
Scott Hutter	Planning & Development Services Director/Project Manager	City of Grand Terrace	City Project Manager – Organization of LHMP Planning Team and meetings, development of and participation in community outreach, hazard identification and prioritization, critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion, draft LHMP review/comment.
Gabriel Arguelles	Assistant Planner	City of Grand Terrace	Project goals and objectives identification, hazard identification and prioritization, critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion, draft LHMP review/comment.
Shanita Tillman	Senior Management Analyst	City of Grand Terrace	Project goals and objectives identification, hazard identification and prioritization, critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion

Name	Title/Role	Organization	LHMP Planning Team Role
Konrad Bolowich	City Manager	City of Grand Terrace	Project goals and objectives identification, hazard identification and prioritization, critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion
Judith Garcia	Public Works Department	City of Grand Terrace	Project goals and objectives identification, hazard identification and prioritization
LHMP Planning Team			
Michelle DeGrande-Fuentes	Senior Management Analyst	City of Grand Terrace	Project goals and objectives identification, hazard identification and prioritization
Luis Gardea	Building Official	City of Grand Terrace	Critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion
Bill Hussey	Mayor	City of Grand Terrace	Project goals and objectives identification, hazard identification and prioritization
Doug Wilson	Mayor Pro Tempore	City of Grand Terrace	Critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion
Michelle Sabino	Council Member	City of Grand Terrace	Project goals and objectives identification, hazard identification and prioritization
Jeff Allen	Council Member	City of Grand Terrace	Critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion
Kenneth J. Henderson	Council Member	City of Grand Terrace	Critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion

Name	Title/Role	Organization	LHMP Planning Team Role
Isaias Hernandez	Disaster Program Manager	American Red Cross - Southern California	Project goals and objectives identification, hazard identification and prioritization, critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion
Tom Ingalls	Fire Marshal / Emergency Preparedness	City of Loma Linda	Project goals and objectives identification, hazard identification and prioritization
Mario Suarez	Planning Manager	City of Colton	Project goals and objectives identification, hazard identification and prioritization
Lieutenant Michele Mahan	Emergency Operations Manager	City of San Bernardino Police Dept.	Project goals and objectives identification, hazard identification and prioritization
Mark D. Annas	Emergency Services Administrator	City of Riverside	Project goals and objectives identification, hazard identification and prioritization
Anunciata Greer	Homeland Security Planner (UASI)	City of Riverside	Project goals and objectives identification, hazard identification and prioritization, critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion
David Bell	Director of Maintenance & Operations	Colton Joint Unified School District	Project goals and objectives identification, hazard identification and prioritization
Anthony Ortiz	Assistant Superintendent of Student Services	Colton Joint Unified School District	Project goals and objectives identification, hazard identification and prioritization
Patrick Keith	Environmental Health & Safety Administrator	San Bernardino Community College District	Project goals and objectives identification, hazard identification and prioritization, critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion

Name	Title/Role	Organization	LHMP Planning Team Role
Gary Jaeger	Assistant Chief	San Bernardino County Fire	Project goals and objectives identification, hazard identification and prioritization
Don Hough	General Manager	Riverside Highland Water Company	Project goals and objectives identification, hazard identification and prioritization, critical facilities review, risk assessment/ vulnerability discussion, mitigation action discussion
Matt Brown	Vice President	Grand Terrace Area Chamber of Commerce	Project goals and objectives identification, hazard identification and prioritization

A series of LHMP Planning Team meetings and smaller focus group meetings were hosted during the LHMP update process. The LHMP Planning Team Meeting was hosted during January 2025 to introduce the LHMP, outline the planning process, and discuss priority natural hazards for the plan. Stakeholders on the LHMP Planning Team were then invited to participate in focus group meetings, hosted during February and March 2025. Focus groups were either held with a single stakeholder or a group of stakeholders with similar responsibilities or interests. The meeting series was concluded with Focus Group Meeting #4, hosted on March 12, 2025. The meeting series is summarized below in Table 2-4, *LHMP Planning Team and Focus Group Meeting Summary*.

Meetings were held virtually via Microsoft Teams, to accommodate stakeholders near the City, distributed throughout the region, and remote staff serving on the LHMP Consultant team. Meeting materials, including PowerPoint presentations, sign-in sheets, agendas, notes, and other relevant handouts, are provided in Appendix B, *LHMP Planning Team Documentation*.

The draft LHMP was electronically circulated to the LHMP Planning Team on April 15, 2025, for an internal review period concluding on July 15, 2025. At the conclusion of the internal review period, minor comments, edits, and points of clarification were requested in the LHMP. Documentation of this process is included in Appendix B, *LHMP Planning Team Documentation*.

Table 2-4
LHMP Planning Team and Focus Group Meeting Summary

Date/Time	Meeting	Attendees	Discussion Items
July 31, 2024 **10:30 AM – 11:30 PM**	LHMP Kickoff Meeting	LHMP Planning Team (all)	• Project Background • Purpose & Requirements of the LHMP • Project Goals, Objectives and Expectations • Hazard Identification and Prioritization
January 29, 2025 **3:00 PM – 4:00 PM**	LHMP Planning Team Stakeholder Meeting	LHMP Planning Team (all)	• Critical Facilities Review • Risk/Vulnerability Discussion • Mitigation Action Discussion
February 25, 2025 **3:30 PM – 4:30 PM**	Focus Group Meeting #1	• LHMP Project Management Team • Internal City Staff	• Critical Facilities Review • Risk/Vulnerability Discussion • Mitigation Action Discussion
February 27, 2025 **3:30 PM – 4:30 PM**	Focus Group Meeting #2	• LHMP Project Management Team • Representatives from Neighboring Communities, Emergency Management, Utilities	• Critical Facilities Review • Risk/Vulnerability Discussion • Mitigation Action Discussion
March 4, 2025 **4:30 PM – 5:30 PM**	Focus Group Meeting #3	• LHMP Project Management Team • Representatives from Community-Based Organizations, School Districts, and Higher Education	• Critical Facilities Review • Risk/Vulnerability Discussion • Mitigation Action Discussion
March 12, 2025 **11:00 AM – 11:30 AM**	Focus Group Meeting #4	• LHMP Project Management Team • City Public Works Department	• Critical Facilities Review • Risk/Vulnerability Discussion • Mitigation Action Discussion

2.1.3 Public Outreach

A public outreach and engagement strategy was developed to maximize public involvement in the LHMP planning process. The LHMP public outreach strategy included a dedicated webpage, a community survey, a community outreach event, and public review draft distribution, as described below; refer to Appendix B, *LHMP Planning Team Documentation*. The LHMP public outreach process was specifically designed to maximize participation and input from all community members, including underserved groups and vulnerable populations.

Webpage

A dedicated webpage was developed on the City's website for the LHMP planning process. The webpage provided information on the LHMP, and how the public can get involved in the planning process. Contact information was included for comments or questions via email. A link to complete the community survey was posted to encourage participation. The website was updated throughout the planning process and provided notifications and access to LHMP materials. The draft LHMP was also made available for public review on this webpage, available here: Planning & Development Services - City of Grand Terrace.

Virtual outreach on the City's website posted for the entirety of the LHMP development process allowed for maximum audience reach, including underserved and vulnerable populations. Traditionally, virtual outreach has the ability to reach community members who may be unable to attend in-person meetings or hearings. Individuals can access all information at their own convenience and have the ability to communicate directly with City staff regarding questions or comments.

Community Survey

A community survey was developed to obtain input from the community about various hazard mitigation topics. In addition to basic demographic information (e.g., zip code and age), the survey asked residents to identify specific safety concerns, including identifying what hazards they felt were most likely to impact their neighborhood or property. Participants were also asked what actions they had taken to be more resistant to hazards, and preferences for future communication methods from the City. A survey link was posted on the LHMP webpage and a QR code was distributed on a printed handout at the Light Up Grand Terrace event. Members of the LHMP Planning Team also distributed the survey link to colleagues and constituents within their jurisdiction.

The survey was opened on November 19, 2024, and closed on March 11, 2025. A total of 45 responses were received. Of the 45 participants, approximately 58 percent provided contact information and requested notification when the draft LHMP becomes available for public review. Input received was generally similar with feedback from the Light Up Grand Terrace pop-up event as outlined below. Survey input directly influenced the final hazard rankings, provided in Section 4.0, *Hazard Assessment*. Further details received allow the City to better target future outreach and engagement activities regarding the LHMP. The survey specifically provides outreach with underserved and vulnerable populations who may not have the capacity or ability to attend in-person outreach events or hearings. A detailed community outreach summary is included in Appendix B, *LHMP Planning Team Documentation*.

Pop-Up Community Outreach

The City of Grand Terrace hosted an interactive pop-up booth focused on LHMP outreach and content from during December 2024. The free event called the "Light Up Grand Terrace Tree Lighting Event" was held on December 5, 2024, from 4:00 PM to 8:00 PM. The intent of this outreach event was to use the "Whole Community" approach and meet stakeholders/constituents at a convenient location during a regularly scheduled and free event.

Definitions:

Whole Community: engaging the full capacity of private and nonprofit sectors, including businesses, faith-based and disability organizations, and the general public, in conjunction with the participation of local, tribal, state, and Federal governmental partners (FEMA)

Social Vulnerability: characteristics of a person or group that affect their capacity to anticipate, cope with, resist, and recover from the impact of a discrete and identifiable disaster in nature or society.

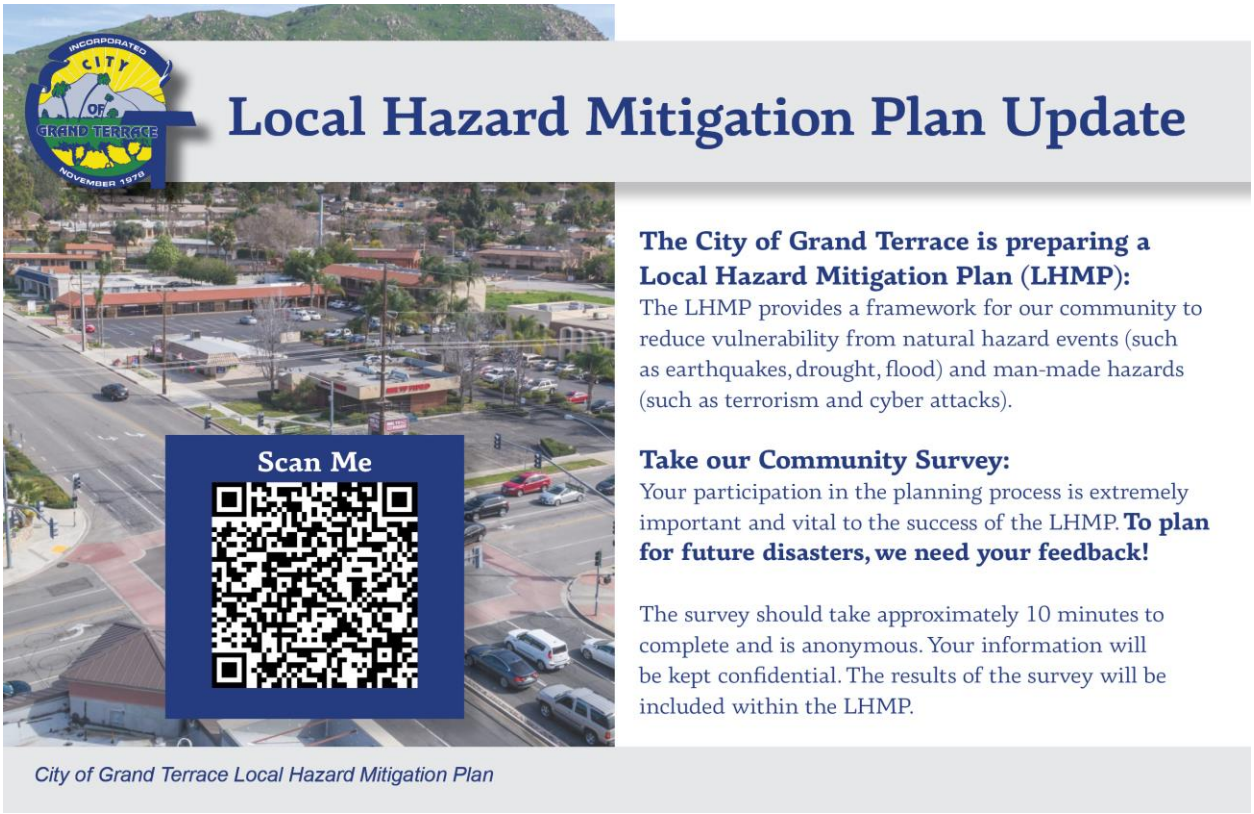
The LHMP Consultant, Michael Baker International, set up several informational boards regarding the LHMP update process and information about key community lifelines. Participants were given sheets of five dot stickers to place on the list of Grand Terrace hazards indicating which of the hazards were a top concern or priority. Results from these outreach events, along with the board illustrations are documented in Appendix B, *LHMP Planning Team Documentation*. Feedback was generally consistent with the results from the community survey exercise, with the top hazard of concern remaining the same amongst all pop-up events. City staff was available to answer questions from the public regarding hazard mitigation and resilience related to the City. Approximately 30-50 participants took part in the natural hazard ranking activity during the pop-up events.

In addition to the activities and informational boards, staff passed out an informational postcard describing the LHMP Update process containing the Community Survey QR Code to provide them the opportunity to give additional input. Photos from the event are included as Figure 2-1, *Pictures from the Light Up Grand Terrace Pop-Up Event*, and an illustration of this handout is included below as Figure 2-2, *Postcard Handout from Grand Terrace Outreach Event*.

Figure 2-1
Pictures from the Light Up Grand Terrace Pop-Up Event Figure



Figure 2-2
Postcard Handout from Grand Terrace Outreach Events



Public Review Draft LHMP

A draft of the LHMP was made available on the LHMP webpage for the public to review and comment for a two-week period beginning September 24, 2025 and ending on October 8, 2025. Notification of the draft LHMP availability for review and comment was distributed via the City's website and hard copies were made available at the City Clerk's Office, City Hall, and the Grand Terrace Public Library. The LHMP received no comments on the draft LHMP. Documentation of this process is included in Appendix B, *LHMP Planning Team Documentation*.

2.1.4 Review and Incorporate Existing Information

The LHMP Planning Team referenced a variety of plans, studies, data, and technical reports available from local, State, and federal sources to prepare the LHMP update. Primary sources were reviewed and incorporated as part of the LHMP planning process, and are listed in Table 2-5, *Existing Plans, Studies, Reports, and Other Technical Data/Information*. A complete list of references is included in Section 7.0, *References*.

Table 2-5
Existing Plans, Studies, Reports, and Other Technical Data/Information

Existing Plans, Studies, Reports,	Planning Process / Area of Document Inclusion
FEMA Local Mitigation Planning Policy Guide (2025)	Multiple Plan Sections; Planning Process, Plan Maintenance
FEMA Local Mitigation Planning Handbook	Multiple Plan Sections; Planning Process, Plan Maintenance
California State Hazard Mitigation Plan (2023)	Multiple Plan Sections; Hazard Profiles
San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan (2022)	Multiple Plan Sections; Hazard Profiles
San Bernardino County Emergency Operations Plan (2019)	Multiple Plan Sections; Hazard Profiles, Mitigation Strategy
2010 City of Grand Terrace General Plan	Multiple Plan Sections; Mitigation Strategy
2018 Grand Terrace Active Transportation Plan	Multiple Plan Elements
2018 City of Grand Terrace Local Hazard Mitigation Plan	Hazard Profiles
2019 San Bernardino County Emergency Operations Plan	Hazard Profiles
2020 Barton Road Specific Plan	Multiple Plan Sections
2020 Integrated Regional Urban Water Management Plan (IRUWMP)	Multiple Plan Sections
Housing Element (2021 – 2029)	Multiple Plan Sections

2.2 Assess Risks

In accordance with FEMA requirements, the LHMP Planning Team identified and prioritized the hazards affecting the City and assessed vulnerability from those hazards. Results from this phase of the LHMP planning process aided subsequent identification of appropriate mitigation actions to reduce risk from these hazards; refer to Section 5.0, *Mitigation Strategy*.

2.2.1 Identify/Profile Hazards

Based on a review of past hazards, as well as a review of existing plans, reports, and other technical studies, data, and information, the LHMP Planning Team determined which specific hazards could affect the City. Content for each hazard profile is provided in Section 4.0, *Hazard Assessment*.

2.2.2 Assess Vulnerabilities

Hazard profiling exposes the unique characteristics of individual hazards and begins the process of determining which areas within the City are vulnerable to specific hazards. The vulnerability assessment included input from the LHMP Planning Team and a GIS overlaying method to map hazard risk assessments. Using these methodologies, critical facilities impacted by hazards were identified and potential loss estimates were determined, where available. Detailed information on the vulnerability assessments for each hazard is provided in Section 4.0, *Hazard Assessment*.

2.3 Develop Mitigation Plan

2.3.1 Identify Goals

The LHMP Planning Team reviewed mitigation goals from the previous 2017 LHMP and made minor editorial edits for clarification. Hazard mitigation goals were discussed during Meeting #1, before finalization and incorporation into the LHMP. The Mitigation Goals are included in Section 1.0, *Introduction*.

2.3.2 Develop Capabilities Assessment

A capabilities assessment is a comprehensive review of all mitigation capabilities and tools currently available to the City for mitigation action implementation, as prescribed in the LHMP. The LHMP Planning Team identified the planning and regulatory; administrative and technical; financial; and education and outreach capabilities to implement mitigation actions, as detailed in Section 5.0, *Mitigation Strategy*.

2.3.3 Identify Mitigation Actions

As part of the LHMP planning process, the LHMP Planning Team worked to identify and develop mitigation actions, after which mitigation actions were prioritized as high, medium, or low. A detailed discussion of the identification and prioritization of mitigation actions, and the creation of the implementation strategy is provided in Section 5.0, *Mitigation Strategy*.

2.3.4 Plan Adoption and Submittal

This plan will be submitted to Cal OES and FEMA for review. Upon receiving "approvable pending adoption" notification from FEMA, this plan will be presented to the City for consideration and approval by the Grand Terrace City Council. If approved, a copy of the resolution will be provided in Appendix A, *City of Grand Terrace LHMP Adoption Resolution*.

2.3.5 Plan Maintenance

Plan maintenance procedures, found in Section 6.0, *Plan Maintenance and Capabilities*, include the measures the City will take to ensure the LHMP's continuous long-term implementation. The procedures also include the manner in which the LHMP will be regularly monitored, reported upon, evaluated, and updated to remain a current and meaningful planning document.

SECTION 3: COMMUNITY PROFILE

3.1 Physical Setting

The City of Grand Terrace is located within western San Bernardino County, about 60 miles east of the Pacific Ocean and in the foothills of the Blue Mountain to the east and the La Loma Hills to the west. The City is comprised of roughly 2,240 acres (3.5 square miles). The Interstate 215 traverses the western portion of the City. The City of Grand Terrace is bordered by the City of Colton and the City of Loma Linda in San Bernardino County and by the City of Riverside, the City of Highgrove, and unincorporated areas of Riverside County.

3.2 History

The Tongva, also known as Gabrielino, Cahuilla, and Luiseno were the original inhabitants of the area of the City of Grand Terrace, however, many people still thrive today.[1] The people of City of Grand Terrace was home to Native American communities for thousands of years.

In 1850, Mormon settlers arrived in San Bernardino Valley. In 1877, the Colton Land and Water Company, which later became the Colton-Terrace Water Company, organized bringing water from the artesian wells. With the construction of the Gage Canal in 1896, the area transformed into a thriving agricultural community known for its citrus groves.[2] Originally the area was referred to as the Terrace, however in 1898, the name Grand was added to Terrace to refer to the area when the Riverside Highland Water Company started developing the area.[3] The area experienced continued growth and development during the Southern California suburbia and sunbelt periods.

In 1904, Charles Patton and M. L. Howell purchased 300 acres and organized land in sections of 8 to 20 acres, naming their tract Grand Terrace. With a strong community push for cityhood, San Bernardino County incorporated the City of Grand Terrace on November 30, 1978, with Tony Petta as the first mayor.

3.3 Demographics

Basic demographic and socioeconomic data for the City of Grand Terrace (population, education, employment, and housing) obtained from the U.S. Census 2022 American Community Survey (ACS) is summarized below.[4]

3.3.1 Population

Table 3-1, *City of Grand Terrace and San Bernardino County Population and Housing Data (2022)*, provides an overview of the City's and County's demographics. The City of Grand Terrace has an estimated population of 13,104 according to the 2022 American Community Survey 5-year estimates. In terms of age demographics, residents under the age of 18 make up 21.4 percent of the City's population, which is less than that of San Bernardino County at 25.9 percent. The

[1] Native Land Digital, https://native-land.ca/, accessed November 7, 2024.
[2] City Town Info, *Grand Terrace, California*, https://www.citytowninfo.com/places/california/grand-terrace, published, accessed November 7, 2024.
[3] San Bernardino County, *San Bernardino County History*, https://main.sbcounty.gov/sbcounty-history/, accessed October 2, 2024.
[4] 2022 American Community Survey (ACS) 5-year estimates is the most current 5-year data profile available. It represents 60 months of collected data and provides the most reliable and largest data set.

median age of City residents is 37.7 years of age. Comparatively, the median age of San Bernardino County residents is 33.9 years of age. The population of senior citizens in the City is approximately 15.4 percent, which is about 3.5 percent higher than the 11.9 percent of senior citizens in San Bernardino County. Overall, these metrics show that the City has a relatively older population than that of the County.

Table 3-1
City of Grand Terrace and San Bernardino County Population and Housing Data (2022)

Category	City of Grand Terrace	San Bernardino County
Total Population	13,104	2,180,563
Percent of Residents that are children (under 18 years)	21.4%	25.9%
Percent of Residents that are senior citizens (65 and over)	15.4%	11.9%
Median Age (years)	37.7	33.9
Median Household Income	$89,781	$77,423
Median House Value (Owner-occupied housing units w/ a mortgage)	$453,000	$460,500
Occupied Housing Units (Owner-occupied housing units w/ a mortgage)	1,895	282,198
Percent of Renter-Occupied Housing Units	36.3%	38.9%
Percent of Owner-Occupied Housing Units	63.7%	61.1%
Average Household Size	2.77	3.24
Source: US Census Bureau 2022 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics DP05 Demographic and Housing Estimates S1901 Income in the Past 12 Months (in 2022 Inflation-Adjusted Dollars) S2506 Financial Characteristics for Housing Units with a Mortgage S1101 Households and Families		

The City of Grand Terrace has a higher median household income, home ownership rate, and median house value in comparison to San Bernardino County as a whole. The median household income in the City is $89,781, which is higher than the median income in the San Bernardino County at $77,423. Owner-occupied housing units in the City account for 63.7 percent of total occupied housing which is lower than the 61.1 percent of owner-occupied housing units in the County. The median home value in the City is $453,000 compared to a median home value of $460,500 in San Bernardino County.

The City has a lower average household size of 2.77 compared to the County's average household size of 3.24.[5]

Table 3-2, *City of Grand Terrace and San Bernardino County Racial and Ethnic Composition (2022)*, provides an overview of the City's and County's racial/ethnic demographics.

[5] 2022 American Community Survey 5-Year Estimates, *S1101 Households and Families,* https://data.census.gov/table/ACSST5Y2022.S1101?q=S1101:%20Households%20and%20Families&g=160XX00US0630658, accessed November 7, 2024.

Table 3-2
City of Grand Terrace and San Bernardino County Racial and Ethnic Composition (2022)

Race or Ethnicity	City of Grand Terrace		San Bernardino County	
	Population	Percentage of Population	Population	Percentage of Population
White	7,303	55.7	975,461	44.7
Black or African American	592	4.5	171,762	7.9
American Indian and Alaskan Native	117	0.9	25,467	1.2
Asian	564	4.3	169,063	7.8
Native Hawaiian and Other Pacific Islander	258	2.0	7,333	0.3
Other Race	2,842	21.7	484,024	22.2
Two or More Races	1,428	10.9	347,453	15.9
Hispanic or Latino (of any race)[1]	6,711	51.2	1,200,147	55.0
Total	**13,104**	**N/A**	**2,180,563**	**N/A**

Source: US Census Bureau, 2022: American Community Survey 5-Year Estimates, *DP05 Demographic and Housing Estimates.*
[1] Hispanic or Latino persons are not counted as a separate racial or ethnic category; persons who identify as Hispanic or Latino are also included in other racial or ethnic categories. Totals may vary slightly due to rounding.

The majority racial/ethnic population in the City of Grand Terrace is white at 55.7 percent of residents. In contrast, the white population of San Bernardino accounts for 44.7 percent. The Asian population of the City constitutes 4.3 percent, which is lower than the 7.8 percent Asian population of the County. Hispanic or Latino persons of any race constitute 51.1 percent of the City's residents in contrast to 55.0 percent of County residents. Percentages of Black or African American, and American Indian and Alaskan Native are lower in the City compared to the County at -3.4 percent and -0.3 percent respectively. In contrast, Native Hawaiian and Other Pacific Islander populations are 1.7 percent higher in the City compared to the County.

Persons identifying as "other race" account for 21.7 percent of the City's population, while those reporting two or more races make up 10.9 percent of the City's population. Percentages of "other race" and two or more races in San Bernardino County are 22.2 percent and 15.9 percent respectively. The overall racial and ethnic composition of the City is less generally diverse than that of the San Bernardino County.

3.3.2 Educational Attainment

Educational attainment is analyzed based on the population of individuals ages 25 and over. The City of Grand Terrace residents have a higher level of educational attainment compared to San Bernardino County; refer to Table 3-3, *City of Grand Terrace and San Bernardino Educational Attainment (2022)*.

Table 3-3
City of Grand Terrace and San Bernardino County Educational Attainment (2022)

Educational Attainment (Age 25 and Over)	City of Grand Terrace		San Bernardino County	
	Population	Percentage of Population	Population	Percentage of Population
Less than 9th Grade	457	4.9	117,756	8.5
9th to 12th Grade, No Diploma	784	8.4	140,623	10.1
High School Graduate	2,582	27.8	378,034	27.2
Some College, No Degree	2,153	23.2	323,816	23.3
Associate Degree	629	6.8	117,124	8.4
Bachelor's Degree	1,603	17.3	201,183	14.5
Graduate or Professional Degree	1,071	11.5	110,197	7.9
Total	**9,279**	**100.0**	**1,388,742**	**100.0**

Source: US Census Bureau, 2022: American Community Survey 5-Year Estimates, *S1501 Educational Attainment.*
Totals may vary slightly due to rounding.

Of the City's population aged 25 years and older, 11.5 percent attained a graduate or professional degree, 17.3 percent attained a bachelor's degree, and 6.8 percent attained an associate degree. Thus, about 35.6 percent of the City's population has completed a higher education degree. In comparison, the County's higher education degree attainment is as follows: 7.9 percent attained a graduate or professional degree, 14.5 percent attained a bachelor's degree, and 8.4 percent attained an associate degree. Approximately 13.3 percent of adults in the City of Grand Terrace have not completed high school compared to approximately 18.6 percent of adults in the County.

3.3.3 Employment

According to the 2022 American Community Survey 5- Year Estimate, there are 10,614 residents over 16 years of age in the City of Grand Terrace, and 7,140 were in the labor force.[6] Out of the 7,140 people in the labor force, 6,479 (61.0 percent) were employed and 661 (6.2 percent) were unemployed.

The educational services and health care/social services sector employed the largest number of City residents (21.0 percent), followed by manufacturing (12.4 percent), retail trade (11.0 percent), arts, entertainment, recreation, accommodation and food (9.6 percent), construction (8.4 percent), and other services except public administration. The median household income in the City was $89,781.

While approximately 9.0 percent of employees work from home, a majority of Grand Terrace residents commute for work. The average commute travel time is 32.4 minutes.[7]

[6] 2022 American Community Survey 5-Year Estimates, *DP03 Selected Economic Characteristics*, https://data.census.gov/table?q=DP03%20Selected%20Economic%20Characteristics%20san%20bernardino%20county&g=160XX00US0630658, accessed October 4, 2024.
[7] Ibid.

3.3.4 Housing

According to the US Census Bureau 2022 American Survey 5-Year Estimates, there are 4,973 housing units within the City, 93 percent of which are occupied.[8] The most prevalent type of housing within the City of Grand Terrace is single-family detached with about 62 percent of units.[9] This is followed by multifamily 5+ units (18.4 percent), multifamily 2-4 units (10.0 percent), mobile homes (6.2 percent), and single-family attached (3.4 percent).[10]

The primary land uses within the City are residential and open space with a mix of public and commercial uses. Residential land uses are located throughout the City, the majority of these are single-family homes. Open space uses are primarily located at the Blue Mountain along the eastern boundary of the City's northern boundary and eastern areas of the City.

Industrial uses are primarily in the western side of the City. General commercial also extends from the western portion of the City to the center concentrated along Barton Rd. Office commercial land uses are located in the center of the City as well. Existing (on-the-ground) development within the City limits is identified in Table 3-4, *City of Grand Terrace General Plan Acreage by Land Use Category*.

The majority of housing units were built in between 1960 to 1989 with 28.7 percent built from 1970 to 1979, 22.6 percent from 1960 to 1969, and 21.5 percent from 1980 to 1989.[11] The United States Census Bureau estimates an average household size of 2.77 persons per household.[12]

3.4 Land Use and Existing Development

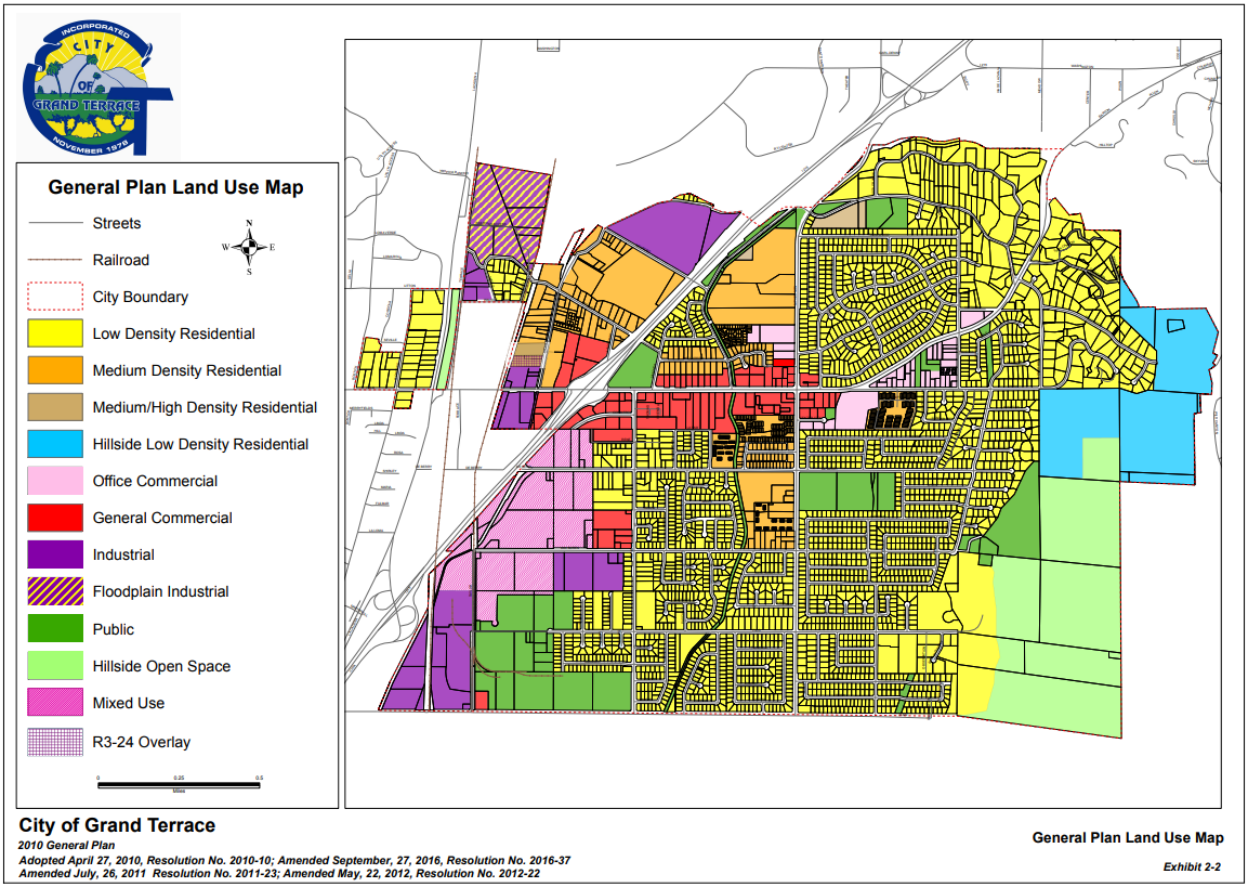
Development of the City is guided by its General Plan. The City of Grand Terrace General Plan assigns land use designations to all land located within its incorporated boundaries; refer to Figure 3-1, *General Plan Land Use Map*. The City is a mix of residential, open space, public, commercial, and industrial uses with residential and open space being the predominant uses. Table 3-4, *City of Grand Terrace General Plan Acreage by Land Use Category* identifies the current General Plan land use designations and descriptions of the typical uses allowed in each designation.

Table 3-4, *City of Grand Terrace General Plan Acreage by Land Use Category* provides a general breakdown of acreage by land use designation and its percentage of total area within the City. Table 3-5, *Non-Residential Buildout Calculations* defines land use designation in six categories: residential, commercial, industrial, institutional, open space, and mixed-use.

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[8] 2022 American Community Survey 5-Year Estimates, *DP04 Selected Housing Characteristics*, https://data.census.gov/table?q=DP04%20Selected%20Housing%20Characteristics%20&g=160XX00US0630658, accessed October 4, 2024.
[9] City of Grand Terrace, 2021 – 2029 Housing Element, https://www.hcd.ca.gov/housing-elements/docs/grand-terrace-6th-draft121521.pdf, published 2021, accessed October 4, 2024.
[10] Ibid.
[11] 2022 American Community Survey 5-Year Estimates, *DP04 Selected Housing Characteristics*, https://data.census.gov/table?q=DP04%20Selected%20Housing%20Characteristics%20&g=160XX00US0630658, accessed November 7, 2024.
[12] American 2022 American Community Survey 5-Year Estimates, *S1101 Households and Families,* https://data.census.gov/table/ACSST5Y2022.S1101?q=S1101:%20Households%20and%20Families&g=160XX00US0630658, accessed November 7, 2024.

Figure 3-1
General Plan Land Use Map



Source: City of Grand Terrace, *2010 General Plan*, https://www.grandterrace-ca.gov/departments/planning_development_services/planning, accessed December 12, 2024.

Table 3-4
City of Grand Terrace General Plan Acreage by Land Use Category

Land Use Category	Acres	Percent of Total	Land Use Designation
Hillside Low Density Residential	125	5.5%	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 a 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 on the hillside and views, and that adequate utilities and public services, including drainage, domestic water, sanitary sewer, and 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	884.1	39.2%	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	181.2	8.0%	The Medium Density Residential designation includes 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	11.6	0.5%	The Medium High Density Residential designation is reserved for multiple family development, with an emphasis on affordable housing projects. This designation may also be applied as an overlay to another land use designation to allow multi-family development at a density of 20 to 24 units/acre as an optional alternative to the base land use designation. 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.
General Commercial	88.4	3.9%	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	32.9	1.5%	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.

Land Use Category	Acres	Percent of Total	Land Use Designation
Light Industrial	107	4.7%	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	40.1	1.7%	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, nonpolluting 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. Light agricultural uses shall be permitted including the keeping of animals with the approval of an Agricultural Overlay zoning designation.
Hillside Open Space	189.1	8.0%	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	93.5	4.2%	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.
Public	158.9	7.0%	Public uses may include schools, parks, the City Hall, City maintenance facilities, and facilities owned and operated by public utilities.
Streets	353.0	15.5%	N/A
Total	**2,255.1**	**100%**	N/A
Source: City of Grand Terrace, *Land Use Element*, Amended September 27, 2016, accessed October 3, 2024			

Table 3-5
Non-Residential Buildout Calculations

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

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

Table 3-6
Residential Buildout Calculations (Density)

Land Use Designation	Probable Avg. Density	Acres	Dwelling Units	Persons/Household	Estimated Population
Low Density/Hillside	0.7 du/ac	155.3	109	2.83	308
Low Density	3.6 du/ac	885.2	3,183	2.83	9,008
Medium Density	11 du/ac	181.2	1,993	2.83	5,640
Medium High Density	20 du/ac	11.6	230	1.20/2.83	455
Mixed Use	12 du/ac	14.6	175	2.83	495
Total	**N/A**	**1,246.8**	**5,690**	**N/A**	**15,906**

*Assumes that 15% of the mixed-use area is residential
**Includes existing senior housing in persons per household and estimated population calculations.

3.5 Development Trends and Future Development

3.5.1 Past Land Use, Population Patterns, and Development Trends

Since the previous iteration of the 2017 LHMP, land use has not substantially changed within the planning area. The City population nominally increased from approximately 12,040 in the 2010 US Census to 13,104 individuals according to the 2022 US Census. This population increase represents 1,064 people, or an increase of 8.84 percent. This population growth can be attributed to an increase in housing development, as the City's total housing stock increased from 4,634 to 4,973 units (7.32 percent increase) from 2010 to 2022.[13,14]

Due to increases in population and major development trends in the planning area in the last five years, local vulnerability to certain hazards has increased; this increase in vulnerability is discussed in this LHMP update.

[13] 2010 American Community Survey 5-Year Estimates, *DP05 Demographics and Housing Estimates*, https://data.census.gov/table/ACSDP5Y2010.DP05?q=Grand%20Terrace%20city,%20California, , accessed December 19, 2024.
[14] 2022 American Community Survey 5-Year Estimates, *DP05 Demographics and Housing Estimates*, https://data.census.gov/table/ACSDP5Y2022.DP05?q=Grand%20Terrace%20city,%20California, accessed December 19, 2024.

3.5.2 Future Land Use, Population Patterns, and Development Trends

The City of Grand Terrace General Plan is a key guide for future land use and development. The General Plan (including the Land Use Map) was last updated in 2010. Future growth planning is also documented in the 2021 – 2029 Housing Element, last updated in May 2024. As required by the Regional Housing Needs Allocation (RHNA) determination, the City is required to account for the growth of an additional 630 housing units at varying income levels. The RHNA allocation for 2021 – 2029 for the City is as follows:

Table 3-7
City of Grand Terrace RHNA Allocation

Income Level	Percent of AMI*	Units	Percent
Very Low**	Up to - 50%	189	30.0%
Low	51 - 80%	92	14.6%
Moderate	81 - 120%	106	16.8%
Above Moderate	120%+	243	38.6%
Total	**N/A**	**630**	**100%**

Source: SCAG, *Housing*, https://scag.ca.gov/housing, accessed December 12, 2024.
*AMI – Area Median Income
**Includes the extremely low income category, which is estimated as half the VL need pursuant to Government Code Sec. 65583(a)(1)

The RHNA represents the minimum number of housing units the City is required to provide "adequate sites" for zoning and is one of the primary threshold criteria to achieve State approval of the Housing Element. It is noted that the RHNA represents a planning target for new residential growth and is not a building quota.

The City is required to demonstrate the availability of land, zoning provisions, and development standards that facilitate and encourage affordable housing development. The City anticipates accommodating these housing units through projection accessory dwelling units (ADUs), RHNA credits for projects that are in progress, and housing units in and outside of specific plan areas throughout the City. The majority of sites that are identified are outside of major hazard areas, where possible. The City will continue to ensure that proposed projects comply with the latest building and safety requirements and mitigate environmental impacts to the maximum extent feasible.

In addition to the RHNA requirements, the City of Grand Terrace Public Works is currently overseeing the design and construction of various capital improvement projects. See Table 3-8, *Capital Improvement Projects*, for a description and status of current and future development projects.

The City of Grand Terrace implemented the Gateway at Grand Terrace Specific Plan (Gateway SP) which is a comprehensive development plan for approximately 112 acres and 32 parcels located east of Interstate 215 in the City.[15] The Gateway SP site is bounded by Barton Road and vacant land to the north, former Gage Park and industrial uses to the south, Taylor Street and Grand Terrace High School and vacant parcels to the east, and the Burlington Northern Santa Fe railway and industrial/retail uses to the west. The plan is designed to guide future development in

[15] CEQA, *Gateway at Grand Terrace*, https://ceqanet.opr.ca.gov/2021020110/6, received August 1, 2024, accessed December 19, 2024.

the area and includes a variety of land uses such as residential, commercial, business park, public utilities, and open space and recreation uses. Future development will also include associated on- and off-infrastructure improvements (roadway improvements, sewer, water, storm drain, and dry utilities), under the guidance of the Project.

Table 3-8
Capital Improvement Projects

Project	Location	Description	Status
West Barton Bridge Replacement Project	Barton Rd	189	30%
Barton Santa Ana River Rails to Trails Project	Barton Rd	92	14.6%
Edwin Renewable Fuels	Barton Rd and La Crosse Ave	106	16.8%
La Crosse Site Development	La Crosse St.	243	38.6%
Grocery Outlet	22441 Barton Road	N/A	Completed 2020
Source: City of Grand Terrace, *Capital Improvement Projects*, https://www.grandterrace-ca.gov/departments/city_managers_office/economic_development/2020_And_Beyond, accessed November 7, 2024.			

Additionally, the City reports over an additional 50 development projects listed below and are in various stages of completion:[16]

- Speed Bumps on W. Carhart
- Barton Road Interchange Project
- Smart Bus Shelter
- Hollywood Video Conversion
- Mt. Vernon Slope Grant
- Mr. TV Video Parking Program
- HISP Program on Mt. Vernon
- High Speed Sign
- City Hall
- Surgical Center
- Preston Traffic Signal
- Commerce Way Expansion
- Lewis Development Phases I & II
- Greens Development Phases I & II
- Dutch Bros Coffee
- Michigan St. Enhancements
- Canal Intersection Redesign
- Development of 4.87 ac. RDA Land
- Canal Path Project with Riverside
- Grand Terrace Health Center

While it remains unlikely that all projected development projects and capital improvement projects listed above will be approved and constructed within the five-year active period of this LHMP, it is reasonable to assume that some level of growth and development will occur. The City is currently experiencing a period of growth and development, focusing on capital improvement projects to revitalize the planning area and fuel economic development. Residential growth within the planning area is accompanied by population growth, increasing local vulnerability to specific hazards. Discussions related to how projected growth could impact risk and vulnerability are discussed on a hazard-by-hazard basis within Section 4.0.

[16] City of Grand Terrace, Capital Improvement Projects, https://www.grandterrace-ca.gov/departments/city_managers_office/economic_development/2020_And_Beyond, accessed February 26, 2025.

3.5.3 Infrastructure Systems

Infrastructure systems within the City of Grand Terrace, such as roadways, water and wastewater facilities, electricity, and natural gas, provide vital community and individual functions. These facilities and distribution systems are primarily owned, operated, and maintained by other agencies. The ability for infrastructure systems to remain operational during hazard events and emergencies will contribute to the City's ability to withstand or recover sooner from hazard events.

3.5.4 Transportation

The City of Grand Terrace has over 30 miles of streets. The Interstate 215 is a 54.5-mile-long north-south Interstate highway in the Inland Empire region of Southern California. This freeway connects both Riverside and San Bernardino counties. There are two I-215 bridge overpasses in the City of Grand Terrace, one at Barton Road and one at Newport Avenue.

The City of Grand Terrace also has two major freight railroad services that run near the City of Grand Terrace: Union Pacific Railway and BNSF Railway. These railroad services ship food, forest products, automobiles, agricultural products, coal, and chemicals. The Union Pacific has a stop in the City of Colton, located north of the City of Grand Terrace. The BNSF Railway is a major freight railroad network in California and the greater U.S. region. Both freight trains use tracks near Grand Terrace High School, transecting the western portion of the City from north to south.

The City of Grand Terrace has two commuter rail systems, the Metrolink and the Amtrak, that use tracks in the western portion of the City of Grand Terrace. The railway services use tracks intersecting Main Street and adjacent to Grand Terrace High School. All train services use the Burlington Northern and Santa Fe Railroad and Southern Pacific Railroad which traverse the western portion of the City of Grand Terrace from north to south.

3.5.5 Water and Wastewater

The City of Grand Terrace receives water from the Riverside Highland Water Company. The Riverside Highland Water Company sources water from the State that is spread in local groundwater aquifers.[17] Additionally about 25 percent of water in the region is imported from Northern California, which supplements the local supply.

The City of Grand Terrace is served by a wastewater system located, owned, and operated by the City of Colton. The water reclamation plant accepts domestic, commercial, and industrial wastewater generated within the Cities of Colton, Grand Terrace and some unincorporated areas of San Bernardino County. The total population discharging to the CWRF is estimated at 65,867 and has average daily flows at the CWRF of 5.6 Million Gallons per Day (MGD).[18]

3.5.6 Electricity

Southern California Edison (SoCal Edison) provides electricity to the City of Grand Terrace. Electricity is distributed from power plants through power lines and substations. Substations within the City include the Highgrove Substation (ID SS2381) and Vista (ID SS1638). Power lines within the City are located above ground and underground. Damage to substations or the larger

[17] City of Grand Terrace, *Utilities*, https://www.grandterrace-ca.gov/departments/utilities, accessed October 31, 2024.
[18] The City of Colton, *Wastewater Information*, https://www.ci.colton.ca.us/653/Wastewater-Information, accessed October 3, 2024.

distribution system outside of the City could result in power loss to the City. More localized power losses can also occur in the event underground transmission lines are damaged.

3.5.7 Natural Gas

Southern California Gas (SoCal Gas) provides gas service to the City of Grand Terrace. There are no major gas transmission lines traversing the City; however, the City has one high pressure distribution along Interstate 215 in the southwest portion of the City.[19]

3.5.8 Critical Facilities

The LHMP Planning Committee identified 38 critical facilities for incorporation in the hazard vulnerability/risk analysis; refer to Table 3-9, *City of Grand Terrace Critical Facilities,* and Figure 3-3, *City of Grand Terrace Critical Facilities Map*. Critical facilities and facilities of concern are owned, operated, and maintained by various agencies, not just the City. Critical facilities serve an important function in the operations of the municipal government and in serving the community. These facilities include City Hall, fire station, community center, parks, major transportation systems, water and wastewater facilities, communication facilities, health and medical centers, non-profits, and utility facilities. Damage to these facilities caused by a hazard event has the potential to impair response and recovery and may lead to disruption of services. Critical facilities may also assist in evacuations, serve as assembly points or temporary shelters, or provide a supportive role in preparing for and recovering from hazard events.

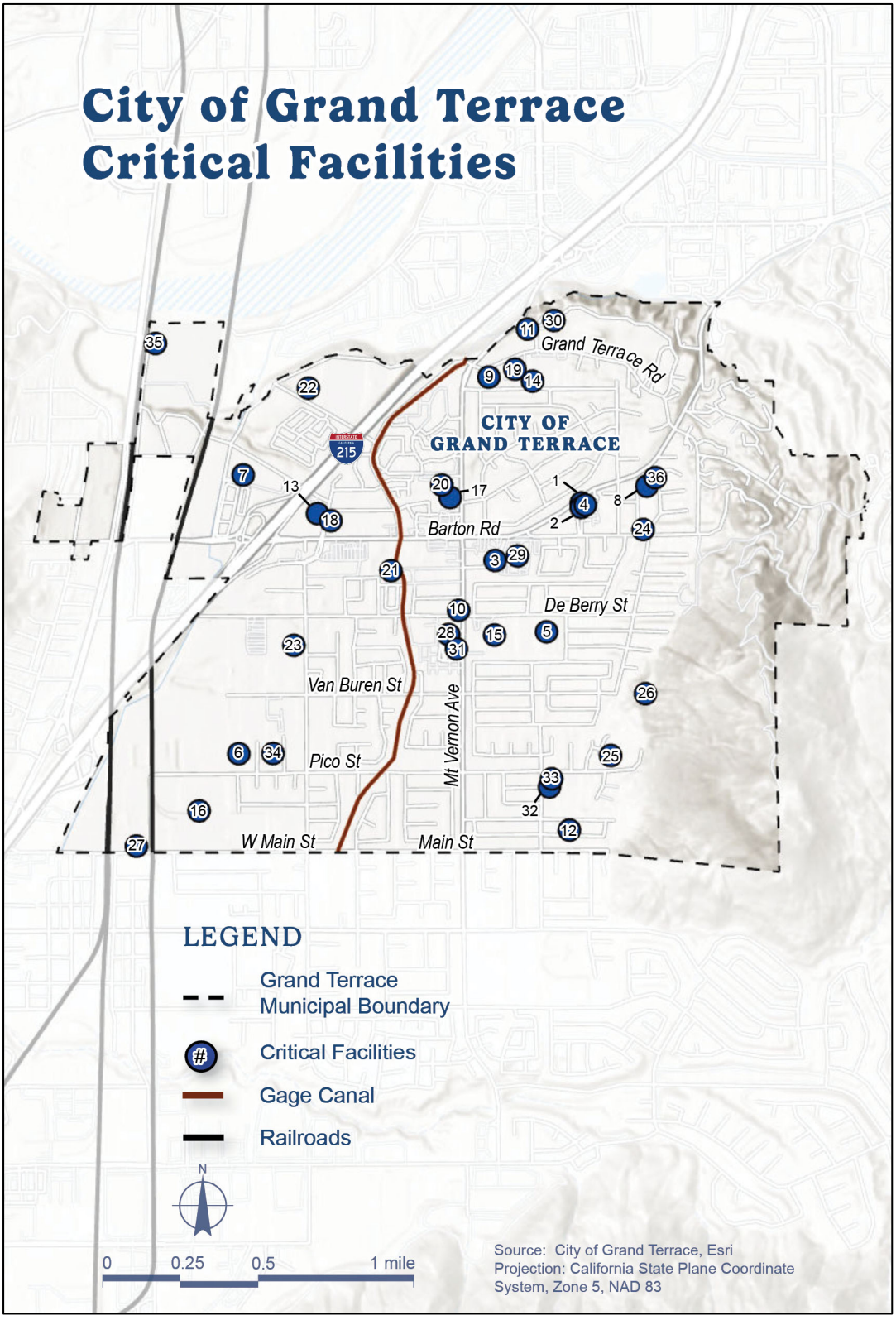
Where available, the LMHP Planning Committee identified a facility's potential loss value, comprised of replacement and contents for each facility. If a facility is completely destroyed in a hazard event, the replacement and contents values indicate the cost to replace the entire facility and all of its contents. Typically, the cost to repair a damaged facility would be less than the replacement value. While the replacement and contents values are used throughout this plan to estimate potential losses, it is noted that the actual cost to recover from a hazard event will depend on the type and magnitude of the event.

[19] So Cal Gas, *Gas Transmission Pipeline Interactive Map – San Bernardino*, https://socalgas.maps.arcgis.com/apps/webappviewer/index.html?id=c85ced1227af4c8aae9b19d677969335, accessed October 3, 2024.

Table 3-9
Grand Terrace Critical Facilities

ID	Name	Facility Type	Community Lifeline
1	Grand Terrace City Hall	Government Services	Safety and Security
2	San Bernardino County Library Grand Terrace Branch	Government Services	Safety and Security
3	San Bernardino County Fire Station 23	Government Services	Safety and Security
4	San Bernardino Sherriff Dept Substation	Government Services	Safety and Security
5	Richard Rollins Park	Parks & Recreation	Safety and Security
6	Veteran's Freedom Park	Parks & Recreation	Safety and Security
7	Fitness Park	Parks & Recreation	Safety and Security
8	Griffin Park	Parks & Recreation	Safety and Security
9	Susan Petta Park	Parks & Recreation	Safety and Security
10	Gwenn Karger Park	Parks & Recreation	Safety and Security
11	Grand Terrace Dog Park	Parks & Recreation	Safety and Security
12	TJ Austin Park	Parks & Recreation	Safety and Security
13	Grand Terrace Elementary School	Public School	Safety and Security
14	Terrace View Elementary School	Public School	Safety and Security
15	Terrace Hills Middle School	Public School	Safety and Security
16	Grand Terrace High School	Public School	Safety and Security
17	Grand Terrace Health Care Center	Health and Medical	Health and Medical
18	Future Health and Medical	Health and Medical	Health and Medical
19	Blue Mountain Senior Villas	Health and Medical	Health and Medical
20	San Manuel Indian Health Clinic	Health and Medical	Health and Medical
21	JC Wallace House	Health and Medical	Health and Medical
22	SCE Vista Substation	Facilities	Energy
23	Riverside Highland Water Company	Facilities	Water Systems
24	RHW Water Tank	Facilities	Water Systems
25	RHW Water Tank	Facilities	Water Systems
26	RHW Water Tank	Facilities	Water Systems
27	Condor Energy Storage	Facilities	Energy
28	Church of Fire in Christ	Non-profit/NGO	Safety and Security
29	Azure Hills Seventh-day Adventist Church	Non-profit/NGO	Safety and Security
30	Grand View Baptist Church	Non-profit/NGO	Safety and Security
31	Living Word Inland Empire	Non-profit/NGO	Safety and Security
32	Christ the Redeemer Catholic Church	Non-profit/NGO	Safety and Security
33	St. Junipero Serra House of Formation	Non-profit/NGO	Safety and Security
34	Calvary Deaf Church	Non-profit/NGO	Safety and Security
35	TSG Grand Terrace Yard	Facilities	Safety and Security
36	Aqueduct	Water Systems	Water Systems
37	Railroads	Transportation	Transportation
38	Gage Canal	Water Systems	Water Systems

Figure 3-2
Grand Terrace Critical Facilities Map



3.6 Socially Vulnerable Populations and Determination

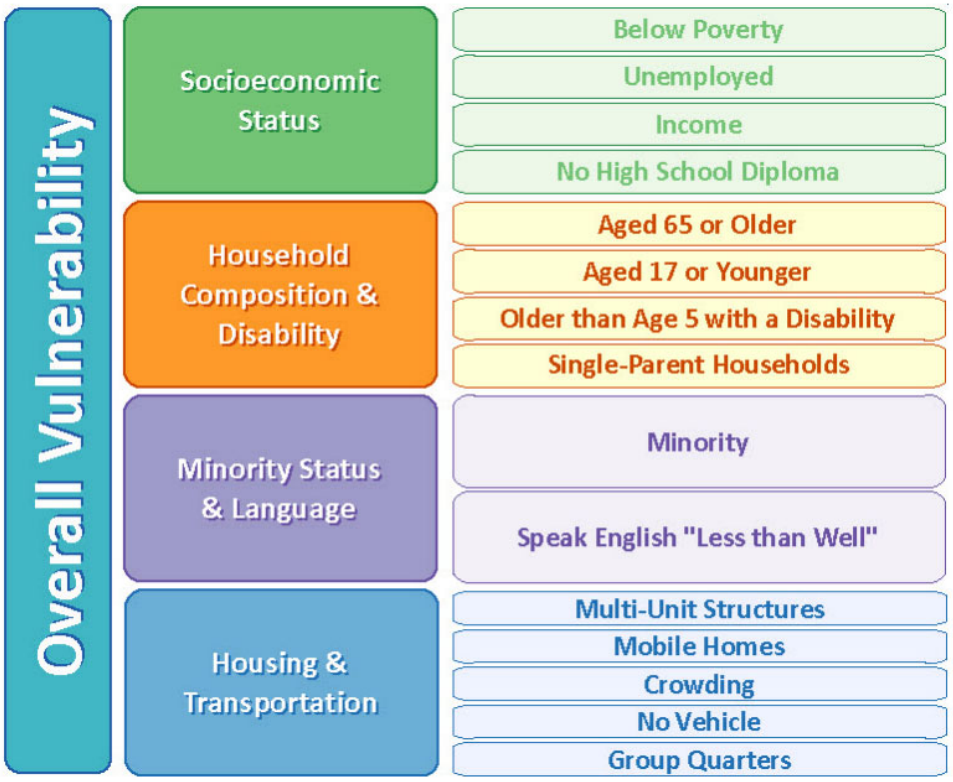
3.6.1 SVP Research and Methodology

Identification and integration of Socially Vulnerable Populations (SVPs) into the hazard mitigation planning process is a new addition for the 2025 LHMP and is considered best practice by Cal OES, though no longer required by the most recent 2025 FEMA Local Mitigation Policy Guide. The purpose of this new LHMP section is to identify vulnerable populations within the planning area by assessing the City's five census tracts, along with identifying characteristics that can make individuals more vulnerable to natural and human-caused hazards.

CDC Social Vulnerability Index

Social vulnerability is defined by the Centers for Disease Control and Prevention (CDC) as characteristics of a person or group that affect their capacity to anticipate, cope with, resist, and recover from the impact of a discrete and identifiable disaster in nature or society. Several socioeconomic factors or other characteristics influence social vulnerability, as illustrated in Figure 3-3 below.

Figure 3-3
Social Vulnerability Index Themes and Social Factors



Source: CDC and Prevention – National Center for Environmental Health, *Planning for an Emergency: Strategies for Identifying and Engaging At-Risk Groups*, published 2015.

US Census and American Community Survey data at the census tract level was utilized to locate and identify socially vulnerable populations within the planning area. The City of Grand Terrace is made up of five census tracts. The LHMP Planning Team evaluated California-based and national environmental justice definitions and data indices as a method for locating and identifying socially vulnerable populations within the City of Grand Terrace.

Figure 3-4, *CDC Social Vulnerability Index – Nationwide Comparison (2020)*, shows the CDC SVI for census tracts within the City. This index was selected because it is most frequently utilized in federal grant evaluations and decision-making, including FEMA hazard mitigation grants. Table 3-10, *Grand Terrace Overall Social Vulnerability Index Scores*, shows the SVI score and level of vulnerability for census tracts within the City. Possible scores range from 0 (lowest vulnerability) to 1 (highest vulnerability).

Table 3-10
Grand Terrace Overall Social Vulnerability Index Scores

Census Tract	Social Vulnerability Index Scores	
	2022 Statewide Overall SVI Score	Level of Vulnerability
71.07	0.8792	High
40.04	0.8421	High
71.09*	0.5658	Medium to High
71.06	0.5701	Medium to High
71.04	0.2886	Low to Medium

*CalEnviroScreen data shows Census Tract 71.11 as 71.09 and was labeled as 71.09 for this table.
Source: Center of Disease Control/Agency for Toxic Substances and Disease Registry, *CDC/ATSDR Social Vulnerability Index (SVI)*, https://www.atsdr.cdc.gov/placeandhealth/svi/interactive_map.html, accessed November 7, 2024.

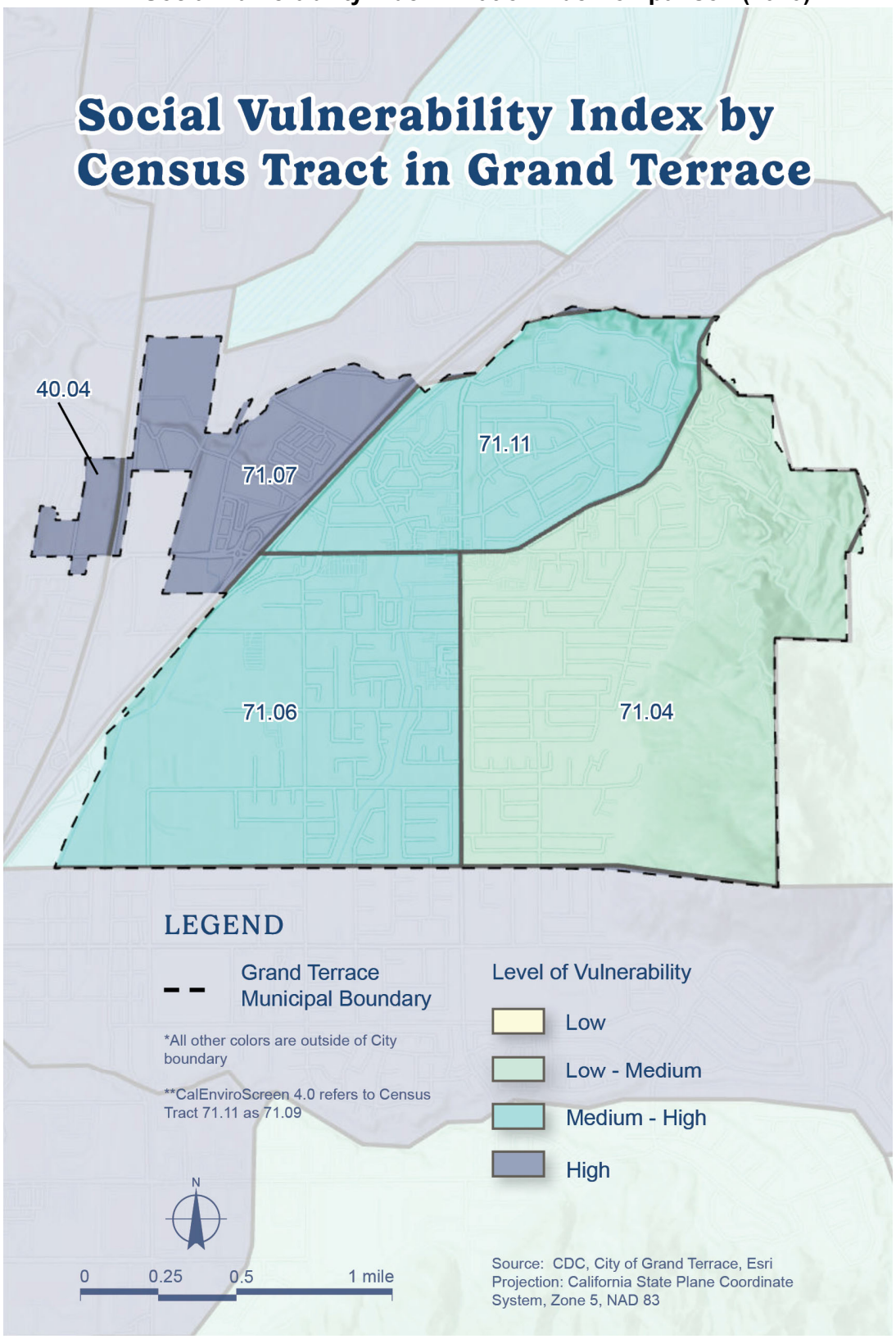
Four census tracts within the City of Grand Terrace show medium to high and high levels of vulnerability according to the CDC Social Vulnerability Index. The only census tract that does not have high vulnerability is census tract 71.04, with a low to medium level of vulnerability.

Several factors are reported to contribute toward the medium to high vulnerability determinations for census tracts within the City. Census tracts within the City indicate social vulnerability based on 16 indicators identified in the SVI including socioeconomic status, household characteristics, racial/ethnic minority status, and housing type/transportation. The SVI identifies census tracts in the top ten percent (i.e., the 90th percentile) of these demographic, socioeconomic, and housing indicators to indicate a high level of vulnerability.

According to the CDC SVI data, census tracts 40.04, 71.06, 71.07, and 71.11 (listed as 71.09 in Cal EnviroScreen) in the City of Grand Terrace were flagged as facing increased vulnerability for the following indicators:

- Percentage minority
- Persons with no high school diploma
- Percentage of housing cost-burdened occupied housing units (30%+ of income spent on housing costs)
- Percentage of mobile homes

Figure 3-4
CDC Social Vulnerability Index – Nationwide Comparison (2020)



Prevalent across all census tracts identified by the SVI as facing increased vulnerability are high percentages of minority populations. Census tracts 40.04 and 71.07 contain the greatest concentrations of minorities at 88.7 and 79.9 percent, respectively. Census tracts 71.06 and 71.11 (71.09 in CalEnviroScreen) also indicated high percentages of minority populations, with more than half of the population in each tract identifying as a minority group. Minority populations may face increased vulnerability during disasters due to potential language or emergency alert barriers if residents do not receive emergency messaging in their native language. In the event of an emergency, evacuation orders and other essential notifications may not reach these groups effectively, placing them at increased risk of injury or death.

Census tracts with the greatest percentage of persons with no high school diploma included census tract 40.04 in the City. Census tract 71.07 also indicates that over a quarter of the population has not attained a high school diploma. This indicates a low level of educational attainment in these portions of the City and an increased level of social vulnerability.

Additionally, census tracts 40.04 and 71.07 indicated the highest percentage of persons living in mobile homes. The population living in mobile homes in Grand Terrace may face increased vulnerability during a hazard event. Vulnerability includes structural weakness of the mobile homes which may not withstand extreme weather conditions. The locations of mobile homes may be built on floodplains or regions of high fire risk. Additionally, residents of mobile homes may have access to fewer resources to recover from disasters.

Lastly, census tract 71.07 contains a high population of persons with housing cost-burdens where 30%+ of their income is spent on housing costs. This population has a higher vulnerability as there is a financial strain to purchase resources for emergency preparedness and to recover from a disaster. Additionally, with resources spent on housing, this may correlate with limited access to transportation making it difficult for residents to evacuate during emergencies.

Based upon the CDC SVI data indicators outlined above, the CDC SVI identifies census tracts 40.04, 71.06, 71.07, and 71.11 (71.09 in Cal EnviroScreen) as facing increased social vulnerability within the planning area. While several other SVI indicators impacted census tracts within the City, the above-mentioned census tracts were identified as facing the greatest social vulnerability.

CalEnviroScreen 4.0

In addition to the CDC Social Vulnerability Index, the LHMP Planning Team utilized the CalEPA DAC criteria based on CalEnviroScreen 4.0 to evaluate the presence of socially vulnerable populations. In May 2022, the California Environmental Protection Agency (CalEPA) used indicators such as pollution burden and population characteristics listed in Table 3-11, *CalEnviroScreen 4.0 Indicators.* These indicators establish four criteria markers to indicate the presence of a disadvantaged community (DAC) at the census tract level; census tracts meeting one or more criteria are considered disadvantaged. Applicability to the City of Grand Terrace is summarized in Table 3-12, *Grand Terrace Disadvantaged Communities Criteria Evaluation*, below.

Table 3-11
CalEnviroScreen 4.0 Indicators

Category	Indicator
Pollution Burden	Ozone
	PM2.5
	Diesel
	Drinking Water
	Lead
	Pesticides
	Toxicity Release
	Traffic
	Cleanup Sites
	Groundwater Threats
	Hazardous Waste
	Impacted Water Bodies
	Solid Waste
Population Characteristics	Asthma
	Low Birth Weight
	Cardiovascular Disease
	Education
	Linguistic Isolation
	Poverty
	Unemployment
	Housing Burden
Source: State of California OEHHA, CalEnviroScreen 4.0 Excel and Data Dictionary, https://oehha.ca.gov/calenviroscreen/maps-data, published October 2021, accessed February 25, 2025.	

Table 3-12
Grand Terrace Disadvantaged Communities Criteria Evaluation

CalEPA DAC Criteria	Applicability to City of Grand Terrace
1. Census tracts receiving the highest 25% of overall scores in CalEnviroScreen 4.0.	**Applicable**. Two census tracts within the City of Grand Terrace are listed with composite scores at 75 or above. Refer to Table 3-11, below.
2. Census tracts lacking overall scores in CalEnviroScreen 4.0 due to data gaps but receiving the highest 5% of CalEnviroScreen 4.0 cumulative pollution burden scores.	**Not Applicable**. No data gaps are listed in CalEnviroScreen 4.0 for census tracts within the City of Grand Terrace.
3. Census tracts identified in the 2017 DAC designation as disadvantaged as required by SB535, regardless of scores in CalEnviroScreen 4.0.	**Applicable**. Three census tracts within the City of Grand Terrace were listed in the 2017 DAC designation. Refer to Table 3-11, below.
4. Lands under the control of federally recognized tribes.	**Not Applicable**. No tribal jurisdiction is located within the City of Grand Terrace

Figure 3-5, *CalEnviroScreen 4.0 by Census Tract in Grand Terrace*, shows the CalEnviroScreen vulnerability status for census tracts within Grand Terrace and Figure 3-6, *2017 Disadvantaged Communities in Grand Terrace*, shows the 2017 DAC designations as required by SB 535.

CalEnviroScreen overall percentile scores and DAC designation based on the CalEPA criteria are summarized in Table 3-13, *Grand Terrace Disadvantaged Communities by Census Tract*, below.

Table 3-13
Grand Terrace Disadvantaged Communities by Census Tract

Census Tract	Disadvantaged Community Criteria		
	CalEnviroScreen 4.0 Percentile Score	2017 DAC	Disadvantaged Community
40.04	96.02	CalEnviroScreen 4.0 Top 25%	**Yes**
71.07	83.36	CalEnviroScreen 4.0 Top 25%	**Yes**
71.06	69.87	N/A	**N/A**
71.09*	69.02	CalEnviroScreen 3.0 Disadvantaged Communities Only	**Yes**
71.04	26.48	No	**No**

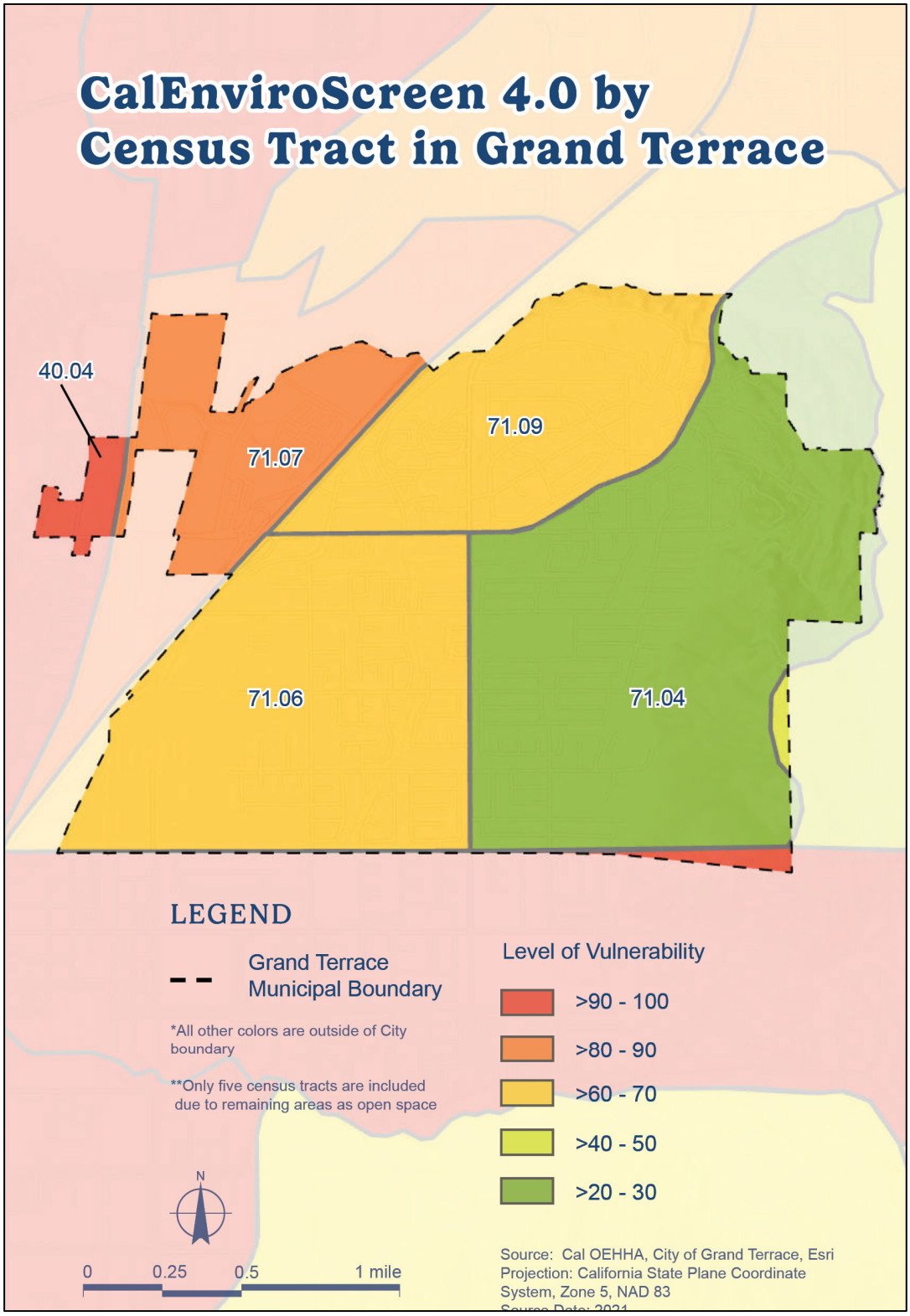
*CalEnviroScreen data shows Census Tract 71.11 as 71.09 and was labeled as 71.09 for this table.
Source: California Office of Environmental Health Hazard Assessment, *CalEnviroScreen 4.0*, https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40, accessed February 15, 2024.

According to the CalEnviroScreen, two census tracts (40.04 and 71.06) within the City have overall CalEnviroScreen 4.0 percentile scores above 75. Thus, these two census tracts are considered DACs under the first CalEPA DAC criteria. Additionally, census tract 71.09 is considered a DAC under the CalEnviroScreen 3.0 Disadvantaged Communities criteria, establishing census tract 71.09 as a DAC despite the tract's updated score falling just below the DAC threshold of 70 (at 69.02). While census tract 71.06 received a CalEnviroScreen 4.0 percentile score of 70, the State data does not consider this census tract to be a DAC according to its prescribed indicators. Census tract 71.04 is the only tract in the City with a score lower than 60, making tract 71.04 not a DAC according to CalEnviroScreen data. No data gaps are listed in CalEnviroScreen 4.0 for census tracts, and no tribal jurisdiction is located within the City; these CalEPA criteria do not apply to the City of Grand Terrace.

Of the five census tracts within the City, census tract 40.04 has the highest CalEnviroScreen 4.0 percentile score of 96.02. There are several indicators that impact CalEnviroScreen 4.0 score including ozone, fine particulate matter (PM 2.5), traffic, drinking water, cleanups, groundwater threats, hazardous waste, solid waste, pollution, asthma, low birth weight, cardiovascular, education, and population characteristics. High indicator scores for these environmental effects are correlated with high percentages of health conditions. This census tract is also in a high industrial area zone possibly contributing to the indicators above. Thus, census tract 40.04 is considered a DAC under the first CalEPA DAC criteria.

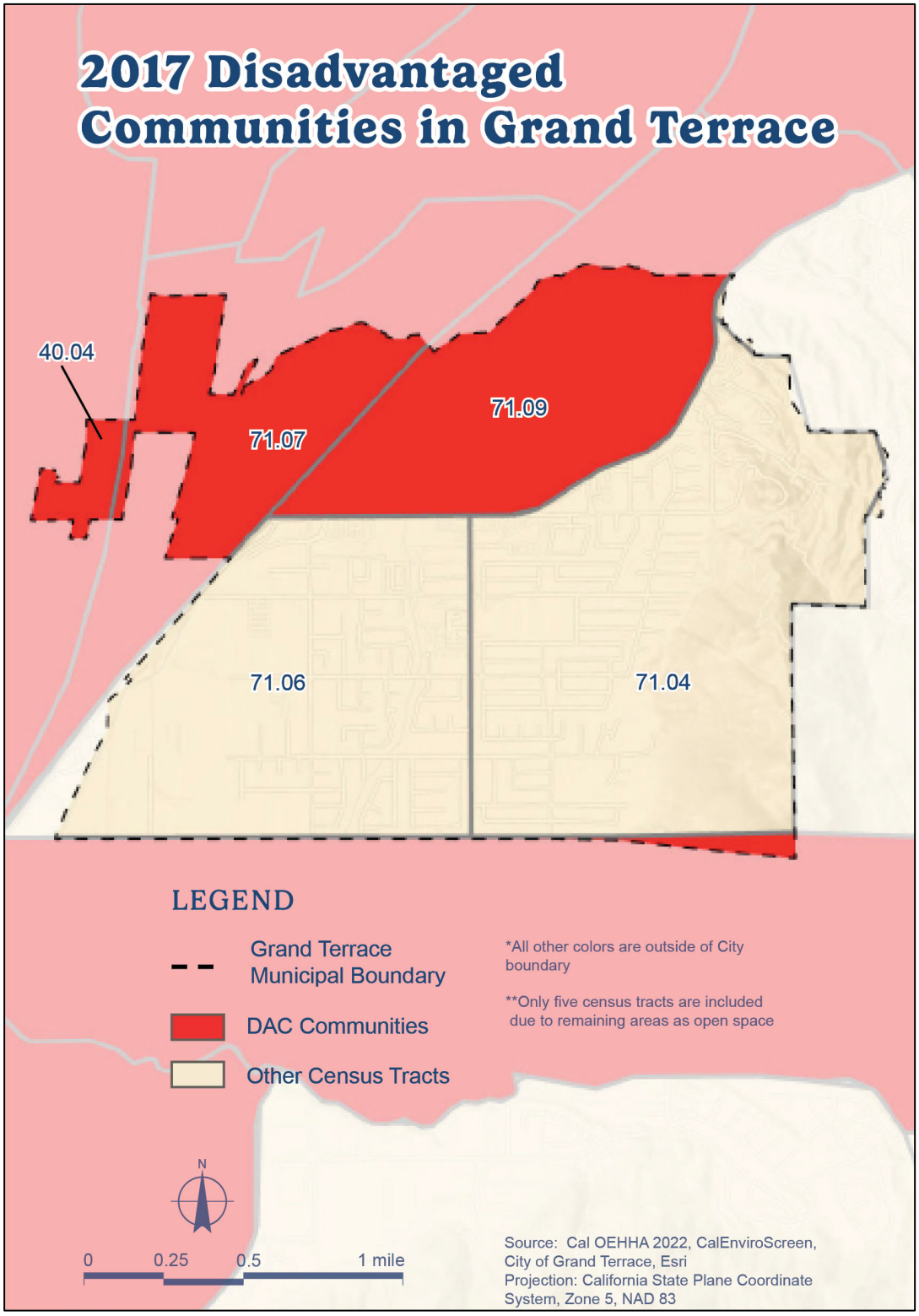
Census tract 71.07 has the second highest CalEnviroScreen 4.0 percentile score of 83. Indicators impacting its CalEnviroScreen 4.0 score include high ozone, PM 2.5, traffic, clean ups, solid waste, pollution, education, unemployment, and housing burden. This increases vulnerability for hazardous disasters and health conditions for individuals in this area. Census tracts 71.06 and 71.09 may also show vulnerability including one or more indicators such as ozone, diesel, PM2.5, traffic, pollution, education, poverty, housing burden, cardiovascular, low birth weight, and unemployment. Lastly, census tract 71.04 scored the lowest, which means it is not considered a DAC.

Figure 3-5
CalEnviroScreen 4.0 by Census Tract in Grand Terrace



Source: Cal OEHHA, *Cal EnviroScreen 4.0*, published October 2021, accessed December 2024

Figure 3-6
2017 Disadvantage Communities in Grand Terrace



Source: Cal OEHHA, *Cal EnviroScreen 4.0*, published May 2022, accessed March 2025

3.6.2 SVP Determination

Due to the data provided by CalEPA CalEnviroScreen 4.0 and the CDC SVI listed above, the LHMP Planning Team determined that for the purposes of this LHMP, census tracts 40.04. 71.07, 71.06, and 71.11 (listed as 71.09 in CalEnviroScreen 4.0) are considered socially vulnerable populations (SVPs). Based on the CalEPA DAC designation criteria and CalEnviroScreen 4.0 environmental and socioeconomic data, primary concerns include pollution burden, exposures, and environmental effects, as well as sensitive populations and socioeconomic factors indicating DAC and SVPs throughout the City.

The CDC SVI also tracks these data markers to report congregated populations that indicate a high social risk. On an individual level, residents throughout the City may meet one or more of the characteristics listed above that enhance vulnerability within specific hazard circumstances. As this LHMP identifies four census tracts as SVP communities, additional consideration is given at the qualitative data level regarding characteristics that make individuals more socially vulnerable during hazard incidents. This consideration is also integrated into the hazard profiles within Section 4.0, *Hazards Assessment*.

It is acknowledged that while this geographic area has been identified as facing increased social vulnerability, vulnerable populations do exist within the City and outside of this region. While the presence of many socioeconomic concerns and limitations is present within the community, the scope of the LHMP has limited ability to address or mitigate the underlying causes of such social vulnerability. Rather, this LHMP aims to utilize the data uncovered through the environmental justice indices listed above to establish a more equitable and inclusive LHMP planning process.

Additionally, characteristics include but are not limited to the factors outlined in Figure 3-3, *Social Vulnerability Index Themes and Social Factors* or in Table 3-11, *CalEnviroScreen 4.0 Indicators*, As such, the LHMP Planning Team acknowledges that certain characteristics can make individuals throughout Grand Terrace more vulnerable or “high-risk” in specific natural or human-caused hazard incidents.

After understanding the data behind the high vulnerability determination for all census tracts, the LHMP Project Management team worked to incorporate stakeholders into the LHMP Planning Team that represent or serve socially vulnerable groups, including:

- American Red Cross (persons living in poverty, overcrowded households)
- Local school districts and institutions of higher education (persons with no high school diploma, persons who speak English less than well)
- City of Grand Terrace Planning & Development Services Department (overcrowding and other housing challenges)

Feedback from these stakeholders and the rest of the LHMP Planning team regarding socially vulnerable populations was included in the hazard profiles (Section 4.0) and mitigation actions (Section 5.0). Specific connections between the risk assessment and relevant mitigation actions are discussed on a hazard-by-hazard basis within Section 4.0, *Hazards Assessment*.

SECTION 4: HAZARD ASSESSMENT

4.1 Hazard Identification and Prioritization

4.1.1 Hazard Identification

The first step in developing the vulnerability and risk assessment is identifying the hazards. The LHMP Planning Team reviewed the previously prepared 2017 City of Grand Terrace Hazard Mitigation Plan, hazard mitigation plans from neighboring jurisdictions, and other relevant information to determine the extent of natural and human caused hazards with the potential to affect the City; refer to Table 2-5, *Existing Plans, Studies, Reports, and Other Technical Data/Information*. A discussion of potential hazards during the first LHMP Planning Team meeting resulted in the identification of the natural hazards that pose a potential risk to the City of Grand Terrace. Table 4-1, *City of Grand Terrace Hazard Identification*, summarizes the Planning Team's discussion of each of the natural hazards and indicates those identified for inclusion in the LHMP.

Table 4-1
City of Grand Terrace Hazard Identification

List of Hazards	Identified in Previous LHMP	Include in Updated LHMP	Discussion Summary
Avalanche	No	No	Not applicable. The conditions for avalanches are not present in Grand Terrace.
Climate Change	Yes	Yes	Climate change is not profiled as a distinct hazard, but rather a phenomenon that could exacerbate hazards. Climate change will be considered as a factor for relevant identified hazards.
Coastal Erosion	No	No	Not applicable. The City is located inland in San Bernardino County, and there is no coastline within the jurisdiction. Therefore, the City does not experience impacts due to coastal erosion.
Coastal Storms	No	No	Not applicable. The City is located inland in San Bernardino County, and there is no coastline within the jurisdiction. Therefore, the City does not experience impacts due to coastal storms.
Dam Reservoir Failure	No	Yes	The City is susceptible to inundation caused by dam failure of the Seven Oaks Dam.
Disease/Pest Management	No	Yes	Vector-borne and infectious disease has the potential to impact the planning area. Vector-borne and infectious diseases are profiled along with pandemic under human-caused hazards.
Drought	Yes	Yes	Drought is a potential threat to Grand Terrace and has historically impacted the planning area.
Expansive Soils	No	No	Soils in the planning area are composed of rock and loose clay, sand, silt, and gravel, indicating minimal risk of expansive soils to the City.
Extreme Heat	No	Yes	Extreme heat has the potential to impact Grand Terrace. Extreme heat is profiled under severe weather hazards.

List of Hazards	Identified in Previous LHMP	Include in Updated LHMP	Discussion Summary
Flood	Yes	Yes	Flood is a potential threat to Grand Terrace and has historically impacted the planning area.
Hailstorm	No	No	The LHMP Planning Team determined that hailstorms do not pose a significant risk to the planning area based upon limited previous occurrences.
Human-Caused Hazards	No	Yes	Human-caused hazards are a potential threat to Grand Terrace and have historically impacted the planning area.
Hurricane	No	No	Not applicable. Hurricanes do not typically impact California and would not have significant impacts on an inland City such as Grand Terrace.
Land Subsidence	No	No	The LHMP Planning Team determined that this hazard does not pose a significant risk to the planning area due to limited previous occurrences.
Landslide and Rockfall	Yes	Yes	Landslide and rockfall are potential threats to Grand Terrace and have historically impacted the planning area.
Lightning	No	No	The LHMP Planning Team determined that this hazard does not pose a significant risk to the planning area due to limited previous occurrences.
Pandemic	No	Yes	Pandemic is a potential threat and has historically impacted Grand Terrace. Pandemic is profiled under human-caused hazards.
Sea Level Rise	No	No	Not applicable. The City is located inland and does not experience impacts due to sea level rise.
Seismic Hazards	Yes	Yes	Grand Terrace is located in a seismically active area and seismic hazards including fault rupture, ground shaking, and liquefaction pose a risk to the planning area.
Severe Weather Hazards	No	Yes	Severe weather including extreme heat, heavy rains, Santa Ana winds, and power outages pose a risk to the planning area. These hazards have been profiled together for organizational purposes.
Tornado	No	No	The LHMP Planning Team determined that this hazard does not pose a significant risk to the planning area due to the City's location and climate.
Tsunami	No	No	Not applicable. The City is located inland in San Bernardino County, and tsunami does not pose a significant risk to the planning area.
Volcano	No	No	Not applicable. There are no active volcanoes that pose a threat to Grand Terrace.

List of Hazards	Identified in Previous LHMP	Include in Updated LHMP	Discussion Summary
Wildfire	Yes	Yes	Wildfire is a potential threat to Grand Terrace and has been included as a potential threat to the planning area.
Windstorm	Yes	Yes	Strong winds and windstorms are potential hazards within Grand Terrace. Strong winds such as Santa Ana Winds have been detailed under the severe weather hazards profile.

4.1.2 Hazard Prioritization

The LHMP Planning Team used a spreadsheet-based tool to prioritize the identified hazards by assigning each hazard a ranking based on probability of occurrence and magnitude of potential impact. These rankings were assigned based on a group discussion, knowledge of past occurrences, and familiarity with the City's vulnerabilities. Four criteria were used to establish the hazard priorities to be addressed in the LHMP:

- Probability (likelihood of occurrence)
- Location (size of potentially affected area)
- Maximum Probable Extent (intensity of damage)
- Secondary impacts (severity of impacts to community)

A value from one to four was assigned for each criterion, where one is the lowest and four is the highest. The four criteria were then weighted based on the LHMP Planning Team's opinion of each criterion's importance. To enhance collaboration and discussion regarding hazard rankings, the LHMP Planning Team participated in a live survey through Mentimeter, allowing each LHMP Planning Team member to individually report initial thoughts on probability, location, maximum probable extent, and secondary impacts. Rankings were assigned individually based on knowledge of past occurrences and familiarity with City vulnerabilities. The survey was integrated into the LHMP Planning Team Meeting #1 PowerPoint presentation, and all attendees filled out the survey questions. Results were averaged to provide a group score per hazard, utilizing the weighted value (recommended by FEMA and confirmed by the LHMP Planning Team) based on the importance of the criterion; refer to Table 4-2, *Hazard Ranking Methodology*.

The hazard rankings were multiplied by weighted factors to obtain a score for each criterion. A higher weight was given to the criterion considered more important or significant. For example, the probability of hazard occurrence received a higher weight than the potential secondary impacts. The scores for location, maximum probable extent (anticipated damage), and secondary impacts for each hazard were added together to determine the total impact score. The total impact score was then multiplied by the overall probability score to determine the final score. The final scores were used to determine the prioritization of each hazard based on the following FEMA recommended scale:

- Low Threat: 0 to 12;
- Medium Threat: 12.1 to 42; and
- High Threat: 42.1 to 64.

Table 4-2
Hazard Ranking Methodology

Probability, Location, and Maximum Probable Extent and Secondary Impacts	
Probability (2.0): Estimated likelihood of occurrence from historical data.	
Probability	**Score**
Unlikely – less than 1% probability in next 100 years or has a recurrence interval of greater than every 100 years	1
Somewhat Likely – between 1% and 10% probability in next year or has a recurrence interval of 11 to 100 years	2
Likely – between 10% and 100% probability in next year or has a recurrence interval of 10 years or less	3
Highly Likely – near 100% probability in next year or happens every year	4
Location (0.8): Size of geographical area of community affected by the hazard.	
Affected Area	**Score**
Isolated	1
Small	2
Medium	3
Large	4
Primary Impact (0.7): Anticipated damage to a typical facility/structure in the community.	
Impact	**Score**
Negligible – less than 10% damage	1
Limited – between 10% and 25% damage	2
Critical – between 25% and 50% damage	3
Catastrophic – more than 50% damage	4
Secondary Impacts (0.5): Estimated secondary impacts to the community at large.	
Impact	**Score**
Negligible – no loss of function, downtime, and/or evacuations	1
Limited – minimal loss of function, downtime, and/or evacuations	2
Moderate – some loss of function, downtime, and/or evacuations	3
High – major loss of function, downtime, and/or evacuations	4

Total Score = Probability x Impact, where:			
Probability = (Probability Score x Importance)			
Impact = (Affected Area + Primary Impact + Secondary Impacts), where:			
Affected Area = Affected Area Score x Importance			
Primary Impact = Primary Impact Score x Importance			
Secondary Impacts = Secondary Impacts Score x Importance			
Hazard Planning Consideration			
Score Range		***Value***	***Count***
0.0	20.0	Low	1
20.1	42.0	Medium	8
42.1	64.0	High	1

The probability of each hazard is determined by assigning a level, from unlikely to highly likely, based on the likelihood of occurrence from historical data. The total impact value includes the affected area, primary impact, and secondary impact levels of each hazard. Each level's score is reflected in the matrix. The total score for each hazard is the probability score multiplied by its importance factor times the sum of the impact level scores multiplied by their importance factors. Based on this total score, the hazards are separated into three categories based on the hazard level they pose to the communities: High, Medium, and Low.

The results from the LHMP Planning Team Meeting #1 survey were compiled and presented to the LHMP Planning Team for further evaluation and discussion. Table 4-3, *Hazard Rankings*, identifies the final scores and the hazard planning consideration (threat level) for each hazard based on additional discussion with the LHMP Planning Team and the prioritization process described above. Hazards marked with "N/A" denote hazard rankings carried over from the previous LHMP, where running an additional analysis was not determined to be necessary.

Table 4-3
Hazard Rankings

Hazard Type	Probability	Impact			Total Score	Hazard Planning Consideration
		Location	Primary Impact	Secondary Impacts		
Air Quality	2.08	2.10	1.50	1.56	14.60	Medium
Dam/Reservoir Failure (Seven Oaks Dam)	1.33	1.20	1.10	1.22	6.22	Low
Drought	3.42	3.10	2.50	1.78	35.02	Medium
Flood (riverine, coastal, localized)	N/A	N/A	N/A	N/A	N/A	Medium
Hazardous Materials	3.08	2.40	2.40	2.78	30.74	Medium
Human-Caused Hazards	3.08	2.20	2.30	2.44	28.27	Medium
Landslide and Rockfall	3.17	2.90	3.00	3.11	37.88	Medium
Seismic Hazards	N/A	N/A	N/A	N/A	N/A	High
Severe Weather Hazards	N/A	N/A	N/A	N/A	N/A	Medium
Wildfire (including wildfire smoke)	N/A	N/A	N/A	N/A	N/A	Medium

The LHMP Project Management Team decided to identify one hazard (seismic hazards) as a high hazard planning consideration based on conversations with the LHMP Planning Team.

Many hazards identified by the LHMP Planning Team are recognized to be interconnected or interrelated. Where appropriate, the hazard profiles (presented below) may include references to other hazard profiles (such as including extreme heat within the Severe Weather Hazards category).

Additionally, as part of the hazard identification and prioritization process, the LHMP Planning Team determined that some hazards could be combined for clarity purposes within a larger hazard category.

Some hazards were expanded or renamed to reflect conditions more accurately for the City of Grand Terrace. Thus, for example, the Severe Weather profile includes extreme heat, urban heat island effect, heavy rain, and Santa Ana Winds. The Human-Caused Hazards profile includes pandemic, active shooter, power outage/Public Safety Power Shutoff (PSPS), and trail derailment. It is noted that PSPS is not a direct hazard, but a secondary impact from other natural disasters (primarily Santa Ana Winds, but potentially extreme heat and heavy rains as well). The LHMP Planning Team and survey participants expressed concerns about the ramifications of PSPS and

the effects on City infrastructure and operations; thus, PSPS is discussed under Human-Caused Hazards. The Seismic Hazards profile includes fault rupture/ground motion and liquefaction.

The following hazards are discussed within the 2025 LHMP, below:

- Air Quality
- Dam/Reservoir Failure
- Drought
- Flood
- Hazardous Materials
- Human-Caused Hazards (pandemic, active shooter, power outage/PSPS, and train derailment)
- Landslide and Rockfall
- Seismic Hazards (Fault rupture/ground motion and liquefaction)
- Severe Weather Hazards (extreme heat, urban heat island effect, heavy rain, and Santa Ana Winds)
- Wildfire

4.2 Climate Change Considerations

Climate change has the potential to exacerbate many of the existing hazards in the City. As such, the LHMP Team decided climate change would be included under each applicable hazard profile with a discussion about how each hazard would intersect or become more significant with impacts of climate change. Discussion and analysis related to climate change are discussed as a subsection under each hazard profile included below.

4.3 Vulnerability/Risk Assessment

Vulnerability describes how exposed or susceptible to damage an asset is and depends on a number of variables including the asset's construction, condition, contents, and economic value of functions. A vulnerability analysis predicts the extent of injury/damage on the built environment that may result from a hazard event of a given intensity in a specific area.

The vulnerability assessment considers risks to critical facilities listed in Section 3.0, *Community Profile*, and to residential and non-residential buildings throughout Grand Terrace. Critical facilities serve an important function in the operations of the municipal government and in serving the community. Critical facilities include essential public buildings, police and fire stations, schools, transportation infrastructure, and essential public utility assets. Many facilities may also be vital to evacuations, serve as assembly points or temporary structures, or provide a supportive role in preparing for and recovering from hazard events. While the City owns and maintains most of the listed critical facilities, there are also critical facilities owned by other public agencies or jurisdictions. Direct and indirect impacts were considered as part of the vulnerability assessment as impacts to some facilities may have indirect impacts on other facilities or populations.

The vulnerability assessment below quantifies, to the extent feasible using the best available data, City assets at risk to hazards and estimates potential losses. This section focuses on the profiled hazards and risks specific to the City of Grand Terrace.

Each hazard profile in the following section includes a Vulnerability and Risk Assessment section that presents the results using the methodology described below. Replacement and content

values for the facilities in each the hazard areas are tallied in each vulnerability table to estimate the total potential losses for each facility.

4.3.1 Methodology

For each hazard profiled in Sections 4.5 to 4.14, a vulnerability/risk assessment is included within the section. The vulnerability/risk assessment gives equal weight to all hazards, regardless of the identified probability. The specific hazard and associated probability are considered as part of the mitigation prioritization, discussed in Section 5.0, *Mitigation Strategy*. This assessment considers the physical threats to critical facilities. It should be noted that actual losses will depend on the type, location, magnitude, and extent of the actual hazard event.

This assessment considers the physical threat to the critical facilities, as well as the physical threat to residential and non-residential structures.

Socioeconomic impacts are generally discussed as some hazards have the potential to impact the City in ways beyond physical damages. To confirm at-risk community populations, a detailed parcel analysis investigated the intersection of each mapped natural hazard with development and population vulnerability. The critical facilities listed in Section 3.0, *Community Profile*, were mapped in GIS and overlaid with mapped hazard areas (those hazards that have a specific or defined geographic area) to determine which assets are located in each hazard area.

Using the comprehensive parcel database from the City of Grand Terrace, parcels with residential and non-residential structures were identified within each mapped natural hazard zone. For residential assets, the number of units is reported per hazard zone. Single family homes are assumed to be one unit. The number of residential units then informs an estimate of residents within each hazard zone. The estimate was generated using the 2.77 persons per household identified by the American Community Survey (ACS) 2022 dataset. For non-residential assets, the total structure square footage was calculated.

Hazard areas and critical facility overlays were conducted for: dam reservoir failure, flood, landslide and rockfall, seismic hazards, and wildfire. It should be noted that the parcel analysis is based on the best available data and is intended for planning purposes only. The City of Grand Terrace provided parcel data via shapefile in November 2024. Michael Baker International did not manipulate the data and used the data as it was provided to estimate hazard vulnerabilities. As such, the parcel analysis serves as an estimate of potential losses based on this data snapshot and may not reflect actual or current conditions within the City at the time of LHMP approval.

Overlays were not prepared for the following hazards: air quality, drought, human-caused hazards (pandemic, active shooter, and trail derailment), and severe weather hazards (extreme heat, urban heat island effect, heavy rain, Santa Ana Winds, and PSPS). These hazards are not geographically defined and/or have the potential to affect the entire City. For the purposes of this LHMP and vulnerability assessment, it is assumed that coastal erosion, drought, human-caused hazards, and severe weather hazards could impact the entirety of the planning area, including all critical facilities.

Replacement and contents values for the facilities and the number of residents and residential and non-residential structures in each hazard area are provided where possible, to estimate the potential losses based on the method described above. Estimations were prepared using replacement values identified in the HAZUS 7.0 Inventory Technical Manual (2025), where

appropriate and related land use categories are listed. Some critical facilities have unavailable replacement cost values due to ownership status or unique characteristics that make replacement estimates infeasible.

4.4 Hazard Profiles

The following sections, Section 4.5 through Section 4.14, contain profiles for the hazards identified in Table 4-1, *City of Grand Terrace Hazard Identification*, above. The profiles include a vulnerability analysis and risk assessment using the methods described in Section 4.3, *Vulnerability and Risk Assessment*. Each hazard profile is organized by the following subsections:

- **Description**: A brief introduction to the mechanisms behind the hazard.
- **Location/Extent**: An indication of geographic areas that are most likely to experience the hazard and a description of the potential magnitude and impacts of the hazard.
- **Previous Occurrences**: A highlight of recent and historical occurrences of the hazard accompanied by the impacts or damage to the planning area, if available.
- **Probability of Future Occurrences**: Discussion of the likelihood of the hazard occurring (or a timeframe of recurrence, if available).
- **Climate Change**: A discussion of how climate change may impact the location, magnitude, recurrence, or extent of the hazard into the future.
- **Vulnerability and Risk Assessment**: A description of the potential magnitude of losses associated with the hazard. Vulnerability may be expressed in quantitative or qualitative values depending upon available data. This section also discusses the changes in vulnerability due to expected growth and development within the planning area.
- **Socially Vulnerable Populations**: A discussion of how the hazard may impact identified socially vulnerable populations within the planning area and considerations that have been incorporated into the mitigation strategy of this LHMP.

4.5 Air Quality

4.5.1 Description

Poor air quality can pose a significant risk to the City of Grand Terrace. Air quality can decrease due to air pollution which consists of chemicals or particles in the air that can harm humans, animals, and plants. There are two types of air pollution: anthropogenic and natural sources.

Anthropogenic sources can come from industrial processes, transportation, residential heating, agriculture, waste management, and recreational activities. Industrial processes such as factories, warehouses, and power plants production can emit pollutants such as sulfur dioxide (SO_2), nitrogen oxides, and particulate matter (PM). Emissions from transportation such as vehicles, airplanes, and ships, release exhaust gases like carbon monoxide (CO), hydrocarbons and nitrogen oxide. Transportation of goods such as diesel trucking can also contribute to increases in air pollution.[1] Agricultural activities such as livestock farming and usage of fertilizers

[1] PBS So Cal, *Can Banning New Warehouses Improve Air Quality in the Inland Empire*?, https://www.pbssocal.org/news-community/can-banning-new-warehouses-improve-air-quality-in-the-inland-empire, published May 10, 2022, accessed September 23, 2024.

release methane (CH_4) and ammonia (NH_3).[2] Landfill waste incineration can also produce methane and other harmful gases.[3] Recreational activities such as smoking can release harmful chemicals and particulate matter contributing to air pollution while bonfires and barbecues can also release excess smoke and fine-particle air pollution into the air.[4,5] Anthropogenic air pollution such as sulfur dioxide (SO_2) and nitrogen oxide (NO_2) particles can even lead to further hazards such as acid rain. Acid rain occurs when in the air can mix water and oxygen in atmosphere.[6] Sulfur dioxide (SO_2) and nitrogen oxide (NO_2) come mostly from coal-fired power plants and motor vehicles.

Natural sources of air pollution include volcanic ash, dust storms, biological sources, or smoke from wildfires. Volcanic eruptions can emit ash, carbon dioxide (CO_2), sulfur dioxide (SO_2), hydrogen chloride (HCl), hydrogen sulfide (H_2S), radon (Rn), hydrogen fluoride (HF), and sulfuric acid (H_2SO_4) which can be harmful to human health.[7] Dust storms can contribute to air pollution by carrying dust and sand particles over long distances, thus increasing particulate matter concentrations.[8] Biological sources such as pollen sources, mold spores, and other organic materials can contribute to air pollution. Wildfire smoke is a mixture of gases and fine particles from burning trees, plants, buildings.[9]

Wildfire smoke creates fine particulate matter are particles smaller than 2.5 micrometers, which can be inhaled deeply into the lungs. When inhaled, fine particulate matter, also referred to as $PM_{2.5}$, increases the risk of cardiovascular and respiratory problems. Additionally, wildfire smoke is a complex mixture that consists of other pollutants that have also been shown to lead to a variety of health effects. The most common natural source of air pollution to the City of Grand Terrace may be wildfire smoke as the planning area has potential for severe wildfires as well areas surrounding the City (See Section 4.14, *Wildfire*).

Air distribution of smoke is affected by factors such as wind, weather, terrain, and fire heat intensity.[10] Wind, particularly the Santa Ana winds, may affect wildfire smoke by either clearing out an area or blow more smoke in or fan the flames which can therefore intensify the fire and worsen smoke.[11] Intense heat generated by wildfire can drive smoke high into the air where it remains until it cools and beings to descend to ground level however it becomes more diluted and

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[2] UN Environment Programme, *Methane emission are driving climate change. Here's how to reduce them.*, https://www.unep.org/news-and-stories/story/methane-emissions-are-driving-climate-change-heres-how-reduce-them, accessed September 18, 2024.
[3] United State Environmental Protection Agency, *Basic Information about Landfill Gas*, https://www.epa.gov/lmop/basic-information-about-landfill-gas, last updated April 25, 2024, accessed September 18, 2024.
[4] National Geographic, *Air Pollution*, https://education.nationalgeographic.org/resource/air-pollution/, accessed September 18, 2024.
[5] United States Environmental Protection Agency, *Backyard Recreational Fires*, https://www.epa.gov/burnwise/backyard-recreational-fires#:~:text=Outdoor%20recreational%20fires%20can%20become,particle%20pollution%20in%20wood%20smoke., updated June 4, 2024, accessed September 23, 2024.
[6] United States Environmental Protection Agency, *What is Acid Rain?* https://www.epa.gov/acidrain/what-acid-rain#:~:text=Acid%20rain%2C%20or%20acid%20deposition,in%20wet%20or%20dry%20forms., last updated May 7, 2024, accessed September 23, 2024.
[7] Centers for Disease Control and Prevention, *Health Effects of Volcanic Air Pollution*, https://www.cdc.gov/volcanoes/risk-factors/index.html#:~:text=and%20your%20health-,Inhaling%20volcanic%20gases%20and%20ash%20can%20be%20harmful%20to%20your,difficulty%20breathing%20or%20even%20death., published April 22, 2024, accessed September 23, 2024.
[8] World Health Organizations, *Sand and dust storms*, https://www.who.int/news-room/fact-sheets/detail/sand-and-dust-storms#:~:text=Sand%20and%20dust%20storm%20episodes,air%20pollution%20from%20particulate%20matter., published July 11, 2024, accessed September 23, 2024.
[9] Centers for Disease Control and Prevention, *How Wildfire Smoke Affects Your Body*, https://www.cdc.gov/wildfires/risk-factors/index.html, published April 19, 2024, accessed June 28, 2024.
[10] United States Environmental Protection Agency, *Health Effects Attributed to Wildfire Smoke*, https://www.epa.gov/wildfire-smoke-course/challenges-predicting-smoke-concentrations, updated February 2, 2024, accessed June 28, 2024.
[11] Ibid.

widespread. Terrain affects smoke concentrations by altering dispersal patterns.[12] For example, as the sun warms mountain slopes, air is heated and rises, ultimately bringing smoke and fire with it from lower elevations. After sunlight passes, the terrain cools and the air descend, creating a down-slope airflow that can alter smoke dispersal.

Health effects of air pollution may be relatively minor, such as respiratory irritation, or may be serious and cause significant respiratory problems, heart failure, and death.[13] Certain groups of people are more susceptible to the effects of air pollution and wildfire smoke. Particularly vulnerable populations include people with pre-existing health conditions (asthma, chronic respiratory conditions, cardiovascular disease), children 18 and younger, people over the age of 65, pregnant people, outdoor workers, people of color, tribal and indigenous people, and people with low income and/or people experiencing homelessness. Air pollution kills 13 people every minute worldwide as urbanization increases.[14] Mitigation efforts can include expanding green spaces and urban tree canopy, promoting public transportation, and regulating industrial emissions.[15]

4.5.2 Location/Extent

The air quality hazard does not have a specifically identified hazard zone and could therefore potentially impact the entire planning area. The specific extent of wildfire smoke may depend on the size and severity of the wildfire as well as weather and wind patterns. Larger wildfires generally create more significant wildfire smoke impacts that extend throughout the County. This may be exacerbated by strong winds which would drive the smoke further throughout the planning area. Various health impacts are associated with wildfire smoke and poor air quality including coughing, phlegm, wheezing, difficulty breathing, eye irritation, heart failure, and death. Impacts would worsen with increased duration of exposure. Poor air quality and wildfire smoke may impact people even when indoors, leading to health impacts. However, vulnerable populations are most at risk of the health impacts associated with wildfire smoke.[16]

The extent of poor air quality is measured by the Air Quality Index (AQI). The AQI also focuses on health effects within a few hours or days after breathing polluted air. The EPA calculates the AQI for five major air pollutants regulated by the Clean Air Act: ground-level ozone, particle pollution (also known as particulate matter), carbon monoxide, sulfur dioxide, and nitrogen dioxide.[17] The AQI is divided into six categories ranging from good to hazardous (refer to Table 4-5, *Air Quality Index*).

[12] Ibid.
[13] United States Environmental Protection Agency, *Health Effects Attributed to Wildfire Smoke*, https://www.epa.gov/wildfire-smoke-course/health-effects-attributed-wildfire-smoke, accessed June 28, 2024.
[14] World Economic Forum, *Air pollution is a silent killer. Here's how cities are tackling it,* https://www.weforum.org/agenda/2024/03/air-pollution-is-the-silent-killer-heres-how-cities-are-tackling-it/, published March 18, 2024, accessed September 23, 2024.
[15] Ibid.
[16] Ibid.
[17] National Weather Service NOAA, *Air Quality Index*, https://www.weather.gov/safety/airquality-aqindex, updated 2024, accessed June 28, 2024.

Table 4-4
Air Quality Index Table

Air Quality Index	Category	Associated Health Impacts
0 – 50	Good	Air quality is satisfactory and poses little or no risk
51 – 100	Moderate	Sensitive individuals should avoid outdoor activity as they may experience respiratory symptoms
101 – 150	Unhealthy for Sensitive Groups	General public and sensitive individuals in particular are at risk to experience irritation and respiratory problems
151 – 200	Unhealthy	Increased likelihood of adverse effects and aggravation to the heart and lungs among general public
201 – 300	Very Unhealthy	General public will be noticeably affected. Sensitive groups should restrict outdoor activities.
301 – 500	Hazardous	General public at high risk of experiencing strong irritations and adverse health effects. The entire population should avoid outdoor activities.
Source: U.S. Environmental Protection Agency, *Air Data Basic Information*, https://www.epa.gov/outdoor-air-quality-data/air-data-basic-information, updated December 8, 2023, accessed August 9, 2024.		

The nearest air quality monitoring stations to the City of Grand Terrace are listed in Table 4-5, *Air Quality Monitoring Stations* near City of Grand Terrace. Figure 4-1 shows the location of the

Table 4-5
Air Quality Monitoring Stations near City of Grand Terrace

Name	Location	Distance From City
ARB #33144	5888 Mission Blvd Riverside, CA 92509	~5 miles
ARB #36203	24302 E. 4th St. San Bernardino, CA 92410	~5.3 miles
ARB #36204	500 N. Dearborn Redlands, CA 92374	~9.5 miles
Source: California Air Resources Board, *Air Monitoring Sites*, https://ww2.arb.ca.gov/applications/air-monitoring-sites-interactive-map, updated 2024, accessed June 26, 2024.https://grandterrace.citynewsgroup.com/articles/the-summer-heat-continues-to-bring-fires-1		

Figure 4-1
Air Quality Monitoring Stations near City of Grand Terrace



Source: California Air Resources Board, Air Monitoring Sites – Interactive Map, https://ww2.arb.ca.gov/applications/air-monitoring-sites-interactive-map*, accessed September 23, 2024.*

4.5.3 Previous Occurrences

In 2021, San Bernardino and Riverside counties were ranked first and second most ozone polluted counties in the nation.[18] The high rates of asthma, chronic obstructive pulmonary disease, lowered lung function, high blood pressure, and certain cancers dubbed these areas as "diesel death zones" by physicians.[19]

In 2024, San Bernardino County continued to rank as the number one worst county in the United States for ozone pollution with a weighted average (WA) of 175.2 hazardous days.[20] This ranking is followed by Riverside County at 128 WA hazardous days and Los Angeles County 114.8 WA hazardous days.[21] Additionally, San Bernardino County ranked number 10 for the worst annual particulate matter in the air.[22]

In September 2024, San Bernadino County issued a smoke advisory for the Line Fire.[23]

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[18] Earth Justice, *Fighting to Breathe: Andrea Vidaurre is Taking on the Freight Industry's Pollution from California to Washington D.C.,* https://earthjustice.org/feature/andrea-vidaurre-goldman-prize-inland-empire-warehouse, published April 29, 2024, accessed September 17, 2024.
[19] Ibid.
[20] American Lung Association, *State of the Air 2024*, https://www.lung.org/getmedia/dabac59e-963b-4e9b-bf0f-73615b07bfd8/State-of-the-Air-2024.pdf, published 2024, accessed December 18, 2024.
[21] American Lung Association, *State of the Air 2024*, published 2024, https://www.lung.org/getmedia/dabac59e-963b-4e9b-bf0f-73615b07bfd8/State-of-the-Air-2024.pdf, accessed September 23, 2024.
[22] Ibid.
[23] Fox, *California's Line Fire smoke degrades air quality to 'very unhealthy,' sends thousands fleeing flames*, published September 9, 2024, accessed September 23, 2024.

Several inland empire cities near the City of Grand Terrace have implemented warehouse moratoriums to address air quality concerns.[24] This includes San Bernardino, Colton, Redlands, Chino, and Jurupa Valley.

The following table shows $PM_{2.5}$ readings from the Rubidoux, Mission Blvd air quality monitoring station nearest to the City of Grand Terrace within the past five years:[25]

Table 4-6
Air Quality in $PM_{2.5}$ near City of Grand Terrace

Month Year	AQI	Category	Duration (Days)
September 2024	100 ~ 125	Unhealthy for Sensitive Groups	2
July 2024	125 ~ 150	Unhealthy for Sensitive Groups	1
December 2023	100 ~ 125	Unhealthy for Sensitive Groups	1
July 2023	125 ~ 150	Unhealthy for Sensitive Groups	1
December 2021	150 ~ 175	Unhealthy	1
	125 ~ 150	Unhealthy for Sensitive Groups	1
	100 ~ 125	Unhealthy for Sensitive Groups	2
November 2021	125 ~ 150	Unhealthy for Sensitive Groups	1
	100 ~ 125	Unhealthy for Sensitive Groups	1
July 2021	100 ~ 125	Unhealthy for Sensitive Groups	1
October 2020	100 ~ 125	Unhealthy for Sensitive Groups	4
September 2020	150 ~ 175	Unhealthy	1
	125 ~ 150	Unhealthy for Sensitive Groups	3
	100 ~ 125	Unhealthy for Sensitive Groups	2
November 2019	100 ~ 125	Unhealthy for Sensitive Groups	2
July 2019	100 ~ 125	Unhealthy for Sensitive Groups	1

No federally declared or state declared disasters related to air quality have impacted the planning area within the last five years; refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area*.

4.5.4 Probability of Future Occurrences

The effects of air pollution are expected to increase in the future due to rapid urbanization and industrialization. Air pollution can damage crops, plants, and forests, where an absorption of large amounts of ground-level ozone may reduce photosynthesis and increase sensitivity to diseases. Windblown dust may increase from more prolonged droughts.

Air pollution can also increase due to an increase of wildfires. As smoke can travel hundreds or thousands of miles, air quality can also be a problem from the wildfire itself.[26] Predicting if air quality will improve or worsen can be difficult because of the unpredictable behavior of wildfires and factors such as wind, weather, and terrain.[27] For example, a wind that usually clears out a

[24] Daily Reporter, Warehouse boom transformed Inland Empire. Are jobs worth the environmental degradation?
[25] World Air Quality Historical Database, *Rubidoux – Mission Blvd, Riverside*, https://aqicn.org/historical#!city:california/riverside/rubidoux-mission-blvd, accessed September 23, 2024.
[26] United States Environmental Protection Agency, *Challenges in Predicting Smoke Concentrations*, https://www.epa.gov/wildfire-smoke-course/challenges-predicting-smoke-concentrations, updated February 2, 2024, accessed June 19, 2024.
[27] Ibid.

valley could also blow more smoke in an area or even fan the flames therefore intensifying the fire and worsening smoke. This may increase the probability of poor air quality due to wildfires.

Based on previous occurrences, there is a somewhat likely probability of future air quality impacts in the future. A somewhat likely probability means there is a 1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years. The LHMP planning team assigned a medium hazard planning consideration to the hazards and impacts associated with air quality concerns based upon an occasional probability and limited impacts of future events.

4.5.5 Climate Change

Climate change can exacerbate air pollution by increasing the frequency and intensity of wildfires and dust storms. Hot sunny days associated with a warming climate can increase ground-level ozone in some areas.[28] Additionally prolonged pollen seasons due to climate change can worsen allergies and respiratory conditions.

As climate change increases the intensity and frequency of wildfires, this will inevitably increase the amount of wildfire smoke. According to the Stanford Center for Innovation in Global Health, about one-third of all particulate matter pollution in the United States comes from wildfire smoke – wildfires that are more intense and common because of climate change.[29]

Regional wildfires will likely become an increased threat in the City and surrounding areas. Wildfires release smoke, ash, and other particulate matter that degrade air and water quality. Thus, fires located in various parts of the City of Grand Terrace and surrounding areas can negatively impact air and water quality throughout the planning area. As such, wildfire mitigation should consider the cumulative impacts associated with climate change.

4.5.6 Vulnerability Assessment

Poor air quality and wildfire smoke would potentially impact the entirety of the City of Grand Terrace. Thus, all City critical facilities, infrastructure systems, structures, residents, and businesses are considered vulnerable to air quality impacts. The entire City population of 13,104 people and 4,973 occupied housing units are potentially vulnerable. The threat of a major air pollution in Grand Terrace could be derived from transportation, industrial activities, construction sites, wildfires, and residential heating. The I-215 and railroad system serve as transportation corridors, traversing the City and contributing to air pollution while heavy industrial warehouses within and surrounding the City emit volatile organic compounds and sulfur dioxide. It is possible that residents and visitors near these transportation corridors and warehouses may experience worse air quality as opposed to residents and patrons near the City's open space.[30] However, residents near open space may experience greater wildfire smoke if the open space is on fire.

Air pollution does not typically result in immediate physical damage to buildings and infrastructure. However, pollutants can corrode, discolor, and degrade paint and coatings of buildings over long

[28] United States Environmental Protection Agency, *Climate Change Impacts on Air Quality*, https://www.epa.gov/climateimpacts/climate-change-impacts-air-quality, updated June 4, 2024, accessed September 23, 2024.
[29] Stanford Center for Innovation in Global Health, *How climate change exacerbates air pollution (and its health impacts)*, https://globalhealth.stanford.edu/planetary-health-fellowship/how-climate-change-exacerbates-air-pollution-and-its-health-impacts.html/, published August 24, 2023, accessed June 28, 2024.
[30] The Hill, *E-commerce hubs worsen air pollution: Study*, https://thehill.com/policy/energy-environment/4790958-warehouses-air-pollution-increase/, published July 24, 2024, accessed December 23, 2024.

periods of exposure.[31] More importantly, air pollution can have serious effects on the health and well-being of humans.

Changes in Vulnerability

Changes in land use, development, and population since the previous 2017 LHMP indicate past changes in hazard vulnerability within the planning area. Refer to Section 3.5, *Development Trends and Future Development* for a description of past and future growth within Grand Terrace. To summarize changes in development and population in the last five years, the City population has increased by 8.84 percent. The City has also experienced development and housing growth and has initiated various capital improvement projects. Changes in land use and capital improvement projects has enabled residential development and population growth within the planning area. Based on population changes and development trends, it is reasonable to assume that vulnerability to poor air quality and wildfire smoke has increased due to additional population and density across the planning area since the 2017 LHMP.

Anticipated development and capital improvements in the next five years will enable more population growth and increased density within Grand Terrace into the future. Population and residential development are anticipated to increase in accordance with the California Department of Housing and Community Development (HCD) Regional Housing Need Allocation (RHNA). The RHNA anticipates an additional 630 housing units in the City of Grand Terrace between 2021 and 2029.

Poor air quality has the potential to impact all community lifelines within the City in the future. Population and density within the City is expected to experience growth and continued development over the 5-year planning horizon of this LHMP. Considering the potential for population growth, additional residential development, increased density, and anticipated capital improvement projects throughout the City, it is reasonable to assume that vulnerability to poor air quality and wildfire smoke will increase over the planning horizon of this LHMP.

4.5.7 Socially Vulnerable Populations

Section 3.6, *Socially Vulnerable Populations and Determination*, includes a detailed determination of socially vulnerable populations (SVP) within the planning and the characteristics that make those populations more vulnerable to hazards. In the City of Grand Terrace, poor air quality may impact socially vulnerable populations sensitive to air quality, particularly concentrated in the northeastern area of the City. Specifically, low-income households, households with cost burdens and overcrowding, elderly residents, children, pregnant women, and individuals with pre-existing health conditions would potentially be affected by air pollution. Residents with pre-existing medical conditions may also face increased economic burdens, inhibiting their ability to move to areas with cleaner air quality and increasing overall health risks. Additionally, mobile home residents and residents with poor HVAC systems to filter air indoors may be more susceptible. This includes areas in census tracts 40.04 and 71.07 where social and economic disparities can further hinder people's ability to access good air quality, leaving individuals at greater risk of health problems following continuous exposure to poor air quality.

[31] RMI, *Uncovering the Deadly Toll of Air Pollution from Buildings*, https://rmi.org/uncovering-the-deadly-toll-of-air-pollution-from-buildings/, published May 5, 2021, accessed December 12, 2024.

Considerations for SVPs throughout the planning area were incorporated into the mitigation strategy in Section 5.0. Specifically, the LHMP Planning Team tailored Mitigation Actions #8, #11, and #13, to mitigate the socioeconomic impacts of air quality issues that may disproportionately impact SVPs in Grand Terrace.

4.6 Dam/Reservoir Failure

4.6.1 Description

A dam is an artificial barrier preventing the flow of water or a barrier built across a watercourse for impounding water. Dam failure is the uncontrolled release of impounded water from behind a dam. Flooding, earthquakes, blockages, landslides, lack of maintenance, improper operation, poor construction, vandalism, and terrorism can all cause dam infrastructure to fail. Dam failure results in sudden, fast-moving floods that can damage or destroy property, cause injury or loss of life, and displace large numbers of people in the flood's path. A dam failure event can also damage regional infrastructure such as transportation and energy networks, causing impacts outside of the immediate inundation zone.

Dam failures are most likely to happen for the following reasons:[32]

- Overtopping, caused by water spilling over the top of the dam, usually a precursor of dam failure because of inadequate spillway design, debris blockage of spillways, or settlement of the dam crest;
- Foundation defects, including settlement or slope stability;
- Cracking caused by natural settling of a dam or seismic movements;
- Inadequate maintenance and upkeep; and/or
- Piping, when seepage through a dam is not properly filtered, soil particles continue to progress and form sinkholes in the dam.

Because dam failure can have severe consequences, FEMA and the California Governor's Office of Emergency Services (Cal OES) require all dam owners of dams classified as "high hazard" and "significant hazard" to develop an Emergency Action Plan (EAP) for warning, evacuation, and post-flood actions. In the event of a major dam failure, mutual aid from all levels of government would be required for an extended period. Recovery efforts would include the removal of debris, clearing roadways, demolishing unsafe structures, assistance in reestablishing public services, and providing continued care for the affected population.

Dams in Grand Terrace are regulated by the Department of Water Resources, Division of Safety of Dams (DSOD). DSOD ensures dam safety by:[33]

- Reviewing and approving dam enlargements, repairs, alterations, and removals, and ensuring that the dam appurtenant structures are designed to meet minimum requirements;
- Performing independent analyses to understand dam and appurtenant structures performance (including structural, hydrologic, hydraulic, and geotechnical evaluations);

[32] Association of State Dam Safety Officials, *Dam Failures and Incidents,* https://damsafety.org/dam-failures, accessed August 9, 2024.
[33] California Department of Water Resources, *Division of Safety of Dams*, https://water.ca.gov/Programs/All-Programs/Division-of-Safety-of-Dams, accessed July 12, 2022.

- Overseeing construction to ensure work is performed in accordance with approved plans/specifications;
- Inspecting each dam on an annual basis to ensure safety and performance standards; and
- Periodically reviewing the stability of dams/major appurtenances, as well as new findings regarding earthquake hazards and hydrologic estimates in California.

DSOD is responsible for assigning each jurisdictional dam a downstream hazard classification. This classification is based only on potential downstream impacts to life and property, should the dam fail when operating with a full reservoir. This hazard status is not related to the condition of the dam or the likelihood of the dam to fail in either the short- or long-term. Additionally, dams in southern California usually do not operate at full capacity at all times of the year, and thus hazard risks and classifications are a worst-case scenario assessment. The DSOD definitions for downstream hazards are borrowed from the Federal Guidelines for Inundation Mapping of Flood Risks Associated with Dam Incidents and Failures, and are outlined in Table 4-7, *DSOD Downstream Hazard Potential Classification Levels*.

Table 4-7
DSOD Downstream Hazard Potential Classification Levels

Downstream Hazard Potential Classification	Potential Downstream Impacts to Life and Property
Low	No probable loss of human life and low economic and environmental losses. Losses are expected to be principally limited to the owner's property.
Significant	No probable loss of human life but can cause economic loss, environmental damage, impacts to critical facilities, or other significant impacts.
High	Expected to cause loss of at least one human life.
Extremely High	Expected to cause considerable loss of human life or would result in an inundation area with a population of 1,000 or more.
Source: California Department of Water Resources, Division of Safety of Dams, *Definitions of Downstream Hazard and Condition Assessment*, https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/All-Programs/Division-of-Safety-of-Dams/Files/Publications/Division-of-Safety-of-Dams-Definitions-for-Downstream-Hazard-and-Condition-Assessment.pdf, accessed July 13, 2022.	

Due to the urbanized nature of the City, dam infrastructure is classified as either "extremely high" or "high". As noted above, this is not reflective of the likelihood for the specific infrastructure to fail; this classification is due to the highly populated areas downstream of the dams. DSOD inspects dams once annually and provides a condition assessment. This condition assessment is a more accurate tool to evaluate infrastructure risk. DSOD uses the National Inventory of Dams (NID) condition rating definitions, with additional criteria, as a guideline in assigning condition assessments. This rating system is outlined in Table 4-8, *DSOD Condition Assessment Rating Levels*.

Table 4-8
DSOD Condition Assessment Rating Levels

Rating	National Inventory of Dams Definitions	California DSOD Additional Criteria
Satisfactory	No existing or potential dam safety deficiencies are recognized. Acceptable performance is expected under all loading conditions (static, hydrologic, seismic) in accordance with the applicable regulatory criteria or tolerable risk guidelines.	None.
Fair	No existing dam safety deficiencies are recognized for normal loading conditions. Rare or extreme hydrologic and/or seismic events may result in a dam safety deficiency. Risk may be in the range to take further action.	• Dam has a long-standing deficiency that is not being addressed in a timely manner. • Dam is not certified and its safety is under evaluation. • Dam is restricted and operation of the reservoir at the lower level does not mitigate the deficiency.
Poor	A dam safety deficiency is recognized for loading conditions that may realistically occur. Remedial action is necessary. A poor rating may also be used when uncertainties exist as to critical analysis parameters that identify a potential dam safety deficiency. Further investigations and studies are necessary.	Dam has multiple deficiencies or a significant deficiency that requires extensive remedial work.
Unsatisfactory	A dam safety deficiency is recognized that requires immediate or emergency remedial action for problem resolution.	None.
Not Rated	The dam has not been inspected, is not under State jurisdiction, or has been inspected but, for whatever reason, has not been rated.	None.

Source: California Department of Water Resources, Division of Safety of Dams, *Definitions of Downstream Hazard and Condition Assessment*, https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/All-Programs/Division-of-Safety-of-Dams/Files/Publications/Division-of-Safety-of-Dams-Definitions-for-Downstream-Hazard-and-Condition-Assessment.pdf, accessed July 13, 2022.

4.6.2 Location/Extent

The geographic extent of dam or reservoir failure is dependent on the type of infrastructure and amount of water stored at the time of the hazard incident. Dams and reservoirs exist throughout San Bernardino County, but none are located within the City of Grand Terrace. The primary dam with inundation zones that may impact Grand Terrace is listed in Table 4-9, *Dams and Reservoirs*. Refer to Figure 4-2, *Dam Inundation Zone* for the location of identified dams and an illustration of inundation extent.

Table 4-9
Dams and Reservoirs

Dam Name	Dam Owner	State ID / National ID	Latitude, Longitude	Storage Qty / Max Storage	Hazard Category	Condition Assessment
Seven Oaks	County of San Bernardino Department of Public Works	CA01530	34.11° N, 117.09° W	145,600 Ac-ft	Extremely High	Satisfactory

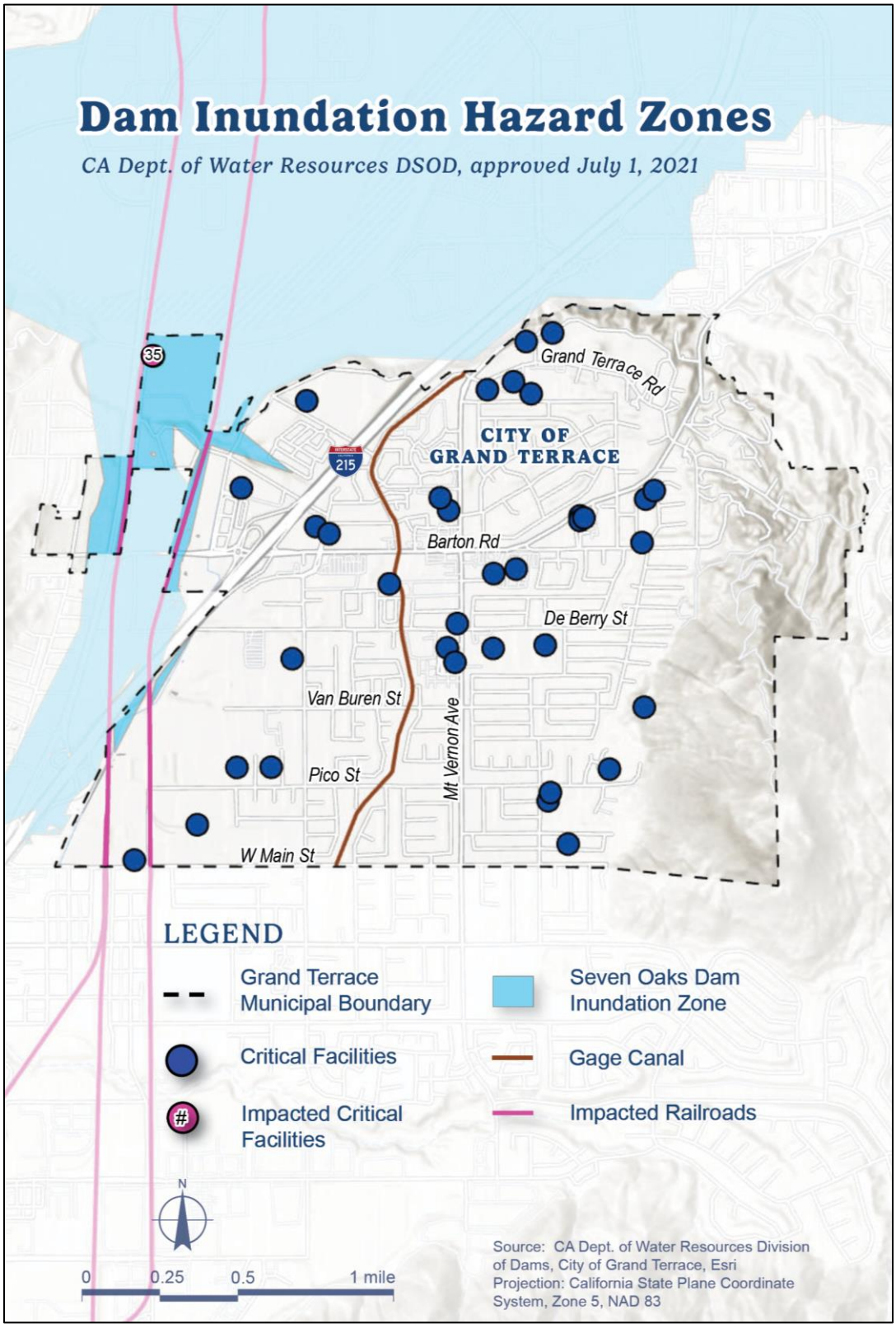
Sources: Dam Breach Inundation Map, https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2
California Division of Safety of Dams, *Dams within Jurisdiction of the State of California*, https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/All-Programs/Division-of-Safety-of-Dams/Files/Publications/Annual-Data-Release/DAMS-WITHIN-JURISDICTION-OF-THE-STATE-OF-CALIFORNIA-LISTED-ALPHABETICALLY-BY-COUNTY-SEPTEMBER-2024.pdf, September 2024.

Seven Oaks Dam is located on the Santa Ana River, about 12.5 miles northeast of Grand Terrace. The structure is a 550-foot-high earth and rock dam with a crest length of 2,980 feet and a capacity of 145,600 acre-feet. Construction of the Seven Oaks Dam was completed in 1999 as a part of the Sant Ana River Mainstream Project. Seven Oaks Dam operates in tandem with the Prado Dam located 40 miles downstream on the Santa Ana River in neighboring Orange County. [34] The Dam is designed to reduce the inflow of 85,000 cfs to 7,000 cfs to provide 350-year flood protection. During rainy seasons runoff is stored behind the dam; small continual releases occur to maintain the water supply downstream. If flooding occurs along the river, the Dam is designed to store water until the lower Prado Dam reservoir level is no longer rising. At the end of the rainy season, the Seven Oaks reservoir is slowly drained. Earthquake resilience was a major consideration during the dam's construction as it is located between the north and south branches of the San Andreas fault. The Dam was designed to resist damage from an earthquake up to 8.0 on the Richter scale.[35]

Though Seven Oaks Dam is not located within the city of Grand Terrace, the potential inundation zone in the event of a dam failure could impact the northern and western parts of the city near the Santa Ana River. The downstream hazard potential of the Seven Oaks Dam is considered "Extremely High" according to the DSOD Downstream Hazard Potential Classification system. Failure of the dam, were it to occur, could cause "considerable loss of human life or would result in an inundation area with a population of 1,000 or more". Though the downstream impacts of a dam failure are potentially extensive, the likelihood that a dam failure will occur is low. The conditions rating of the Seven Oaks Dam is considered "Satisfactory" meaning that there are no recognized safety concerns by the DSOD.[36]

[34] U.S. Army Corps of Engineers, *7 Oaks Dam,* https://resreg.spl.usace.army.mil/pages/7oaks.php, accessed November 13, 2024.
[35] Orange County Public Works, *Seven Oaks Dam,* https://ocip.ocpublicworks.com/service-areas/oc-infrastructure-programs/santa-ana-river-project/seven-oaks-dam, accessed November 13, 2024.
[36] California Department of Water Resources, Division of Safety of Dams, *Definitions of Downstream Hazard and Condition Assessment*, https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/All-Programs/Division-of-Safety-of-Dams/Files/Publications/Division-of-Safety-of-Dams-Definitions-for-Downstream-Hazard-and-Condition-Assessment.pdf, accessed November 14, 2024.

Figure 4-2
Dam Inundation Zone



4.6.3 Previous Occurrences

To date, no significant dam or reservoir infrastructure failures have occurred in or directly impacted Grand Terrace. The most significant dam failures in California history have occurred in other Southern California cities. The closest dam failures to Grand Terrace resulting in significant inundation occurred in the City of Los Angeles, both the St. Francis Dam Disaster of 1928 and Baldwin Hills Dam Disaster of 1963. Both incidents are considered major civil engineering failures and resulted in significant loss of life and property across Los Angeles County. These failures did not impact the City of Grand Terrace.

No federally declared or state declared disasters related to dam or reservoir failure have impacted the planning area within the last five years; refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area*.

4.6.4 Probability of Future Occurrences

Dam incidents and failures are rare occurrences throughout the region. Considering the lack of dam incidents in the past, the planning team determined that the probability of future dam or reservoir failures is unlikely. An unlikely probability means less than 1 percent probability of occurrence in the next year or a recurrence interval of greater than every 100 years. The LHMP planning team assigned a low hazard planning consideration to the hazards and impacts associated with dam failure based upon an unlikely probability and limited impacts of future events.

Measures are taken to inspect and remediate dams as problems arise. Significant- and high-hazard potential dams are periodically inspected by the DSOD; however, dam failures are difficult to predict and dam condition. Reporting is largely the responsibility of the dam owner. Additionally, dam failures may increase in occurrence and severity when coupled with other natural disasters. Earthquakes or heavy rains can threaten the structural integrity of dam/reservoir infrastructure and create challenging conditions for emergency response operations. Although the probability of a dam failure remains unlikely, the cumulative impacts of related hazards may increase the risk of dam failure in the planning area.

4.6.5 Climate Change

Climate change could indirectly increase the likelihood of dam or reservoir infrastructure failure. Increased severe storm events and flooding incidents could increase strain on dam and reservoir infrastructure, including dams throughout Southern California. More frequent or intense storms, heavy rains and flooding could increase “wear and tear” and require additional maintenance and infrastructure improvements to protect dam integrity and function. Additionally, severe storm events could oversaturate soils and compromise dam infrastructure.

4.6.6 Vulnerability and Risk Assessment

The Seven Oaks Dam is the primary dam in the area that could potentially pose a threat to Grand Terrace. The inundation zone identified in Figure 4-2 illustrates the parts of the city on the west side of Interstate-215 along South La Cadena Drive could be impacted in the event of a dam failure. The inundation impact area is zoned primarily for the Industrial Floodplain land uses with some Low-Density Single Family Residential. Inundation of this area may result in loss of property and could pose a threat to lives of people living or working in the area. The rest of the City is unlikely to be directly impacted by a dam failure as demonstrated by the inundation hazard zone

in Figure 4-2. Additionally, though the dam has a high downstream hazard level that may put areas outside of the planning area at risk, the likelihood of failure is low.

Approximately 187 residential units are located within the dam inundation hazard zone. The number of vulnerable residential units multiplied by the average 2.77 persons per household for Grand Terrace indicates that approximately 518 people reside in the dam failure hazard zone. Additionally, approximately 18,599 square feet of non-residential structures are located within the dam failure hazard area. Refer to Table 4-10, *Dam/Reservoir Failure Vulnerability Summary* for a summary of vulnerable residents, residential units and non-residential buildings.

Table 4-10
Dam/Reservoir Failure Vulnerability Summary

Critical Facilities at Risk				
Map ID	**Name**	**Asset Type**	**Community Lifeline**	**Replacement Value**
35	TSG Grand Terrace Yard	Container Yard	Transportation	$1,625,800
37	Railroads	Railway	Transportation	Not Available

Populations at Risk		
Residents at Risk	**Residential Units at Risk**	**Non-Residential Area at Risk (Sq. Ft.)**
518	187	18,599

Other than potential inundation of parts of the City, dam failure could have cascading effects including loss of stored water, which might affect water supply and management systems. A dam failure may also have significant impacts to the surrounding natural resources and Santa Ana River. The sudden release of water can lead to severe flooding, which can erode riverbanks, destroy habitats, and displace wildlife. Sediment and debris can alter the river's flow, further affecting water quality and aquatic ecosystems. Additionally, the loss of the dam's reservoir can reduce water availability for downstream ecosystems that rely on consistent water levels. Overall, the environmental and economic impacts of a dam failure may occur despite low risk to populations and critical facilities throughout the planning area.

Changes in Vulnerability

Changes in land use, development, and population since the previous LHMP indicate past changes in hazard vulnerability within the planning area. Refer to Section 3.5, *Development Trends and Future Development* for a description of past and future growth within Grand Terrace. To summarize changes in development and population in the last five years, the City population has increased by 8.84 percent. The City has also experienced development and housing growth while initiating various capital improvement projects. Changes in land use and capital improvement projects have enabled development and population growth within the planning area, particularly in the public facility land use area south of De Berry Street and just north of Pico Street, which narrowly intersect with the dam failure hazard area. Based on population changes and development trends, it is reasonable to assume that vulnerability to dam failure has slightly increased due to population and density increases in the area identified above since the 2017 LHMP.

Anticipated development and capital improvements in the next five years will enable more population growth and increased density within Grand Terrace into the future. Population and

residential development are anticipated to increase in accordance with the California Department of Housing and Community Development (HCD) Regional Housing Need Allocation (RHNA). The RHNA anticipates an additional 630 housing units in the City of Grand Terrace between 2021 and 2029.

Mapped dam inundation hazard zones narrowly intersect with a public facility land use area (Planning Area 18 of the City's Specific Plan) in the northwestern portion of the City. Population and density within the mapped dam inundation hazard zone are expected to experience growth and continued development over the 5-year planning horizon of this LHMP. Considering the potential for population growth, additional development, increased density, and anticipated capital improvement projects throughout the City and particularly within areas intersecting with the dam inundation area, it is reasonable to assume that vulnerability to dam inundation will slightly increase over the planning horizon of this LHMP.

4.6.7 Socially Vulnerable Populations

Section 3.6, *Socially Vulnerable Populations and Determination*, includes a detailed determination of socially vulnerable populations (SVP) within the planning area and the characteristics that make those populations more vulnerable to hazards. The dam failure hazard would mainly impact census tracts 40.04 and 71.07 which include Socially Vulnerable Populations (SVPs) within the City and other high-risk individuals located throughout the planning area. While SVPs are particularly concentrated in northeastern areas of the City that are not located within the mapped dam inundation area, vulnerable populations are present in the mapped inundation area including low-income households, minority communities, the elderly, and uninsured residents. SVPs and other high-risk individuals may experience mobility and cost challenges during evacuation efforts or in the event of an injury as a result of a dam failure emergency.

Low-income households in Grand Terrace are more vulnerable during disasters due to limited resources for essential items including food, water, and medical care. Uninsured residents are socially vulnerable, lacking financial means to prepare for or recover from major water damage and destruction following an incident of dam failure. Minority populations face higher rates of chronic health conditions, making them especially at-risk in the event of dam failure. Homeless populations are particularly vulnerable during a nearby dam failure due to a lack of established support systems. Individuals may not be aware of evacuation routes or local emergency procedures, making it difficult for them to respond quickly. Additionally, they might not have access to timely information about the dam failure or the resources needed to cope with the aftermath. These factors make SVPs throughout City of Grand Terrace especially vulnerable to the impacts of a dam failure.

4.7 Drought

4.7.1 Description

Drought is defined as a prolonged period of abnormally low rainfall, leading to a shortage of water. Drought may also be defined by factors other than rainfall, including vegetation conditions, agricultural productivity, soil moisture, water levels in reservoirs, and stream flow. Droughts or water shortages are a gradual phenomenon, often occurring over multiyear periods and increasing with the length of dry conditions. When precipitation is less than normal for a period of time, the flow of streams and rivers declines, water levels in lakes and reservoirs fall, and the depth to water in wells increases. If dry weather persists and water supply problems develop, the dry period can become a drought. The term "drought" can have different meanings depending on how a water deficiency affects day to day activities. Drought is a complex natural hazard, reflected in the following four common definitions:[37]

- *Agricultural* – Agricultural drought is defined principally in terms of naturally occurring soil moisture deficiencies relative to water demands of plant life, usually arid crops.
- *Hydrological* – Hydrological drought is related to the effects of precipitation shortfalls on stream flows and reservoir, lake, and groundwater levels.
- *Meteorological* – Meteorological drought is defined solely on the degree of dryness, expressed as a departure of actual precipitation from an expected average or normal amount based on monthly, seasonal, or annual time scales.
- *Regulatory (or socioeconomic)* – Regulatory drought can occur when the availability of water is reduced due to imposition of regulatory restrictions on the diversion and export of water out of a watershed to another area.

Although climate is a primary contributor to hydrological drought, other factors such as changes in land use (i.e., deforestation), land degradation, and dam construction can affect the hydrological characteristics of a region. Because regions are geographically interconnected by natural systems, drought impacts may extend well beyond the borders of the precipitation-deficient area. Changes in land use upstream may alter hydrologic characteristics such as infiltration and runoff rates, resulting in more variable stream flow and a higher incidence of hydrologic drought downstream. Land use changes can alter water shortage frequencies, even when no change in precipitation occurred.[38]

Droughts cause public health and safety impacts, as well as economic, environmental, and social impacts. Public health and safety impacts are primarily associated with catastrophic wildfire risks and drinking water shortage risks. Examples of other impacts include costs to homeowners due to loss of residential landscaping, degradation of urban environments due to loss of landscaping, agricultural land fallowing and associated job loss, degradation of fishery habitat, and tree mortality with damage to forest ecosystems. Drought conditions can also result in damage to older infrastructure that is located within dry soils with potential to break or crack. Dead or dying vegetation poses a risk to falling and damaging structures and infrastructure systems.

Drought also results in drier brush and an increase in the size and severity of wildfires. Dry brush becomes significantly more flammable and increases the rate of wildfire spread. Extended

[37] NOAA, *Definition of Drought,* https://www.ncdc.noaa.gov/monitoring-references/dyk/drought-definition, accessed August 9, 2024.
[38] National Drought Mitigation Center, *Drought Basics*, https://drought.unl.edu/Education/DroughtBasics.aspx, accessed August 9, 2024.

drought conditions can also create challenges in procuring adequate amounts of water to fight wildfires. Further, water and wastewater infrastructure systems located within areas susceptible to wildfires are at a greater risk of being impacted. Damage or failure to water and wastewater infrastructure systems can significantly reduce or even interrupt service to customers. For more on wildfire hazards, refer to Section 4.14, *Wildfire*.

4.7.2 Location/Extent

Due to the regional nature of water, the geographic extent of a drought in California is not clearly defined. Droughts impact the groundwater that is shared across regions, making this hazard widespread across counties. The drought hazard does not have a specifically identified hazard zone and could therefore potentially impact the entire planning area. As of February 2025, 56% of San Bernardino County is experiencing at least "Severe Drought" conditions according to the United States Drought Monitor.[39] Eastern parts of the county are experiencing "Extreme Drought", which have cascading effects that may impact the rest of the county, including Grand Terrace. October 2024 was considered the dryest October of the previous 130 years, according to the National Integrated Drought Information System.[40]

San Bernardino Valley Municipal Water District manages the import of water through the State Water Project. Imported water is delivered directly to residents and is used to replenish the groundwater. The Water District is also responsible for overseeing the extraction of groundwater in the San Bernardino and Colton-Rialto basins, of which Grand Terrace is a part. Riverside Highland Water Company supplies water to the residents of Grand Terrace. The company primarily provides water that has been extracted from local groundwater sources. Persistent drought reduces the rate of groundwater recharge, resulting in a lowered water table.[41] This may make it more difficult for local providers to access groundwater. While the city does not directly rely on water imported from northern California through the State Water Project, widespread drought in the state may impact the provision of water to other municipalities in the region. Cities that are impacted by shortages of imported water may begin relying on the same local groundwater supply that is used by the Riverside Highland Water Company.[42] This may exacerbate existing stress on the local water supply.

Drought severity and extent depends on numerous factors including duration, intensity, and geographic extent, as well as regional water supply demands by humans and vegetation. The magnitude of drought is usually measured by time and severity of the hydrologic deficit. The United States Drought Monitor provides weekly data identifying portions of the United States that are experiencing drought. The intensity of drought is categorized as one five classifications: abnormally dry (D0), showing areas that may be going into or are coming out of drought, and four levels of drought: moderate (D1), severe (D2), extreme (D3), and exceptional (D4); refer to Table 4-11, *Drought Severity Classification*.

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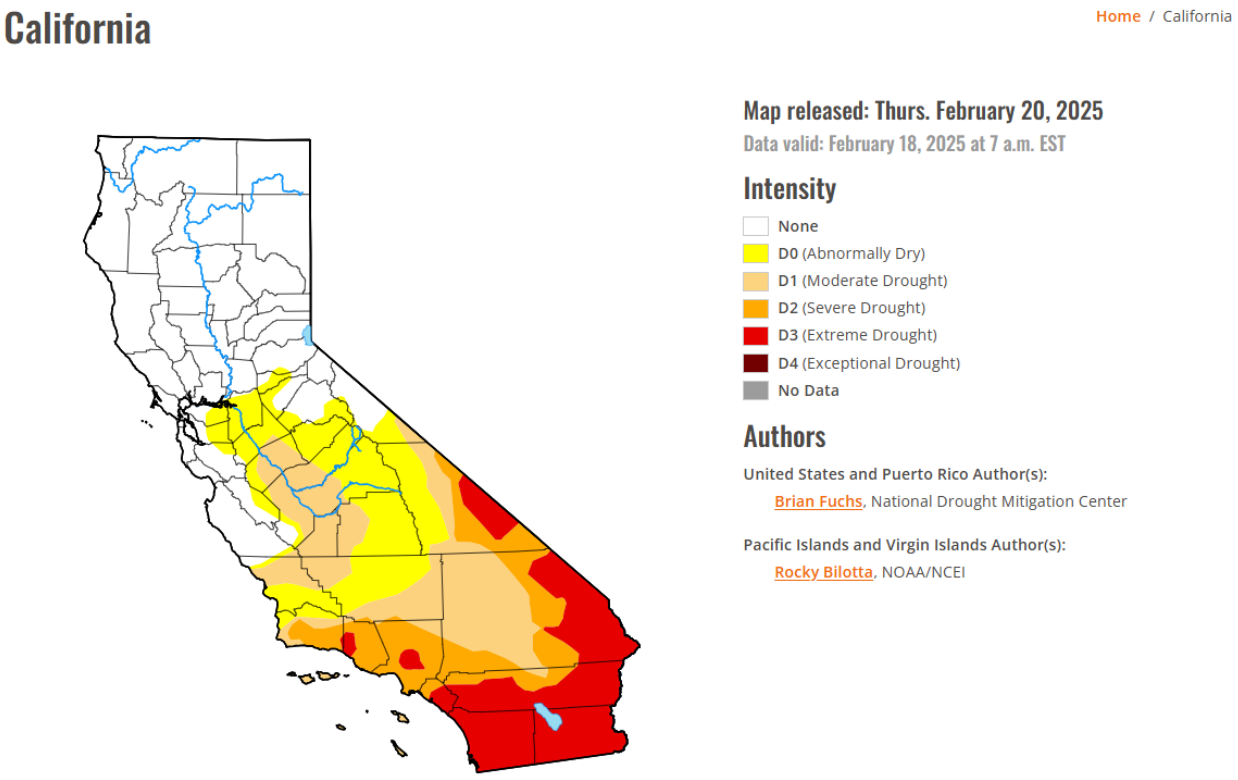
[39] U.S. Drought Monitor, *San Bernardino County, CA*, https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?fips_06071, accessed February 25, 2025.
[40] National Integrated Drought Information System, *Drought Conditions for San Bernardino County, https://www.drought.gov/states/california/county/San%20Bernardino* accessed November 13, 2024.
[41] U.S. Geological Survey, *Drought and Groundwater Levels*, https://www.usgs.gov/special-topics/water-science-school/science/drought-and-groundwater-levels, accessed November 8, 2024.
[42] The City of Grand Terrace, *Be Water Wise Grand Terrace*, https://www.grandterrace-ca.gov/departments/public_works/water_wise, accessed November 8, 2024.

Figure 4-3, *Drought Monitor Map*, identifies areas of drought by intensity. The Drought Monitor is not a forecast but looks at previous weather patterns; providing a weekly assessment of drought conditions based on how much precipitation did or did not fall.

Table 4-11
Drought Severity Classification

Category	Description	Possible Impacts
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.
D1	Moderate Drought	Some damage to crops, pastures; streams, reservoirs, or wells low, some water shortages developing or imminent; voluntary water-use restrictions requested.
D2	Severe Drought	Crop or pasture losses likely; water shortages common; water restrictions imposed.
D3	Extreme Drought	Major crop/pasture losses; widespread water shortages or restrictions.
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; shortages of water in reservoirs, streams, and wells creating water emergencies.
Source: United States Drought Monitor, *Drought Classification,* https://droughtmonitor.unl.edu/About/AbouttheData/DroughtClassification.aspx, accessed April 1, 2024.		

Figure 4-3
Drought Monitor Map

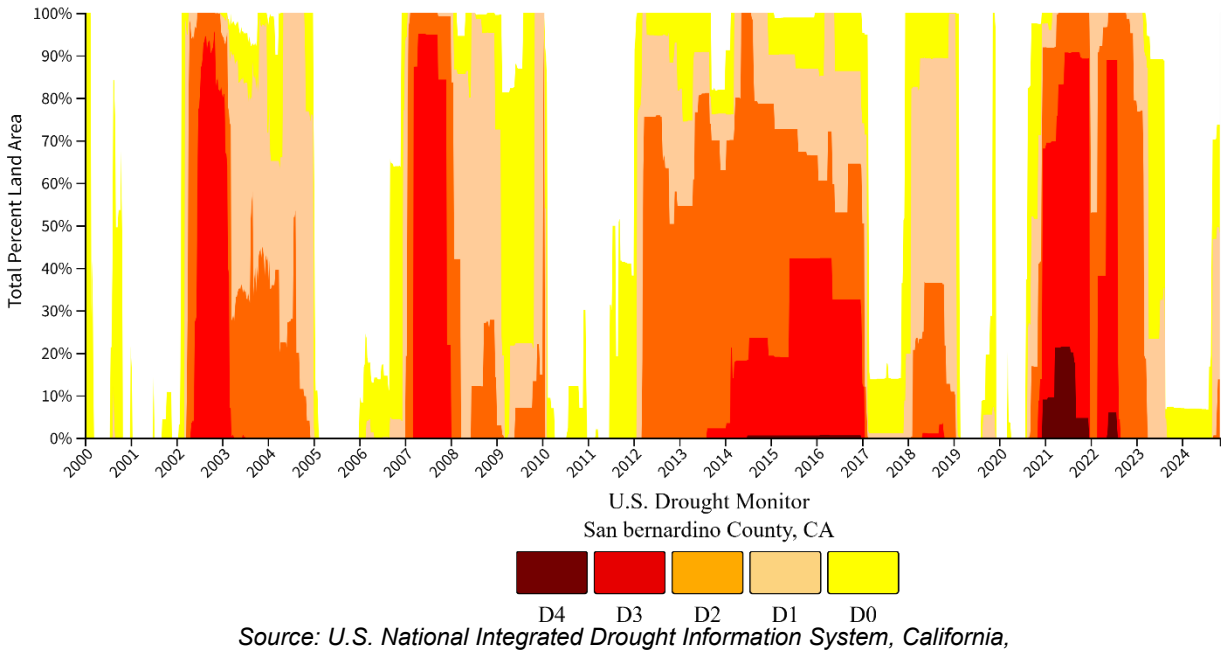


Source: U.S. Drought Monitor, California, https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?CA, accessed February 25, 2025.

4.7.3 Previous Occurrences

Drought has affected virtually every county in California, with numerous severe droughts over the past century.[43] According to the 2018 State Hazard Mitigation Plan, from 1972 to 2016, there have been fifteen historical drought State Emergency Proclamations in California.[44]

Figure 4-4
Historical Drought Conditions for San Bernardino County



Source: U.S. National Integrated Drought Information System, California, https://www.drought.gov/states/california/county/san%20bernardino, accessed November 7, 2024

Between the years 2000 and 2024, San Bernardino County has experienced 5 periods of drought where the entire county was experiencing at least “Abnormal Dryness” according to the U.S. Drought Monitor. “Extreme Drought” conditions were present in four of those events. The most severe drought on record began in 2012 and continued through 2017. On January 17, 2014, the Governor of California declared a state drought emergency, and on April 1, 2015, the Governor announced the first-ever mandatory 25-percent Statewide water use reduction. As part of this reduction effort, the state proposed a series of actions to help save water, increase enforcement to prevent wasteful water use, streamline the State’s drought response, and invest in new technologies that would make California more drought resilient. At the time of the announcement, the volume of Sierra Nevada snowpack was approximately 14 percent of normal.

By the end of May 2014, all of California was in a condition of “extreme” or “exceptional” drought. At the same time, the volume of the Sierra Nevada snowpack had decreased to less than 10 percent of normal and water stored in Lake Oroville, the major reservoir for the State Water

[43] FEMA, *Disaster Declarations*, https://www.fema.gov/disaster/3023, accessed July 12, 2022.
[44] California Governor’s Office of Emergency Services, *2018 California State Hazard Mitigation Plan*, https://www.caloes.ca.gov/HazardMitigationSite/Documents/012-2018%20SHMP_FINAL_Ch%209.pdf, published September 2018, accessed July 12, 2022.

Project, was at 58 percent of normal.[45] State water restrictions resulted in the City of Grand Terrace limiting outdoor watering to no more than two-days per week, which was down from the previous three-day limit. State water restrictions also required that Riverside Highland Water Company reduce water usage by 36% during this time.[46] After a series of winter rains, the Governor issued an executive order in April 2017 ending the drought emergency in Southern California, including San Bernardino County.

The most recent major drought event occurred began in 2020 and prompted a drought state of emergency for much of California.[47] Heavy rainfall in the winter of 2023 led to flooding in Southern California and prompted the end of the drought state of emergency in 19 counties including San Bernardino County. [48]

One state declared disaster for drought has impacted the planning area within the last five years:

- State of Emergency: Drought Emergency – October 19, 2021.

No federally declared disasters related to drought have impacted the planning area within the last five years; refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area*.

4.7.4 Probability of Future Occurrences

California weather is classified by a typical dry and wet season. Heavy precipitation that occurs during the wet season constitutes the majority of the annual total rainfall; the absence of any event can significantly impact water availability. Certain atmospheric circulation patterns define California's temperature and precipitation extremes. Examining these patterns, researchers discovered that atmospheric conditions associated with extreme drought have become increasingly common in recent decades.[49]

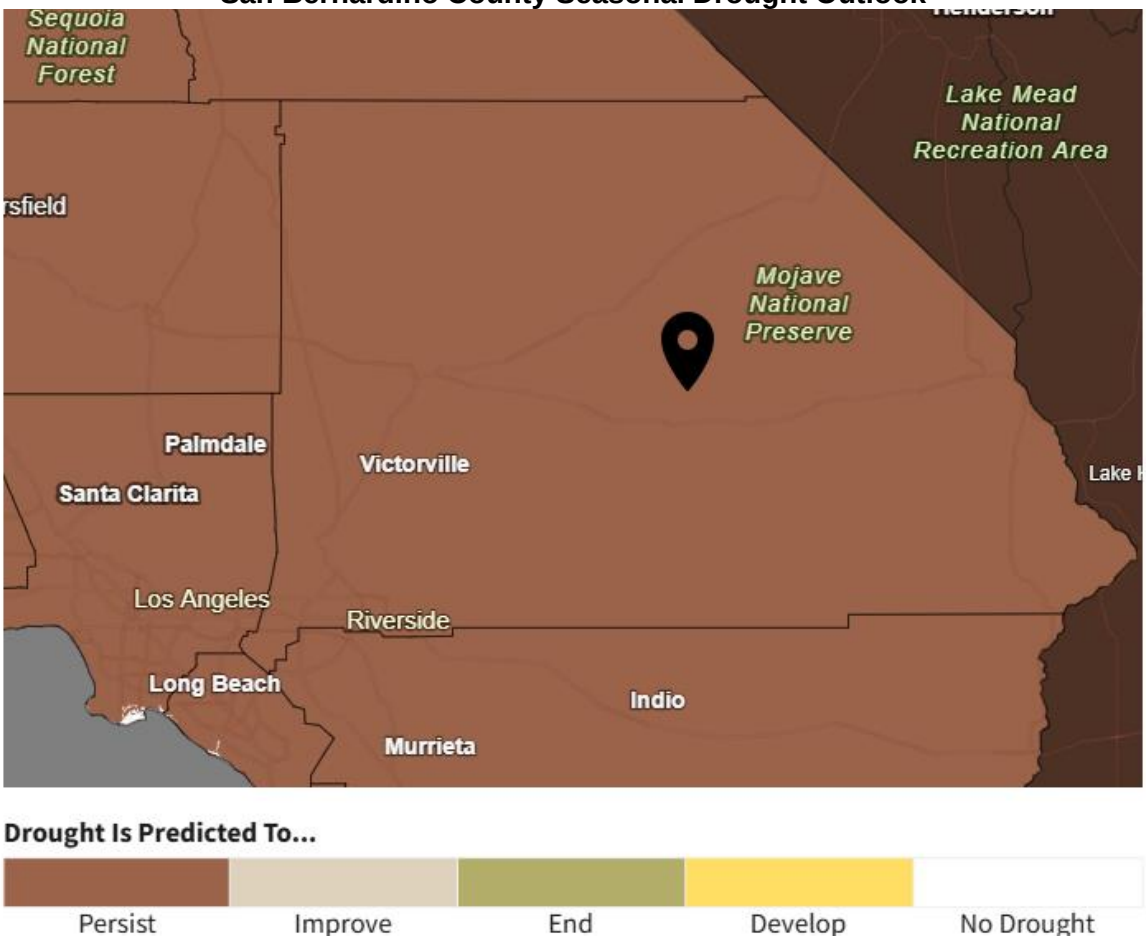
Based on previous occurrences and trends in California, the likelihood that San Bernardino County and the City of Grand Terrace will experience drought conditions in the future is considered likely. A likely probability means between 10 and 100 percent probability in next year or has a recurrence interval of 10 years or less. The United States Seasonal Drought Outlook depicts large-scale trends based on United States Drought Monitor areas (intensities of D1 to D4), as shown in Figure 4-5, *San Bernardino County Seasonal Drought Outlook*. It is indicated that drought development is likely to persist throughout the southeastern part of California, including the entirety of San Bernardino County. As the City of Grand Terrace is included within the persistent drought boundary delineated by this map, the City will likely experience the effects of persistent drought in the future. While the region received high levels of precipitation during the December 2022 – January 2023 storms, drought is a known reoccurring hazard within the southern California region. Based on available data and historical, drought is considered to have a high probability for reoccurrence within the City of Grand Terrace and the southern California

[45] California Department of Water Resources, *California's Most Significant Droughts: Comparing Historical and Recent Conditions*, February 2015.
[46] Carl Dameron, *Grand Terrace Extends Mandatory Water Restrictions,* Grand Terrace City News, November 2015.
[47] Executive Department State of California, *Proclamation of a State of* Emergency https://www.gov.ca.gov/wp-content/uploads/2021/10/10.19.21-Drought-SOE-1.pdf, published November 2021 and accessed November 8, 2024.
[48] Governor Gavin Newsom*, Governor Newsom adapts state's drought response to changing conditions, continues action to support recovery and build resilience* https://www.gov.ca.gov/wp-content/uploads/2021/10/10.19.21-Drought-SOE-1.pdf, published September 4, 2024 and accessed November 8, 2024.
[49] Stanford News, *California drought patterns becoming more common, Stanford scientists say*, https://news.stanford.edu/2016/04/01/drought-patterns-change-040116/, published April 1, 2016, accessed November 7, 2022.

region. The LHMP planning team assigned a medium hazard planning consideration to the hazards and impacts associated with drought based upon a likely probability and expected impacts of future events.

Impacts of future droughts can be mitigated through water conservation efforts and other waterwise management practices taken by water purveyors. Previous occurrences of drought prompted actions to examine water storage, distribution, management, conservation, and use policies more closely. Water purveyors drafted administrative drought actions and implemented mechanisms allowing for administrative consistency in water conservation and drought regulations.

Figure 4-5
San Bernardino County Seasonal Drought Outlook



Source: National Integrated Drought Information System, California, https://www.drought.gov/states/california/county/San%20Bernardino, accessed February 24, 2025.

4.7.5 Climate Change

Climate change is a phenomenon that will likely exacerbate drought hazards. Decreased snowmelt, reduced precipitation, and higher temperatures are all expected effects of climate change. The experiences faced by water supply agencies during the 2012-2017 drought prompted actions to examine water storage, distribution, management, conservation, and use policies more closely. Water districts drafted administrative drought actions and implemented mechanisms allowing for administrative consistency in water conservation and drought

regulations. This interagency coordination and heightened awareness regarding drought helped to mitigate the effects, but the challenges of climate change and drought are ever-present.

According to the 2018 State Hazard Mitigation Plan, climate scientists studying California found that drought conditions are likely to become more frequent and persistent over the twenty-first century due to more frequent and extended periods of high temperature conditions. Decreasing snowmelt, reduced precipitation, and higher temperatures are all expected effects of climate change. As the City relies partially on imported water, climate change impacts (such as decreased snowpack in the Sierra Mountains) on areas outside of the area could affect water supplies within the City. Furthermore, the California Adaptation Planning Guide states that the pressure climate change places on ground water reliance during times of drought is not sustainable.[50] When coupled with increasing populations and increasing demand for water in southern portions of California, these conditions may result in future challenges associated with climate change for Grand Terrace and the water purveyors that supply the City's residents and businesses.

4.7.6 Vulnerability and Risk Assessment

Drought conditions would affect the entire City of Grand Terrace. Thus, all City critical facilities, infrastructure systems, structures, residents, and businesses are considered vulnerable to the impacts of drought. The entire City population of 13,104 people and 4,973 occupied housing units are potentially vulnerable. Droughts do not typically result in physical damage to buildings and infrastructure, thus critical facilities are not at risk of destruction or structural failure. Instead, drought could potentially limit the availability of water supplies to Grand Terrace residents and businesses. Concerns with limited water supplies is the availability to fight wildfire. Furthermore, drought often coincides with the wildfire season and contributes to conditions conducive to wildfire, causing wildfire smoke.

Other effects of drought could be sustained by parks, landscaping, and grounds around commercial and residential facilities, as well as by various plant and animal species, which depend on a delicate meteorological balance to survive. The risk of damage to landscaping and the natural ecosystem, and potential economic impacts from increased water prices or an insufficient supply of water are concerns in addition to the effects of drought on exacerbating wildfire and consequently wildfire smoke conditions.

Changes in Vulnerability

Changes in land use, development, and population since the previous LHMP indicate past changes in hazard vulnerability and can be used to anticipate future changes in vulnerability within the planning area. Refer to Section 3.5, *Development Trends and Future Development*, for a description of past and future growth and development within Grand Terrace. To summarize changes in development and population in the last five years, the City population has increased by 8.84 percent. The City has also experienced development and housing growth and has initiated various capital improvement projects. Historically, drought has not caused physical damage to buildings and infrastructure in Grand Terrace; however, populations and development growth may have exacerbated water supply issues, economic impacts, and the secondary impacts of wildfire risk and environmental challenges associated with drought.

[50] California Governor's Office of Emergency Services, *California Adaptation Plan*, https://www.caloes.ca.gov/HazardMitigationSite/Documents/CA-Adaptation-Planning-Guide-FINAL-June-2020-Accessible.pdf, published June 2020, accessed July 12, 2022.

Anticipated development and capital improvement projects will enable population growth and increased density within Grand Terrace into the future. Population and residential development are anticipated to increase in accordance with the California Department of Housing and Community Development (HCD) Regional Housing Need Allocation (RHNA). The RHNA anticipates the need for an additional 630 housing units in Grand Terrace between 2021 and 2029.

Although drought does not typically result in physical damages to buildings and infrastructure, drought conditions would potentially affect the entire City of Grand Terrace. The City anticipates continued growth and development in residential and non-residential areas over the 5-year planning horizon of this LHMP which would also be vulnerable to drought. Population and density increases could exacerbate the impacts of drought such as water supply issues and other economic impacts. Secondary impacts such as increased wildfire risk and the environmental or ecological impacts of drought would potentially affect more people as growth and development within Grand Terrace occurs. Considering the potential for population growth, additional residential development, increased density and anticipated capital improvement projects throughout the City, it is reasonable to assume that vulnerability to drought will increase over the planning horizon of this LHMP.

4.7.7 Socially Vulnerable Populations

Section 3.6, *Socially Vulnerable Populations and Determination*, includes a detailed determination of socially vulnerable populations (SVP) within the planning and the characteristics that make those populations more vulnerable to hazards. The drought hazard would apply to the entirety of the planning area, including Socially Vulnerable Populations (SVPs) within Grand Terrace and other high-risk individuals located throughout the planning area, but particularly those located in northeastern areas of the City. Census tracts with SVPs include tracts 40.04, 71.07, 71.09, and 71.06 where cost burdens associated with potable water surcharges during drought conditions and may need additional outreach and communication for drought awareness purposes.

Low-income households in Grand Terrace are more vulnerable during disasters due to limited resources for essential items including food, water, and medical care. Uninsured residents are socially vulnerable, lacking financial means to prepare for or recover from water scarcity. Minority populations face higher rates of chronic health conditions, making them especially at-risk during droughts. Homeless populations may struggle with sudden water shortages and lack of support services. Strained water supplies can lead to economic impacts and exacerbate wildfires, disproportionately affecting socially vulnerable populations.

Considerations for SVPs throughout the planning area were incorporated into the mitigation strategy in Section 5.0. Specifically, the LHMP Planning Team tailored Mitigation Actions #15 and #16, to mitigate the socioeconomic impacts of drought and water supply issues that may disproportionately impact SVPs in Grand Terrace.

4.8 Flood

4.8.1 Description

Flooding occurs when a waterway, either a natural one or an artificial drainage channel, receives more water than it is capable of conveying, causing the water level in the waterway to rise. Depending on how long these conditions last and the amount of water the waterway receives in

proportion to its capacity, the rising water level may eventually overtop the waterway's banks or any other boundaries to the drainage area, resulting in flooding in the surrounding area.

Floods are the second most common and widespread of all natural disasters faced by the region including the City of Grand Terrace. Floods often occur during heavy precipitation events, when the amount of rainwater exceeds the capacity of storm drains or flood control channels. Floods can also happen when infrastructure such as levees, dams, or culverts fail, or when a section of drainage infrastructure fails, and water cannot be drained from an area fast enough. These failures can be linked to precipitation events (e.g., when water erodes away a levee, allowing water to escape and flood nearby areas), or can be a consequence of other emergency situations (e.g., a dam collapsing due to an earthquake).

FEMA defines flood or flooding as a general and temporary condition of partial or complete inundation of normally dry land areas from:

- The overflow of inland or tidal waters;
- The unusual and rapid accumulation or runoff of surface waters from any source; or,
- Mudslides which are proximately caused by flooding and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- Collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood as defined above.[51]

Floods can be caused by a number of factors, including:

- Weather and climate patterns (e.g., El Niño, La Niña, Pineapple Express, Atmospheric River, etc.)
    - El Niño and La Niña are complex weather patterns resulting from variations in ocean temperatures in the equatorial Pacific. Warmer or colder than average ocean temperatures in one part of the world can influence weather around the globe. El Niño and La Niña episodes typically last 9 to 12 months, but some prolonged events may last for years.[52]
    - Pineapple Express is a name given to an atmospheric river on the West Coast. It is a channel in the atmosphere that moves vast amounts of moisture and can result in massive rain showers.
- Hydrologic features such as reservoirs, ponds, lakes, rivers, etc., can have a large impact on the amount of flooding.
- The absorption capacity of the ground depends on the composition of soil and bedrock of the area. Less absorbent soil conditions in addition to lack of proper storm infrastructure can result in flooding.
- Type and density of vegetation is related to moisture absorption affecting the flow of water.
- Patterns of land use/urbanization relates to the pervious and impervious nature of the ground.

[51] FEMA, *Glossary: Flood*, https://www.fema.gov/glossary/flood#:~:text=A%20general%20and%20temporary%20condition,inland%20or%20tidal%20waters%3B%20or, updated July 7, 2020, accessed July 1, 2024.
[52] NOAA, *What are El Nino and La Nina?,* https://oceanservice.noaa.gov/facts/ninonina.html, updated June 16, 2024, accessed July 1, 2024.

- Expected level, age, and condition of flood management infrastructure can impact flooding conditions.
- Large-scale wildfires dramatically alter the terrain and ground conditions. Vegetation absorbs rainfall, reducing runoff. However, wildfires leave the ground charred, barren, and unable to properly absorb water, creating conditions ripe for flash flooding and debris flow. Flood risk remains significantly higher until vegetation is restored – up to five years after a wildfire.[53]

The City of Grand Terrace is prone to two primary types of flooding:

- Riverine: riverine flooding occurs when streams and rivers exceed the capacity of their natural or constructed channels to accommodate water flow and water overflows the banks spilling out into adjacent low-lying, dry land.54 According to the FEMA National Risk Index, the City of Grand Terrace has a relatively moderate risk of riverine flooding.[55]
- Localized: localized flooding is the result from storms and run off that overload the drainageways and flows into streets and low lying-areas.[56] This type of flooding can block streets, and low-lying areas while flooding homes and businesses such as the lower parts of the floors and basements. Localized flooding tends to recur small impacts accumulated over time which can become major problems in the future.

Floods can cause extensive damage and pose health risks. The force of a flood is sufficient to carry away large objects and damage structures, causing considerable damage to buildings and infrastructure. In severe instances, floodwaters themselves can destroy structures or move them off their foundation. Floods can saturate and weaken soil, potentially making structures built on them more susceptible to damage or collapse. Flooding can also affect water quality, as large volumes of water can transport contaminants into water bodies and overload storm/wastewater systems. Additionally, large increases in water volume can cause water body erosion and loss of aquatic habitat. Flooding can also cause economic loss to people and government due to the destruction of property and/or infrastructure. Flood events may be particularly destructive when they create conditions conducive to geologic hazards including landslides or debris flows.

Shallow flooding, a type of localized flooding, can also pose health problems to the community.[57] This includes:

- Triggering the growth of mold and mildew in buildings which aggravate allergies and asthma.
- An influx of snakes and rodents moving into closer contact with people.
- Movement of gasoline, pesticides, fuel oils, chemicals and other substances can be washed into buildings and soaking into soils.
- Breeding of vectors in standing still water which can transmit encephalitis and West Nile Virus, straining individuals and families with strain on individuals and family.

[53] FEMA, *Flood Risk Increases After Fires Are Out – Buy Flood Insurance Now*, https://www.fema.gov/fact-sheet/4562/flood-risk-increases-after-fires-are-out-buy-flood-insurance-now, published October 21, 2020, accessed July 12, 2022.
[54] FEMA, Riverine Flooding, Riverine Flooding, https://hazards.fema.gov/nri/map , accessed July 23, 2024.
[55] FEMA, Riverine Flooding National Risk Index, https://hazards.fema.gov/nri/map, accessed July 23, 2024.
[56] Reducing Damage from Localized Flooding: A Guide for Communities, Chapter 2: Localized Flooding, FEMA511 ch2.indd, accessed July 23, 2024.
[57] Ibid.

4.8.2 Location/Extent

Although nearly all of the City of Grand Terrace is elevated along the base of Blue Mountain, the northwest portion of the City lies within a designated flood plain of the Santa Ana River. Levees have been constructed along a portion of the City's riverfront. However, a flood hazard continues to exist that could make certain areas unsuitable for habitable structures. There are also localized flooding issues occurring outside of the floodplain in areas such as Pico St. Additionally, the City is prone to flooding in the following areas:

- All of Pico St from east to west City limits and sections of Michigan Street near Pico Street floods often.
- Flooding occurs at Vivienda Avenue and Burns Avenue.
- Runoff from Highway 215 runs into the creek bed running parallel to Vivienda Ave and will flood Grand Terrace Road during extensive periods of rain, making the road impassible.
- The natural basin/creek bed southeast of Thompson Drive floods during heavy rain.

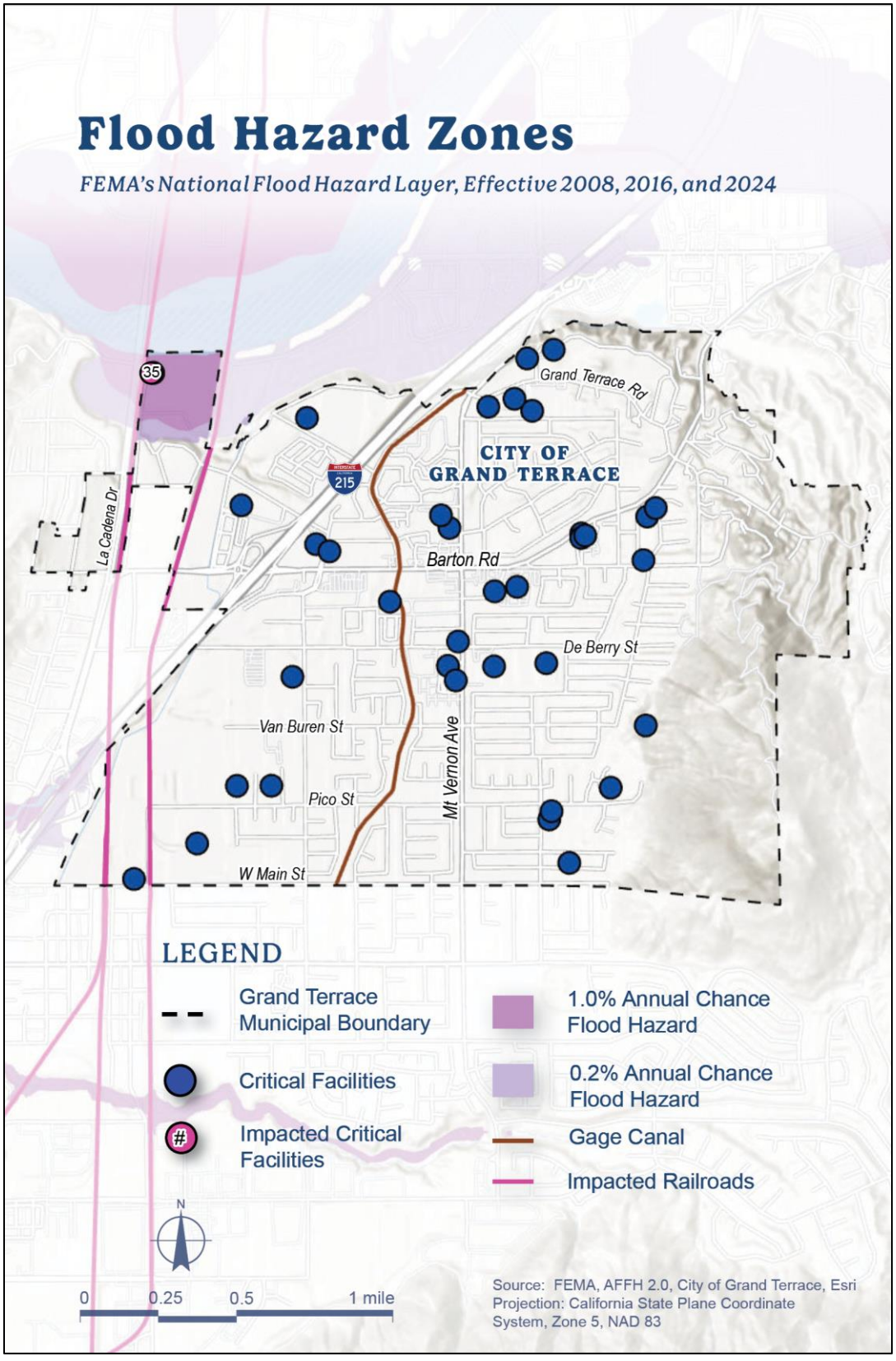
FEMA flood maps indicate that a few locations in the northwestern corner of the City between the railroad tracks and bordering S La Cadena Drive are at an elevated risk for flooding; refer to Figure 4-6, *Flood Hazard Zones*. This figure includes illustrative data derived from FEMA Digital Flood Insurance Rate Maps (DFIRM) within the City of Grand Terrace. Refer to Appendix C for a record of the City's FIRM maps. The City currently has no record of repetitive loss of properties due to flooding.

The extent or magnitude of flooding is measured by percentage and annual chance floods. The flooding areas are classified as 1 in 100 (one percent) or high risk, and 1 in 500 (0.2 percent) or moderate risk of flooding. Areas having a chance of less than 0.2 percent are classified as low risk areas. Floods are measured by stream gages that are installed in bodies of water near populated areas. They are installed and operated by the United States Geological Survey (USGS) and continuously monitor water levels.

Table 4-12
Flood Zones Definitions

Zone	Risk
Floodplain – 100-year flood zone (A, AE, AH, AO, VE)	1% annual flood risk
Floodway – 100-year flood zone (AE)	1% annual flood risk
500-year flood zone	0.2% annual flood risk
Area with reduced flood risk due to levee	Reduced flood risk
Source: FEMA, *FEMA Flood Maps and Zones Explained, https://www.fema.gov/blog/fema-flood-maps-and-zones-explained, accessed August 23, 2023.*	

Figure 4-6
Flood Hazard Zones



4.8.3 Previous Occurrences

While San Bernardino County has experienced a significant number of flood events since the previous HMP, very few flood events have recently been recorded as directly affecting the City of Grand Terrace. Notable flood events affecting the City of Grand Terrace within the last five years are detailed below:

In August 2023, Hurricane Hilary (later downgraded to a tropical storm) swept across Southern California. The storm brought widespread flooding, heavy rain, severe winds, and other impacts to numerous communities in Southern California. In the City of Grand Terrace, the Sisters of St. Benedict Labyrinth experienced downed trees and other impacts due to heavy rains during the storm.[58]

Six state declared disasters related to flood have impacted the planning area within the last five years:

- State of Emergency: Severe Winter Storms – December 30, 2021
- State of Emergency: Tropical Storm Kay – September 16, 2022
- State of Emergency: Severe Winter Storms – January 10, 2023
- State of Emergency: Severe Winter Storms – March 1, 2023
- State of Emergency: Tropical Storm Hilary – August 19, 2023
- State of Emergency: Severe Winter Storms – February 4, 2024

Several federally declared disasters related to flood have impacted the planning area within the last five years. A list of federally declared disasters related to flood is included below; refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area* for further details regarding specific impacts (if any) to the City of Grand Terrace.[59]

- DR-4750-CA: Tropical Storm Hilary – November 21, 2023
- DR-3592-CA:Severe Winter Storms, Flooding, Landslides, and Mudslides – March 10, 2023
- DR-3591-CA:Severe Winter Storms, Flooding, Landslides, and Mudslides – January 9, 2023

4.8.4 Probability of Future Occurrences

FEMA defines flood zones based on the probability of occurrence, expressed in a percentage of the change of a flood of a specific extent occurring in any given year. For areas located within the 100-year flood zone, there is a 1 percent chance in a given year that this area will be inundated by flood waters. For moderate flood hazard areas located within the 500-year flood zone, this probability decreases to 0.2 percent. For minimal flood hazard areas, they are located outside of the 0.2 percent annual chance flood.

Given the location of the planning area and based on previous flood events, there is an unlikely probability of a flood event significantly affecting the City of Grand Terrace. An unlikely probability means there is a less than 1 percent probability of occurrence in the next year or a recurrence

[58] Luna, Deborah, Grand Terrace Labyrinth Affected by Hurricane Hilary, https://www.citynewsgroup.com/articles/grand-terrace-labyrinth-affected-by-hurricane-hilary-, accessed August 22, 2024.
[59] FEMA, *Disaster Declarations for States and Counties*, https://www.fema.gov/data-visualization/disaster-declarations-states-and-counties, accessed August 9, 2024.

interval of greater than every 100 years. The LHMP planning team assigned a medium hazard planning consideration to the hazards and impacts associated with flood events based upon a likely probability and expected impacts of future events.

4.8.5 Climate Change

Climate change is likely to have a direct effect on flooding. According to research conducted by the University of California, Los Angeles, California will experience extremely wet and extremely dry seasons by the end of the century. It is predicted that "over the next 40 years, the State will be 300 to 400 percent more likely to have a prolonged storm sequence as severe as the one that caused the legendary California flood more than 150 years ago."[60]

This research team confirmed the recent findings from a New York Times article titled "The Coming California Megastorm," predicting a future superstorm exacerbated by climate change. A warmer climate can carry atmospheric rivers in rapid succession to California, testing the capacity of dams and flood control infrastructure. The risk of a month-long megastorm as modeled and visualized by this article has a one in 50 chance of occurring annually. If global temperatures continue to climb, the likelihood of such a storm could increase to one in 30.[61] Thus, flood considerations should continue to remain a mitigation priority into the future.

As mentioned above, climate change is expected to continue to disrupt traditional weather patterns, thereby increasing the prevalence of extreme weather events across the nation and within the City of Grand Terrace. Changing weather patterns and other impacts of climate change may change the identified flood zones within the planning area in the coming years, potentially increasing the risk to the local population and City assets.

4.8.6 Vulnerability and Risk Assessment

Critical facilities located within the flood hazard zone include those that serve as transportation community lifelines. In total, there are two vulnerable critical facilities located within the City's flood hazard zone. A container yard and railroad tracks are the asset types that been identified as vulnerable to the flood hazard. Critical facilities located within the City's identified flood hazard zone have been listed in Table 4-13, *Flood Vulnerability Summary*.

Approximately 3 residential units are located within the flood hazard zone. The number of vulnerable residential units multiplied by the average 2.77 persons per household for Grand Terrace indicates that approximately 8 people reside in the flood hazard zone. Additionally, approximately 2,167 square feet of non-residential structures are located within the flood hazard area. Refer to Table 4-13, *Flood Vulnerability Summary* for a summary of vulnerable residents, residential units and non-residential buildings.

Table 4-13
Flood Vulnerability Summary

Critical Facilities at Risk				
Map ID	**Name**	**Asset Type**	**Community Lifeline**	**Replacement Value**
35	TSG Grand Terrace Yard	Container Yard	Transportation	$1,625,800

[60] UCLA Newsroom, *Study forecasts a severe climate future for California*, https://newsroom.ucla.edu/releases/california-extreme-climate-future-ucla-study, accessed July 12, 2023.
[61] New York Times, *The Coming California Megastorm*, https://www.nytimes.com/interactive/2022/08/12/climate/california-rain-storm.html, published August 12, 2022, accessed July 2, 2024.

Critical Facilities at Risk				
37	Railroads	Railway	Transportation	Not Available

Populations at Risk		
Residents at Risk	**Residential Units at Risk**	**Non-Residential Area at Risk (Sq. Ft.)**
8	3	2,167

Potential impacts of a flood event in the City would include significant damage to buildings and infrastructure, including transportation community lifelines. Specific critical facilities located within the flood hazard zone include a container yard and railroad tracks. Damages to these assets would hinder City operations, emergency response, and local transportation operations. A flood event would also potentially result in damaged homes and businesses. Potential impacts would include the displacement of a significant number of people, disruption of power, water, and emergency services, economic losses, and increased insurance premiums. Major transportation routes, including Interstate 215 and railroads, could become severely congested or inaccessible, complicating evacuation efforts, especially for socially vulnerable populations. Floodwaters could cause medical emergencies, hindering residents and visitors from leaving the hazard area, and potentially affecting the health of nearby populations as floodwaters spread. Shelters designated for emergencies might be damaged or inaccessible, increasing the risk of secondary hazards like waterborne diseases for the local population.

Depending upon the extent and magnitude of a flood event, streets may be inundated with multiple feet of flood water due to urban flooding. Businesses may be forced to close, and City streets may no longer be accessible. Flood waters may also wash out City roads including South La Cadena Drive, cutting off evacuation access. Socially vulnerable populations with limited mobility could face additional vulnerability during a major flood event as they are unable to escape from incoming flood waters.

In the event of a major 100-year flood event, impacts to critical facilities in the planning area could cause disruption in essential services and the potential pollution of local water sources. While drowning is the primary cause of death during a flood event, flood waters may contain sharp objects that can cause additional injury and lead to infection for those impacted by a flood emergency.

Changes in Vulnerability

Changes in land use, development and population since the previous LHMP indicate past changes in hazard vulnerability within the planning area. Refer to Section 3.5, *Development Trends and Future Development* for a description of past and future growth within Grand Terrace. To summarize changes in development and population in the last five years, the City population has increased by 8.84 percent. The City has also experienced development and housing growth and has initiated various capital improvement projects. While changes in land use and capital improvement projects have enabled residential development and population growth within the planning area, industrial areas intersecting with the flood hazard area have not experienced this same growth. Based on the lack of development and population increase within the floodplain, it is reasonable to assume that vulnerability to flood has remained the same since the 2017 LHMP.

Anticipated development and capital improvements in the next five years will enable more population growth and increased density within Grand Terrace into the future. Population and residential development are anticipated to increase in accordance with the California Department

of Housing and Community Development (HCD) Regional Housing Need Allocation (RHNA). The RHNA anticipates an additional 630 housing units in the City of Grand Terrace between 2021 and 2029.

Mapped flood hazard zones primarily include the floodplain industrial land use zone in the northwestern portion of the City. Population and density within the mapped flood hazard zone are not expected to experience growth or development over the 5-year planning horizon of this LHMP. Considering these factors, it is reasonable to assume that vulnerability to the flood hazard will remain relatively the same over the planning horizon of this LHMP.

4.8.7 Socially Vulnerable Populations

Section 3.6, *Socially Vulnerable Populations and Determination*, includes a detailed determination of socially vulnerable populations (SVP) within the planning area and the characteristics that make those populations more vulnerable to hazards. The flood hazard would apply to areas in the northwestern part of the City near the Santa Ana River, including Socially Vulnerable Populations (SVPs) within Grand Terrace and other high-risk individuals. Census tracts 40.04, 71.07, 71.09, and 71.06 are ranked as “High” and “Medium High” on the CDC Social Vulnerability Index and include SVPs particularly minority populations, low-income households, limited English proficiency individuals, the elderly, and uninsured residents. SVPs and other high-risk individuals may experience mobility and cost challenges during evacuation efforts or in the event of an injury as a result of a major flood event.

Low-income households in Grand Terrace are more vulnerable during disasters due to limited resources for essential items including food, water, and medical care. Uninsured residents are socially vulnerable, lacking financial means to prepare for or recover from major water damage and destruction following a flood event affecting themselves and their property. Minority populations face higher rates of chronic health conditions, making them especially at-risk in the event of flooding due to the risk of water-borne disease. Homeless populations are particularly vulnerable during a flood event due to a lack of established support systems. They may not be aware of evacuation routes or local emergency procedures, making it difficult for them to respond quickly to incoming floodwaters. Additionally, they might not have access to timely information, or the resources needed to cope with the aftermath. These factors make SVPs throughout City of Grand Terrace especially vulnerable to the impacts of flooding.

Considerations for SVPs throughout the planning area were incorporated into the mitigation strategy in Section 5.0. Specifically, the LHMP Planning Team tailored Mitigation Actions #18 and #26,to mitigate the socioeconomic impacts of flood that may disproportionately impact SVPs in Grand Terrace.

4.9 Hazardous Materials

4.9.1 Description

A hazardous material is a substance that, because of its quantity, concentration, or physical or chemical composition, poses a significant present or potential hazard to human health and safety or to the environment if released. A release may occur by spilling, leaking, emitting toxic vapors, or any other process that enables the material to escape its container, enter the environment, and

create a potential hazard.[62] Hazardous materials can be in the form of explosives, flammable and combustible substances, poisons, and radioactive materials. Hazardous material accidents can occur during production, storage, transportation (roadway and railway), use, or disposal.[63]

Transportation of hazardous materials may pose a risk to people, property, and the environment. Vehicles, trains, boats, and aircraft may be used to transport these materials, and accidents may result in the release of hazardous materials. Additionally, an unrelated disaster such as an earthquake or flood may damage hazardous material storage or distribution infrastructure. Incidents can also occur independently of other disasters, such as from human error or malfunctioning or broken equipment.

The impacts of a hazardous materials release can vary depending on the type and amount of material released. Hazardous materials exposure can include the following effects: skin/eye irritation; difficulty breathing; headaches; nausea; behavior abnormalities; cancer; genetic mutations; physiological malfunctions (i.e., reproductive impairment, kidney failure); physical deformations; or birth defects.[64] Hazardous material spills can release significant amounts of hazardous material in which the release cannot be controlled.[65] Hazardous material spills can be detrimental to wildlife and aquatic ecosystems. Certain hazardous substances also have the potential to explode or cause fires, threatening both animals and human populations.[66]

4.9.2 Location/Extent

Hazardous materials are generated, used, and stored by facilities throughout the City for a variety of purposes in service industries, businesses, schools, and households. Hazardous materials associated with certain commercial, industrial, and manufacturing uses are present throughout the City. Additionally, household hazardous materials are commonly found in paints, lawn and garden products, household cleaners, beauty products, medicine, automotive fluids, and batteries. These hazardous materials are generally associated with low-risk, small-scale operations consistent with day-to-day activities and would be present throughout developed areas of Grand Terrace and participating jurisdictions.

Certain areas throughout the City have a higher risk of hazardous materials spills. Hazardous materials transportation corridors including highways and navigable waterways are potential high-risk areas. As such, hazardous materials incidents may be caused by a traffic accident along Highway 215, which runs through the City. The hazardous materials hazard does not have a specifically identified hazard zone and could therefore potentially impact the entire planning area.

The Federal Motor Carrier Safety Administration (FMCSA) defines the following classes of hazardous materials:[67]

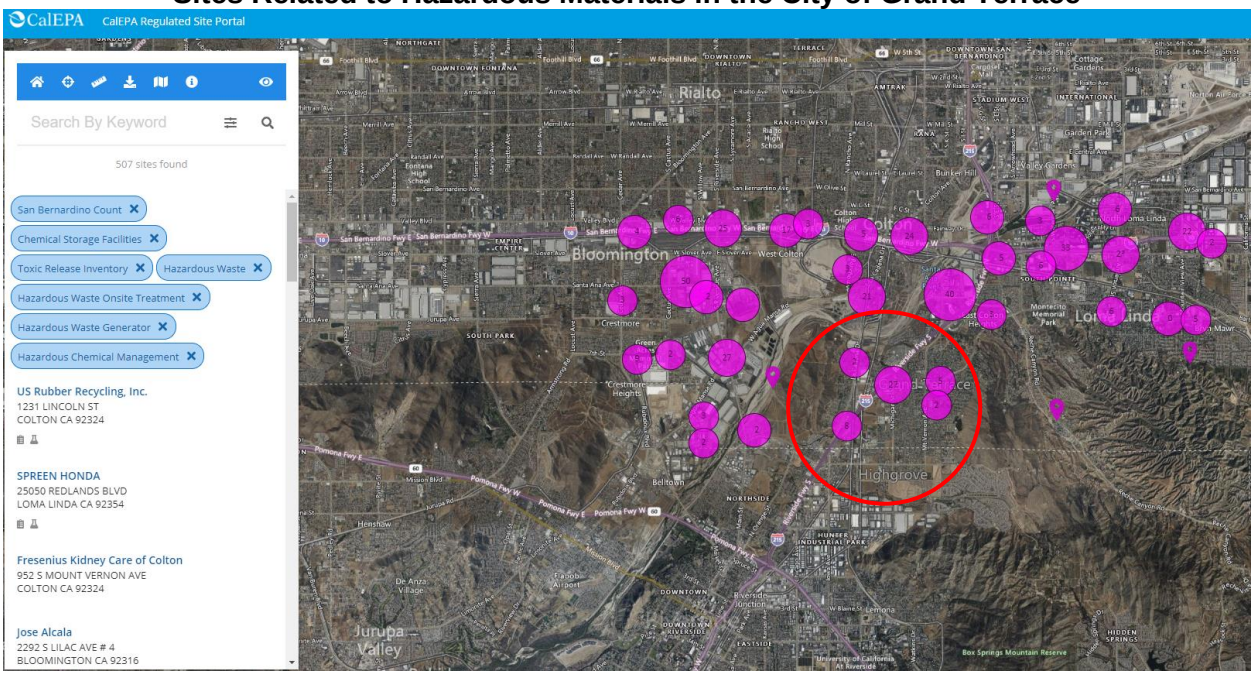
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[62] Washington Emergency Management Division, *Hazardous Material*, https://mil.wa.gov/hazardous-material, published 2024, accessed April 17, 2024.
[63] Department of Homeland Security, *Chemicals and Hazardous Materials Incidents*, https://www.ready.gov/hazardous-materials-incidents, accessed April 17, 2024.
[64] US EPA, *Health and Ecological Hazards Caused by Hazardous Substances*, https://www.epa.gov/emergency-response/health-and-ecological-hazards-caused-hazardous-substances, updated December 13, 2023, accessed April 17, 2024.
[65] Ball State University, *Hazardous Material Spills*, https://www.bsu.edu/about/administrativeoffices/emergency-preparedness/guidelines/hazardous-material-spills#:~:text=A%20hazardous%20material%20spill%20is,the%20substance%20cannot%20be%20controlled., published 2024, accessed April 12, 2024.
[66] United States Environmental Protection Agency, *Health and Ecological Hazards Caused by Hazardous Substances*, https://www.epa.gov/emergency-response/health-and-ecological-hazards-caused-hazardous-substances, accessed April 12, 2024.
[67] FMCSA, National Hazardous Materials Route Registry - By State, https://www.fmcsa.dot.gov/regulations/hazardous-materials/national-hazardous-materials-route-registry-state, accessed August 22, 2024.

- Class 1: Explosives
- Class 2: Gas
- Class 3: Flammable Liquid
- Class 4: Flammable Solid
- Class 5: Organic
- Class 6: Poison
- Class 7: Radioactive
- Class 8: Corrosives
- Class 9: Dangerous (Other)
- Class (i): Poisonous Inhalation Hazard (PIH)

The California Environmental Protection Agency (CalEPA) works to develop, implement, and enforce environmental laws to regulate air, water and soil quality, pesticide use and waste recycling and reduction. CalEPA maintains a database of regulated facilities that include sites producing or related to the use of hazardous materials. Figure 4-7, *Sites Related to Hazardous Materials in the City of Grand Terrace*, includes the sites identified within Grand Terrace.

Figure 4-7
Sites Related to Hazardous Materials in the City of Grand Terrace



Source: CalEPA, CalEPA Regulated Site Portal, https://siteportal.calepa.ca.gov/nsite/map/results, accessed August 22, 2024.
Note: Red circle indicates the approximate location of the City of Grand Terrace.

Hazardous materials sites are concentrated around developed areas of Grand Terrace. Specifically, sites storing hazardous materials are heavily concentrated along the south side of Barton Road, along with sites scattered in various areas including near Terrace Hills Junior High School and near the corner of Van Buren Street and Michigan Avenue. Additionally, hazardous materials transportation corridors including I-215 and the railroad tracks running through the western limits of the City are potential areas of concern.

The magnitude and severity would be dependent on the type of spill, location, and the extent to which hazardous materials are released. Hazardous materials can be flammable, radioactive, infectious, corrosive, toxic/poisonous, or otherwise reactive. For example, a radioactive material spill would have a much further-reaching extent when compared to a paint spill. Climate conditions can also affect the severity of hazardous materials spills. Heavy rains or winds could spread hazardous materials over a larger geographical area or create challenging cleanup conditions. Challenging cleanup conditions could allow for the extent of contamination to grow. Additionally, natural hazards such as wildfires or earthquakes could cause hazardous materials releases as a secondary impact, requiring immediate response.

Facilities providing energy to the City may be impacted and cause secondary hazardous effects to the City. The battery storage facility, the Condor Energy Storage Project, holds up to 400 megawatts worth of energy when power from solar or wind is in abundance, then discharges the stored energy to the local electrical grid during times of peak energy demand.[68] This facility may have risks such as power outages, environmental contamination, fire hazards, and access issues during a natural disaster. Additionally, the Highgrove Substation (ID SS2381) and Vista (ID SS1638) may also be impacted causing secondary hazards after a disaster.

4.9.3 Previous Occurrences

The Comprehensive Environmental Response, Compensations, and Liability Act (CERCLA), Emergency Planning and Community Right-to-Know Act (EPCRA), and Washington State law require responsible parties to report hazardous materials releases if certain criteria are met. All hazardous materials releases exceeding reportable quantities must be reported to the National Response Center. As shown in Table 4-14, there have been a few hazardous materials incidents within the City in recent history. Most historical hazardous materials releases in Grand Terrace have been small in scale and impacts.

However, there are two Superfund sites just outside of the City in the neighboring cities of San Bernardino and Rialto; a Superfund site is a location that has been contaminated by hazardous waste or other toxins, posing a threat to both the environment and human health. Superfund is a government funded environmental program to address hazardous waste sites. The two Superfund sites near the City are listed below:

- The Norton Air Force Base (Landfill #2) Superfund Site is located in the southeastern corner of the City next to the San Bernardino International Airport. Past hazardous material management practices at the site contaminated groundwater and soil with polychlorinated biphenyls (PCBs), dioxins, heavy metals (such as lead) and acids. Following construction of the site's remedy, operation and maintenance activities and monitoring are ongoing.69
- A Rockets, Fireworks, and Flares Superfund site is located in northwestern Rialto near Alec Fergusson Park. The "Rockets, Fireworks, and Flares" (RFF) site includes a 160-acre industrial area in Rialto, California where volatile organic compounds (VOCs) and perchlorate have contaminated soil and groundwater. The site, formerly known as the B.F.

[68] San Bernardino Sun, *Renewable energy storage project launches in Grand Terrace*, https://www.sbsun.com/2024/08/05/renewable-energy-storage-project-launches-in-grand-terrace/, published August 5, 2024, accessed February 3, 2025.
[69] EPA, *NORTON AIR FORCE BASE (LNDFLL #2)*, https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0902760, accessed August 22, 2024.

Goodrich site, also includes a six-mile-long area of groundwater contamination downgradient of the 160-acre area. Site investigations and cleanup are ongoing.

Hazardous materials spills along transportation corridors have not commonly been reported within the City of Grand Terrace in recent history. A review of the Pipeline and Hazardous Materials Safety Administration (PHMSA) incident reporting database showed the following hazardous materials incidents along transportation corridors since 1991.

No federally declared or state declared disasters relating to hazardous materials release/spills have impacted the planning area within the last five years; refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area*.

Table 4-14
Department of Transportation Hazardous Materials Spills in Grand Terrace

Incident Route	Incident City	Date of Incident	Quantity Released (LGA)*	Commodity Long Name
538 of Alhambra Sub	Colton	9/9/2017	1,000 LGA	Sulfuric acid with more than 51 percent acid
2359 South Riverside Ave	Colton	11/20/2022	400 LGA	Gasoline includes gasoline mixed with ethyl alcohol, with not more than 10% alcohol
Milepost: 537.20	Grand Terrace	3/26/2006	0 LGA	Liquefied Petroleum Gas

*LGA = Liquid gallons
Source: United States Department of Transportation: Pipeline and Hazardous Materials Safety Administration, *Incident Statistics*, https://portal.phmsa.dot.gov/analytics/saw.dll?Portalpages&PortalPath=%2Fshared%2FPublic%20Website%20Pages%2F_portal%2FHazmat%20Incident%20Report%20Search, accessed August 22, 2024.

4.9.4 Probability of Future Occurrences

Hazardous materials will continue to be manufactured, used, stored, and transported throughout Grand Terrace, posing a risk of hazardous materials spills. Hazardous materials used for daily commercial and household operations rarely result in significant hazardous materials releases. Additionally, Grand Terrace maintains a household hazardous waste collection program to reduce the potential for hazardous material incidents within the City.

Incidents caused by a traffic accident along hazardous materials transportation corridors including I-215 and the railroad along the western edge of the City pose a higher risk of hazardous materials spills. Furthermore, increased development trends may lead to increased manufacturing, use, and transportation of hazardous materials and a potentially higher incidence of traffic accidents involving hazardous materials. The use, production, and transportation of fuels and fuel products throughout the City also create the potential risk of hazardous materials spills. Gas stations and other industrial facilities will continue to use, store, and transport hazardous materials in the future.

Given the prevalence of facilities storing hazardous materials throughout Grand Terrace and previous occurrences, it has been determined that the probability of future hazardous materials events impacting the planning area is considered likely. A likely probability means between 10 and 100 percent probability in next year or has a recurrence interval of 10 years or less. The LHMP planning team assigned a medium hazard planning consideration to the hazards and

impacts associated with hazardous materials events based upon a likely probability and moderate impacts of future events.

4.9.5 Climate Change

Climate change poses an indirect risk related to hazardous materials release. According to the U.S. Environmental Protection Agency (EPA), climate change may increase exposure to chemicals. More frequent and intense storms may increase the likelihood of flooding, causing chemicals held in underground storage tanks, landfills, and storm debris to leak or spread to previously unsoiled areas.[70] Further, hazardous materials releases during wildfire or severe weather events could spread contamination to large geographic areas and amplify long-term impacts to human and ecological health. Spills or releases in challenging clean-up conditions can result in more severe damage or impacts compared to spills during normal conditions.

4.9.6 Vulnerability and Risk Assessment

Hazardous material releases have the potential to affect the entire planning area, and therefore all critical facilities within the City are considered vulnerable. Impacts from hazardous materials spills can vary significantly based on the type, content, and quantity of hazardous materials released, and the release location. The threat of a major hazardous material incident in Grand Terrace could be derived from either transportation, utilities, industrial/agricultural sources, clandestine operations and/or illegal camping. Major highways including Interstate 215 and the railroad tracks in the western region of the City run through the planning area, however the likelihood of a significant quantity of hazardous materials being routinely transported is low.

Although hazardous materials incidents could result in damage to City infrastructure, the most significant impact is the potential human health hazards as a result of a spill or potential environmental contamination. Environmental contamination could impact air and water quality and could involve costly long-term clean-up measures. Damage to utility systems could disrupt service or cause significant outages. The intent behind hazardous materials spills can influence the magnitude of impact as well. An intentional hazardous materials release linked to terrorism or sabotage attempts could have wider-ranging impacts compared to an unintentional release. Thus, the threat of harm and injury is highly dependent on the actual incident.

The San Bernardino County Fire District supports the California Environmental Reporting System (CERS) to report, collect, and manage data related to hazardous materials.[71] Future incidents involving hazardous materials within the City of Grand Terrace will ultimately be captured through the CERS reporting system.

Changes in Vulnerability

Changes in land use, development, and population since the previous LHMP indicate past changes in hazard vulnerability within the planning area. Refer to Section 3.5, *Development Trends and Future Development* for a description of past and future growth within Grand Terrace. To summarize changes in development and population in the last five years, the City population has increased by 8.84 percent. The City has also experienced development and housing growth and has initiated various capital improvement projects. Changes in land use and capital

[70] United States Environmental Protection Agency, *Climate Adaptation – Chemical Exposure and Health*, https://www.epa.gov/arc-x/climate-adaptation-chemical-exposure-and-health, published June 21, 2023, accessed April 15, 2024.
[71] SBC Fire, *About CERS*, https://sbcfire.org/hmcers/, accessed August 22, 2024.

improvement projects have enabled residential development and population growth within the planning area. Based on population changes and development trends, it is reasonable to assume that vulnerability to hazardous materials has increased due to additional population and density in the planning area since the 2017 LHMP.

Anticipated development and capital improvements in the next five years will enable more population growth and increased density within Grand Terrace into the future. Population and residential development are anticipated to increase in accordance with the California Department of Housing and Community Development (HCD) Regional Housing Need Allocation (RHNA). The RHNA anticipates an additional 630 housing units in the City of Grand Terrace between 2021 and 2029.

Incidents involving hazardous materials have the potential to impact the entire City of Grand Terrace. The City anticipates continued growth and development in residential and non-residential areas over the 5-year planning horizon of this LHMP which would also be vulnerable to incidents involving hazardous materials. Population and density increases would increase the number of people at risk of the hazardous materials hazard. Considering the potential for population growth, additional residential development, increased density and anticipated capital improvement projects throughout the City, it is reasonable to assume that vulnerability to hazardous materials will increase over the planning horizon of this LHMP.

4.9.7 Socially Vulnerable Populations

Section 3.6, *Socially Vulnerable Populations and Determination*, includes a detailed determination of socially vulnerable populations (SVP) within the planning and the characteristics that make those populations more vulnerable to hazards. The hazardous materials hazard would apply to the entirety of the planning area, including Socially Vulnerable Populations (SVPs) within Grand Terrace and other high-risk individuals located throughout the planning area, but particularly those located in northeastern areas of the City. Census tracts with high vulnerability due to high SVIs scores and proximity of industrial areas are tracts 40.04, 71.07, 71.09, and 71.06.

Incidents involving hazardous materials, including transportation accidents involving hazardous materials, may disproportionately impact SVPs by exposing them to toxic chemicals, which can cause serious health issues such as respiratory problems, skin irritation, and long-term illnesses. SVPs such as low-income households in the planning area often have limited resources to respond to and recover from such incidents and may face barriers in accessing timely information and emergency services. Additionally, the displacement caused by spills can be particularly challenging for those with mobility issues, financial constraints, or lack of local knowledge, further exacerbating their vulnerability. Homeless populations may also struggle to obtain access to medical care if they face health impacts due to a hazardous materials spill.

4.10 Human-Caused Hazards

4.10.1 Description

Pandemic

Disease (Infectious/Vector-Borne)

Infectious diseases are caused by undesirable organisms (insects, bacteria, viruses, etc.), resulting in health impacts, symptoms and/or serious harm to plants, animals, or humans. These organisms threaten human health by infecting people with disease, some of which are potentially fatal. Vector-borne diseases are a type of infectious disease which the World Health Organization (WHO) defines as human illnesses caused by parasites, viruses, and bacteria that are only transmitted by vectors. In this context, vectors are "living organisms that can transmit infectious pathogens between humans, or from animals to humans".[72]

Communicable disease is an umbrella term for infectious diseases that are spread from one person to another through contaminated surfaces, bodily fluids, and through the air. In any case, infectious diseases transmitted from vector-to-person or person-to-person may have significant health impacts and symptoms that affect the structure or function of the immune, neurological, or other physiological system of the human body. In many cases, infectious diseases have severe health impacts up to and including death.

Specific vectors of concern in the City of Grand Terrace include mosquitos, ticks, rodents, and other animals. These vectors are known carriers of hantavirus, rabies, West Nile Virus (WNV), and tick-borne diseases such as Lyme disease.

Pandemic

The Centers for Disease Control and Prevention (CDC) defines an epidemic as an increase, often sudden, in the number of cases of a disease above what is normally expected in a population. The CDC makes the distinction that a pandemic refers to an epidemic that has spread over several countries or continents, usually affecting signification proportions of the population.[73] This definition of pandemic refers specifically to infectious diseases that have spread over or impacted large geographic areas. Non-infectious diseases, such as asthma or diabetes, may exist in "pandemic proportions" but do not readily spread throughout a population and thus do not constitute a pandemic. Pandemics also exclude vector-borne diseases, categorized by transmission through a vector (rats, mosquitos, etc.).

Pandemics require two components: 1) an agent (disease or virus) and 2) a susceptible host population. The host population, usually humans, is the primary mode by which agents are spread under this definition of pandemic. Pandemic agents are spread from person to person through direct or indirect contact, so humans are understood to be the causal element of pandemics. Airborne diseases and those spread through physical contact pose higher risks to the community because they are difficult to isolate and control. Diseases such as influenza, pertussis,

[72] World Health Organization, *Vector-Borne Diseases*, https://www.who.int/news-room/fact-sheets/detail/vector-borne-diseases, accessed September 19, 2024.
[73] CDC, *Lesson 1: Introduction to Epidemiology,* Section 11, https://archive.cdc.gov/#/details?url=https://www.cdc.gov/csels/dsepd/ss1978/lesson1/section11.html, accessed September 19, 2024.

tuberculosis, and meningitis are spread by these pathways and therefore have the potential to reach pandemic levels.

Viruses of special concern in pandemics are novel viruses, which are new viral strains not previously identified in humans. Novel viruses present public health challenges as limited information about transmission, prevention, and treatment is available. Further, the human body does not have natural immune defenses prepared to fight novel viruses.[74] In recent history, novel viruses originated as zoonotic diseases; the virus beginning in animals evolves to transfer from human to human. Examples of zoonotic diseases becoming human pandemics include Covid-19 (theorized to originate in bats), H1N1 influenza (originated in pigs), and H5N1 influenza (originated in birds).[75]

Active Shooter

An active shooter is defined by the FBI as an individual actively engaged in killing or attempting to kill people in a populated area. Active shooters select victims at random, and the shooting event is unpredictable and often evolves quickly.[76] Active shooters select public gathering and community areas, often targeting schools, places of worship, and transportation centers. There may be one or more shooters involved in an event, and there is not one demographic profile of an active shooter. The FBI identify the pathway to active shooting as typically involving an unresolved real or perceived grievance and an ideation of a violent resolution.[77]

Active shooter and terrorist incidents can both result in mass casualties, where emergency response and resources are overwhelmed by the number or severity of casualties.

Power Outage, Public Safety Power Shut-Off

Power outages are a major secondary effect of severe weather events in the City. An outage could result in damaged power equipment or equipment failures and can affect multiple jurisdictions for hours. This type of event can range from a moderate event to a catastrophic regional event that may threaten human life, safety, and health, or interferences with vital services.

During severe weather incidents such as high winds, extreme heat, or severe flooding, Southern California Edison (SCE) may implement an operational practice called Public Safety Power Shutoffs (PSPS) to preemptively shut off power in high-risk areas during potentially dangerous conditions. This program is designed to proactively prevent SCE facilities from starting a wildfire in at risk areas when winds and temperatures are high.

Strong Santa Ana winds, high temperatures, and low humidity are all severe weather conditions that could trigger a PSPS event. It is possible for extreme weather incidents outside of the City to trigger a PSPS that affects the service area (i.e., strong winds affecting regional infrastructure

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[74] GoodRX Health, *The Novel Coronavirus: What are Novel Viruses, and How do they Impact Public Health?,* https://www.goodrx.com/conditions/covid-19/what-does-novel-coronavirus-mean-science-medical-definition, updated February 21, 2023, accessed September 19, 2024.
[75] CDC, *Lesson 1: Introduction to Epidemiology,* Section 11, https://archive.cdc.gov/#/details?url=https://www.cdc.gov/csels/dsepd/ss1978/lesson1/section11.html, accessed September 19, 2024.
[76] Federal Bureau of Investigation, *OPS Active Shooter Guide*, https://www.fbi.gov/file-repository/active-shooter-508.pdf/view, accessed September 19, 2024.
[77] Federal Bureau of Investigation, *Addressing the Problem of the Active Shooter*, https://leb.fbi.gov/articles/featured-articles/addressing-the-problem-of-the-active-shooter, published May 7, 2013, accessed September 19, 2024.

that powers SCE grids in San Bernardino County). The frequency of these events depends on the weather and environmental factors, and SCE makes decisions based on internal threat thresholds, assessment of real-time information, and situational awareness data. When possible, SCE intends to notify customers prior to a PSPS event. When weather forecasts indicate extreme fire conditions, SCE begins predictive modeling to assess the potential impacts while monitoring weather watch alerts from the National Weather Service. Three days prior to the forecasted PSPS, SCE would coordinate first with local governments, the emergency management community, first responders, and other critical infrastructure/service providers. Two days prior to the forecasted PSPS, notices would go out to SCE customers with a follow-up one day before a notice of power shut off. It is noted that actual or sudden onset of extreme weather conditions could impact the intended coordination and notification efforts.[78]

Outside of the PSPS events, there is the potential for unplanned power outages to occur within the City of Grand Terrace. SCE defines a major outage as a large, unexpected outage caused by either accidents or natural disasters. While uncommon, loss of electrical power is a potential secondary effect of heavy rains or strong winds. Other types of events that could occur is mechanical power failure due to aging equipment.

Train Derailment

Train derailment poses as a significant hazard to the City of Grand Terrace. This hazard can lead to injuries or fatalities for passenger, crew and nearby individuals or wildlife. Train derailment can also cause significant environmental damage if the train is carrying hazardous material, which can release toxic substances in the air, soil, and water. Release of toxic substances can lead to long-term environmental contamination and health risks for human and wildlife.

Train derailment can occur to either passenger/commuter trains or freight trains. Passenger and commuter trains carry people, while freight trains carry goods, raw resources such as coal, lumber, ore, and toxic substances. Train derailment can occur due to broken or misaligned rails, mechanical failures of the train itself, and operational errors such as excessive speed especially around curves or improper handing by the train operator. Collisions between two or more trains, infrastructure, crossing vehicles, or debris can also derail a train causing collateral damage to individuals and properties near the incident.[79] Weather conditions such as heavy rain, strong winds, flooding, or landslides can misalign tracks and cause derailments. During extreme heat weather conditions, steel rails will expand causing a train to buckle. The cost of train derailment can range up millions of dollars with property damages, economic loss, health impacts, environmental cleanups, and legal fees.[80]

4.10.2 Location/Extent

Pandemic

Disease (Infectious/Vector-Borne)

A public health crisis involving vector-borne diseases can originate within the City or neighboring communities before spreading into and throughout the planning area. Vector-borne diseases and

[78] Southern California Edison, *Public Safety Power Shutoff*, https://www.sce.com/wildfire/psps, accessed September 19, 2024.
[79] International Railway Safety Council, *Railway Safety*, https://international-railway-safety-council.com/common-risks-managed-railway-industry/, accessed September 12, 2024.
[80] Fast Company, $600 million will go to Ohio residents affected by the Norfolk Southern derailment, https://www.fastcompany.com/91198017/600-million-ohio-residents-affected-norfolk-southern-derailment, published September 26, 2024, accessed September 26, 2024.

pests could potentially impact any areas throughout the City of Grand Terrace or San Bernardino County. Outdoor spaces are most likely to be areas of vector congregation, but specific vectors prefer different environments. Vectors such as rats may thrive in unmaintained structures or other areas with trash and food sources. Mosquitos require standing water to reproduce, prefer warmer environments, and may be found throughout the planning area. Ticks and rodents may interact with humans anywhere throughout the planning area, although outdoor and wildland areas may pose a higher risk of contact.

The magnitude and severity of vector-borne diseases rely on many factors such as the range and distribution of the vector population. A crisis can occur if dense populations of vectors carrying disease encounter large groups of people. Vector-borne disease could spread quickly among residents in urban areas, including vulnerable populations such as elderly persons, low-income populations, and people living in overcrowded housing conditions. The severity of impacts from vector-borne diseases are highly variable; some diseases may have relatively minor health impacts while others could be deadly. A worst-case scenario would be a vast vector population that transmits a disease with an extremely high mortality rate. In this scenario, impacts would be severe and could extend throughout populations within the City of Grand Terrace.

Pandemic

By definition, a pandemic is understood to have a significant geographic range with impacts on a global scale. Effects of a pandemic would impact the entirety of the planning area, depending on the disease and susceptible population. Pandemic diseases have been known to spread quickly throughout communities. Many diseases spread through close contact, meaning that highly populated areas are more prone to widespread outbreaks; many public activities are centered out of City Hall, Grand Terrace Senior Center, Richard Rollins Community Park, and local schools making this area more likely to experience the spread of pandemic disease. Indoor areas where people are in close contact with each other appear to be significant vectors for diseases that are spread through respiratory droplets.[81] Areas with relatively low population densities throughout the planning area are less likely to experience a widespread outbreak. While the entirety of the City would be at risk, specific subsets of the population may be more susceptible than others, including vulnerable populations such as the very young (those under 1 year), elderly, and immuno-compromised individuals, depending on the disease.[82, 83]

The extent to which a pandemic could impact the City of Grand Terrace depends on the disease type and symptoms. Some diseases may be highly transmissible and affect a significant portion of the population but may carry minor symptoms. On the other hand, a disease might be very deadly but not be easily transmitted. The worst-case pandemic scenario is a disease that is both highly transmissible and carries a high mortality rate. The severity and extent of a pandemic may also depend on the ability to respond by developing and administering vaccinations, or other public health measures for mitigating the spread of the disease. The pandemic hazard, including infectious and vector-borne disease, does not have a specifically identified hazard zone and could therefore potentially impact the entire planning area.

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[81] California Department of Public Health, *Isolation Q&A*, https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Covid-19/Isolation-QA.aspx, accessed September 19, 2024.
[82] Mayo Clinic, *Covid-19 in babies and children*, https://www.mayoclinic.org/diseases-conditions/coronavirus/in-depth/coronavirus-in-babies-and-children/art-20484405, published October 21, 2022, accessed September 19, 2024.
[83] University of Michigan, *Which Populations are Most Vulnerable to the Coronavirus Pandemic?*, https://sph.umich.edu/news/2020posts/which-populations-are-most-vulnerable-to-coronavirus.html, published April 6, 2020, accessed September 19, 2024.

Active Shooter

The specific location of terrorism and active shooter incidents are difficult to predict. Generally, locations most vulnerable to terrorism and active shooters are places where people gather, places of political importance, infrastructure, and destinations. Examples include but are not limited to:

- Schools
- Hospitals
- Churches/religious centers
- Employment centers
- City Hall/County Seat
- Community centers
- Libraries
- Transit operations and stops
- Shopping malls/large retail centers
- Highways and other transportation infrastructure
- Power plants and utility infrastructure
- Event/entertainment centers

The City of Grand Terrace, located in San Bernardino County, includes land uses pertaining to this list such as parks, commercial buildings, residence, manufacturing, and transportation. The active shooter hazard does not have a specifically identified hazard zone and could therefore potentially impact the entire planning area.

The severity of impacts of active shooter are difficult to predict and would depend on the nature of the attack and target. The impacts vary in size and severity depending on the specific event, but typically results in loss of life, psychosocial damage, and service/industry disruptions. The effects of psychosocial damage, and service/industry disruptions would likely be experienced by the entire community in the event of an active shooter. Further, the City could experience secondary effects due to terrorism incidents located outside of the City. The City of Grand Terrace is surrounded by the City of Colton, the City of Riverside, and unincorporated areas of Riverside County, and is in close proximity to major urbanized areas. The highly populated and developed nature of the City of Grand Terrace and surrounding areas present a potential target for active shooting. Depending on the type and size of an attack in a neighboring jurisdiction, impacts could extend to the City.

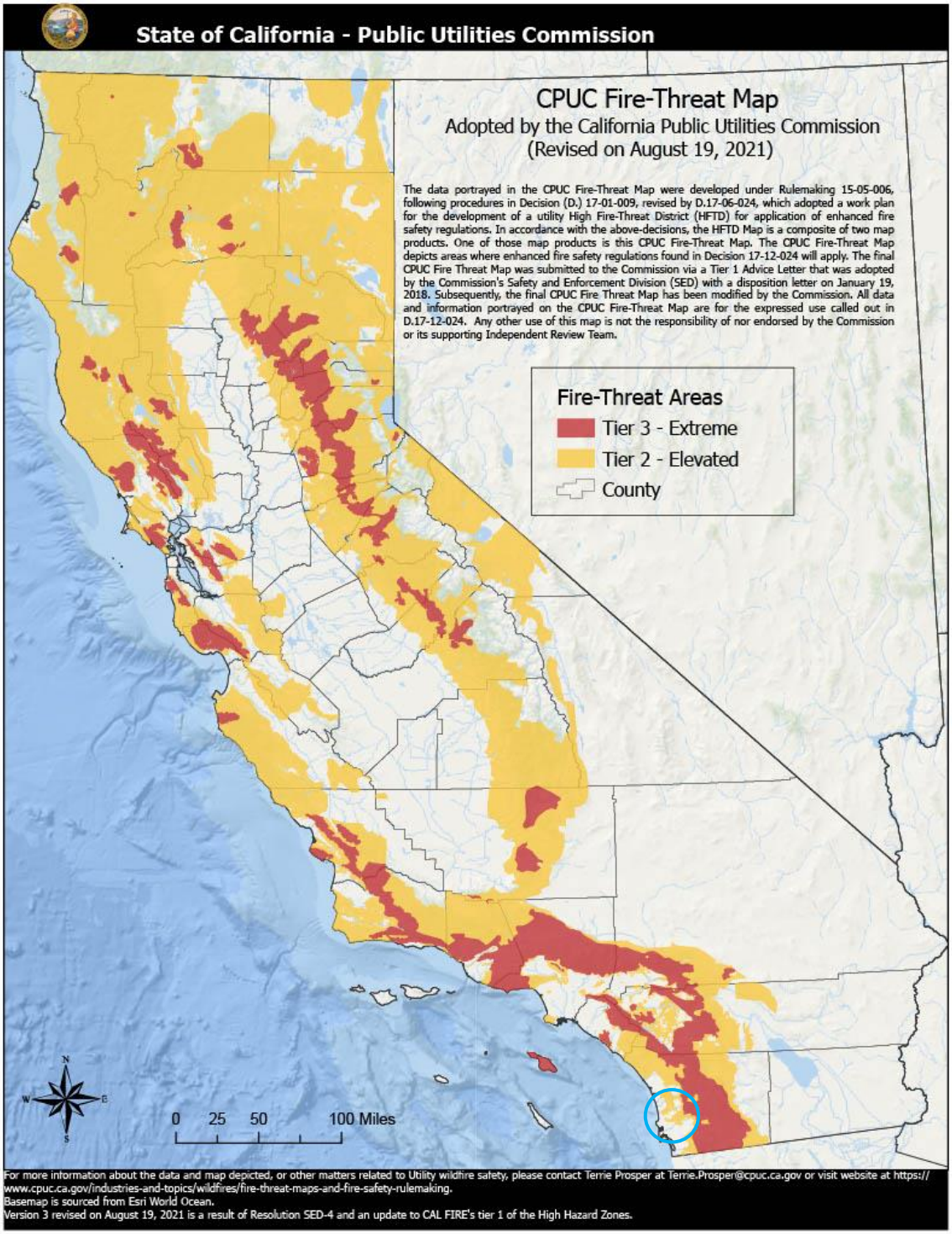
Power Outage, Public Safety Power Shut-Off

SCE designates High Fire Risk Areas as areas with circuits within California Public Utilities Commission's (CPUC) Tier 2 (elevated risk) and Tier 3 (extreme risk) Fire Threat Areas. The CPUC Fire-Threat Map was developed with input from the U.S. Forest Service, California Department of Forestry and Fire Protection, and the State's investor-owned utilities, including SCE. SCE uses their own thresholds prior to initiating a PSPS event. When evaluating weather and environmental conditions, SCE considers a variety of factors which include but are not limited to:

- National Weather Service Red Flag Warnings;
- SCE meteorological assessments;
- SCE Fire Potential Index;

- SCE Fire Scientist assessments;
- Real-time situational awareness information;
- SCE Fire Management/Office of Emergency Management input;
- Concerns from local or State fire authorities;
- Mandatory or voluntary evacuation orders in place;
- Expected impact of de-energizing circuits on essential services (including public safety agencies, water pumps, traffic controls, etc.); and
- Other operational considerations to minimize wildfire ignitions.

Figure 4-8
CPUC Fire-Threat Map



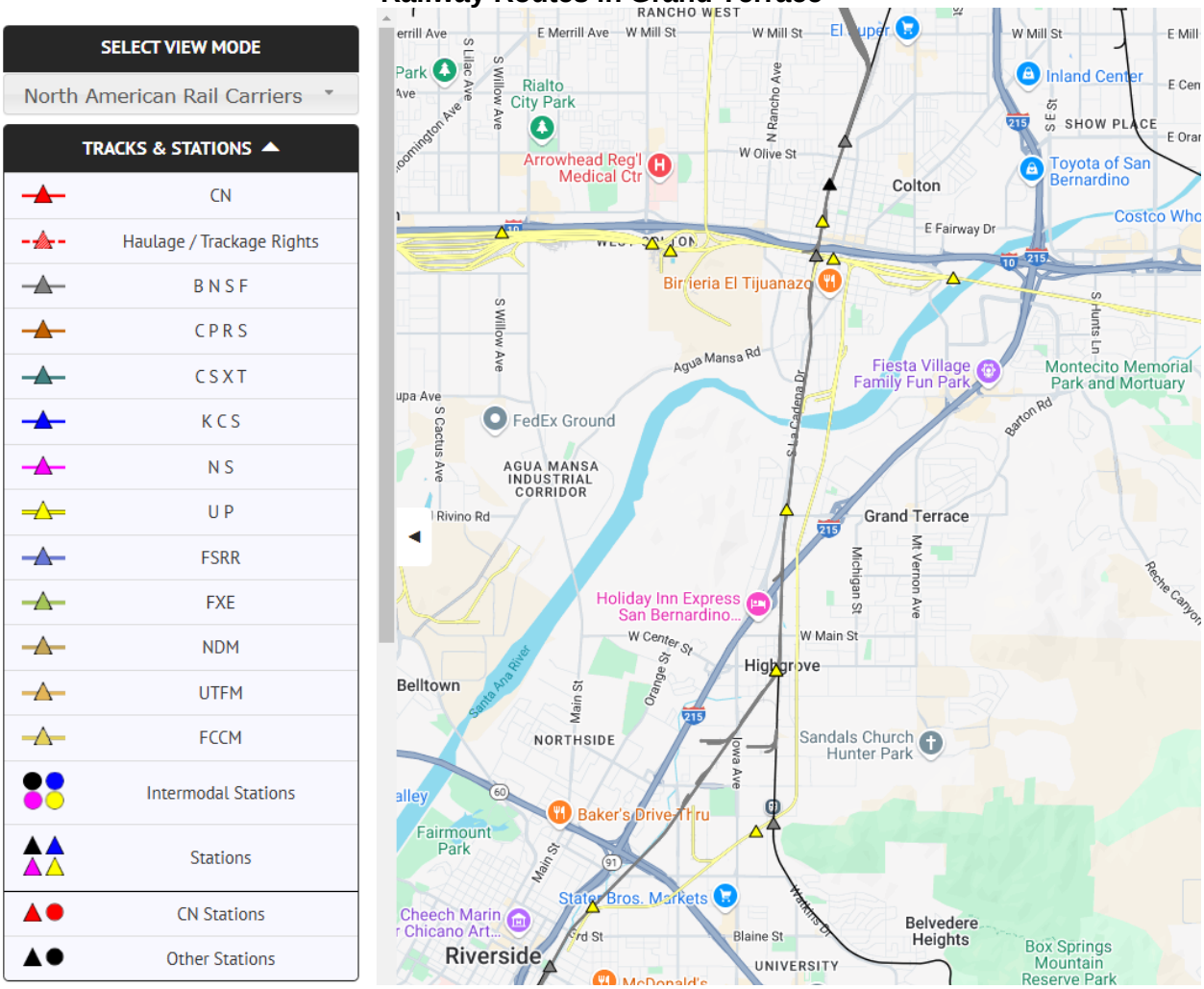
Source: CPUC, *High Fire Threat District (HFTD)*, https://www.arcgis.com/apps/webappviewer/index.html?id=5bdb921d747a46929d9f00dbdb6d0fa2, accessed December 17, 2024.
Note: Blue circle indicates the approximate location of the City of Grand Terrace

The magnitude or extent of impacts to the City would depend on the duration of the outage and the size of the impacted area. Prolonged or widescale power shutoffs across the City or Inland Empire region could significantly disrupt City operations and emergency response. The power outage and PSPS hazard does not have a specifically identified hazard zone and could therefore potentially impact the entire planning area.

Train Derailment

There are two major freight railroad services that run near the City of Grand Terrace: the Union Pacific Railway and the BNSF Railway. The Union Pacific is a freight service that ships food, forests products, automobiles agricultural products, coal, and chemicals. The Union Pacific has a stop in the City of Colton, located north of the City of Grand Terrace. The BNSF Railway is a major freight railroad network in California and the greater U.S. region. Both freight trains use tracks near Grand Terrace High School, transecting the western portion of the City from north to south.

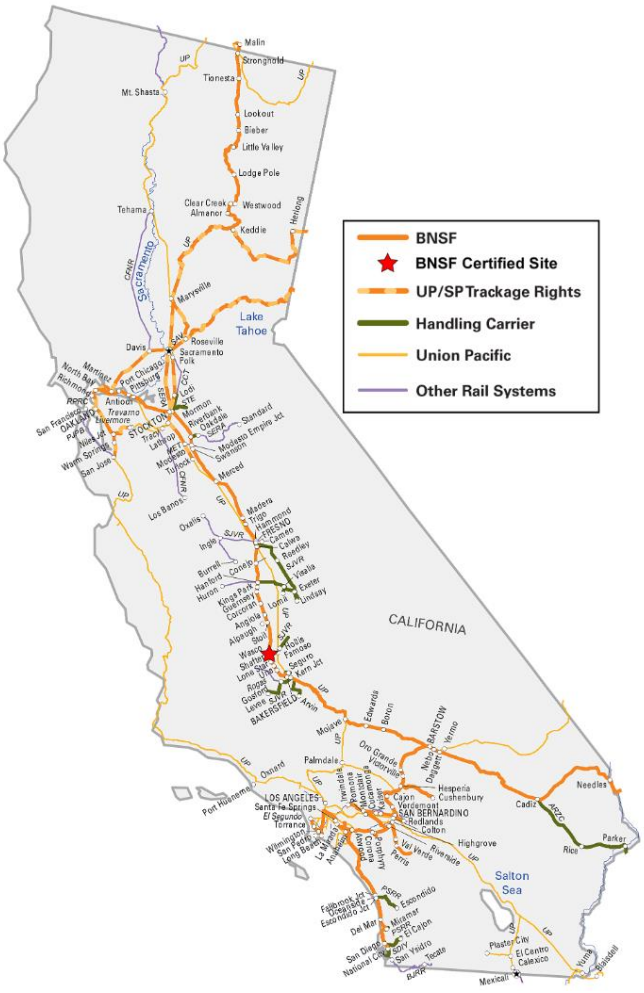
Figure 4-9
Railway Routes in Grand Terrace



Source: CN, *Network Map*, https://cnebusiness.geomapguide.ca/, accessed December 18, 2024.

Although the City of Grand Terrace does not have a commuter rail train stop, two commuter rail systems, the Metrolink and the Amtrak, use tracks in the western portion of the City of Grand Terrace. The railway services use tracks intersecting Main Street and adjacent to Grand Terrace High School. All train services use the Burlington Northern and Santa Fe Railroad and Southern Pacific Railroad which traverse the western portion of the City of Grand Terrace from north to south, Figure 4-10, *Railroads in the City of Grand Terrace*. The train derailment hazard does not have a specifically identified hazard zone and could therefore potentially impact the entire planning area.

Figure 4-10
Railroads in the City of Grand Terrace



Source: BSNF Railway, *BSNF Map California*, https://bnsfcalifornia.com/wp-content/uploads/2018/01/BNSFCA-Map-California-Full.png, accessed September 19, 2024.

4.10.3 Previous Occurrences

Pandemic

In 2020, the Covid-19 pandemic began in Wuhan, China before becoming a global pandemic that would infect over 775 million people and claim the lives of over 7 million.[84] The entire population of the City of Grand Terrace was impacted by this event, and the City was included in the federal disaster declaration issued for this hazard event by FEMA.

The City of Grand Terrace experienced significant impacts from the Covid-19 Pandemic. A novel coronavirus disease, namely SARS-CoV-2 or Covid-19, was identified in Wuhan, China in December 2019. By March 2020, Governor Gavin Newsom issued a statewide stay-at-home order, prohibiting all people in the State of California from leaving their homes apart from essential services and limiting the operations of non-essential businesses.

At the time of this document was prepared, 8,144 known deaths in San Bernardino County have been attributed to Covid-19.[85] As part of the response to slow the spread of the virus, non-essential businesses and schools were closed or transitioned to remote environments, when feasible. A significant milestone and improvement against the pandemic came in December of 2020 with the release of the Covid-19 vaccine. The City of Grand Terrace and San Bernardino County made various resources available based on guidance from the WHO, CDC, and California Department of Public Health (CDPH). Mask mandates were issued for indoor spaces, and proof of vaccination requirements were established for certain activities to help stop transmission. Generally, the pandemic resulted in significant economic and public health impacts that are still reverberating throughout the City. At the time of this writing, Covid-19 is a seasonally recurring issue as vaccines, masks, and social distancing has made disease transmission and treatment much more manageable.

Before Covid-19, the most recent pandemic occurred in 2009: the (H1N1) pdm09, “swine flu” pandemic.[86] H1N1pdm09 primarily affected children and young/middle-aged adults, atypical from most influenza pandemics. Between April 2009 and April 2010, the CDC estimates over 60 million cases, nearly 275,000 hospitalizations, and over 12,000 deaths affected the United States population. The World Health Organization declared an end to the global pandemic in August 2010; however, the virus continues to circulate as a seasonal influenza virus.[87]

Both the 1968 and 1918 pandemics were caused by avian flu outbreaks. The 1968 pandemic was caused by an influenza H3N2 virus, with an estimated death toll of 116,000 in the United States and an estimated worldwide toll of 1.1 million.[88] Medical advances in the 1960s including antiviral medications and expanded influenza vaccine options significantly helped to combat this pandemic. The 1918 pandemic was an outbreak of influenza caused by an H1N1 virus. The virus spread worldwide from 1918-1919. It is estimated that one third of the worldwide population at

[84] World Health Organization, *WHO Covid-19 Dashboard*, https://data.who.int/dashboards/Covid19/deaths?n=o, accessed September 19, 2024.
[85] USA Facts, *San Bernardino County, California coronavirus cases and deaths*, https://usafacts.org/visualizations/coronavirus-covid-19-spread-map/state/california/county/san-bernardino-county/, accessed September 19, 2024.
[86] CDC, *About Human Infections with Variant Influenza Viruses*, https://www.cdc.gov/swine-flu/variant-flu-in-humans/index.html, published June 27, 2024, accessed September 19, 2024.
[87] CDC, *2009 H1N1 Pandemic (H1N1pdm09 virus),* https://archive.cdc.gov/www_cdc_gov/flu/pandemic-resources/2009-h1n1-pandemic.html, last reviewed June 11, 2019, accessed September 19, 2024.
[88] CDC, *Learning from Pandemic Flu*, https://www.cdc.gov/museum/pdf/cdcm-pha-stem-learning-from-pandemic-flu-lesson.pdf, accessed September 19, 2024.

the time, about 500 million people, became infected with the virus. The pandemic resulted in an estimated 675,000 deaths in the United States alone and over 50 million deaths worldwide.[89]

One state declared disaster for the pandemic hazard has impacted the planning area within the last five years:

- State of Emergency: Covid-19 Pandemic – March 4, 2020

One federally declared disaster for the pandemic hazard has impacted the planning area within the last five years; refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area*.

- DR-4482-CA: Covid-19 Pandemic – March 22, 2020

Active Shooter

On New Year's Eve of 2015, a shooting occurred outside of the Cal Skate Roller Rink killing one person and injuring two people. Five people involved with the shooting were arrested.[90] Regionally in San Bernardino County, a terrorist attack occurred in 2015 with 14 people killed and 24 people wounded including two police officers.[91]

Public Safety Power Shutoff (PSPS)

PSPS events often target wildland areas with high wildfire risk, but they can impact a much wider region. The targeted area is the area at risk due to weather conditions, especially during severe storm events in the planning area. Given the long, connected nature of power supply systems, a shutoff event targeted to a small at-risk zone can affect power to larger areas beyond.

SCE designates High Fire Risk Areas as areas with circuits within California Public Utilities Commission's (CPUC) Tier 2 (elevated risk) and Tier 3 (extreme risk) Fire Threat Areas. The CPUC Fire-Threat Map was developed with input from the U.S. Forest Service, California Department of Forestry and Fire Protection, and the State's investor-owned utilities, including SCE. SCE uses their own thresholds prior to initiating a PSPS event. When evaluating weather and environmental conditions, SCE considers a variety of factors which include but are not limited to:

- National Weather Service Red Flag Warnings
- SCE meteorological assessments
- SCE Fire Potential Index
- SCE Fire Scientist assessments
- Real-time situational awareness information
- SCE Fire Management/Office of Emergency Management input
- Concerns from local or State fire authorities
- Mandatory or voluntary evacuation orders in place

[89] Ibid.
[90] ABC 7, *5 arrested for Grand Terrace NYE shooting*, https://abc7.com/grand-terrace-shooting-murder-new-years-eve-nye/463860/, published January 6, 2015, accessed October 3, 2024.
[91] PBS News, *Everything we know about the San Bernardino shooting*, https://www.pbs.org/newshour/nation/everything-we-know-about-the-san-bernardino-shooting, published December 3, 2015, accessed September 19, 2024.

- Expected impact of de-energizing circuits on essential services (including public safety agencies, water pumps, traffic controls, etc.)
- Other operational considerations to minimize wildfire ignitions.

In November 2024, the City experienced a 36-hour PSPS implemented by Southern California Edison.[92] This event was triggered by high winds, low humidity, and dry vegetation and was designated to prevent wildfires caused by electrical equipment.

In late January 2025, the City experienced approximately 11 days of power outages due to fire conditions that disrupted City operations.[9394] Traffic signals at Honey Hill and Barton Road were non-operational during the outage, and the City offered public messaging to residents to identify locations where chagrining stations, Wi-Fi, snacks, and water were available.[95]

Train Derailment

Although there have been no occurrences of train derailment within the planning area, there is a possibility that train derailment can occur in the future. More than 4,000 trains have derailed since 2020 with nearly 70 percent occurring in urban areas like the City of Grand Terrace.[96] Within San Bernardino County, there have been several incidents of train derailment, with none occurring in the City.[97] Several train derailment incidents occurred adjacent to the City of Grand Terrace in the Colton and Bloomington areas within the past ten years. These incidents occurred due to varying reasons such as brake valve malfunction, automatic block, other mechanical and electrical failures, and interaction of lateral/vertical forces.[98]

4.10.4 Probability of Future Occurrence

Pandemic

The likelihood of pandemics has increased over the last hundred years due to increased globalization, urbanization, and changes in land use. Another potential key contributor to an increased likelihood of pandemics is factory farming. The shift from small scale animal agriculture to large factory farming operations may be a driving factor in recent pandemic diseases and may cause the next pandemic. For these reasons, the probability of future occurrences is considered likely. A likely probability means between 10 and 100 percent probability in next year or has a recurrence interval of 10 years or less. However, the exact time and location that another virus with the potential to create a global pandemic would occur is difficult to predict. Future pandemic occurrences would likely result from a mutation of a virus that results in a new virus to which the population has no immunity. With medical technology, it is possible to anticipate new viruses and

[92] City News Groups, Inc., *Power Outage Grand Terrace*, https://www.citynewsgroup.com/articles/power-outage-grand-terrace, published November 20, 2024, accessed December 6, 2024.
[93] Instagram Grand Terrace Chamber of Commerce, *Power Outage Grand Terrace*, https://www.instagram.com/grandterrace_chamberofcommerce/reel/DEsvgKzyey9/, posted January 11, 2025, accessed February 27, 2025.
[94] City of Grand Terrace, *Power Outage Announcement*, https://www.grandterrace-ca.gov/residents/news_information/what_s_new/power_outage_announcement-_jan_22__2025, accessed February 26, 2025.
[95] City of Grand Terrace, *Power Outage Announcement*, https://www.grandterrace-ca.gov/cms/one.aspx?portalId=12337339&pageId=20666120, accessed February 26, 2025.
[96] NLC, *Rail Safety in Communities Across the U.S.*, https://www.nlc.org/resource/interactive-rail-safety-map-see-derailments-in-communities-across-the-u-s/, published June 1, 2023, accessed September 26, 2024.
[97] Ibid.
[98] Ibid.

develop vaccines to prepare for the next outbreak; however, entirely preventing a pandemic through preemptive measures is unlikely.

Active Shooter

The Planning Team has determined that active shooter has a likely probability of occurring within the planning area. A likely probability means between 10 and 100 percent probability in next year or has a recurrence interval of 10 years or less. The LHMP planning team assigned a medium hazard planning consideration to the hazards and impacts associated with active shooter events based upon a likely probability and moderate impacts of future events.

The risk for the City of Grand Terrace is heightened due to the presence of multiple City/County governmental buildings, along with presence of schools, churches, and other critical assets. Additionally, terrorism and active shooter threats are not necessarily determined by the incidence of previous occurrences and are difficult to predict. Because of the dynamic nature of terrorist threats, terrorism can occur without much warning and may occur in any area within the City.

Power Outage, Public Safety Power Shut-Off

Based on previous occurrences, there is a likely probability of future PSPS events in the future. A likely probability means between 10 and 100 percent probability in next year or has a recurrence interval of 10 years or less. The LHMP planning team assigned a medium hazard planning consideration to the hazards and impacts associated with PSPS events based upon a likely probability and moderate impacts of future events.

Train Derailment

Based on previous occurrences, the likelihood of future train derailment events affecting the City is considered likely. A likely probability means between 10 and 100 percent probability in next year or has a recurrence interval of 10 years or less. The LHMP planning team assigned a medium hazard planning consideration to the hazards and impacts associated with train derailment events based upon a likely probability and moderate impacts of future events.

4.10.5 Climate Change

Pandemic

While pandemics typically originate for reasons outside of climate change, it is possible that the impacts of climate change will make pandemics more severe. According to the National Science Foundation, climate change will likely require humans to relocate and wild animals to find new habitats, dramatically increasing the risk of viral jumps/transmissions. For example, rising temperatures are expected to have a major impact on bats – a species known for novel virus sharing, most recently with Covid-19 or the Ebola virus.[99] Furthermore, according to the Harvard T.H. Chan School of Public Health, increases in climate change and development such as rising temperatures and deforestation for agricultural purposes contribute to habitat loss worldwide.[100] Consequently, the loss of habitat forces animals to migrate and potentially face additional contact with other animals and humans, increasing the risk of disease transmission. When coupled with

[99] National Science Foundation, *Study finds that climate change could spark the next pandemic,* https://beta.nsf.gov/news/study-finds-climate-change-could-spark-next, published May 25, 2022, accessed September 19, 2024.
[100] Harvard T.H. Chan School of Public Health, *Coronavirus and Climate Change*, https://www.hsph.harvard.edu/c-change/subtopics/coronavirus-and-climate-change, accessed September 19, 2024.

increased urbanization and globalization, pandemics could continue to spread as quickly or more quickly than the Covid-19 pandemic. While the full effects of climate change on pandemics are not fully known, it is reasonable to assume the risk for future pandemics continues to exist.

Active-Shooter

As terrorism and active shooter events are human-caused, these hazards are not directly tied to climate change impacts. However, prolonged climate change impacts can cause conflicts regarding natural resources and livelihood insecurity, as well as food insecurity or water scarcity. Terrorist organizations could operate more easily in fragile and conflict-affected environments, according to the Climate Diplomacy Organization.[101] However, terrorism and active shooter threats are generally considered to be independent from climate change.

Power Outage, Public Safety Power Shut-Off

As the effects of climate change continue to be observed, PSPS events are expected to increase as hazard events continue to be exasperated due to the effects of climate change. In recent years, PSPS events have been increasingly utilized in California as climate change, wildfire fuel accumulation, and expanded development of fire-prone lands increase the risk of wildfire events.[102] In the event of a severe storm event, a PSPS may be deployed if electrical infrastructure is damaged to reduce the risk of damage to life and property within the City. An example of this would be high winds causing downed power lines that threaten the safety of local residents.

Train Derailment

Climate change can impact the stability and safety of railroads that can increase the risk of train derailment. Conditions such as extreme heat, extreme cold, flooding, and drought can increase the chances of train derailment. In extreme heat conditions, high temperatures can cause the metal in rail to expand and buckle causing sun kinks which misalign tracks and derail trains.[103,104] Flooding from heavy rains can erode the ground beneath tracks, destabilizing them allowing for tracks to slip.[105] Prolonged dry conditions such as drought can dry out the soil, leading to subsidence and sinking also misaligning tracks.[106]

4.10.6 Vulnerability and Risk Assessment

Human-caused hazards have the potential to affect the entire City of Grand Terrace. Thus, all City critical facilities, infrastructure systems, structures, residents, and businesses are considered

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[101] Climate Diplomacy Organization, *Insurgency, Terrorism and Organized Crime in a Warming Climate*, https://www.climate-diplomacy.org/publications/insurgency-terrorism-and-organised-crime-warming-climate, accessed September 19, 2024.
[102] Wong-Parodi, Gabrielle, *Support for public safety power shutoffs in California: Wildfire-related perceived exposure and negative outcomes, prior and current health, risk appraisal and worry*, https://www.sciencedirect.com/science/article/abs/pii/S2214629622000032#:~:text=In%20recent%20years%2C%20Public%20Safety,development%20in%20fire%20prone%20lands., accessed September 19, 2024.
[103] U.S. Department of Transportation Federal Railroad Administration, *FRA's Climate and Sustainability Program*, https://railroads.dot.gov/rail-network-development/environment/fras-climate-and-sustainability-program#:~:text=Threats%20from%20climate%20change%20include,infrastructure%20near%20rivers%20and%20valleys, updated September 19, 2024, accessed September 19, 2024.
[104] Climate Central, *Derailments May Increase as 'Sun Kinks' Buckle Tracks*, https://www.climatecentral.org/news/climate-change-warp-railroad-tracks-sun-kinks-17470, accessed September 19, 2024.
[105] Inside Climate News, *Climate Change Poses a Huge Threat to Railroads. Environmental Engineers Have Ideas for How to Combat That*, https://insideclimatenews.org/news/08042022/climate-change-railroads-adaptation/, published April 8, 2022, accessed September 19, 2024.
[106] Rosetti, Michael, *Potential Impacts of Climate Change on Railroads*, https://www.transportation.gov/sites/dot.gov/files/docs/rossetti_CC_Impact_Railroads.pdf, accessed September 19, 2024.

vulnerable to human-caused hazards. The entire City population of 13,104 people and 4,973 occupied housing units are potentially vulnerable. The extent of harm or injury is highly dependent upon the nature of the actual incident. Active shooter and train derailment incidents could damage physical buildings and property or impact human health, and the effects of human-caused hazards could involve costly long-term clean-up actions and recovery measures. In the event of wildfire conditions and high winds, power outages due to a PSPS could impact the ability for local residents to use electrical devices and appliances including ovens, dishwashers, air conditioners, and devices with access to the internet.

Active shooter incidents may also occur anywhere within the City, and thus the entirety of the City is considered vulnerable. Active shooters specifically target people, and attacks usually occur at places or events where large numbers of people congregate. Schools, municipal facilities, or public utility and transportation infrastructure may also be targeted during an active shooter event. Depending on the nature of the attack, impacts could be widespread throughout the planning area or highly localized. A train derailment incident could take place along the rail lines along the western border of the City, with the primary concern from this hazard being damage, injuries, and fatalities that can occur due to a collision or accident.

Physical structures are not typically vulnerable to pandemics; thus, a failure of a critical facility due to pandemic is unlikely. The main concern for pandemic vulnerability is the impact on human health, and critical facilities support in minimizing this impact. Health and medical community lifelines may be strained in response to a pandemic. Health impacts may be widespread throughout the City and impact a significant percentage of the population. Additionally, pandemics may result in significant economic impacts to the City, businesses, and residents. Depending on the size and scale of the disease outbreak, the City or other emergency responders may experience staffing challenges to continue services. Furthermore, areas with a higher population density have an increased risk of exposure or transmission of disease due to closer proximity to potentially infected people.

Changes to Vulnerability

Changes in land use, development, and population since the previous LHMP indicate past changes in hazard vulnerability within the planning area. Refer to Section 3.5, *Development Trends and Future Development* for a description of past and future growth within Grand Terrace. To summarize changes in development and population in the last five years, the City population has increased by 8.84 percent. The City has also experienced development and housing growth and has initiated various capital improvement projects.

Changes in land use and capital improvement projects have enabled residential development and population growth within the planning area. Based on population changes and development trends, it is reasonable to assume that vulnerability to human-caused hazards has increased due to additional population and density since the 2017 LHMP.

Anticipated development and capital improvements in the next five years will enable more population growth and increased density within Grand Terrace into the future. Population and residential development are anticipated to increase in accordance with the California Department of Housing and Community Development (HCD) Regional Housing Need Allocation (RHNA). The RHNA anticipates an additional 630 housing units in the City of Grand Terrace between 2021 and 2029.

Human-caused hazards have the potential to impact the entire City of Grand Terrace. The City anticipates continued growth and development in residential and non-residential areas over the 5-year planning horizon of this LHMP which would also be vulnerable to human-caused hazards. Population and density increases would increase the number of people at risk of human-caused hazards. Considering the potential for population growth, additional residential development, increased density, and anticipated capital improvement projects throughout the City, it is reasonable to assume that vulnerability to human-caused hazards will increase over the planning horizon of this LHMP.

4.10.7 Socially Vulnerable Populations

The location, extent, and magnitude of human-caused hazards would apply to the entirety of the planning area, including SVPs and other high-risk individuals located within the City. No physical infrastructure or unique considerations elevate risk to specific human-caused hazards. The primary concern for SVPs and other high-risk individuals is outreach and communication. Emergency communication and alerts in the case of human-caused hazards should consider cultural competence, including consideration for minority populations and individuals with limited English proficiency. Additionally, considerations for overcrowded households and persons living below the poverty line may be required as densely populated and overcrowded housing units put more individuals at risk to hazards, both physically and economically. SVPs in Grand Terrace are particularly concentrated in northeastern areas of the City. More specifically, census tracts 40.04, 71.07, and 71.06 may have more vulnerability to train derailment as the railroad tracks traverses these census tracts. Census tracts 40.04, 71.07, 71.09, and 71.06 may also be more vulnerable during a pandemic with limited access to resources.

Considerations for SVPs throughout the planning area were incorporated into the mitigation strategy in Section 5.0. Specifically, the LHMP Planning Team tailored Mitigation Action #31,to mitigate the socioeconomic impacts of human-caused hazards that may disproportionately impact SVPs in Grand Terrace.

4.11 Landslide & Rockfall

4.11.1 Description

Landslide is a generalized term for a falling mass of soil or rocks. When a hillside or slope becomes unstable, downslope movement of rock and soil occurs under the direct influence of gravity. Landslides are often sudden, although some occur very slowly over a long period of time. Loose and fractured materials are more likely to slide than compact materials or solid rock, and steep slopes are at greater risk than gentle rises.

Landslides are usually induced by either earthquakes or saturated slopes. The shaking of an earthquake can decrease slope stability, or in a more severe instance, fracture the earth material enough that the material slides. Moisture-induced landslides can occur when the ground soaks up enough water that the soil becomes loose and unstable. This is often the result of intense or long-lasting rainfall, but can also result from a pipeline burst or overwatering landscapes. Loss of vegetation to fire or drought may cause an area to be more vulnerable to landslides. Vegetation

holds soil in place and without the root system of trees, bushes, and other plants, the land is more likely to slide away.[107]

One type of landslide that is different from debris flows or rock flows is deep-seated landslides. Deep-seated landslides are not necessarily triggered by any single storm or earthquake. Rather, these types of landslides occur weeks to months after heavy rainfall ends, when water has had time to percolate deeper under the surface to saturate weak zones of rock. This creates a "landslide plane" under the saturated weight of the overlying rock and soil.[108] The landslide plane may often be associated with earlier slides and can occur regardless of whether rain is occurring or not. As these landslides begin so deeply, they tend to carry more material and cover more territory than other types of slides. Deep-seated landslides generally occur on moderately steep slopes, travel much slower than mudflows or debris flows, and can continue for several days.

Regardless of the cause or specific form, a landslide can damage or destroy structures or roadways in its path. Underground infrastructure, such as pipelines or telecommunication lines, may be severed during a landslide. This could lead to infrastructure induced flooding if water pipes or sewage lines burst. In addition to property damage, landslides can crush or bury people, creating a risk of serious injury or death.

4.11.2 Location/Extent

Landslide potential zones are mapped throughout the City of Grand Terrace; refer to Figure 4-11, *Deep-Seated Landslide Hazard Zone*. Landslide susceptibility classes combine rock strength and slope steepness to indicate relative hazard. Lower classes represent gentle slopes or stronger rock with low susceptibility, while higher classes (VIII–X) denote steep slopes or weaker rock where landslide potential is greatest, with active landslides assigned to Class X. Mapped landslide risk areas primarily include steep slopes located on the eastern side of the City near the foot of Blue Mountain. These areas have also historically suffered from severe erosion. Landslide susceptibility areas are primarily concentrated along the eastern and northeastern borders of the City, where the land is steep and unstable.

The extent of a landslide incident is largely dependent on the quantity of slope failure, measured in cubic meters or yards. Greater landslide extents will be associated with larger quantities of slope failure.

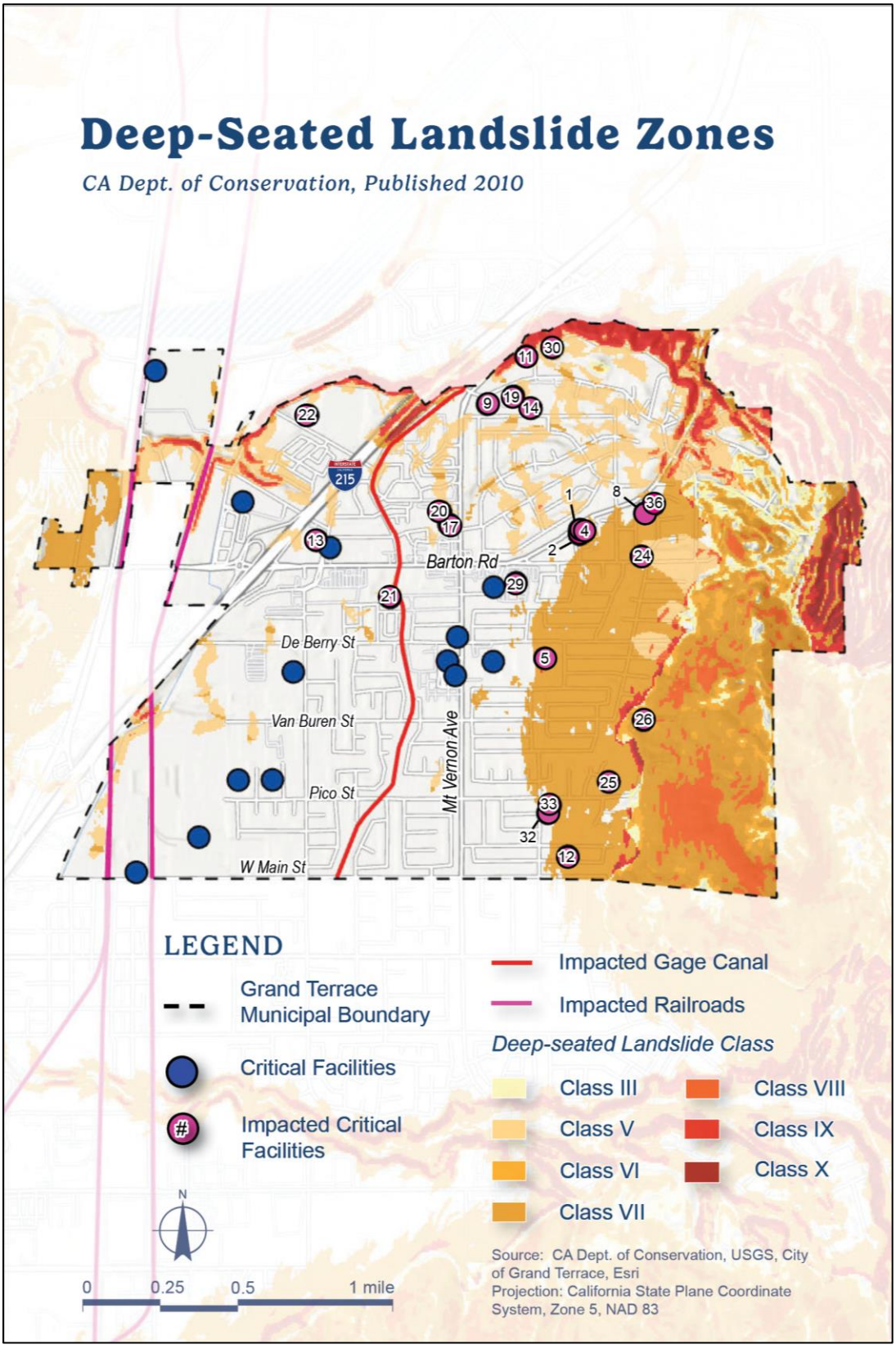
As identified in the previous LHMP, the following areas continue to be primary locations of concern for the landslide hazard within the City of Grand Terrace:

- **East Canal Street**: Undermining is occurring on the west side, causing erosion. Maintenance of the shoulder bed needs improvement.
- **Mount Vernon Avenue**: Sloughing occurs on both sides just north of East Canal Street. The western cut slope is unstable and frequently causes landslides. The area to the west is the City of Colton, while the east side is shared by the City of Grand Terrace and the City of Colton.

[107] National Geographic Society, *Landslide*, https://education.nationalgeographic.org/resource/landslide/, updated 2024, accessed June 28, 2024.
[108] California Department of Conservation, *2023 California Landslide Response*, https://www.conservation.ca.gov/cgs/landslides/2023, accessed August 14, 2024.

- **Vista Grande Way**: Severe undermining and erosion occur near Grand View Baptist Church. Runoff from the church property undermines the road and sends debris into the church parking lot. The shoulder width varies from 25-30 feet to 2.5 feet. Some houses along Vista Grande have experienced erosion.
- **Barton Road at Colton Border**: Mudslides on Barton Rd. at the Colton border interfere with emergency transportation. Landslides and mudslides from both sides have blocked Barton Ave., making it impassable.
- **Vivienda and Burns Avenue**: Slope stability issues are present at Vivienda Ave. and Burns Ave. Runoff from the freeway affects slope stability. This area has flooded in the past, making the road impassable.

Figure 4-11
Deep-Seated Landslide Hazard Zones



4.11.3 Previous Occurrences

While landslide events do not affect Grand Terrace as commonly as other hazard events, the following occurrences below details landslide, mudslide, rockslide, and washout events that have impacted the City in recent history:

In April 2020, San Bernardino County experienced heavy storm conditions, including the City of Grand Terrace. The Riverside metropolitan area near the City of Grand Terrace received 1.5 inches of rainfall whereas the City of San Bernardino received 1.92 inches of rainfall.[109] Landslides and mudslides were reported as a result of this storm event.

In February 2024, the City of Grand Terrace as a part of a County wide effort braced for heavy rain and storm conditions in early February 2024. Fire Station 23 offered free sandbags to residents, and landslides and mudslides were reported as a result of this storm event.[110]

Two state declared disasters related to landslides have impacted the planning area within the last five years:

- State of Emergency: Severe Winter Storms – January 10, 2023
- State of Emergency: Severe Winter Storms – March 1, 2023

Several federally declared disasters related to landslides have impacted the planning area within the last five years. A list of federally declared disasters related to landslides is included below; refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area* for further details regarding specific impacts (if any) to the City of Grand Terrace.[111]

- EM 3591-CA: California Severe Winter Storms, Flooding, and Mudslides – January 9, 2023
- EM 3592-CA: California Severe Winter Storms, Flooding, and Mudslides – March 10, 2023
- DR-4699-CA: California Severe Winter Storms, Straight-line Winds, Flooding, Landslides, and Mudslides – April 3, 2023
- DR-4769-CA: Severe Winter Storms, Tornadoes, Flooding, Landslides, and Mudslides – April 13, 2024

4.11.4 Probability of Future Occurrences

As future development occurs near steep slopes, the probability of washouts, sloughing, erosion, rockslides, and landslide events occurring in the City is expected to increase. Mismanaged intense residential and recreational development in sloped areas such as Blue Mountain could increase the frequency of damaging landslides occurring in the City. Developing land outside of the medium to high landslide susceptibility areas will be critical to reducing the frequency and probability of future landslide events.

[109] Daily Bulletin, *Inland Empire weather forecast: rain, snow, thunderstorms*, https://www.dailybulletin.com/2020/04/08/inland-empire-weather-rain-snow-thunderstorms/, updated April 8, 2020, accessed September 26, 2024.
[110] NBC Los Angeles, *Preparing for SoCal storms? Here is a list of fire stations offering free sandbags*, https://www.nbclosangeles.com/weather-news/preparing-for-socal-storms-here-is-a-list-of-fire-stations-offering-free-sandbags/3328314/, updated February 2, 2024, accessed September 20, 2024.
[111] FEMA, *Disaster Declarations for States and Counties*, https://www.fema.gov/data-visualization/disaster-declarations-states-and-counties, accessed August 9, 2024.

Given the location of the planning area and based on previous landslide events, there is a likely probability of a landslide event significantly affecting the City of Grand Terrace. A likely probability means there is between 10 and 100 percent probability in next year or has a recurrence interval of 10 years or less. The LHMP planning team assigned a medium hazard planning consideration to the hazards and impacts associated with landslide events based upon a likely probability and expected impacts of future events.

4.11.5 Climate Change

Landslides are generally caused by one of two factors: seismic activity and soil saturation. Earthquakes and ground shaking are not linked to climate change, however, heavy rains are affected by climate change and understood to contribute to saturated soils and landslides. Climate change is linked to increased precipitation and more frequent and/or severe storms. California is already experiencing climate changing impacts with increasing variable precipitations and becoming the highest variability of year-to-year precipitation in the contiguous United States.[112] Increased rainfall due to climate change will lead to saturated slopes, erosion, and likely will exacerbate the effects of landslide and rockfall within the planning area.

As mudslides are affected by rain and wildfire, climate change can indirectly increase the risk of mudslides.[113] As climate change affects the severity and intensity of wildfires, more vegetation is burned reducing soil stability. This allows for more debris to slide down during a mudslide. Overall, changing weather patterns and other related impacts of climate change may exasperate the impacts of the landslide hazard on populations and assets within the planning area in the future.

4.11.6 Vulnerability and Risk Assessment

Critical facilities located within the landslide hazard zone primarily include those that serve as safety and security, food, hydration, shelter, and health and medical community lifelines. In total, there are 23 vulnerable critical facilities located within the City's landslide hazard zone. Government service and parks and recreation are the primary asset types within the landslide hazard zone, however other types of critical facilities have also been identified as vulnerable. Critical facilities located within the City's identified landslide hazard zone have been listed in Table 4-15, *Landslide Vulnerability Summary*.

Approximately 1,877 residential units are located within the landslide hazard zone. The number of vulnerable residential units multiplied by the average of 2.77 persons per household for Grand Terrace indicates that approximately 5,198 people reside in the landslide hazard zone. Additionally, approximately 201,234 square feet of non-residential structures are located within the landslide hazard area. Refer to Table 4-15, *Landslide Vulnerability Summary* for a summary of vulnerable residents, residential units, and non-residential buildings.

[112] California Climate Adaptation Strategy, *Summary of Projected Climate Change Impacts on California*, https://climateresilience.ca.gov/overview/impacts.html#:~:text=California%20is%20already%20experiencing%20the,have%20increased%20as%20temperatures%20warm, accessed June 28, 2024.
[113] The Atlantic, *A Recipe for Climate Disaster*, https://www.theatlantic.com/science/archive/2022/03/climate-change-heavy-rain-landslides-flood/629404/, published March 29, 2022, accessed August 14, 2024.

Table 4-15
Landslide Vulnerability Summary

Critical Facilities at Risk				
Map ID	**Name**	**Asset Type**	**Community Lifeline**	**Replacement Value**
1	Grand Terrace City Hall	Government Service	Safety and Security	$7,276,800
2	San Bernardino County Library Grand Terrace Branch	Government Service	Safety and Security	$1,917,850
4	San Bernardino Sherriff Dept Substation	Government Service	Safety and Security	$8,534,160
5	Richard Rollins Park	Parks and Recreation	Safety and Security	Not Available
8	Griffin Park	Parks and Recreation	Safety and Security	Not Available
9	Susan Petta Park	Parks and Recreation	Safety and Security	Not Available
11	Grand Terrace Dog Park	Parks and Recreation	Safety and Security	Not Available
12	TJ Austin Park	Parks and Recreation	Safety and Security	Not Available
13	Grand Terrace Elementary School	Public School	Safety and Security	$14,984,328.42
14	Terrace View Elementary School	Public School	Safety and Security	$10,059,912.45
17	Grand Terrace Health Care Center	Health Care Center	Health and Medical	$3,000,695
19	Blue Mountain Senior Villas	Senior Living Facility	Food, Hydration, Shelter	$3,000,695
20	San Manuel Indian Health Clinic	Health Care Center	Health and Medical	$3,000,695
21	JC Wallace House	Senior Living Facility	Food, Hydration, Shelter	$3,000,695
22	SCE Vista Substation	Electric Substation	Energy	$3,000,695
24	RHW Water Tank	Potable Water	Water Systems	$1,500,000
25	RHW Water Tank	Potable Water	Water Systems	$1,500,000
26	RHW Water Tank	Potable Water	Water Systems	$1,500,000
29	Azure Hills Seventh-Day Adventist Church	Church	Food, Hydration, Shelter	$3,775,700
30	Grand View Baptist Church	Church	Food, Hydration, Shelter	$3,775,700
32	Christ the Redeemer Catholic Church	Church	Food, Hydration, Shelter	$3,775,700
33	St. Junipero Serra House of Formation	Seminary	Food, Hydration, Shelter	$3,775,700
37	Railroads	Railway	Transportation	Not Available

Populations at Risk		
Residents at Risk	**Residential Units at Risk**	**Non-Residential Area at Risk (Sq. Ft.)**
5,198	1,877	201,234

Potential impacts of a landslide in the City would include significant damage to buildings and infrastructure, including critical facilities that provide water, safety and security, transportation, food, hydration, and shelter. Specific critical facilities located within the landslide hazard zone include parks, churches, schools, senior living facilities, health care centers, potable water assets, and an electric substation. Damages to these types of buildings would hinder City operations, emergency response, water services, and compromise the care of elderly and disabled residents within the City. A landslide event would also potentially result in damaged homes and businesses. Potential impacts would include the displacement of a significant number of people, disruption of power, water, and emergency services, economic losses, ground destabilization, and increased insurance premiums. Major transportation routes, including Interstate 215 and railroads, could become severely congested, temporarily blocked, or inaccessible, complicating evacuation efforts, especially for socially vulnerable populations. Landslide debris could cause medical emergencies by throwing dust and debris into the air and potentially affecting the health of nearby populations. Shelters designated for emergencies may be damaged or destroyed by landslides, increasing the risk of secondary hazards like dust inhalation for the local population.

Changes in Vulnerability

Changes in land use, development and population since the previous LHMP indicate past changes in hazard vulnerability within the planning area. Refer to Section 3.5, *Development Trends and Future Development* for a description of past and future growth within Grand Terrace. To summarize changes in development and population in the last five years, the City population has increased by 8.84 percent. The City has also experienced development and housing growth and has initiated various capital improvement projects. Changes in land use and capital improvement projects have enabled development and population growth within the planning area, particularly between Van Buren and De Berry Street, which contain areas that intersect with the landslide hazard area. Land uses intersecting with the hazard zone include residential, commercial, and public facilities. Based on population changes and development trends, it is reasonable to assume that vulnerability to landslide and rockfall has increased due to population and density increases since the 2017 LHMP.

Anticipated development and capital improvements in the next five years will enable more population growth and increased density within Grand Terrace into the future. Population and residential development are anticipated to increase in accordance with the California Department of Housing and Community Development (HCD) Regional Housing Need Allocation (RHNA). The RHNA anticipates an additional 630 housing units in the City of Grand Terrace between 2021 and 2029.

Mapped landslide hazard zones primarily include residential areas and open space followed by industrial areas. Population and density within the mapped landslide hazard zone between Van Buren and De Berry Street is expected to experience growth and continued development over the 5-year planning horizon of this LHMP. Considering the potential for population growth, additional development, increased density, and anticipated capital improvement projects throughout the City and particularly within areas intersecting with the landslide hazard area, it is reasonable to assume that vulnerability to landslide and rockfall will increase over the planning horizon of this LHMP.

4.11.7 Socially Vulnerable Populations

Section 3.6, *Socially Vulnerable Populations and Determination*, includes a detailed determination of socially vulnerable populations (SVP) within the planning area and the characteristics that make those populations more vulnerable to hazards. Mapped landslide hazard zones primarily impact the eastern portions of the City which primarily consists of Census Tract 71.04 a "Low-Medium" by the CDC Social Vulnerability Index (SVI). Additionally, landslide hazard zones are also located within Census Tracts 71.11, 71.07 and 40.04, which are ranked as "Medium-High" (71.11) and "High" (71.07 and 40.04) by the CDC SVI. However, emergency response operations during a major landslide event may impact the entirely of the City. SVPs including persons below 150 percent poverty level, unemployed civilians, housing cost-burdened individuals, populations with limited English, persons aged 65 and older, persons aged 17 and younger, persons with no high school diploma, single-parent households with children under 18, minority population, and in overcrowded housing exist throughout the City and may be particularly vulnerable to landslide. The primary concern for SVPs and other high-risk individuals in the City would be evacuations, structure stabilization, and access to resources during a major landslide event.

Socially vulnerable populations face unique challenges during landslide events. Unemployed individuals and those below the poverty level often lack resources for adequate preparation and evacuation. Elderly persons may have mobility issues and chronic health conditions that complicate evacuation efforts. Individuals with housing in structure with 10 or more units or in overcrowded housing may have limited evacuation routes and may face risk of trampling during evacuations. Populations with limited English proficiency may face challenges with emergency warnings and evacuation instructions. Single-parent households with children under 18 may have limited resources for emergency supplies and evacuation. Unhoused populations are particularly vulnerable due to their lack of shelter and access to emergency services. These factors necessitate targeted support and accessible communication to ensure the safety and well-being of these groups during landslide events.

4.12 Seismic Hazards

4.12.1 Description

The US Geological Survey (USGS) defines an earthquake as a sudden slip on a fault and the resulting ground shaking and radiated seismic energy caused by the slip (or any other sudden stress changes in the earth).[114] Faults are fractures along the earth's crust between two blocks of earth and can be defined as a strike slip, normal, or thrust faults. Earthquakes occur without warning, and result in effects such as fault rupture, ground motion, liquefaction, and landslides.

Fault Rupture

Fault rupture or surface faulting is the differential movement of two sides of a fracture, where the ground breaks apart. The length, width, and displacement of the ground characterize surface faults, which occur based on the type of underlying fault. Faults occur at boundaries between large sections of the earth's surface, called tectonic plates. Most of California underlies the North

[114] USGS, *The Science of Earthquakes*, https://www.usgs.gov/programs/earthquake-hazards/science-earthquakes#:~:text=The%20surface%20where%20they%20slip,Sometimes%20an%20earthquake%20has%20foreshocks., accessed September 19, 2024.

American plate, however, the City of Grand Terrace is located on the Pacific plate. The San Andreas Fault is the main boundary between North American and Pacific plates, but other fault lines can be found up to 200 miles away. The presence of the San Andreas Fault and other regional faults is the reason for frequent seismic activity in California.

Where surface traces of active faults are found in California, an Alquist-Priolo fault zone is mapped. A regulatory zone, which is a 500-foot buffer, is then created around the mapped Alquist-Priolo fault zone.[115] If an active fault has a potential for surface rupture, a structure for human occupancy cannot be placed over the fault and must be a minimum distance from the fault (generally fifty feet). The intent of the Alquist-Priolo Act is to reduce losses from surface fault rupture, and to prevent the construction of buildings used for human occupancy on the surface trace of active faults. Before a new development is permitted, cities and counties require a geologic investigation to demonstrate that proposed buildings will not be constructed on active faults. [116]

Ground Shaking

Ground motion is the movement of the earth's surface from earthquakes. Ground motion is produced by seismic waves that are generated by sudden slip on a fault or sudden pressure at the explosive source and travel through the earth and along its surface.[117] Seismic waves produce ground vibrations above the surface. The severity of the vibration increases with the amount of energy released and decreases with distance from the causative fault or epicenter. Soft soils can further amplify ground motion.[118]

Seismic shaking can be strong enough to result in widespread devastation or be virtually undetectable by the average person. The intensity of seismic shaking is a result of the release by the fault rupture (how much of the accumulated stress was released), the length of the rupture (the longer the slip along the fault line, the greater the shaking), and the depth at which the rupture occurs (ruptures that occur closer to the surface often cause stronger shaking). Usually, areas closest to the site of the rupture experience the greatest shaking, although differences in geology and soil can also have an impact. Seismic shaking can damage or destroy buildings and structures and may cause partial or total collapse. Ground movement can damage or destroy infrastructure on or beneath the surface, such as roads, rail lines, and utility lines and pipes. This in turn, can cause hazardous materials releases, water main breaks, and other dangerous situations resulting from infrastructure failure. Falling debris and structures also create a risk of injury or death.

Liquefaction

Liquefaction occurs when ground shaking causes saturated soils, primarily clay-free deposits such as sand or silt, to lose strength and act like a viscous fluid. Certain soils are more susceptible

[115] California Department of Conservation, *Alquist-Priolo Earthquake Fault Zones*, https://www.conservation.ca.gov/cgs/alquist-priolo, accessed September 19, 2024.
[116] USGS, *Alquist-Priolo Faults*, https://earthquake.usgs.gov/education/geologicmaps/apfaults.php, accessed September 19, 2024.
[117] USGS, *Earthquake Glossary – Ground Motion*, https://www.usgs.gov/glossary/earthquake-hazards-program#:~:text=of%20the%20ground.-,Ground%20motion,earth%20and%20along%20its%20surface., accessed September 19, 2024.
[118] FEMA, *Multi-Hazard Identification and Risk Assessment - Subpart D: Seismic Hazards*, file:///C:/Users/Audrey.tamayo/Downloads/481396.pdf, January 1, 1997.

to liquefaction, particularly younger and looser sediment closer to the water table. According to FEMA, liquefaction causes three types of ground failure, as described below:

- Lateral spreads involve the lateral movement of large blocks of soil as a result of liquefaction of an underlying layer. They generally develop on gentle slopes, most commonly between 0.3 and 3 degrees. Horizontal movements commonly are as much as 10 to 15 feet. However, where slopes are particularly favorable, and the duration of ground shaking is long, lateral movement may be as much as 100 to 150 feet. Lateral spread usually breaks up internally, forming numerous fissures and scarps.
- Flow failures consist of liquefied soil or blocks of intact material riding on a layer of liquefied soil and are the most catastrophic type of ground failure caused by liquefaction. They commonly move several feet and up to dozens of miles under certain conditions. Flow failures usually form in loose saturated sands or silts on slopes greater than three degrees.
- Loss of bearing strength occurs when the soil supporting buildings or other structures liquefies. When large deformations occur, structures settle and tip. The general subsurface geometry required for liquefaction-caused bearing failures is a layer of saturated, cohesionless soil that extends from near the ground surface to a depth equal to about the width of the building.

4.12.2 Location/Extent

Fault Rupture/Ground Motion

Ground motion would be particularly damaging to residential buildings constructed of wood or reinforced masonry construction, and to mobile homes. Other buildings that do not typically perform well in earthquakes are soft-story buildings. These types of buildings have a story (typically the first floor) that lacks adequate strength or toughness due to too few shear walls.

The most common measures of ground shaking during an earthquake event, the Richter Magnitude and Modified Mercalli Intensity scales, are described below. In addition, mapped areas most at risk for fault rupture and ground shaking are discussed below.

The City is located within the Southern California region, known to be seismically active. There are no faults that traverse the City however, the City is near many active faults such as the San Jacinto fault zone, Crafton Hills fault zone, and the San Andreas fault zone. Table 4-16, *Local Earthquake Faults Within 25 Miles of Grand Terrace*, lists each active and potentially active fault near the City of Grand Terrace, distance to the City, type of faulting, last major rupture, slip rate, interval between major ruptures, and estimated magnitude.

Table 4-16
Local Earthquake Faults Within 25 Miles of Grand Terrace

Fault Name	Distance[1] (miles)	Type of Faulting	Last Major Rupture	Slip Rate (mm/yr)	Interval Between Major Ruptures	Estimated Magnitude[2] (Mw)
San Jacinto Fault	0.2	Right-lateral strike-slip	April 9, 1969, 6.5 Mw on Coyote Creek segment	7 – 17	100 – 300 years, per segment	6.5 – 7.5

Fault Name	Distance[1] (miles)	Type of Faulting	Last Major Rupture	Slip Rate (mm/yr)	Interval Between Major Ruptures	Estimated Magnitude[2] (Mw)
San Andreas Fault Zone	9.5	Right-lateral strike slip	January 9, 1857 (Mojave segment); April 18, 1906 (Northern segment)	About 20 -35	Average of about 140 years on the Mojave segment; recurrence interval varies greatly -- < 20 yrs (at Parkfield only) – 300+ yrs	6.8 - 8.0
Sierra Madre Zone	11.7	Reverse	Holocene	0.36 – 4.0	Estimated several thousand years	6.0 – 7.0
Red-Hill Etiwanda Avenue Fault	13.1	Thrust	Late Quaternary	Unknown	Unknown	6.0 – 7.0
Elsinore Fault Zone	18.5	Right-lateral strike-slip	May 15, 1960, 6.0 Mw	Roughly 4.0	Roughly 250 years	6.5 – 7.5
San Jose Fault	22.75	Left-lateral strike-slip; minor reverse component possible	February 28, 1990, 5.4 M_L	0.2 – 2.0	Unknown	6.0 – 6.5 M_L
Banning Fault	23	Right-lateral strike-slip	Holocene	Unknown	Unknown	6.0 – 7.2

Notes:
1. Estimated Distance
2. In Mw (Moment Magnitude)

Source: Southern California Earthquake Data Center, *Earthquake Information*, https://scedc.caltech.edu/earthquake/faults.html, accessed September 23, 2025.

The list below shows more information on more researched faults, however, unknown fault lines included in the list may pose a grave threat to the planning area as well.

- The San Jacinto Fault Zone runs from San Bernardino to the Superstition Mountains south of the Salton Sea and is approximately 0.2 miles from the City at its closest point. The last major event along this fault was the Borrego Mountain earthquake in 1968, which measured 6.5 on the moment magnitude scale. The Southern California Earthquake Data Center estimates that major events along this fault could measure 6.5 to 7.5 on the moment magnitude scale.
- The Crafton Hills Fault Zone is about 20 km, consisting of at least 10 faults. This fault is caught between a wedge between the San Andreas fault and the San Jacinto fault zone which both have a right-lateral slip. Thus, the area between the two, near the intersection, is being pulled apart.119

[119] Southern California Earthquake Data Center, *Crafton Hills Fault Zone*, https://scedc.caltech.edu/earthquake/craftonhills.html, accessed September 30, 2024.

- The San Andreas Fault, the largest and most well-known of California's faults, runs from Cape Mendocino to the Salton Sea. It is approximately 9.5 miles from the City at its closest point. It has caused numerous major earthquakes throughout California's history, including the 1906 San Francisco earthquake that destroyed much of that city and the 1989 Loma Prieta earthquake that caused widespread damage in the San Francisco Bay Area. The central portion of the San Andreas Fault was responsible for an earthquake measuring an estimated 7.9 on the moment magnitude scale, the strongest in California's recorded history in 1857 near the town of Parkfield (approximately 170 miles from the City). The Southern California Earthquake Data Center estimates that a future major event along the southern part of the San Andreas Fault could measure 6.8 to 8.0 on the moment magnitude scale. The recurrence interval along the fault varies greatly, from less than 20 years to more than 300 years between events.[120]
- The Whittier-Elsinore Fault Zone runs from the Chino Hills region to the California-Mexico border and is approximately miles from the City at its closest point. Near Chino Hills it splits into two separate segments, the Chino Fault and the Whittier Fault. This fault is believed to cause a major event approximately every 250 years with a probable magnitude of 6.5 to 7.5.[121] The last major event along this fault was a 1910 earthquake measuring an estimated 6.0 on the moment magnitude scale.
- The Sierra Madre Fault Zone runs along the southern edge of the San Gabriel Mountains from La Cañada-Flintridge to Claremont, approximately 16 miles from the City at its closest point. It is made up of five segments; scientists are unclear if any event along this fault could be limited to one segment or if events along multiple segments are possible. The last major event along the Sierra Madre Fault Zone is believed to have happened within the past 10,000 years, although no specific event is known. The Southern California Earthquake Data Center estimates that it is capable of producing an event measuring 6.0 to 7.0 on the moment magnitude scale.[122]
- Red Hill Fault also known as the Etiwanda Avenue Fault is a 25 km long fault that is often considered to be a part of the Cucamonga fault zone.[123]

Alquist-Priolo Fault Zones

Alquist-Priolo earthquake fault zones are regulatory zones surrounding the surface traces of active faults in California as mapped and defined by the California Department of Conservation. The City of Grand Terrace is not located within an Alquist Priolo Fault Zone; however, the City's northern and eastern boundary is near the Alquist Priolo Fault Zone due to the presence of the San Jacinto Fault; refer to Figure 4-12, *Earthquake Epicenters*.

There are two scales commonly used by scientists to measure earthquakes: the Moment Magnitude Scale and the Modified Mercalli Intensity Scale. The moment magnitude scale is based on the now largely unused Richter scale and measures the amount of energy released by the earthquake. The Modified Mercalli Intensity Scale (MMI Scale) measures the effects of the earthquake and is based on qualitative observations rather than a mathematical basis. The

[120] Southern California Earthquake Data Center, *San Andreas Fault Zone*, https://scedc.caltech.edu/earthquake/sanandreas.html, accessed July 23, 2024.
[121] Southern California Earthquake Data Center, *Elsinore Fault Zone*, https://scedc.caltech.edu/earthquake/elsinore.html, accessed July 23, 2024.
[122] Southern California Earthquake Data Center, *Sierra Madre Fault Zone*, https://scedc.caltech.edu/earthquake/sierramadre.html, accessed July 23, 2024.
[123] Southern California Earthquake Data Center, Red Hill Fault, https://scedc.caltech.edu/earthquake/redhill.html

intensity scale consists of a series of certain key responses such as people awakening from sleep, movement of furniture, damage to chimneys, and destruction. Although numerous scales have been developed to evaluate earthquake effects, the scale currently used in the United States is the Modified Mercalli Intensity Scale. This scale, composed of twelve increasing levels of intensity ranging from imperceptible shaking to catastrophic destruction, is designated by Roman numerals I through XII. Table 4-17, *Modified Mercalli Intensity Scale*, shows the different categories of the Mercalli intensity scale.

Table 4-17
Modified Mercalli Intensity Scale

Intensity	Shaking	Description/Damage
I	Non felt	Not felt except by a very few under especially favorable conditions.
II	Weak	Felt only by few persons at rest, especially on upper floors of buildings.
III	Weak	Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
IV	Light	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	Moderate	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
VI	Strong	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
VII	Very Strong	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	Severe	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	Violent	Damage considerable in specifically designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
X	Extreme	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.
Source: USGS, *The Modified Mercalli Intensity Scale*, https://www.usgs.gov/natural-hazards/earthquake-hazards/science/modified-mercalli-intensity-scale?qt-science_center_objects=0#qt-science_center_objects, accessed December 18, 2024.		

Magnitude and intensity measure different characteristics of earthquakes but often correlate. Magnitude measures the energy released at the source of the earthquake, determined by measurements on seismographs. Intensity measures the strength of shaking produced by an earthquake at a certain location and is determined by effects on people, structures, and the natural environment. Refer to Table 4-18, *Moment Magnitude and Modified Mercalli Intensity Scale Comparison*, which lists the intensities that are typically observed at locations near the epicenter of earthquakes of different magnitudes.

Table 4-18
Moment Magnitude and Modified Mercalli Intensity Scale Comparison

Moment Magnitude	Typical Maximum Modified Mercalli Intensity
1.0 – 3.0	I
3.0 – 3.9	II – III
4.0 – 4.9	IV – V
5.0 – 5.9	VI – VII
6.0 – 6.9	VIII – IX
7.0 or higher	X or higher
Source: USGS, *Earthquake Magnitude, Energy Release, and Shaking Intensity,* https://www.usgs.gov/natural-hazards/earthquake-hazards/science/earthquake-magnitude-energy-release-and-shaking-intensity?qt-science_center_objects=0#qt-science_center_objects, accessed December 18, 2024.	

Figure 4-12
Earthquake Epicenters

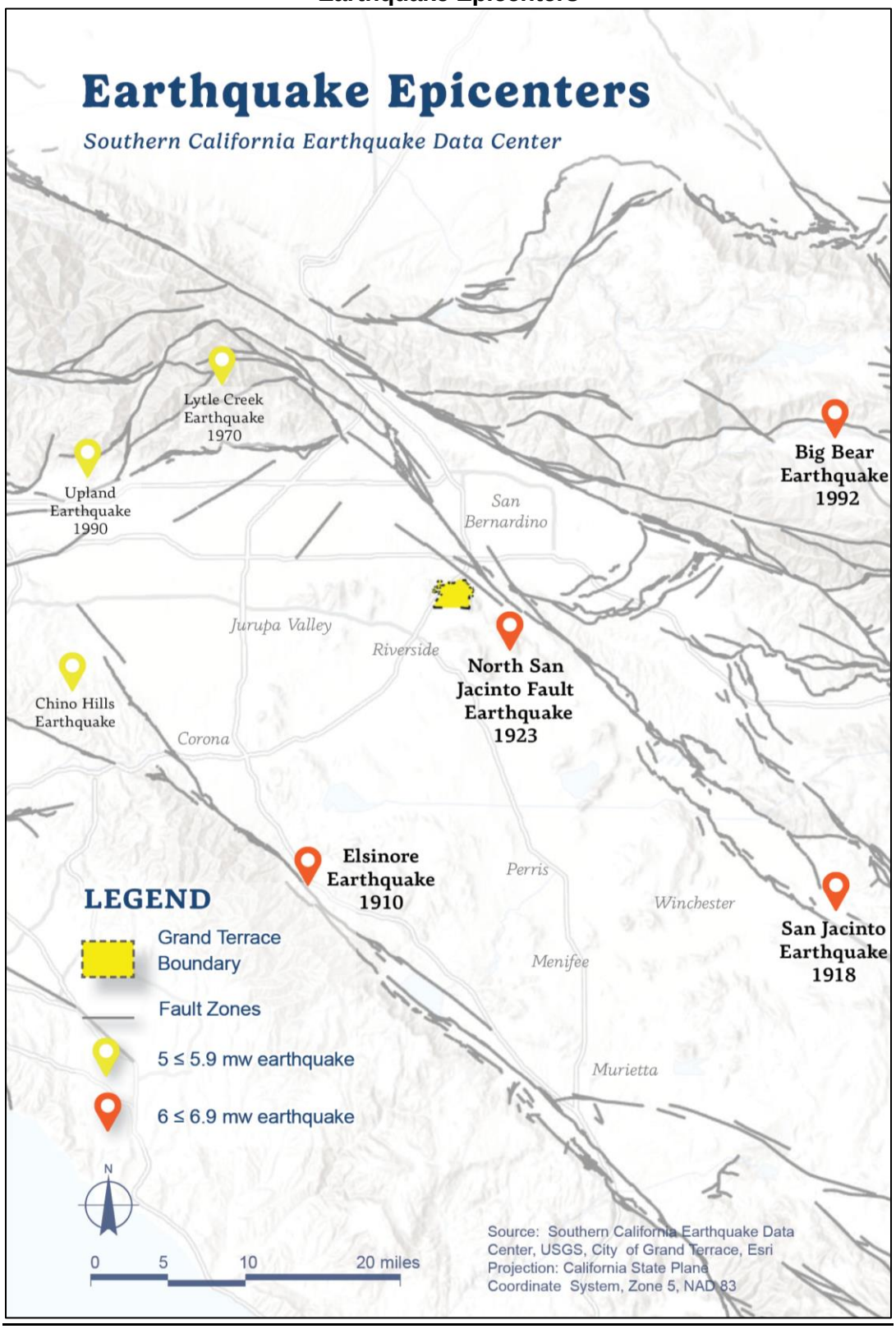
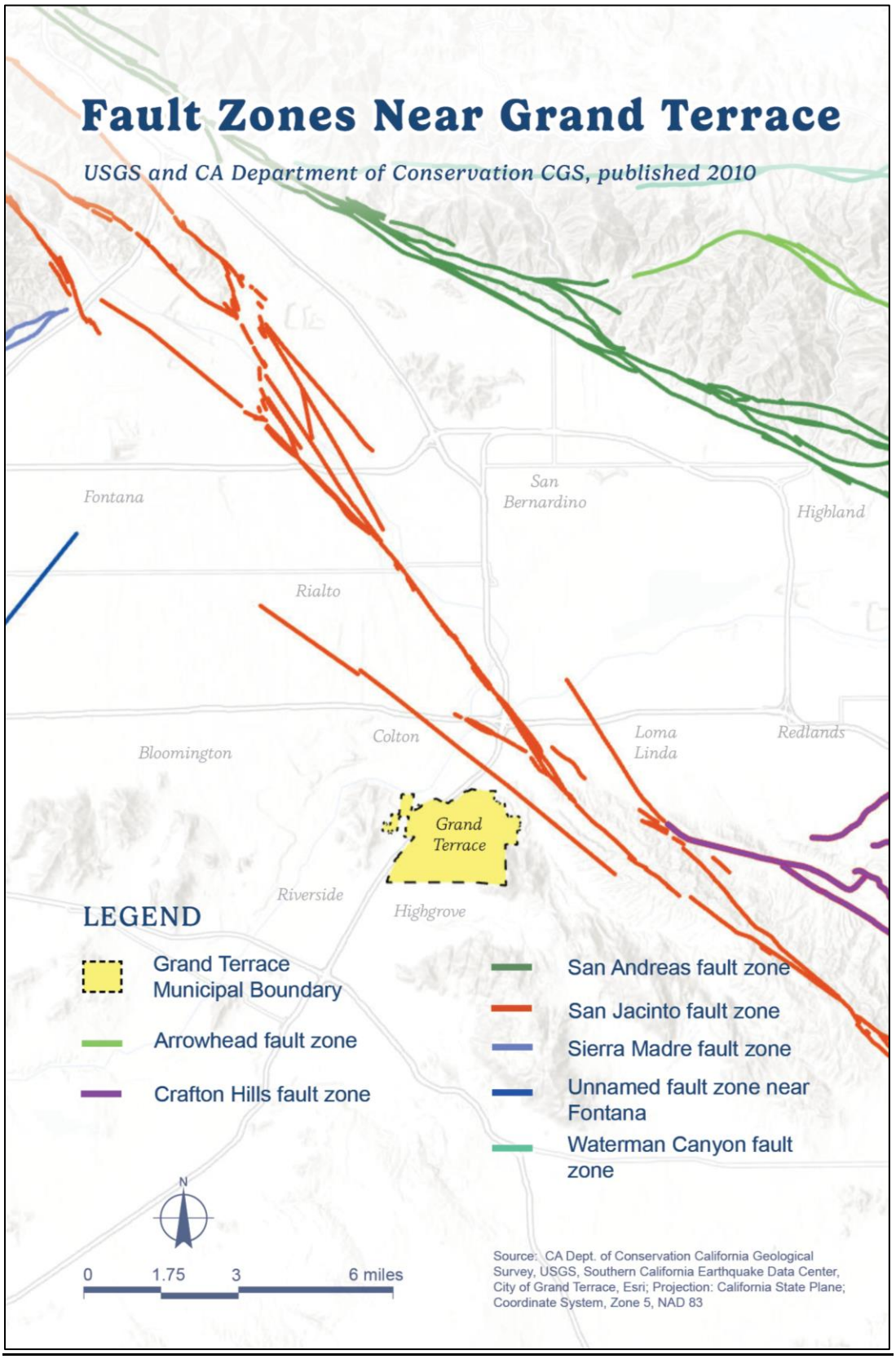


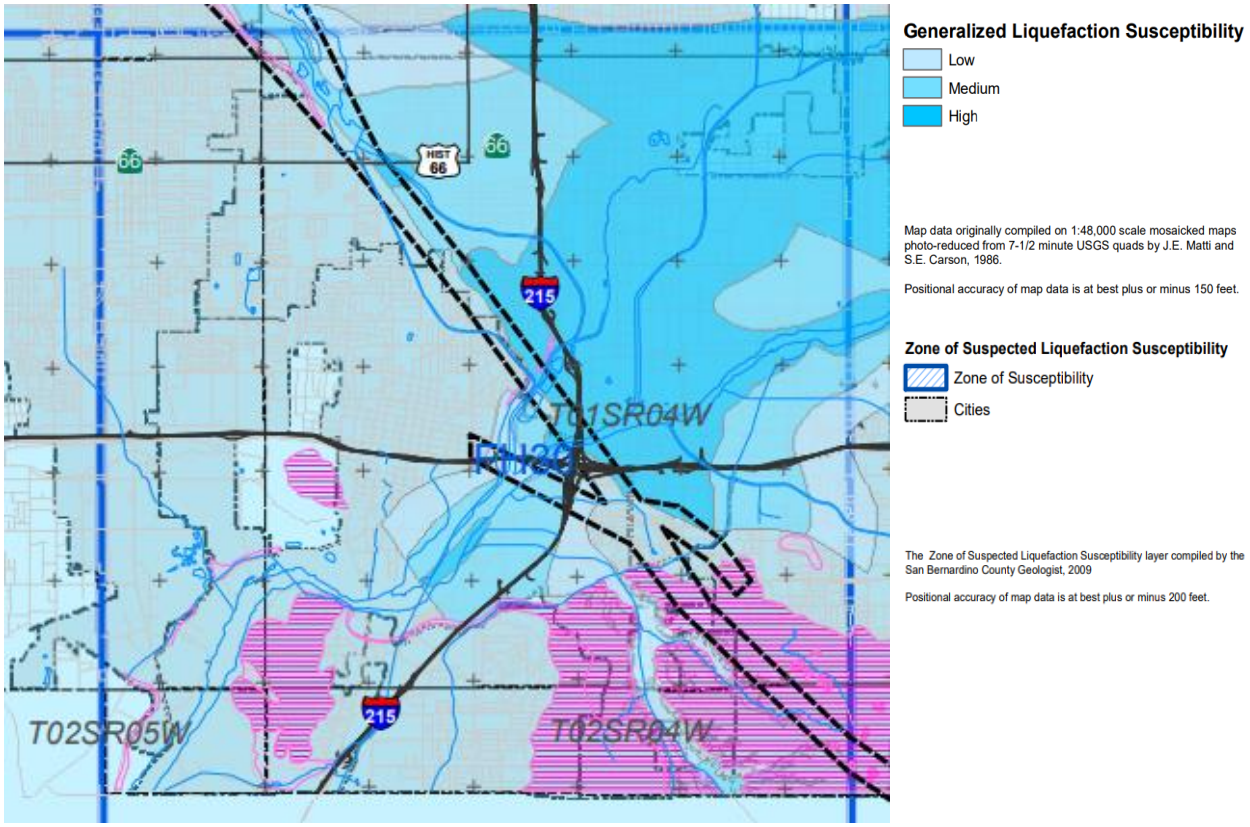
Figure 4-13
Seismic Fault Zones Near Grand Terrace



Liquefaction

The potential for liquefaction exists in areas susceptible to ground shaking with loose soils and/or shallow groundwater. Given the active faults in the region, and the presence of geologically young, unconsolidated sediments, liquefaction is possible throughout the City. The San Bernardino County Land Use Plan identified the City of Grand Terrace as a part of the generalized liquefaction susceptibility zone in 2009. Figure 4-14 shows the Blue Mountain and northern half of the City to have low liquefaction susceptibility while the northwestern portion of the City has medium generalized liquefaction susceptibility. The liquefaction hazard does not have a specifically identified hazard zone and could therefore potentially impact the entire planning area.

Figure 4-14
San Bernardino County Geological Hazard Overlays Liquefaction including the City of Grand Terrace



Source: Geological Hazard Overlays, San Bernardino County Land Use Plan, General Plan, https://www.sbcounty.gov/Uploads/lus/GeoHazMaps/EHFHC_20100309new.pdf, published 2009, accessed December 18, 2024

4.12.3 Previous Occurrences

Fault Rupture & Ground Shaking

Table 4-16, *Significant Historical Earthquakes in Southern California*, identifies the major earthquakes that have occurred in southern California. As shown in Table 4-X, multiple regional

major earthquakes over the past two decades have resulted in seismic ground shaking in the City of Grand Terrace.

Table 4-19
Significant Historical Earthquakes in Southern California

Earthquake Name	Year	Estimated Magnitude
Elsinore	1910	6.0
San Jacinto	1918	6.8
North San Jacinto	1923	6.3
Long Beach	1933	6.4
San Fernando	1971	6.5
Whittier Narrows	1987	5.8
Newport Beach	1989	4.7
Landers Earthquake	1992	7.3
Big Bear Earthquake	1992	6.3
Northridge	1994	6.7
Hector Mine Earthquake	1999	7.1
Yorba Linda	2002	4.6
Chino Hills	2008	5.4
Ridgecrest Sequence	2019	7.1
San Jacinto Fault Zone Earthquake	2020	4.9
Source: Southern California Earthquake Data Center, *Significant Earthquakes and Faults*, http://scedc.caltech.edu/significant/index.html, accessed September 30, 2024.		

Two recent earthquakes occurred near the City of Grand Terrace that were both under 5 Mw. In March 2022, a 3.4 Mw earthquake occurred in the City of Rancho Cucamonga approximately 25 miles from the City of Grand Terrace.[124] A 2.9 aftershock followed this earthquake. The depth of the quake was 4.3 miles. Light shaking was felt as far west as the City of South Gate, as far south as Laguna Beach and east in Redlands. Additionally, in July 2022, a 3.3 Mw earthquake occurred in the Inland Empire. A 2.9 aftershock was reported an hour later.[125]

Liquefaction

Comprehensive, historic accounts of damage within the City of Grand Terrace from liquefaction are not readily available. San Bernardino County has had instances of liquefaction but not near the City of Grand Terrace. The County also depicts low generalized liquefaction susceptibility in the City, with medium susceptibility along the Interstate 215 in the western portion of the City.[126]

No federally declared or state declared disasters related to liquefaction have occurred including the City of Grand Terrace within the last five years; refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area*.

[124] KTLA 5, *3.4 magnitude earthquake shakes up Inland Empire*, https://ktla.com/news/local-news/3-4-magnitude-earthquake-shakes-up-inland-empire/, published March 22, 2022 accessed September 30, 2024.
[125] NBC Los Angeles, *Rancho Cucamonga Earthquake Rattles Inland Empire Today,* https://www.nbclosangeles.com/news/local/rancho-cucamonga-earthquake-today-inland-empire/2938504/, published July 14, 2022, accessed July 14, 2022.
[126] San Bernardino County Land Use Plan, *General Plan Geological Hazards Overlays,* https://www.sbcounty.gov/Uploads/lus/GeoHazMaps/EHFHC_20100309new.pdf, published 2010, accessed October 2, 2024.

4.12.4 Probability of Future Occurrences

Fault Rupture & Ground Shaking

The southern California region is known to be seismically active, and thus the probability for future seismic hazard occurrences is considered likely. A likely probability means there is between 10 and 100 percent probability in next year or has a recurrence interval of 10 years or less. The LHMP planning team assigned a high hazard planning consideration to the hazards and impacts associated with seismic hazards based upon a likely probability and expected impacts of future events. Given the historic seismic events in the region and presence of several local/regional faults, it is certain that such events will continue. The USGS Uniform Earthquake Rupture Forecast Version 3 released in 2017 provides a perspective of the likelihood each California region will experience a magnitude 6.7 or larger earthquake in the next 30 years; refer to Table 4-20, *Likelihood of One or More Earthquakes Occurring in the Next 30 Years in Southern California Region by Fault*. The San Jacinto fault located the nearest to the City shows higher probabilities for an earthquake greater than 6.7 M in the next 30 years compared to San Jacinto and Elsinore Fault. It is noted that while less likely, an earthquake on the San Jacinto Fault would have the highest probability for fault rupture and ground shaking nearest the City.

Table 4-20
Likelihood of One or More Earthquakes Occurring in the Next 30 Years in Southern California Region by Fault

Magnitude	Whittier Fault	Elsinore Fault	San Jacinto	San Andreas
M ≥ 6.7	1.17%	3.66%	5.41%	19.21%
M ≥ 7.0	1.07%	1.82%	5.39%	12.86%
M ≥ 7.5	0.58%	0.90%	5.28%	10.21%
M ≥ 8.0	< 0.01%	<0.01%	2.75%	3.24%
Source: U.S. Department of the Interior and U.S. Geological Survey, *The Third California Earthquake Rupture Forecast (UCERF3)*, March 2015.				

The impact and potential losses of such an event reveal significant risk and could be devastating to not only the planning area and San Bernardino County but the entire Southern California region. With the highly concentrated County population of more than 2 million and the heavy use of the transportation infrastructure, a major earthquake could virtually shut down large portions of Southern California. This would ultimately result in substantial impacts to the City.

Table 4-21, *Possibility of Earthquakes in Southern California* shows the average time between earthquakes in the various regions together with the likelihood of having one or more such earthquakes in the next 30 years (starting from 2014).[127] Values listed in parentheses indicate the factor by which the rates and likelihoods have increased, or decreased, since the previous model (UCERF2). “Readiness” indicates the factor by which likelihoods are currently elevated, or lower, because of the length of time since the most recent large earthquakes (see text). These values include aftershocks. It is important to note that actual repeat times will include a high degree of variability and will almost never exactly equal to the average listed here.

[127] USGS, *UCERF3: A New Earthquake Forecast for California’s Complex Fault System*, https://pubs.usgs.gov/fs/2015/3009/pdf/fs2015-3009.pdf, published March 2015, accessed December 18, 2024.

Table 4-21
Possibility of Earthquakes in Southern California Region

Magnitude (greater than or equal to)	Average repeat time (years)	30-year likelihood of one or more events	Readiness
5	0.24 (0.7)	100% (1.0)	1.0
6	2.3 (0.9)	100% (1.0)	1.0
6.7	12 (2.1)	93% (1.0)	1.0
7	25 (1.4)	75% (0.9)	1.1
7.5	87 (1.2)	36% (0.9)	1.2
8	522 (0.4)	7% (2.5)	1.3
Source: USGS, *UCERF3: A New Earthquake Forecast for California's Complex Fault System,* https://pubs.usgs.gov/fs/2015/3009/pdf/fs2015-3009.pdf, published March 2015, accessed December 18, 2024.			

Liquefaction

Because there are several areas in the planning area that are located within an identified liquefaction zone, the probability for future occurrences is likely. A likely probability means between 10 and 100 percent probability in next year or has a recurrence interval of 10 years or less. The LHMP planning team assigned a high hazard planning consideration to the hazards and impacts associated with seismic hazards including liquefaction based upon a likely probability and expected impacts of future events. Because seismic activity is expected to continue in the southern California region, liquefaction should also be expected and anticipated as a secondary impact in the planning area from this hazard.

However, it should be noted that liquefaction would only be triggered by a significant earthquake event within one of the fault zones close to the City. As previously noted, the San Jacinto Fault has limited probability to produce a 6.7 M earthquake or greater in the next 30 years. This would then reduce the probability of future liquefaction as a result of an earthquake on this fault. Earthquakes are more probable to occur on the San Andres Fault, however still located several miles from the planning area and depending on the epicenter and magnitude of the earthquake, may not be strong enough to trigger liquefaction within the jurisdiction.

4.12.5 Climate Change

Fault Rupture & Ground Shaking

Both fault rupture and ground shaking are caused by seismic activity, which is not correlated with climate change. Thus, fault ruptures or ground shaking is not more likely to occur as climate change impacts become more significant.

Liquefaction

Climate change may increase susceptibility to liquefaction. Climate change is likely to bring more severe rain events to southern California, increasing the amount of water saturation in loose soils. Saturated soils are known to be at risk for liquefaction or ground failure in an earthquake. Thus, heavy periods of rain combined with a local earthquake with strong ground shaking could increase the likelihood of liquefaction potential.

4.12.6 Vulnerability Assessment

Seismic ground shaking and ground motion from a nearby or regional earthquake would potentially impact the entirety of Grand Terrace. A closer fault rupture would generally result in more significant ground shaking; however, a large-magnitude regional earthquake would also cause significant ground shaking throughout the City. It is reasonable to assume that the entirety of Grand Terrace is vulnerable including all critical facilities, infrastructure systems, structures, residential and non-residential buildings and the 13,104 population.

Seismic ground shaking would potentially have devastating impacts on City residents, businesses, and critical infrastructure. It can cause buildings to collapse, leading to injuries and fatalities, and disrupt essential services like power, water, and transportation. Damage to critical infrastructure and essential City facilities, such as public buildings, fire, and police services, can severely hinder communication, emergency response efforts and evacuations. This disruption can delay evacuations and search and rescue operations, complicate coordination efforts, and leave residents without vital services during and after an earthquake or seismic event, exacerbating the overall impact of the disaster.

As the San Jacinto Fault is only 0.2 miles from the City boundary, the northeastern portion of the City may be vulnerable to fault rupture. Critical facilities that may be impacted due to ground shaking and fault rupture.

Liquefaction

As there is potential for the City to experience liquefaction, areas near the Santa Ana River may be at risk for this hazard. Although more research and mapping need to be done to determine a better estimate of liquefaction hazard zones, populations in the northwestern section of the City may be at risk. Vulnerable critical facilities can include those that serve as community lifelines providing safety and security, water systems, and transportation.

Changes in Vulnerability

Changes in land use, development and population since the previous LHMP indicate past changes in hazard vulnerability within the planning area. Refer to Section 3.5, *Development Trends and Future Development* for a description of past and future growth within Grand Terrace. To summarize, changes in development and population in the last five years, the City population has increased by 8.84 percent. The City has also experienced development and housing growth and has initiated various capital improvement projects. Changes in land use and capital improvement projects has enabled residential development and population growth within the planning area. Based on population changes and development trends, it is reasonable to assume that vulnerability to seismic hazards has increased due to additional population growth and density in the planning area since the 2017 LHMP.

Anticipated development and capital improvements in the next five years will enable more population growth and increased density within Grand Terrace into the future. Population and residential development are anticipated to increase in accordance with the California Department of Housing and Community Development (HCD) Regional Housing Need Allocation (RHNA). The RHNA anticipates an additional 630 housing units in the City of Grand Terrace between 2021 and 2029.

Ground shaking due to an earthquake will include all community lifelines within the City. Population and density within the planning area, which faces vulnerability to ground shaking, is

expected to experience growth and continued development over the 5-year planning horizon of this LHMP. Considering the potential for population growth, additional residential development, increased density, and anticipated capital improvement projects throughout the City and within seismic hazard zones, it is reasonable to assume that vulnerability to seismic hazards will increase over the planning horizon of this LHMP.

4.12.7 Socially Vulnerable Populations

Section 3.6, *Socially Vulnerable Populations and Determination*, includes a detailed determination of socially vulnerable populations (SVP) within the planning area and the characteristics that make those populations more vulnerable to hazards. As ground shaking will impact the entirety of the City all census tracts with socially vulnerable populations (SVPs) will be impacted. However, census tracts 40.04 and 71.07, which have higher levels of vulnerability, may have more of an impact than census tracts 71.06, 71.11, and 71.04. SVPs in these census tracts including persons below 150 percent poverty level, unemployed civilians, housing cost-burdened individuals, populations with limited English, persons aged 65 and older, persons aged 17 and younger, persons with no high school diploma, single-parent households with children under 18, minority population, and in overcrowded housing exist throughout the City and may be particularly vulnerable to ground shaking. The primary concern for SVPs and other high-risk individuals in the City would be evacuations and access to resources.

Unemployed individuals, populations below the 150 percent poverty level, persons with no high school diploma, single-parent households, households with housing cost-burdens, and overcrowding are particularly vulnerable to the impacts of seismic ground shaking and liquefaction due to limited financial resources for adequate preparation, such as retrofitting homes or purchasing emergency supplies. These SVPs may live in older, less resilient structures that are more susceptible to damage. During evacuations and emergency responses, these residents may face challenges accessing transportation and temporary housing. Persons aged 65 and older may have mobility issues and chronic health conditions that complicate evacuation and access to emergency services during seismic events. Children under 18 may have difficulty with communication and transportation in the event of a ground shaking event. Limited English populations are more vulnerable to seismic ground shaking and liquefaction due to barriers in accessing information and resources for adequate preparation. Language barriers can hinder evacuation orders and emergency response instructions, leading to delays and increased risk during evacuations. During evacuations and emergency responses, these groups face significant challenges in finding temporary housing and accessing medical care. These factors necessitate targeted support and accessible communication to ensure the safety and well-being of these groups during a ground shaking event.

4.13 Severe Weather Hazards

4.13.1 Description

Extreme Heat

Extreme heat conditions refer to temperatures that are significantly higher than average for a particular regional location and time of year. Extreme or excessive heat can be a combination of high heat and high humidity, leading to heat-related illness. The heat index, or the apparent temperature, is what the temperature feels like to the human body when relative humidity and air temperature are both considered. Relative humidity can significantly increase the heat index and contribute to dangerous health conditions.[128] High heat and humidity can cause heat-related illness, including heat cramps, heat exhaustion, and heat stroke.[129]

Extreme heat is location specific and determined based on average temperature for a given location. While there is no universal definition for an extreme heat event, the 2023 California State Hazard Mitigation Plan (SHMP) defines extreme heat as temperatures that hover 10ºF or more above the average high temperatures for a region for several days or weeks.[130]

A heat wave is a period of abnormally hot weather generally lasting more than two days.[131] The threat of extreme heat can be higher in urban areas, where dark-colored roofs and paving materials cause the air temperature to be hotter. The dense concentrations of pavement, buildings, and other surfaces that absorb and retain heat is known as the urban heat island effect.[132]

Urban Heat Island Effect

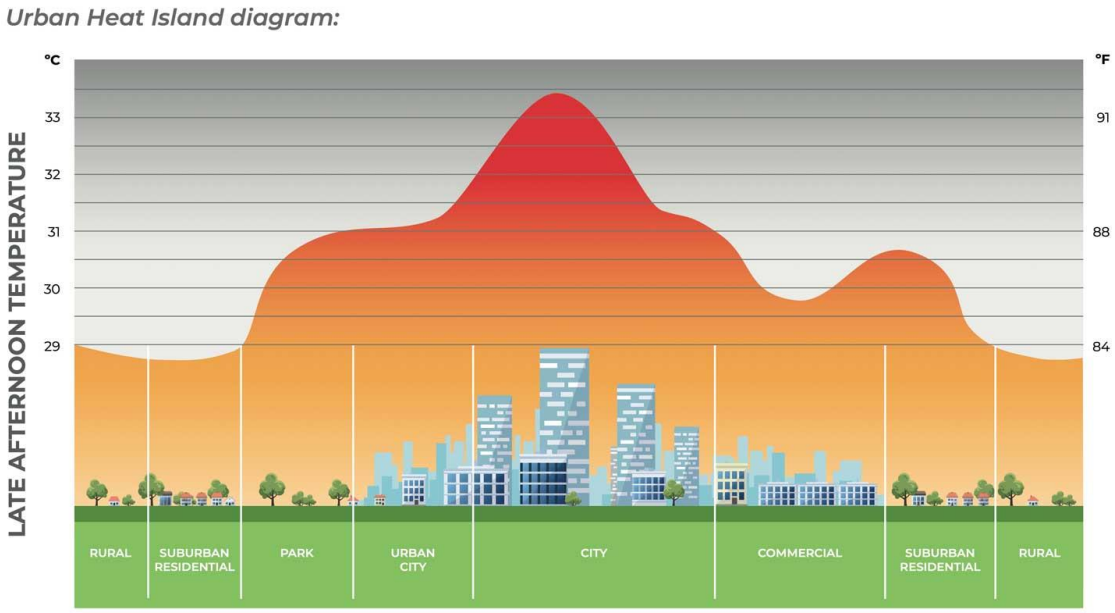
Large, urbanized areas can experience higher temperatures, greater pollution, and more negative health impacts during hot summer months in comparison to more rural communities.[133] This phenomenon is known as an urban heat island where heat islands are created by a combination of absence of vegetation which provides evaporative cooling, health-absorptive surfaces such as dark pavement and roofing, and heat-generating activities such as engines and generators. The concentration of heat in urban areas can pose health risks both due to heat exposure and the enhanced formation of air pollutants especially ozone. The U.S. Environmental Protection Agency states that daytime temperatures in urban areas are on average 1 to 6°F higher than in rural areas, while nighttime temperatures can be as much as 22°F higher as heat is gradually released from buildings and pavement.[134] This limits the ability of people to cool before the heat of the next day and causes risks of illness and fatalities.

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[128] National Weather Service, *What is the Heat Index?*, https://www.weather.gov/ama/heatindex#:~:text=The%20heat%20index%2C%20also%20known,sweat%20to%20cool%20itself%20off., accessed September 20, 2024.
[129] CDC, *Heat-related Illness*, https://www.cdc.gov/niosh/heat-stress/about/illnesses.html, accessed September 20, 2024.
[130] Cal OES, *2023 California State Hazard Mitigation Plan*, https://www.caloes.ca.gov/wp-content/uploads/Hazard-Mitigation/Documents/2023-California-SHMP_Volume-1_11.10.2023.pdf, accessed September 20, 2024.
[131] National Weather Service NOAA, *During a Heat Wave*, https://www.weather.gov/safety/heat-during, published 2024, accessed September 20, 2024.
[132] US EPA, *Reduce Urban Heat Island Effect*, https://www.epa.gov/green-infrastructure/reduce-urban-heat-island-effect#:~:text=%22Urban%20heat%20islands%22%20occur%20when,heat%2Drelated%20illness%20and%20mortality, accessed September 20, 2024.
[133] California Environmental Protection Agency, Understanding the Urban Heat Island Index, https://calepa.ca.gov/climate/urban-heat-island-index-for-california/understanding-the-urban-heat-island-index, accessed August 8, 2024.
[134] Ibid.

Urban heat islands may be priority areas for education and public health preparedness for extreme heat. The urban heat island effect is measured using the urban heat island index. The Index score is based on hour-by-hour atmospheric modeling over two three-month-long summer seasons and is reported in degree-hours per day on a Celsius scale.[135] The approximate conversion to a total number of degrees in Fahrenheit per day, divide the index by 24 hours and multiply the result by 1.8 degree. For an example, the highest degrees-hours per day in the City of Grand Terrace is 180.5, thus the approximate average temperature difference between rural and urban in that area is 13.5°F.

Figure 4-15
Urban Heat Island Diagram



Source: Pritchard & Pritchard, What do Green Roofs do? https://green-roofs.co.uk/what-do-green-roofs-do/*, published November 1, 2022, accessed September 20, 2024.*

Heavy Rains

Heavy rains refer to events during which the amount of rainfall in a location substantially exceeds normal or typical rainfall conditions. Heavy precipitation is not necessarily an indicator that the total amount of precipitation has increased, rather that precipitation is occurring in more intense events. Changes in precipitation intensity, coupled with changes in the interval between events, can affect overall precipitation totals.[136] Potential impacts of heavy rains include property damage, soil erosion, and increased flood risk (refer to Section 4.8, *Flood*), which in turn contribute to other hazards such as debris flows, flooding, and landslides (refer to Section 4.11, *Landslide & Rockfall*). The contribution of heavy rains to other hazards has the potential to cause significant property damage and loss of life within the planning area.

[135] California Environmental Protection Agency, *Understanding the Urban Heat Island Index*, https://calepa.ca.gov/climate/urban-heat-island-index-for-california/understanding-the-urban-heat-island-index/#:~:text=The%20Index%20is%20calculated%20as,day%20on%20a%20Celsius%20scale., accessed September 20, 2024.
[136] US EPA, *Climate Change Indicators: Heavy Precipitation,* https://www.epa.gov/climate-indicators/climate-change-indicators-heavy-precipitation, accessed July 3, 2024.

Santa Ana Winds

According to the National Weather Service (NWS), Santa Ana Winds occur when air from a region of high pressure over the dry, desert region of the southwestern U.S. flows westward towards low pressure located off the California coast.[137] This creates dry winds that flow east to west through the mountain passages in Southern California. These winds are most common during the cooler months of the year, occurring from September through May. Santa Ana winds typically feel warm (or even hot) because as the cool desert air moves down the side of the mountain, it is compressed, which causes the temperature of the air to rise. These strong winds can cause major property damage and increase wildfire risk because of the dryness of the winds and the speed at which they can spread a flame across the landscape.

Severe incidents of Santa Ana Winds may pose a significant risk to life and property by creating conditions that disrupt essential systems such as public utilities, telecommunications, and transportation routes. Destructive impacts to trees, power lines, and utility services also are associated with high winds. Falling trees can occasionally cause fatalities and serious structural damage and fallen power lines could cause widespread power outages and fire. As the Santa Ana Winds carry pollen this may aggravate allergies resulting in symptoms of itchy, watery eyes, to coughing wheezing, tightness in the chest, and dry skin.[138]

4.13.2 Location/Extent

Extreme Heat

The extreme heat hazard does not have a specifically identified hazard zone and could therefore potentially impact the entire planning area, typically spanning over multiple days. The National Weather Service (NWS) uses a heat index, or apparent temperature, to help identify extreme heat events and predict extent of potential impacts. The dangers of extreme heat increase with time and exposure, meaning that a prolonged period of extreme heat over just a few days can be particularly dangerous. Figure 4-16, *Heat Index*, shows the likelihood of heat disorder with prolonged exposure or strenuous activity associated with temperature and relative humidity.

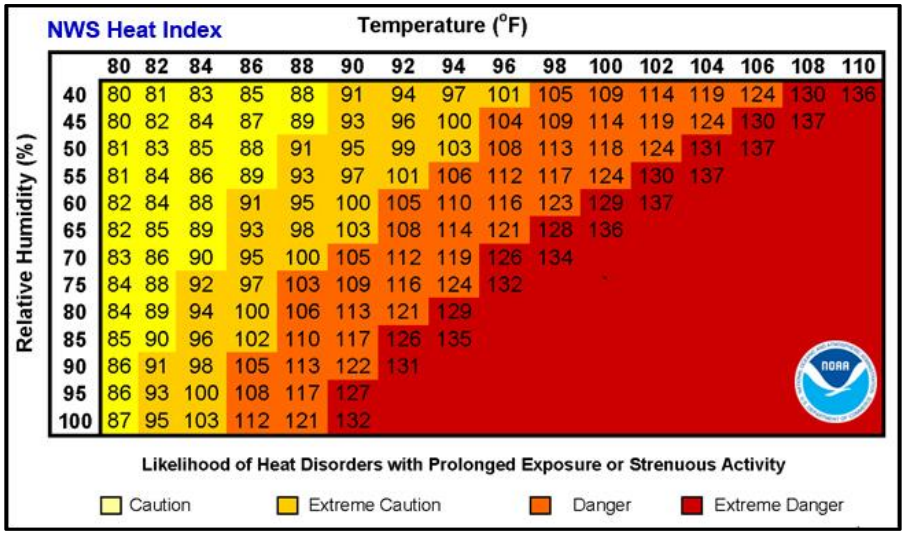
The greatest risks from extreme heat events are health related. Although some heat-related illnesses are often minor and/or temporary such as heat rash, heat cramps, and heat exhaustion, extreme heat can overwhelm the body's ability to maintain a safe internal temperature, causing a person's body temperature to reach dangerous levels. If a person's internal temperature rises to 104°F or above, heatstroke can occur.[139] Heatstroke can cause fainting, seizures, and mental impairment. If left untreated, it may lead to permanent organ damage, coma, or death.

Extreme heat is unlikely to result in physical damage to structures; however, residents may experience the effects of heat exhaustion or heat stroke. Additionally, the increased use of air conditioning may put stress on the power grid and lead to power outages. The National Weather Service (NWS) provides weather forecasts for jurisdictions out of the local San Diego office.

[137] NWS, *Mountain and Valley Winds*, https://www.weather.gov/safety/wind-mountain-valley, accessed July 9, 2024.
[138] NBC, *Santa Ana winds are back and so are your allergies. Here's what to do*, https://www.nbcsandiego.com/news/local/santa-anas-winds-are-back-and-so-are-your-allergies-heres-what-to-do/3345234/#:~:text=While%20fire%20isn%27t%20always,the%20chest%20and%20dry%20skin., published November 2, 2023, accessed September 20, 2024.
[139] Mayo Clinic, *Heat Exhaustion*, https://www.mayoclinic.org/diseases-conditions/heat-exhaustion/symptoms-causes/syc-20373250, accessed July 3, 2024.

Anticipated extreme heat events would be reported by these weather stations, including specific anticipated duration and severity.

Figure 4-16
Heat Index



Source: National Weather Service, What is the Heat Index?, https://www.weather.gov/ama/heatindex#:~:text=The%20heat%20index%2C%20also%20known,sweat%20to%20cool%20itself%20off., accessed September 18, 2024.

Urban Heat Island Effect

As the City of Grand Terrace is urbanized with industrial uses, the Urban Heat Island effect has the potential to affect the entire planning area. The Urban Heat Island Index in the City ranges from 163.38 to 180.55 which equates to 12.93°F to 13.7°F hotter than rural communities in the area.

Heavy Rains

An indicator for the extent of a heavy rain season is the Oceanic Niño Index (ONI), used to monitor the El Niño-Southern Oscillation (ENSO). To calculate the ONI, scientists from the National Oceanic and Atmospheric Administration's (NOAA) Climate Prediction Center calculate the average sea surface temperature in the El Niño 3.4 region (area of the east-central equatorial Pacific Ocean) for each month, and then average it with values from the previous and following months. The observed difference from the average temperature in that region, whether warmer or cooler, is the ONI value for that three-month "season". El Niño and La Niña conditions can affect climate conditions in southern California significantly. El Niño causes the Pacific jet stream to move south of the neutral position, often bringing increased precipitation and secondary impacts such as increased flooding. La Niña usually has the opposite effect and causes the Pacific jet stream to move northward. This usually leads to dry and drought-like conditions, along with warmer than normal temperatures during the winter. It is important to note that El Niño and La Niña are only predictors of precipitation in Southern California and may not always result in rainy or dry years.

Typically, municipal drainage infrastructure systems are designed to accommodate heavy rain events. During uncharacteristically heavy storms or rain events (such as those caused by an El Niño weather pattern), these drainage systems may not be sufficient to move stormwater flows

and thus, result in flooding (see Section 4.8, *Flood*). Severe storms could also cause overtopping of dams or reservoirs (see Section 4.6, *Dam/Reservoir Failure*) or threaten slope stability (see Section 4.11, *Landslide & Rockfall*).

The City of Grand Terrace typically sees the greatest amount of rainfall from late November to late March of each year.[140] The City usually receives the most amount of rainfall in February.[141] The heavy rains hazard does not have a specifically identified hazard zone and could therefore potentially impact the entire planning area.

Santa Ana Winds

Wind events, including the Santa Ana Winds, do not have a specifically identified hazard zone and could therefore potentially impact the entire planning area. Depending on the conditions of the wind event, impacts could be widespread or localized. The City of Grand Terrace experiences significant seasonal variation in average wind speed, with average wind speed of more than 6.2 miles per hour lasing 7.1 months (November 9 to June 11).[142] During a severe wind event, the Santa Ana Winds can reach a wind speed of up to 115 mph.[143] Santa Ana Wind events can result in damaged buildings and infrastructure, damaging personal property including vehicles and homes. Downed trees, damaged power lines, and power outages may also affect residents within the City of Grand Terrace. Table 4-22, *Beaufort Wind Scale*, relates wind speed to observed conditions and is used to measure the intensity of wind events up to 74 miles per hour.

Table 4-22
Beaufort Wind Scale

Beaufort Scale	Wind Speed	Description
0: Calm	Less than 1 mph	Smoke rises vertically.
1: Light air	1 to 3 mph	Direction shown by smoke drift but not by wind vanes.
2: Light breeze	4 to 7 mph	Wind felt on face; leaves rustle; wind vane moved by wind.
3: Gentle breeze	8 to 12 mph	Leaves and small twigs in constant motion; light flags extended.
4: Moderate breeze	13 to 18 mph	Raises dust and loose paper; small branches moved.
5: Fresh breeze	19 to 24 mph	Small trees in leaf begin to sway; crested wavelets form on inland waters.
6: Strong breeze	25 to 31 mph	Large branches in motion; whistling heard in telegraph wires; umbrellas used with difficulty.
7: Near gale	32 to 38 mph	Whole trees in motion; inconvenience felt when walking against the wind.
8: Gale	39 to 46 mph	Twigs break off trees; generally impedes progress.
9: Strong gale	47 to 54 mph	Slight structural damage (chimney pots and slates removed).

[140] Weather Spark, *Climate and Average Weather Year Round in Grand Terrace*, https://weatherspark.com/y/1942/Average-Weather-in-Grand-Terrace-California-United-States-Year-Round#:~:text=The%20month%20with%20the%20most%20rain%20in%20Grand%20Terrace%20is,April%2016%20to%20October%2027, accessed September 18, 2024.
[141] Climate Data, *Grand Terrace Climate*, https://en.climate-data.org/north-america/united-states-of-america/california/grand-terrace-16078/, accessed December 17, 2024.
[142] Weather Spark, *Wind*, https://weatherspark.com/y/1942/Average-Weather-in-Grand-Terrace-California-United-States-Year-Round, accessed September 20, 2024.
[143] Rancho Santiago Community College District, *Section IV-F – Severe Weather/Santa Ana Winds*, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.rsccd.edu/Departments/Risk-Management/Documents/Risk%20Management/IV-F%20Windstorms.pdf, accessed July 9, 2024.

Beaufort Scale	Wind Speed	Description
10: Storm	55 to 63 mph	Seldom experienced inland; trees uprooted; considerable structural damage.
11: Violent storm	64 to 72 mph	Very rarely experienced; accompanied by widespread damage.
12: Hurricane	73 mph and above	Devastation.
Source: National Weather Service, *Beaufort Wind Scale*, https://www.weather.gov/mfl/beaufort, accessed July 9, 2024.		

The specific magnitude, severity, and actual impacts from wind events in the City can vary greatly depending on sustained windspeed and event duration.

While Santa Ana Wind conditions are indeed a concern for the general Southern California area, there seems to be a lack of correlation between the effects of these events in the Southern California area and significant effects of the same event in the City of Grand Terrace. The diverse topography within the City of Grand Terrace favors isolated wind events, where the hillside areas may experience windy conditions while the western parts of the City may remain calm.

Figure 4-17
Santa Ana Wind Patterns



Source: Rancho Santiago Community College District, *Section IV-F Weather/Santa Ana Winds,* https://www.rsccd.edu/Departments/Risk-Management/Documents/Risk%20Management/IV-F%20Windstorms.pdf, *accessed September 20, 2024.*

4.13.3 Previous Occurrences

Extreme Heat and Urban Heat Island Effect

Extreme heat events commonly affect the City of Grand Terrace, located in San Bernardino County, during the summer months. The Urban Heat Island Effect may also exacerbate extreme heat conditions, as extreme heat and humidity patterns continue to vary with the region's

geography[144]. The following recent hazard events involving extreme heat have affected the planning area:

- July 6, 2018 – temperatures were expected to exceed 100°F prompting a Heat Advisory warning in San Bernardino County.[145]
- August 14, 2020 – San Bernardino County issued a heat advisory warning from August 14 – August 17, 2020.[146]
- June 10, 2022 – San Bernardino County issued a heat advisory as extreme heat.[147]
- August 29, 2023 – National Weather Services activated Heat Advisories in eight counties including San Bernardino County and Excessive Heat Warnings in six counties also including San Bernardino County.[148]
- July 3, 2024 – San Bernardino County issued a heat advisory warning during the Fourth of July and holiday weekend.[149]
- September 5, 2024 – San Bernardino County issued a heat advisory warning during first week of September.[150]

Two state declared disasters related to extreme heat events have impacted the planning area within the last five years:

- State of Emergency: Extreme Heat Event – August 16, 2020
- State of Emergency: Extreme Heat Event – August 31, 2022

No federally declared disasters related to extreme heat events have impacted the planning area within the last five years; refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area.*

Heavy Rains

While heavy rain events do not affect the City of Grand Terrace as commonly as other hazard events, a few heavy rain events have impacted the City in recent history. The following recent hazard events involving heavy rain have affected the planning area:

- April 2020 – San Bernardino County experienced heavy rainfall including the City of Grand Terrace. The Riverside metropolitan area near the City of Grand Terrace received 1.5 inches of rainfall whereas the City of San Bernardino received 1.92 inches of rainfall.[151]

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[144] Younger, Sally, *NASA Maps Key Heat Wave Differences in Southern California*, https://climate.nasa.gov/news/3280/nasa-maps-key-heat-wave-differences-in-southern-california/, accessed December 17, 2024.
[145] San Bernardino County, *County issues Heat Advisory, high heat temperatures expected*, https://dph.sbcounty.gov/2018/county-issues-heat-advisory-high-heat-temperatures-expected-4/, published July 6, 2018, accessed September 20, 2024.
[146] San Bernardino County, *County issues Heat Advisory, high heat temperatures expected*, https://dph.sbcounty.gov/2020/county-issues-heat-advisory-high-heat-temperatures-expected-7/, published August 14, 2020, accessed September 20, 2024.
[147] San Bernardino County, *County issues Heat Advisory, high heat temperatures expected*, https://dph.sbcounty.gov/2022/county-issues-heat-advisory-high-heat-temperatures-expected-9/, published June 10, 2022, accessed September 20, 2024.
[148] Cal OES News, *Extreme Heat Returns to Southern California This Week*, https://news.caloes.ca.gov/extreme-heat-returns-to-southern-california-this-week/, published August 29, 2023, accessed September 20, 2024.
[149] San Bernardino County, *Extreme heat is upon us – stay health and safe!*, https://main.sbcounty.gov/2024/07/03/extreme-heat-is-upon-us-stay-healthy-and-safe/, published July 3, 2024, accessed September 20, 2024.
[150] San Bernardino County, *County residents are urged to stay safe during the heat wave*, https://main.sbcounty.gov/2024/09/05/county-residents-are-urged-to-stay-safe-during-the-heat-wave/, published September 5, 2024, accessed September 20, 2024.
[151] Daily Bulletin, *Inland Empire weather forecast: rain, snow, thunderstorms*, https://www.dailybulletin.com/2020/04/08/inland-empire-weather-rain-snow-thunderstorms/, updated April 8, 2020, accessed September 26, 2024.

- February 2024 – The City of Grand Terrace as a part of a County wide effort braced for heavy rains early February 2024. Fire Station 23 offered free sandbags to residents.[152]

Six state declared disasters related to heavy rain events have impacted the planning area within the last five years:

- State of Emergency: Severe Winter Storms – December 30, 2021
- State of Emergency: Tropical Storm Kay – September 16, 2022
- State of Emergency: Severe Winter Storms – January 10, 2023
- State of Emergency: Severe Winter Storms – March 1, 2023
- State of Emergency: Tropical Storm Hilary – August 19, 2023
- State of Emergency: Severe Winter Storms – February 4, 2024

Two federally declared disasters related to heavy rain events have impacted the planning area within the last five years:

- DR-4750-CA: Tropical Storm Hilary – November 21, 2023
- DR-4699-CA – Severe Winter Storms, Straight-line Winds, Flooding, Landslides, and Mudslides – April 3, 2023
- DR-4769-CA – Severe Winter Storms, Tornadoes, Flooding, Landslides, and Mudslides – April 13, 2024

For additional information on federal disaster declarations impacting the planning area, refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area*.

Santa Ana Winds

The City of Grand Terrace has some protection from the Santa Winds with the Blue Mountain which has an elevation of about 2,448 ft. Damage from wind-related events in the City does not appear to follow Los Angeles County weather event trends. The City can be subject to wind-related tree damage which is more likely to occur during the months of September to December.

The following recent hazard events involving the Santa Ana Winds or other notable high wind events have affected the planning area:

- February 2020 – Wind gusts up to 68 mph impacting much of the City.[153]
- November 2022 – Santa Ana Winds reached gusts of 104 mph; San Bernardino County Fire Department responded to a fire that was fueled by 50 mph winds in Fontana 13 miles from the City of Grand Terrace.[154]

[152] NBC Los Angeles, *Preparing for SoCal storms? Here is a list of fire stations offering free sandbags*, https://www.nbclosangeles.com/weather-news/preparing-for-socal-storms-here-is-a-list-of-fire-stations-offering-free-sandbags/3328314/, updated February 2, 2024, accessed September 20, 2024.
[153] Patch, *How Windy Was It In Orange County? Strong Gusts in OC,* https://patch.com/california/orange-county/how-windy-was-it-orange-county-strong-gusts-oc, updated February 4, 2020, accessed September 26, 2024.
[154] Los Angeles Times, *104-mph gusts recorded as Santa Winds wreak havoc across Southern California*, https://www.latimes.com/california/story/2022-11-16/santa-ana-winds-wreak-havoc-in-inland-empire, published November 16, 2022, accessed September 20, 2024.

- March 2024 – Santa Ana winds tore through Southern California knocking down trees and damaging vehicles and homes.[155]

Two state declared disasters related to Santa Ana Winds or other notable high wind events have impacted the planning area within the last five years:

- State of Emergency: Severe Winter Storms – January 10, 2023
- State of Emergency: Severe Winter Storms – March 1, 2023
- State of Emergency: Tropical Storm Hilary – August 19, 2023
- State of Emergency: Severe Winter Storms – February 4, 2024

Two federally declared disasters related to Santa Ana Winds or other notable high wind events have impacted the planning area within the last five years:

- DR-4750-CA: Tropical Storm Hilary – November 21, 2023
- DR-4699-CA:Severe Winter Storms, Straight-line Winds, Flooding, Landslides, and Mudslides – April 3, 2023
- DR-4769-CA:Severe Winter Storms, Tornadoes, Flooding, Landslides, and Mudslides – April 13, 2024

For additional information on federal disaster declarations impacting the planning area, refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area.*

4.13.4 Probability of Future Occurrences

Extreme Heat and Urban Heat Island Effect

The City of Grand Terrace has historically experienced extreme heat, especially within the past five years. According to the Extreme Heat & Public Health Report 2020, San Bernardino County is projected to have 131.7 days above 90°F by 2035 - 2064.[156] There is a somewhat likely probability of future extreme heat occurrences, meaning a 1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years. The LHMP planning team designated a medium hazard planning consideration for extreme heat considering the likelihood for future extreme heat events. Extreme heat events will likely occur with a higher frequency and longer duration as climate change causes increased global temperatures.

Heavy Rains

Based on previous occurrences and the seasonal climate of the area, there is a somewhat likely probability of future heavy rain impacts in the future. A somewhat likely probability means there is a 1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years. The LHMP planning team assigned a medium hazard planning consideration to the hazards and impacts associated with heavy rain events based upon an occasional probability and severe impacts of future events.

[155] KTLA 5, *Santa Ana Winds topple trees, cause damage across Southern California*, https://ktla.com/news/california/damaging-santa-ana-winds-arrive-in-southern-california/, published March 14, 2024, accessed September 20, 2024.
[156] SCAG, *Extreme Heat & Public Health Report, San Bernardino County,* https://scag.ca.gov/sites/main/files/file-attachments/extremeheatpublichealthreportfinal_09302020.pdf?1634674354, published 2020, accessed September 20, 2024.

Santa Ana Winds

Santa Ana Wind events are probable events each year within the City of Grand Terrace with historical occurrences of Santa Ana Wind events indicating a likelihood for future events. High winds can exacerbate the risk of significant wildfires, making wind events of particular concern for the future.

There is a somewhat likely probability of future occurrences, meaning a 1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years. The LHMP planning team designated a medium hazard planning consideration for Santa Ana Wind events after considering the future probability and potential impacts to interrupt communication lines, exacerbate wildfire, and result in power outages.

4.13.5 Climate Change

Extreme Heat

Climate change is understood to have a direct impact on temperature. As global temperatures rise, there will be an increased occurrence and prolonged duration of extreme heat events. According to Risk Factor, a hot day in the City of Grand Terrace is any day above a “feels like” temperature of 101°F. The City of Grand Terrace is expected to experience 7 hot days this year and 20 days above 101°F in 30 years.[157] A contributing factor to the increase in extreme heat events is the urban heat island effect, where temperatures in the City are much higher than rural areas.

Heavy Rains

Climate change will affect the frequency and intensity of heavy rain events, causing secondary impacts such as flooding. As global temperatures increase, the average amount of moisture in the air will increase. This in turn leads to more severe storms including increased precipitation that ultimately leads to heavy rain events and associated hazards. Climate change is expected to exacerbate the impacts of severe storm-related impacts including incidents of heavy rain in the planning area.

Santa Ana Winds

It is anticipated that wind patterns and development may be altered due to climate change. The resulting change is expected to cause an increase in the number of intense storms, which could in turn lead to an increase in the frequency of strong wind events such as Santa Ana Wind events.

According to the Southwest Climate Adaptation Science Center, climate change is expected to lead to overall decreases in Santa Ana Wind events during the early fall and late spring of each year.[158] This projection describes decreases in frequency during these months, rather than decreasing intensity of the wind events. The peak of the Santa Ana Wind season (November

[157] Ibid.
[158] University of Arizona, *Climate Change Suppresses Santa Ana Winds of Southern California and Sharpens Their Seasonality*, https://swcasc.arizona.edu/publication/climate-change-suppresses-santa-ana-winds-southern-california-and-sharpens-their#:~:text=Climate%20Change%20Suppresses%20Santa%20Ana%20Winds%20of%20Southern%20California%20and%20Sharpens%20Their%20Seasonality,-Reference&text=We%20downscale%20Santa%20Ana%20winds,climatology%20over%20the%20historical%20period., accessed September 26, 2024.

through January) is expected to be least affected by climate change according to climate projections.

4.13.6 Vulnerability and Risk Assessment

Severe weather events within the City of Grand Terrace may include extreme heat, heavy rains, and Santa Ana Winds, which may include Public Safety Power Shutoffs as a measure to protect life and property. These severe weather events could impact the entire City; therefore, all City critical facilities, infrastructure systems, structures, residents, and businesses are considered vulnerable to severe weather events. The entire City population of 13,104 people and 4,973 occupied housing units are potentially vulnerable.

Heavy rains and Santa Ana Wind events could cause damage to buildings or infrastructure, although events are generally not significant enough to damage critical facilities or substantially impact operations. Significant Santa Ana Wind events are known to cause communication issues, which can disrupt technology infrastructure or result in response challenges. Heavy rains can result in physical access challenges to critical facilities if roads are flooded or otherwise unsafe for access.

Extreme heat does not physically damage buildings, but it can impact City operations and may result in human health concerns such as heat stroke. The operations of the City and the day-to-day operations of residents and businesses may be hindered due to extreme heat. In some cases, cooling centers may be used to temporarily address the health effects of extreme heat. Extreme heat events can also increase the burden on power suppliers due to increased electricity consumption leading to power outages.

Changes in Vulnerability

Changes in land use, development, and population since the previous LHMP indicate past changes in hazard vulnerability within the planning area. Refer to Section 3.5, *Development Trends and Future Development* for a description of past and future growth within Grand Terrace. To summarize changes in development and population in the last five years, the City population has increased by 8.84 percent. The City has also experienced development and housing growth while initiating various capital improvement projects. Changes in land use and capital improvement projects has enabled residential development and population growth within the planning area. Based on population changes and development trends, it is reasonable to assume that vulnerability to severe weather hazards has increased due to additional population and density since the 2017 LHMP.

Anticipated development and capital improvements in the next five years will enable more population growth and increased density within Grand Terrace into the future. Population and residential development are anticipated to increase in accordance with the California Department of Housing and Community Development (HCD) Regional Housing Need Allocation (RHNA). The RHNA anticipates an additional 630 housing units in the City of Grand Terrace between 2021 and 2029.

Severe weather hazards such as extreme heat, heavy rains, Santa Ana winds, and power outage have the potential to impact the entire City of Grand Terrace. The City anticipates continued growth and development in residential and non-residential areas over the 5-year planning horizon of this LHMP, increasing local vulnerability to severe weather. Population and density increases

would increase the number of people at risk of severe weather hazards. Considering the potential for population growth, additional residential development, increased density and anticipated capital improvement projects throughout the City, it is reasonable to assume that vulnerability to severe weather hazards will increase over the planning horizon of this LHMP.

4.13.7 Socially Vulnerable Populations

Section 3.6, *Socially Vulnerable Populations and Determination*, includes a detailed determination of socially vulnerable populations (SVP) within the planning and the characteristics that make those populations more vulnerable to hazards. The location, extent and magnitude of severe weather hazards would apply to the entirety of the City, including Socially Vulnerable Populations (SVPs) and other high-risk individuals located throughout the City. SVPs and other high-risk individuals may need additional outreach and specialized communication to combat linguistic isolation or other awareness challenges in anticipation of severe weather events. Census tracts 40.04, 71.07, 71.09, and 71.06 are ranked as “High” and “Medium High” on the CDC Social Vulnerability Index and include SVPs particularly minority populations, low-income households, and limited English proficiency individuals. These SVPs may be especially vulnerable during severe weather events due to their lack of access to resources, communication barriers in emergency alert and warning efforts, and potential limited ability to cover medical costs if injured during an emergency. Census tract 71.07 has three mobile homes neighborhoods that may be more susceptible to severe weather due to their lighter materials and lack of foundation. SVPs in Grand Terrace are particularly concentrated in northeastern areas of the City.

4.14 Wildfire

4.14.1 Description

Fire is an integral component of many of California’s ecosystems. However, uncontrolled fire hazards threaten lives, property, and natural resources and also present a considerable risk to vegetation and wildlife habitat. Fires occur in wildland and urban areas. A wildland fire is a large destructive fire that can spread quickly over woodland or brush. A wildfire is an uncontrolled fire spreading through vegetative fuels. Wildfires can be caused by human error (such as campfires), intentionally by arson, by mechanical sources of ignition (such as heaters and generators), and by natural events (such as lightning). Wildfires often occur in forests or other areas with ample vegetation. In areas where structures and other human development meets or intermingles with wildland or vegetative fuels (referred to as the wildland urban interface), wildfires can cause significant property damage and present extreme threats to public health and safety.

There are three categories of interface fire: the classic wildland urban interface exists where well-defined urban and suburban development presses up against open wildland areas; the mixed wildland urban interface is characterized by isolated homes, subdivisions and small communities situated predominantly in wildland settings; and the occluded wildland urban interface exists where islands of wildland vegetation occur inside a largely urbanized area. The wildland-urban interface is present in the eastern inland portion of the City of Grand Terrace.

Certain conditions must be present for significant interface fires to occur. The most common conditions include: hot, dry, and windy weather; the inability of fire protection forces to contain or suppress the fire; the occurrence of multiple fires that overwhelm committed resources; and a large fuel load (dense vegetation). Once a fire has started, several conditions influence its behavior, including fuel topography, weather, drought, and development.

Southern California faces challenges with wildfire hazards from the increasing number of houses being built in the wildland-urban interface. Every year the growing population has expanded further and further into the hills and mountains, including into brush and forest lands. The increased "interface" between urban/suburban areas and the open spaces created by this expansion has produced a significant increase in threats to life and property from fires and has pushed existing fire protection systems beyond original or current design and capability.

During wildfire season, SCE monitors weather conditions in fire prone areas. To prevent strong winds and extreme heat from causing fire accidents, SCE may proactively turn off power through activation of their Public Safety Power Shutoff (PSPS) program. Power outages as a secondary effect is discussed in detail in Section 4.10, *Human-Caused Hazards*.

Certain conditions must be present for significant wildfires to occur. The most common conditions include hot, dry, and windy weather; the inability of fire protection forces to contain or suppress the fire; the occurrence of multiple fires that overwhelm firefighting resources; and a large fuel load (dense vegetation). Once a fire has started, several conditions influence behavior as described in the location/extent section.

Wildfires can also be further exacerbated by the Santa Ana winds which range from 45 to 100 mph and push dry air from the inland deserts of California and the Southwest over the mountains that lie between these desert areas and coastal California. The Santa Ana winds also remove moisture in the air resulting in evaporation and dry vegetation.[159] Dry vegetation acts as a fuel for wildfires to grow, with the strong Santa Ana winds driving wildfire spread.[160]

4.14.2 Location/Extent

The California Department of Forestry and Fire Protection (CAL FIRE) prepares fire hazard severity maps including mapping areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. CAL FIRE released updated fire hazard severity maps during the planning process of this LHMP in March 2025. Although the previous fire hazard severity maps were initially used during the planning process, the updated maps were reviewed by the LHMP Planning Team and included in the public review and final LHMP.

These areas of significant fire hazards, referred to as Fire Hazard Severity Zones (FHSZ), define the application of various mitigation strategies and influence how people construct buildings and protect property to reduce risk associated with wildland fires. While FHSZ do not predict when or where a wildfire will occur, zones identify where wildfire hazards could be more severe and therefore, are of greater concern for mitigation purposes.

According to the City Fire Hazard Severity Zone (FHSZ) map shown in Figure 4-18, *Fire Hazard Severity Zones in Grand Terrace*, eastern portion of the City are characterized by moderate, high, and very high fire hazard severity zones (VHFHSZ). The Blue Mountain open space is located within a VHFHSZ. Thus, the neighborhoods adjacent to the VHFHSZ may also experience higher risk and vulnerability, despite not being included within a wildfire hazard zone. Land uses within the FHSZ include residential areas within the east, north, and west. The fire hazard zones are in

[159] Spectrum News 1, *What are Santa Ana winds and do they cause wildfires?*, https://spectrumnews1.com/ca/la-west/weather/2020/10/01/what-are-santa-ana-winds-and-do-they-cause-wildfires-, published November 5, 2021, accessed June 28, 2024.
[160] KTLA, *What are Santa Ana winds and how do they impact fire season?*, https://ktla.com/news/local-news/what-are-santa-ana-winds-and-how-do-they-impact-fire-season/#:~:text=Santa%20Ana%20winds%20are%20often%20strong%20enough%2C%20and%20being%20warm,perfect%20environment%20for%20a%20fire., published November 18, 2022, accessed June 28, 2024.

local responsibility area, in which the San Bernardino County Fire Protection District would be first respondents in addressing a fire.

The City of Grand Terrace contracts San Bernardino County Fire Protection District for any fire services. San Bernardino County Fire Department Fire Station 23, located within the City of Grand Terrace, consists of both paid and volunteer staffing.[161] Currently, there are 2 paid employees per shift and 15 paid-call. The City of Grand Terrace is located in Service Zone FP-5 of the San Bernardino County Fire Protection District which also includes San Bernardino, and areas of Colton and Bloomington.[162]

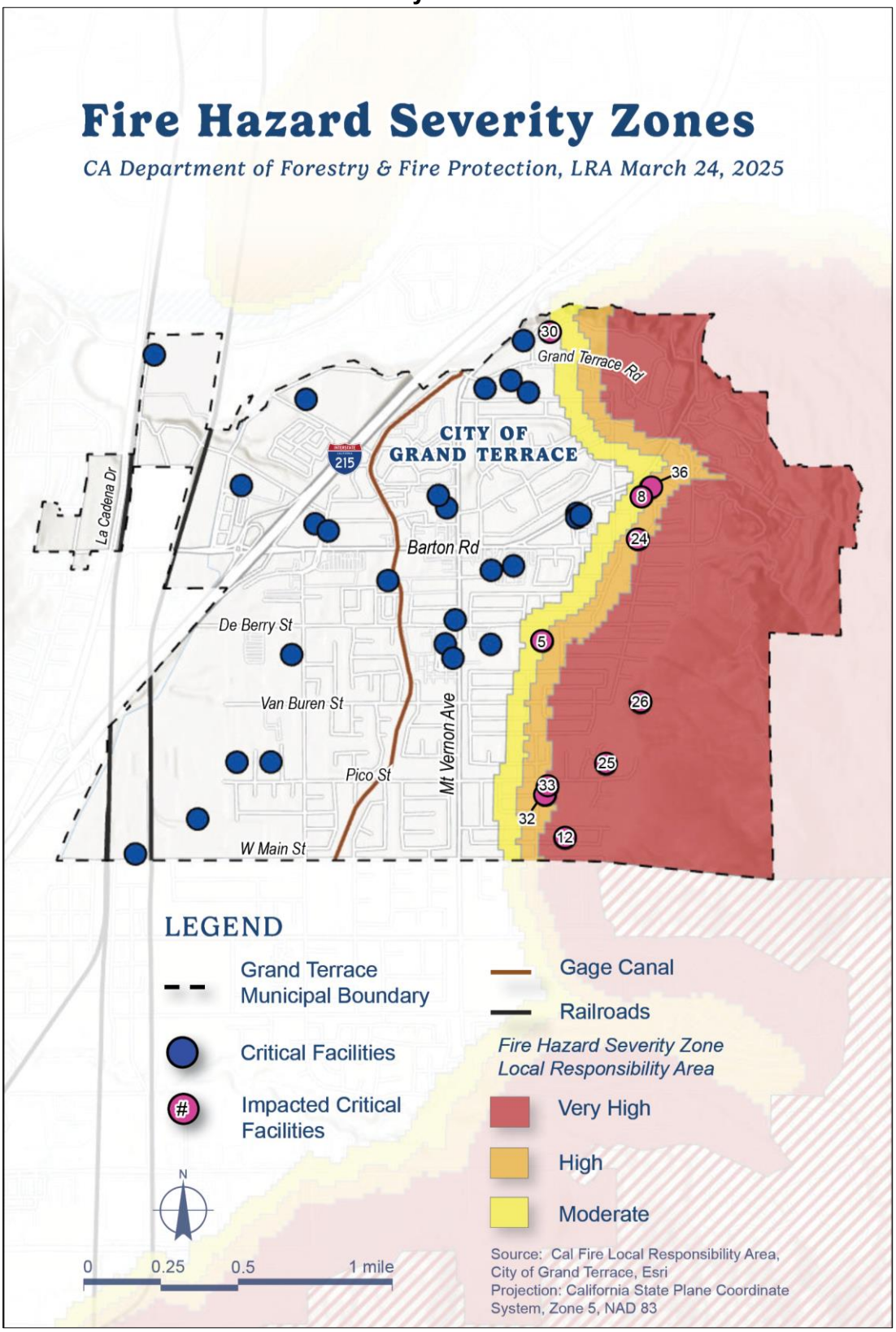
Several policies are in place to prevent wildfires in the City as stated in the Grand Terrace 2010 General Plan. The City applies a high fire overlay district to those areas in the City subject to wildland such as portion of Blue Mountain. Blue Mountain is also surveyed once a year in the summer. The Code Enforcement Department implements the Grand Terrace Municipal Code (GTMC), a weed abatement to remove dead or overgrown weeds and vegetation to prevent wildfires. The Grand Terrace Code of Ordinances Chapter 8.72 also gives the City the authority to remove trees in abandoned orchards if they constitute a fire hazard. San Bernardino County also has the Fire Hazard Abatement (FHA) Program enforces the fire hazard requirements which establishes defensible space and reduction and removal of flammable material on properties.

The magnitude and severity of wildfire impacts can vary significantly, based on size, scale, and location of the fire. Wildfires are not measured on a specific scale and are usually classified by size or impact. The size and severity of any fire depends on the availability of fuel, weather conditions, and topography, although wildfires in the wildland urban interface do not need to be significant in acreage to be damaging. Small fires in Riverside and San Bernadino County history have been known to cause significant property damage or loss of human life.

Fire protection challenges occur where development is located within and directly adjacent to wildland urban interface areas, thus increasing the extent of the hazard. As the number of structural features increases, so does the risk of incidence of fire. Due to the location of development within and adjacent to the VHFHSZ, there is the potential for a wildfire to spread quickly within the City, depending on the conditions and nature of the fire.

[161] San Bernardino County Fire Protection District, *Locations*, https://sbcfire.org/ofm/#locations, accessed September 26, 2024.
[162] San Bernardino County Fire Protection District, *Service Zone Map*, https://sbcfire.org/fp5/, accessed September 26, 2024.

Figure 4-18
Fire Hazard Severity Zones in Grand Terrace



4.14.3 Previous Occurrences

Given the landscape and terrain of San Bernardino and Riverside County, significant wildfires have historically occurred within proximity to the City of Grand Terrace. The list below identifies major fires that have impacted the two counties with fire footprints or air quality near the City. Riverside County is included in this assessment as the City's southern boundary line which consist of both San Bernardino and Riverside County.

- September 2024 – Bridge Fire burned 58,878 acres damaging 17 structures, destroying, 81 structures, and injuring 5 individuals.[163]
- September 2024 – Line Fire in San Bernardino County burned 39,232 acres, destroyed 1 structure, and injured 4 individuals.[164] The Line Fire was caused by arson.
- September 2024 – Airport Fire in Orange and Riverside Counties damaged 34 structures, destroyed 160 structures, and injured 22 individuals.[165]
- July 2024 – Hesperia Fire burned more than 1,000 acres in the High Desert, prompting San Bernardino County residents to prepare for wildfires.[166] The San Bernadino County Fire Protection District, the Sheriff, the San Bernardino County Office of Emergency Services, and Cal Fire responded to the fire containing 99 percent by July 7, 2024.
- July 2024 – A massive fire at a commercial building in the City of Fontana could be seen by Grand Terrace residents.[167]
- July 2022 – A residential house fire was ignited due to fireworks.[168]
- September 2020 – El Dorado Fire ignited by human causes, burned a total of 22,744 acres across San Bernardino and Riverside counties and resulted in a death of a firefighter.[169]
- August 2020 – A brush fire ignited in the Loma Hills area of Colton, a neighboring city of Grand Terrace. No structures were damaged, and no injuries were reported.[170]
- October 2019 – Grand Terrace Elementary, Terrace Hills Middle School, and Grand Terrace High School were all closed due to wildfires and power outages caused by strong Santa Ana winds.171
- October 2003 – One of the greatest fires the County of San Bernardino has seen was the Old Fire which burned 91,281 acres, destroyed 1,003 structures, and killed 6 people. The fire ignited due to human related causes. During this wildfire season, the Grand Prix Fire and Old Fire burned simultaneously before eventually merging into a single wildfire, which was ultimately named the Old Fire.[172]

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[163] Cal Fire, *Bridge Fire*, https://www.fire.ca.gov/incidents/2024/9/8/bridge-fire, accessed October 1, 2024.
[164] Cal Fire, *Line Fire*, https://www.fire.ca.gov/incidents/2024/9/5/line-fire, accessed September 19, 2024.
[165] Cal Fire, *Airport Fire*, https://www.fire.ca.gov/incidents/2024/9/9/airport-fire, accessed October 1, 2024.
[166] Grand Terrace City News, *Wildfire Season Has Begun!*, https://grandterrace.citynewsgroup.com/articles/wildfire-season-has-begun, published July 8, 2024, accessed August 12, 2024.
[167] Grand Terrace City News, *The summer heat continues to bring fires*, https://grandterrace.citynewsgroup.com/articles/the-summer-heat-continues-to-bring-fires-1, published July 16, 2024, accessed August 12, 2024.
[168] KTLA 5, *Firefighters battle large fire at home in Grand Terrace*, https://ktla.com/news/local-news/grand-terrace-home-destroyed-by-fire-on-fourth-of-july/, published July 5, 2022, accessed September 26, 2024.
[169] ABC 7, *Couple sentenced in plea deal for sparking deadly El Dorado Fire in gender reveal mishap,* https://abc7.com/el-dorado-fire-gender-reveal-plea-deal-smoke-bomb/14407273/, updated February 10 2024, accessed October 1, 2024.
[170] The Sun, Brush fire stopped at 160 acres in La Loma Hills area of Colton, https://www.sbsun.com/2020/08/01/brush-fire-burns-at-least-50-acres-in-la-loma-hills-area-of-colton/, updated August 2, 2020, accessed October 1, 2024.
[171] The Press-Enterprise, *These Inland Empire schools are closed due to wildfires, power outages*, https://www.pressenterprise.com/2019/10/11/these-inland-empire-schools-are-closed-due-to-wildfires-power-outages/, published October 14, 2024, accessed September 30, 2024.
[172] Anchor, *The "Old Fire",* https://www.ncpedia.org/media/old-fire, accessed September 30, 2024.

Four state declared disasters related to wildfire have impacted the planning area within the last five years:

- State of Emergency: Extreme Fire Weather Conditions – October 31, 2019
- State of Emergency: California Wildfires – August 18, 2020
- State of Emergency: California Wildfires – September 6, 2020
- State of Emergency: Line Fire – September 7, 2024
- State of Emergency: Bridge Fire – September 8, 2024

Several federally declared disasters related to wildfire have impacted the planning area within the last five years. A list of federally declared disasters related to wildfire is included below; refer to Table 4-24, *Summary of Federally Declared Disasters Affecting the Planning Area* for further details regarding specific impacts (if any) to the City of Grand Terrace.[173]

- DR-5301-CA: Hillside Fire – October 31, 2019
- DR-5350-CA: El Dorado Fire – September 6, 2020
- DR-4569-CA: Multiple Wildfires – October 16, 2020
- DR-5381-CA: Blue Ridge Fire – October 26, 2020
- DR-5535-CA: Line Fire – September 7, 2024
- DR-5537-CA: Bridge Fire – September 11, 2024

4.14.4 Probability of Future Occurrences

Given the history of wildfire events in near the City of Grand Terrace, the probability of wildfire occurring in the future is considered somewhat likely. A somewhat likely probability means a 1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years. The combination of fuels, weather, and topography, along with the presence of wildland urban interfaces, creates a risk for personal injury, loss of life, and damage to property. The area tends to be hot with a drier climate combined with windy conditions and low humidity, creating an environment susceptible to wildfires.[174] Wildfire smoke as a secondary hazard is also considered to have a likely probability of occurrence in the future for similar reasons. The LHMP planning team assigned a medium hazard planning consideration to the hazards and impacts associated with wildfire events based upon a somewhat likely probability and expected impacts of future events.

While the City has a limited history of major wildfire occurrences, there is a likelihood of future wildfire occurrence in surrounding areas. Outbreaks of wildfire may occur during the dry season or following periods of limited rainfall or drought. Large regional fires outside the City of Grand Terrace may result in wildfire smoke impacts depending on the severity, location, weather, and wind patterns of the fire.

4.14.5 Climate Change

Climate change and global warming patterns cause an increase in temperatures, as well as more frequent and intense drought conditions. This is understood to be a contributing factor to more frequent and severe wildfires. As mentioned previously, the severity of a wildfire is dependent on

[173] FEMA, *Disaster Declarations for States and Counties*, https://www.fema.gov/data-visualization/disaster-declarations-states-and-counties, accessed August 9, 2024.
[174] Desert Sun, 'Fire weather days' are increasing in the Inland Empire faster than rest of the country, https://www.sbcounty.gov/Uploads/CAO/_NewsClips/Content/news052523.pdf, published May 24, 2023, accessed October 1, 2024.

the amount of oxygen, heat, wind, relative humidity, and fuel. Most of these factors have direct or indirect ties to climate change and increased global temperatures.

A 2016 study identified the contribution of climate change to dry vegetation as it doubled the occurrence of large fires from 1984 and 2015 throughout the western United States.[175] As climate change continues to increase global temperatures, drought conditions and excessive heat may become more common.[176] Excessive heat and low humidity during the summer and fall months are likely to occur. This would increase dry vegetation, which could cause wildfires to move more quickly or spread into developed areas. The intensity and severity of wildfires will also increase as more vegetation dries out.[177] San Bernardino County and the greater southeast desert basins region of Southern California now experiences an average of 83 fire weather days each year, roughly two more months of fire weather days each year compared to the 1970s.[178]

Regional wildfires will likely become an increased threat in the City and surrounding areas. Wildfires release smoke, ash, and other particulate matter that degrade air and water quality. Thus, fires located in various parts of the City of Grand Terrace and surrounding areas can negatively impact air and water quality throughout the planning area. As such, wildfire mitigation should consider the cumulative impacts associated with climate change.

4.14.6 Vulnerability Assessment

Critical facilities located within the wildfire hazard zone primarily include those that serve as safety and security, food, hydration, shelter, and water systems community lifelines. In total, there are 10 vulnerable critical facilities located within the City's wildfire hazard zone. Parks and churches are the primary asset types within the wildfire hazard zones, however other types of critical facilities have also been identified as vulnerable. Critical facilities are summarized by their asset type including the number of vulnerable facilities and total replacement value.

Approximately 1,141 residential units are located within the wildfire hazard zone. The number of vulnerable residential units multiplied by the average 2.77 persons per household for Grand Terrace indicates that approximately 3,161 people reside in the wildfire hazard zone. Additionally, approximately 40,913 square feet of non-residential structures are located within the wildfire hazard area. Refer to Table 4-23, *Wildfire Vulnerability Summary* for a summary of vulnerable residents, residential units and non-residential buildings.

Table 4-23
Wildfire Vulnerability Summary

Critical Facilities at Risk				
Map ID	**Name**	**Asset Type**	**Community Lifeline**	**Replacement Value**
5	Richard Rollins Park	Parks & Recreation	Safety and Security	Not Available

[175] John, T. Abatzoglou, and A. Park William, "*Impact of Anthropogenic Climate Change on Wildfire Across western US Forests*," Proceedings of the National Academy of Sciences, https://www.pnas.org/doi/10.1073/pnas.1607171113, published October 10, 2016, accessed June 28, 2024.
[176] National Oceanic and Atmospheric Administration, *Wildfire Climate Connection*, https://www.noaa.gov/noaa-wildfire/wildfire-climate-connection, accessed October 1, 2024.
[177] UN Environment Programme, Spreading like Wildfire; *The Rising Threat of Extraordinary Landscape Fires*, https://www.unep.org/resources/report/spreading-wildfire-rising-threat-extraordinary-landscape-fires?gad_source=1&gclid=EAIaIQobChMI2rWNmvnvhwMVLWJHAR0hXTdWEAAYAiAAEgKfpvD_BwE, published February 23, 2022, accessed October 1, 2024.
[178] Desert Sun, *'Fire weather days' are increasing in the Inland Empire faster than rest of the country,* https://www.sbcounty.gov/Uploads/CAO/_NewsClips/Content/news052523.pdf, updated May 24, 2023, accessed October 1, 2024.

Critical Facilities at Risk				
8	Griffin Park	Parks and Recreation	Safety and Security	Not Available
12	TJ Austin Park	Parks and Recreation	Safety and Security	Not Available
24	RHW Water Tank	Facilities	Water Systems	$1,500,000
25	RHW Water Tank	Facilities	Water Systems	$1,500,000
26	RHW Water Tank	Facilities	Water Systems	$1,500,000
30	Grand View Baptist Church	Non-profit/NGO	Safety and Security	$3,775,700
32	Christ the Redeemer Catholic Church	Non-profit/NGO	Safety and Security	$3,775,700
33	St. Junipero Serra House of Formation	Non-profit/NGO	Safety and Security	$3,775,700
36	Aqueduct	Water Systems	Water Systems	Not Available

Populations at Risk		
Residents at Risk	**Residential Units at Risk**	**Non-Residential Area at Risk (Sq. Ft.)**
3,161	1,141	40,913

Potential impacts of a wildfire in the City would include significant damage to buildings and infrastructure, including critical facilities that provide water, safety and security, and food, hydration and shelter. Specific critical facilities located within the wildfire hazard zone include parks, churches, water systems, a public school and a senior living facility. Damages to these types of buildings would hinder City operations, emergency response, and water services. A wildfire event would also potentially result in damaged homes and businesses. Potential impacts would include the displacement of a significant number of people, disruption of power, water, and emergency services, economic losses, and increased insurance premiums. Major transportation routes, including Interstate 215 and railroads, could become severely congested or inaccessible, complicating evacuation efforts, especially for socially vulnerable populations. Wildfire smoke could cause medical emergencies, hindering residents and visitors from leaving the hazard area, and potentially affecting the health of nearby populations as smoke travels. Shelters designated for emergencies might be damaged or inaccessible, increasing the risk of secondary hazards like smoke inhalation for the local population.

Changes in Vulnerability

Changes in land use, development and population since the previous LHMP indicate past changes in hazard vulnerability within the planning area. Refer to Section 3.5, Development Trends and Future Development for a description of past and future growth within Grand Terrace. To summarize, changes in development and population in the last five years, the City population has increased by 8.84 percent. The City has also experienced development and housing growth and has initiated various capital improvement projects. While changes in land use and capital improvement projects have enabled residential development and population growth within the planning area, the wildfire hazard area does not intersect with the City's growth areas. Based on the lack of development and population increase within the identified wildfire hazard area, it is reasonable to assume that vulnerability to wildfire has remained relatively the same since the 2017 LHMP.

Anticipated development and capital improvements in the next five years will enable more population growth and increased density within Grand Terrace into the future. Population and residential development are anticipated to increase in accordance with the California Department of Housing and Community Development (HCD) Regional Housing Need Allocation (RHNA). The RHNA anticipates an additional 630 housing units in the City of Grand Terrace between 2021 and 2029.

The mapped wildfire hazard zone primarily includes areas in the hills of the east and northeastern portions of the City. Population and density within the mapped wildfire hazard zone is not expected to experience growth or development over the 5-year planning horizon of this LHMP. Considering these factors, it is reasonable to assume that vulnerability to the wildfire hazard will remain relatively the same over the planning horizon of this LHMP.

4.14.7 Socially Vulnerable Populations

Section 3.6, *Socially Vulnerable Populations and Determination*, includes a detailed determination of socially vulnerable populations (SVP) within the planning area and the characteristics that make those populations more vulnerable to hazards. Mapped wildfire hazard zones primarily impact the eastern portions of the City which primarily consists of Census Tract 71.04 a “Low-Medium” by the CDC Social Vulnerability Index (SVI). Additionally, wildfire hazard zones are also located within Census Tract 71.04 and Census Tract 40.04, which are ranked as “Medium-High” and “High” by the CDC SVI. However, evacuation orders and wildfire smoke may impact the entirely of the City. SVPs including persons below 150 percent poverty level, unemployed civilians, housing cost-burdened individuals, populations with limited English, persons aged 65 and older, persons aged 17 and younger, persons with no high school diploma, single-parent households with children under 18, minority population, and in overcrowded housing exist throughout the City may be particularly vulnerable to wildfire. The primary concern for SVPs and other high-risk individuals in the City would be evacuations and access to resources.

Socially vulnerable populations face unique challenges during wildfires events. Unemployed individuals and those below the poverty level often lack resources for adequate preparation and evacuation. Elderly persons may have mobility issues and chronic health conditions that complicate evacuation and increase health risks from smoke. Individuals with housing in structure with 10 or more units or in overcrowded housing can experience rapid fire spread and may have limited evacuation routes. Populations with limited English proficiency may face challenges with emergency warnings and evacuation instructions. Single-parent households with children under 18 may have limited resources for emergency supplies and evacuation. Unhoused populations are particularly vulnerable due to their lack of shelter and access to emergency services. These factors necessitate targeted support and accessible communication to ensure the safety and well-being of these groups during wildfire events.

4.15 Summary of Federally Declared Disasters Affecting the Planning Area

As required by the recently updated FEMA policy guidelines, a summary of federally declared disasters specifically affecting the planning area within with last five years is included below as Table 4-24. Specific effects are also outlined in the hazard profiles, previous occurrences sections (where applicable) within Sections 4.5 to 4.14.

Table 4-24
Summary of Federally Declared Disasters Affecting the Planning Area

Declaration Date	Disaster Number	Incident Subcategory	Incident Description	Effect on Planning Area
April 13, 2024	4769	Landslide	Severe winter storms, tornadoes, flooding, landslides, and mudslides impacted the State of California in January 2024.	The City of Grand Terrace as a part of a County wide effort braced for heavy rain and storm conditions in early February 2024. Fire Station 23 offered free sandbags to residents, and landslides and mudslides were reported as a result of this storm event.
November 21, 2023	4750	Hurricane	Hurricane Hilary swept across Southern California, bringing flooding, heavy rains, and severe winds that impacted communities across the region.	In the City of Grand Terrace, the Sisters of St. Benedict Labyrinth experienced downed trees and other storm-related impacts due to heavy rains during the storm.
April 3, 2023	4699	Landslide	Severe winter storms, straight-line winds, flooding, landslides, and mudslides impacted the State of California in February 2023.	While San Bernardino County was included in this federal disaster declaration due to the impact of this storm, the City was not significantly affected. No damage to persons or property in the planning area have been reported.
January 9, 2023	3591	Flood	Severe winter storms, flooding, and mudslides impacted the State of California in January 2023.	While San Bernardino County was included in this federal disaster declaration due to the impact of this storm, the City was not significantly affected. No damage to persons or property in the planning area have been reported.

Declaration Date	Disaster Number	Incident Subcategory	Incident Description	Effect on Planning Area
March 10, 2023	3592	Flood	Severe winter storms, flooding, landslides, and mudslides impacted the State of California in March 2023.	While San Bernardino County was included in this federal disaster declaration due to the impact of this storm, the City was not significantly affected. No damage to persons or property in the planning area have been reported.
March 22, 2020	4482	Biological	COVID-19 pandemic	The COVID-19 pandemic, caused by the SARS-CoV-2 virus, began in December 2019 and rapidly spread worldwide, leading to significant health, social, and economic disruptions. As of 2024, Orange County has confirmed over 550,000 cases and nearly 7,000 deaths due to COVID-19.
October 16, 2020	4569	Wildfire	Multiple wildfires impacted communities across the State of California.	While San Bernardino County was included in this federal disaster declaration due to the impact of the wildfires, the City was not significantly affected. No damage to persons or property in the planning area have been reported.

4.16 Summary of Vulnerability

Table 4-25, *Risk Assessment Summary Table*, shows a summary of critical facilities that intersect with hazard areas in the City. Those facilities that intersect with a hazard area are indicated with a “Y” and a red-shaded cell. Facilities that do not fall within the hazard area are designated with an “N” and a green-shaded cell. The risks of air quality, drought, hazardous materials, human-caused hazards, seismic hazards and severe weather hazards are assumed to be equal throughout the community.

Table 4-25
Risk Assessment Summary Table

No.	Facility	Hazard									
		Air Quality	Dam/Reservoir Failure	Drought	Flood	Hazardous Materials	Human-Caused Hazards	Landslide & Rockfall	Seismic Hazards	Severe Weather Hazards	Wildfire
1	Grand Terrace City Hall	Y	N	Y	N	Y	Y	Y	Y	Y	N
2	San Bernardino County Library Grand Terrace Branch	Y	N	Y	N	Y	Y	Y	Y	Y	N
3	San Bernardino County Fire Station 23	Y	N	Y	N	Y	Y	N	Y	Y	N
4	San Bernardino Sherriff Dept Substation	Y	N	Y	N	Y	Y	Y	Y	Y	N
5	Richard Rollins Park	Y	N	Y	N	Y	Y	Y	Y	Y	Y
6	Veteran's Freedom Park	Y	N	Y	N	Y	Y	N	Y	Y	N
7	Fitness Park	Y	N	Y	N	Y	Y	N	Y	Y	N
8	Griffin Park	Y	N	Y	N	Y	Y	Y	Y	Y	Y
9	Susan Petta Park	Y	N	Y	N	Y	Y	Y	Y	Y	N
10	Gwenn Karger Park	Y	N	Y	N	Y	Y	N	Y	Y	N
11	Grand Terrace Dog Park	Y	N	Y	N	Y	Y	Y	Y	Y	N
12	TJ Austin Park	Y	N	Y	N	Y	Y	Y	Y	Y	Y
13	Grand Terrace Elementary School	Y	N	Y	N	Y	Y	Y	Y	Y	N
14	Terrace View Elementary School	Y	N	Y	N	Y	Y	Y	Y	Y	N
15	Terrace Hills Middle School	Y	N	Y	N	Y	Y	N	Y	Y	N
16	Grand Terrace High School	Y	N	Y	N	Y	Y	N	Y	Y	N
17	Grand Terrace Health Care Center	Y	N	Y	N	Y	Y	Y	Y	Y	N
18	Future Health and Medical	Y	N	Y	N	Y	Y	N	Y	Y	N
19	Blue Mountain Senior Villas	Y	N	Y	N	Y	Y	Y	Y	Y	N

No.	Facility	Hazard									
		Air Quality	Dam/Reservoir Failure	Drought	Flood	Hazardous Materials	Human-Caused Hazards	Landslide & Rockfall	Seismic Hazards	Severe Weather Hazards	Wildfire
20	San Manuel Indian Health Clinic	Y	N	Y	N	Y	Y	Y	Y	Y	N
21	JC Wallace House	Y	N	Y	N	Y	Y	Y	Y	Y	N
22	SCE Vista Substation	Y	N	Y	N	Y	Y	Y	Y	Y	N
23	Riverside Highland Water Company	Y	N	Y	N	Y	Y	N	Y	Y	N
24	RHW Water Tank	Y	N	Y	N	Y	Y	Y	Y	Y	Y
25	RHW Water Tank	Y	N	Y	N	Y	Y	Y	Y	Y	Y
26	RHW Water Tank	Y	N	Y	N	Y	Y	Y	Y	Y	Y
27	Condor Energy Storage	Y	N	Y	N	Y	Y	N	Y	Y	N
28	Church of Fire in Christ	Y	N	Y	N	Y	Y	N	Y	Y	N
29	Azure Hills Seventh-day Adventist Church	Y	N	Y	N	Y	Y	Y	Y	Y	N
30	Grand View Captist Church	Y	N	Y	N	Y	Y	Y	Y	Y	Y
31	Living Word Inland Empire	Y	N	Y	N	Y	Y	N	Y	Y	N
32	Christ the Redeemer Catholic Church	Y	N	Y	N	Y	Y	Y	Y	Y	Y
33	St.Junipero Serra House of Formation	Y	N	Y	N	Y	Y	Y	Y	Y	Y
34	Calvary Deaf Church	Y	N	Y	N	Y	Y	N	Y	Y	N
35	TSG Grand Terrace Yard	Y	Y	Y	Y	Y	Y	N	Y	Y	N
36	Aqueduct	Y	N	Y	N	Y	Y	N	Y	Y	Y
37	RailRoads	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
38	Gage Canal	Y	N	Y	N	Y	Y	N	Y	Y	N

SECTION 5: MITIGATION STRATEGY

Hazard mitigation strategies are used to reduce hazard impacts on critical facilities or other infrastructure identified by the City and LHMP Planning Team. This section is developed from an in-depth review of the vulnerabilities and capabilities described in the previous plan section. Overall, the mitigation strategies are actions which represent the City's approach to reducing and/or eliminating potential losses as identified in Section 4.0.

5.1 Hazard Mitigation Overview

5.1.1 FEMA's National Flood Insurance Program

The National Flood Insurance Program (NFIP) provides affordable flood insurance to property owners, renters, and businesses by encouraging communities to adopt and enforce floodplain management regulations. Participation in the NFIP is optional; however, property owners who live in a non-participating community with flood-prone areas are not able to purchase flood insurance through the program. Communities with mapped floodplains cannot receive federal grants or loans for development activities in flood-prone areas and cannot receive federal disaster assistance to repair flood damaged buildings or structures in mapped floodplains if the jurisdiction is not a participant of the NFIP.

The City is a participant of the NFIP and implements the requirements of NFIP through the Grand Terrace Municipal Code Chapter 15.62, Floodplain Management. Specific administration and enforcement regulations are outlined in Sections 15.62.070 to 15.62.250. Section 15.62.070, Basis for Establishing the Areas of Special Flood Hazard, states: "The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the "Flood Insurance Study (FIS) for San Bernardino County" (Study number 06071CV001C, Volumes 1-4) dated February 8, 2015, with accompanying flood insurance rate maps (FIRMs) and flood boundary and floodway maps (FBFMs), August 28, 2008, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this Chapter. This FIS and attendant mapping is the minimum area of applicability of this Chapter and may be supplemented by studies for other areas which allow implementation of this Chapter and which are recommended to the City Council by the City Manager. The study, FIRMs and FBFMs are on file with the Department of Community Development at 22795 Barton Road, Grand Terrace, CA 92313." The latest FIRM maps adopted for the City are dated effective September 2, 2016.

The Grand Terrace Municipal Code Section 15.62.130 designates the City Manager as the Floodplain Administrator, responsible for administering and implementing the provisions of the NFIP. All development, including new construction and substantial improvements, within designated special flood hazard zones must be in full compliance with Chapter 15.62. The terms "new construction" and "substantial improvement" are defined in Section 15.62.050 of the Municipal Code. All new construction and substantial improvements are subject to the development standards outlined in Chapter 15.62, which implement NFIP requirements. Requirements for new construction and significant improvement would also apply after any event where the property has been impacted by flood. No other specific regulations or requirements are outlined in the City code for implementation after any event where a property had substantial improvement or damage. Significant flood events are rare within the City, even during heavy

precipitation years. To date, no Severe Repetitive Loss (SRL) or Repetitive Loss (RL) properties have been reported within the City of Grand Terrace (residential, commercial, institutional, etc.).

Additionally, it is noted that the City's General Plan Land Use Map identifies where specific land uses are allowed within the City. The two major waterways within the City include the Gage Channel and Riverside Canal, both of which are designated land use as Public. This land use does not permit habitable development within either drainage, nor would other regulatory easements permit habitable development. In addition, land use within the City includes a Floodplain Industrial overlay for properties adjacent to the Santa Ana River. While outside of the formal designated FEMA floodplain, it is acknowledged that properties adjacent to the Santa Ana River may experience higher flood risk compared to other areas of the City. While this overlay does allow for industrial development, it does not permit habitable development as an allowable use. The City will continue to use and implement General Plan land use designations to control development within flood hazard zones.

5.1.2 Hazard Mitigation Prioritization

The LHMP Project Management Team and the LHMP Planning Team discussed each mitigation action to identify priority, using the following as guidance:

- High Priority: Top organizational priority and is a well-detailed project idea. Protects population, resource, facility, or property at considerable risk. Uses feasible methods, techniques, or technology.
- Medium Priority: A promising idea that needs more information or is an action that addresses a moderate hazard.
- Low Priority: An idea that needs more information or will take a lot of preliminary action to build support.

The hazard ranking exercise was completed as part of LHMP Planning Team Meeting #1. Additional discussion during focus group meetings influenced the ultimate priority and timeline of each hazard. The LHMP Planning Team considered the frequency and severity of the hazard; the vulnerability of critical facilities or infrastructure; the impacts the mitigation action would avoid or reduce; the benefits of the action on the community; the critical facilities that would benefit; the environmental benefits of the action; and the capability of the City to implement the action. For example, actions may require further study or information but were identified as a high priority because of current conditions (i.e., heightened risk of the hazard, probability of future occurrences, or lack of redundancy established in a specific portion of the community). Several actions were identified as high priority, while the nature and complexity of the action involves a "long-term" timeline of five or more years.

The LHMP Planning Team used the STAPLE/E (Social, Technical, Administrative, Political, Legal, Economic, and Environmental) criteria, as described in Table 5-1, *STAPLE/E Review and Selection Criteria*, when considering and prioritizing the most appropriate mitigation alternatives for the City. This methodology, as endorsed by FEMA, requires that social, technical, administrative, political, legal, economic, and environmental considerations be considered when reviewing potential actions. This process was used to help ensure that the most equitable and feasible actions would be undertaken based on the City's unique capabilities.

Table 5-1
STAPLE/E Review and Selection Criteria

STAPLE/E Review	Selection Criteria
Social	• Is the proposed action socially acceptable to the jurisdiction and surrounding community? • Are there equity issues involved that would mean that one segment of the jurisdiction and/or community is treated unfairly? • Will the action cause social disruption?
Technical	• Will the proposed action work? • Will it create more problems than it solves? • Does it solve a problem or only a symptom? • Is it the most useful action considering other jurisdiction goals?
Administrative	• Can the jurisdiction implement the action? • Is there someone to coordinate and lead the effort? • Is there sufficient funding, staff, and technical support available? • Are there ongoing administrative requirements that need to be met?
Political	• Is the action politically acceptable? • Is there public support both to implement and to maintain the project?
Legal	• Is the jurisdiction authorized to implement the proposed action? • Are there legal side effects? Could the activity be construed as a taking? • Will the jurisdiction be liable for action or lack of action? • Will the activity be challenged?
Economic	• What are the costs and benefits of this action? • Do the benefits exceed the costs? • Are initial, maintenance, and administrative costs considered? • Has funding been secured for the proposed action? If not, what are the potential funding sources (public, nonprofit, and private)? • How will this action affect the fiscal capability of the jurisdiction? • What burden will this action place on the tax base or local economy? • What are the budget and revenue effects of this activity? • Does the action contribute to other jurisdiction goals? • What benefits will the action provide?
Environmental	• How will the action affect the environment? • Will the action need environmental regulatory approvals? • Will it meet local and state regulatory requirements? • Are endangered or threatened species likely to be affected?

5.1.3 Hazard Mitigation Benefit – Cost Review

FEMA requires local governments to analyze the benefits and costs of a range of mitigation actions that can reduce the effects of each hazard within their communities. Benefit-cost analysis is used in hazard mitigation to show if the benefits to life and property protected through mitigation efforts exceed the cost of the mitigation activity. Conducting benefit-cost analysis for a mitigation activity can assist communities in determining whether a project is worth undertaking now to avoid disaster-related damages later. The analysis is based on calculating the frequency and severity of a hazard, avoided future damages, and risk.

A hazard mitigation plan must demonstrate that a process was employed which emphasized a review of benefits and costs when prioritizing the mitigation actions. The benefit-cost review must be comprehensive to the extent that it can evaluate the monetary as well as the nonmonetary benefits and costs associated with each action. The benefit-cost review should at least consider the following questions:

- How many people will benefit from the action?
- How large an area is impacted?
- How critical are the facilities that benefit from the action (e.g., which is more beneficial to protect, the fire station or the administrative building)?
- Environmentally, does it make sense to implement this project for the overall community?

More details regarding specific funding mechanisms (both internal funding and grant resources) are provided within Table 5-3, *Hazard Mitigation Actions*, below.

5.1.4 Status of Previous Plan Actions

The previous 2017 LHMP identified 24 mitigation actions for the City of Grand Terrace. The LHMP Project Management Team reviewed previous mitigation actions from the 2017 LHMP and determined that several listed mitigation actions were completed by the City; these mitigation actions are listed in Table 5-2, *Completed 2017 Mitigation Actions*. Because these mitigation actions were completed, these mitigation actions are not carried over into the plan update.

Table 5-2
Completed 2017 Mitigation Actions

Completed 2017 Mitigation Action	
EQ 3.2	Conduct seismic retrofitting on Barton Rd. Overpass.
WF 3.2	Continue the weed abatement program and fuel management and fuel reduction in open space, creeks, around critical facilities, and urban / wildland interface areas.

Additionally, some mitigation actions from the 2017 LHMP were determined to be no longer relevant or too broad in nature, and therefore are not carried over into the plan update. The LHMP Project Management Team identified six mitigation actions to be removed or replaced in the plan update. These include mitigation actions EQ 1.1, EQ 3.1, EQ 4.2, LS 3.1, LS 4.2, and WF 2.1, as identified in the 2017 LHMP. The remaining 18 mitigation actions were carried over or revised and incorporated into the mitigation actions listed in Table 5-3. As part of this update, the LHMP Planning Team focused mitigation actions to include capital improvement projects and community engagement campaigns that make the community safer and establish eligibility for FEMA hazard mitigation grant programs.

5.2 Hazard Mitigation Actions

The LHMP Planning Team worked together to identify mitigation actions and establish the responsible department, priority level, and timeline. The process used is outlined below:

- Review of the Vulnerability and Risk Assessment presented in Section 4.0, *Hazards Assessment*;
- Review of the Capabilities Assessment presented in Section 5.3, *Capabilities Assessment*;

- Review of the results of the community survey and feedback received as part of the community outreach; and,

The LHMP Planning Team's discussion of concerns/issues that need to be addressed to reduce hazards to critical facilities and the community.

Table 5-3, *Hazard Mitigation Actions*, identifies the mitigation action, hazard(s) addressed, agency and/or department responsible for implementation, potential funding source(s), timeline for implementation, and priority.

The timeline for implementation is defined as follows:

- Ongoing: currently in process; or 1-2 years and ongoing thereafter;
- Short-Term: 1 to 2 years;
- Medium-Term: 3 to 4 years; and
- Long-Term: 5+ years.

Mitigation actions below may be funded through the City budget, particularly mitigation actions identified as "ongoing." However, the City will also explore funding for specific mitigation actions through local, State, or federal grant programs. Potential grant programs or funding mechanisms are identified for specific mitigation actions as applicable, below.

The City maintains and annually updates a Capital Improvement Project (CIP) budget that identifies priority City projects and major equipment purchases for all City departments. Identified capital improvement projects were integrated into the LHMP mitigation actions where appropriate for projects with a nexus to resilience or natural hazards. In addition, as part of the annual review and update of the CIP budget, mitigation actions will be reviewed and integrated.

All mitigation actions considered for the City were included in the LHMP and Table 5-3, *Hazard Mitigation Actions*. There were no mitigation actions considered but excluded from the LHMP. The mitigation action development process is documented in Appendix B, *LHMP Planning Team Documentation* and was a key area of focus during all focus group meetings. Appendix B, *LHMP Planning Team Documentation* also documents revisions, comments, and feedback, from the LHMP Planning Team, Project Management staff and the City's consultant, Michael Baker International.

Table 5-3
Hazard Mitigation Actions

Mitigation Action #	Description	Hazards Addressed	Responsible Department	Funding Sources	Timeline	Priority
1	Research options for and implement a comprehensive multi-hazard warning system with alarm and messaging capabilities for various disaster scenarios. Identify strategic locations throughout the planning area to ensure all residents receive audible alerts.	All Hazards	**Internal:** Public Works	**FEMA:** Next Generation Warning System Grant Program (NGWSGP), Safeguarding Tomorrow Revolving Loan Fund (RLF)**,** Emergency Management Performance Grant (EMPG), Hazard Mitigation Grant Program (HMGP), Homeland Security Grant Program (HSGP) **Cal OES:** Prepare CA – JumpStart **Staff Time, General Fund**	Long-Term	Low
2	Conduct a comprehensive ADA compliance assessment of buildings, structures, and streets across Grand Terrace, covering City facilities and public rights of way. Prioritize upgrading critical facilities to meet ADA standards, especially those that can function as emergency shelters, warming centers, cooling centers, or provide essential support services during disasters.	All Hazards	**Internal:** Public Works, Building and Safety	**HUD**: Community Development Block Grant (CDBG) Program **FEMA**: Hazard Mitigation Grant Program (HMGP), Emergency Management Performance Grant (EMPG) **Staff Time, General Fund**	Long-Term	Medium
3	Collaborate with the American Red Cross to identify facilities in Grand Terrace that could serve as certified emergency shelters and promote these locations within the community, especially to socially vulnerable populations such as senior citizens and disabled individuals. Promote Shelter Volunteer training to ensure adequate staff/volunteer capacity when needed.	All Hazards	**Internal:** Planning & Development Services **External:** American Red Cross	**Staff Time, General Fund**	Medium-Term	High
4	Promote Red Cross initiatives such as "Sound the Alarm" to enhance awareness and readiness among both adults and children throughout the community. Facilitate coordination between the American Red Cross and Colton Unified School District to support emergency preparedness programs in schools such as "Prepared with Pedro".	All Hazards	**Internal:** Planning & Development Services **External:** American Red Cross, Colton Unified School District	**Staff Time, General Fund**	Medium-Term	Medium
5	Collaborate with San Bernardino County Office of Emergency Services (County OES) and San Bernardino County Sheriff to enhance emergency preparedness and response efforts in Grand Terrace. Promote the use of the Telephone Emergency Notification System (TENS) and the SB Ready App among residents. Participate in county-wide emergency preparedness exercises and public information campaigns to ensure community readiness and resilience.	All Hazards	**Internal:** Planning & Development Services, City Manager's Office, **External:** San Bernardino County Sheriff, San Bernardino County OES	**FEMA**: Emergency Management Performance Grant (EMPG), Emergency Operations Center (EOC) Grant Program, Safeguarding Tomorrow Revolving Loan Fund (RLF) **Cal OES**: Prepare CA – Match **Staff Time, General Fund**	Ongoing	Medium
6	Continue to engage the public through community outreach events, with a focus on underserved communities and vulnerable populations, to raise awareness about natural hazard risks, vulnerabilities, and ongoing mitigation actions. Regularly consult and solicit feedback from residents to improve communication and engagement procedures, and to reduce risk and vulnerability Citywide.	All Hazards	**Internal:** Planning & Development Services, Senior Services	**FEMA**: Emergency Management Performance Grant (EMPG) **Cal OES**: Prepare CA – JumpStart **Staff Time, General Fund**	Ongoing	High
7 (Formerly CC 4.1)	Continue working with Southern California Edison (SCE) to promote energy conservation at residences and businesses.	All Hazards	**Internal:**, Public Works, City Manager's Office **External:** SCE	**SCE**: Energy Savings Assistance (ESA) Program, Energy Assistance Fund (EAF) **CEC**: Home Electrification and Appliance Rebates (HEEHRA), Home Efficiency Rebates (HOMES) **Staff Time, General Fund**	Ongoing	Low

Mitigation Action #	Description	Hazards Addressed	Responsible Department	Funding Sources	Timeline	Priority
8	Increase the number of green spaces and trees in urban areas to improve air quality and reduce the urban heat island effect. Promote the planting of native and drought-resistant trees.	Multiple Hazards (Air Quality, Drought, Extreme Heat)	**Internal:** Public Works, Parks & Recreation	**CA Governor's Office**: Extreme Heat and Community Resilience Program **Staff Time, General Fund**	Medium-Term	Low
9	Research options for converting high-risk slope areas into hiking parks with native vegetation to reduce peak flow and manage drainage more effectively.	Multiple Hazards (Flood, Landslide & Rockfall)	**Internal:** Public Works, Parks and Recreation,	**CA Governor's Office**: Adaptation Planning Grant Program **Staff Time, General Fund**	Long-Term	High
10	Advocate for the undergrounding of power lines to enhance fire safety and reduce the risk of outages. Collaborate with Southern California Edison (SCE) to reroute vulnerable circuits.	Multiple Hazards (Wildfire, Power Outage)	**Internal:** Public Works, **External:** SCE	**USDA**: Community Wildfire Defense Grants (CWDG) **Cal OES**: California Wildfire Mitigation Program **CAL FIRE**: Wildfire Prevention Grants **Staff Time, General Fund**	Long-Term	High
11	Conduct public education campaigns to raise awareness about air quality issues and promote actions residents can take to reduce pollution, such as reducing vehicle idling and using eco-friendly products.	Air Quality	**Internal:** Public Works, **External:** South Coast Air Quality Management District (SCAQMD)	**Cal OES**: Prepare CA – JumpStart **US EPA:** Environmental Education Grants **Staff Time, General Fund**	Ongoing	Low
12	Encourage the use of energy-efficient appliances and renewable energy sources such as solar panels. Provide incentives for residents and businesses to adopt these technologies.	Air Quality	**Internal:** Planning & Development Services, Building and Safety	**HUD**: Community Development Block Grant (CDBG) Program **Cal EPA:** California Climate Investments **US EPA:** California Solar For All **SCE**: Energy Savings Assistance (ESA) Program, Energy Assistance Fund (EAF) **CEC**: Home Electrification and Appliance Rebates (HEEHRA), Home Efficiency Rebates (HOMES) **Staff Time, General Fund**	Short-Term	Low
13	Encourage the use of public transportation, carpooling, biking, and walking to reduce vehicle emissions. Implement incentives for residents who participate in these programs.	Air Quality	**Internal:** Public Works	**US DOT**: Transportation Alternatives Set-Aside Program **CA Governor's Office**: Adaptation Planning Grant Program **US EPA:** Air Grants and Funding **Staff Time, General Fund**	Short-Term	Medium
14	Participate in emergency preparedness exercises for the Seven Oaks Dam Emergency Action Plan with the County of San Bernardino Department of Public Works and related public safety agencies. Support County of San Bernardino Department of Public Works in efforts to regularly reassess dam inundation exposure and vulnerability, especially where critical facilities intersect with dam inundation zones. Support efforts to track dam conditions, maintenance and other structural improvements to reduce risk and vulnerability.	Dam/Reservoir Failure	**Internal:** Planning & Development Services, Public Works **External:** San Bernardino County Department of Public Works	**Staff Time, General Fund**	Ongoing	Low
15	Collaborate with the Riverside Highland Water Company to promote awareness campaign on water conservation, distribute educational materials, and organize community workshops to educate residents on water-saving practices.	Drought	**Internal:** Public Works **External:** Riverside Highland Water Company	**FEMA**: Hazard Mitigation Grant Program (HMGP) **CA Governor's Office**: Adaptation Planning Grant Program **US EPA:** Environmental Education Grants **DWR:** Integrated Regional Water Management Grants **Staff Time, General Fund**	Ongoing	Low

Mitigation Action #	Description	Hazards Addressed	Responsible Department	Funding Sources	Timeline	Priority
16	Engage the public, especially underserved communities or vulnerable populations, regarding drought risk, vulnerability, and ongoing mitigation actions. Provide educational materials and workshops on water conservation techniques.	Drought	**Internal:** Senior Services	**FEMA**: Hazard Mitigation Grant Program (HMGP) **CA Governor's Office**: Adaptation Planning Grant Program **US EPA:** Environmental Education Grants **DWR:** Integrated Regional Water Management Grants **Staff Time, General Fund**	Ongoing	Medium
17	Promote the adoption of drought-tolerant landscaping and efficient irrigation practices on city-owned and private properties by offering workshops, training sessions, and incentive programs for residents and businesses.	Drought	**Internal:** Planning & Development Services, Building and Safety	**FEMA**: Hazard Mitigation Grant Program (HMGP) **CA Governor's Office**: Adaptation Planning Grant Program **DWR:** Integrated Regional Water Management Grants **Staff Time, General Fund**	Ongoing	Medium
18	Relocate sandbag distribution points to more accessible locations and enhance public messaging, signage, and online presence to inform residents and businesses about the new locations.	Flood	**Internal:** Public Works	**FEMA**: Hazard Mitigation Grant Program (HMGP), Emergency Management Performance Grant (EMPG) **Staff Time, General Fund**	Short-Term	High
19 (Formerly FL 1.1)	Perform a feasibility study for retention and detention of storm water to include water sensitive urban design.	Flood	**Internal:** Public Works/Engineering	**DWR**: Proposition 1 Storm Water Grant Program **CA Governor's Office:** Adaptation Planning Grant Program **Staff Time, General Fund**	Medium-Term	High
20 (Formerly FL 1.2)	Evaluate public infrastructure (bridges, traffic signals, street lights, etc.) and its ability to withstand localized flood events.	Flood	**Internal:** Public Works/Engineering	**FEMA**: Hazard Mitigation Grant Program (HMGP) **DWR**: Proposition 1 Storm Water Grant Program **California iBank**: Infrastructure Loans and Bonds **Staff Time, General Fund**	Medium-Term	High
21 (Formerly FL 1.3)	Perform a feasibility study for stormwater drainage along Pico St Ave.	Flood	**Internal:** Public Works/Engineering	**DWR**: Proposition 1 Storm Water Grant Program **CA Governor's Office**: Adaptation Planning Grant Program **Staff Time, General Fund**	Medium-Term	High
22 (Formerly FL 3.1)	Ensure undeveloped properties adhere to General Plan Land Use designations and flood plain preservation and risk reduction methodologies.	Flood	**Internal:** Planning & Development Services, Building & Safety	**Staff Time, General Fund**	Medium-Term	High
23 (Formerly FL 4.1)	Implement a Maintain-A-Drain program to keep street drains clear from debris.	Flood	**Internal:** Public Works	**Staff Time, General Fund**	Medium-Term	High
24	Comprehensively update the Drainage Master Plan to address flood issues. Review the Gateway Specific Plan and other relevant planning documents and incorporate necessary drainage improvements into the Drainage Master Plan. Implement infrastructure upgrades in line with the Drainage Master Plan and Gateway Specific Plan for stormwater drainage.	Flood	**Internal:** Public Works	**FEMA**: Hazard Mitigation Grant Program (HMGP), Safeguarding Tomorrow Revolving Loan Fund (RLF) **CA Governor's Office**: Adaptation Planning Grant Program **DWR:** Integrated Regional Water Management Grants, Proposition 1 Storm Water Grant Program **California iBank**: Infrastructure Loans and Bonds **Staff Time, General Fund**	Long-Term	High

Mitigation Action #	Description	Hazards Addressed	Responsible Department	Funding Sources	Timeline	Priority
25	Promote the use of green infrastructure such as rain gardens, bioswales, and permeable pavements to manage stormwater runoff and reduce flooding. These systems can help absorb and filter rainwater, reducing the burden on traditional drainage systems.	Flood	**Internal:** Public Works, Planning & Development Services	**CA Governor's Office**: Adaptation Planning Grant Program **California iBank**: Infrastructure Loans and Bonds **US EPA**: Resilience Grants (Midsize and Large Drinking Water System Infrastructure Resilience and Sustainability Program) **DWR:** Integrated Regional Water Management Grants, Proposition 1 Storm Water Grant Program **Staff Time, General Fund**	Medium-Term	High
26	Conduct public education campaigns to raise awareness about flood risks and promote preparedness measures. Provide resources to residents on how to protect their properties and respond during flood events.	Flood	**Internal:** Public Works	**FEMA**: Hazard Mitigation Grant Program (HMGP) **Staff Time, General Fund**	Ongoing	High
27	Educate the public regarding proper handling, storage, and disposal of hazardous materials and coordinate with the San Bernardino County Fire Protection District's Hazardous Materials Division where feasible.	Hazardous Materials	**Internal:** Planning & Development Services **External:** San Bernardino County Hazardous Materials Division	**FEMA**: Hazard Mitigation Grant Program (HMGP) **EPA**: Household Hazardous Waste (HHW) Grants **Staff Time, General Fund**	Ongoing	Low
28	Continue to monitor and follow the recommendations and guidelines provided by the San Bernardino County Department of Public Health to manage and mitigate the impacts of future pandemics.	Human-caused Hazards (pandemic)	**Internal:** City Manager's Office **External:** San Bernardino County Department of Public Health	**Staff Time, General Fund**	Ongoing	Low
29	Continue to partner with San Bernardino County Sheriff on various safety and emergency response efforts, including active shooter protocols and trainings. Educate City employees on active shooter threats and promote preparedness drills and trainings to other agencies and businesses within the City.	Human-caused Hazards (active shooter)	**Internal:** City Manager's Office, Planning & Development Services **External:** San Bernardino County Sheriff	**FEMA:** Homeland Security Grant Program (HSGP), Targeted Violence and Terrorism Prevention Grant Program **Staff Time, General Fund**	Ongoing	Medium
30	Conduct a comprehensive assessment of all City-owned assets to evaluate existing backup power and generator capacity at critical facilities supporting emergency functions, shelters, and public safety buildings. Based on the assessment, prioritize the procurement and installation of generators and backup power systems at these critical facilities to ensure continuous operation during power outages. Secure funding and develop maintenance protocols to ensure reliability.	Human-caused Hazards (power outage)	**Internal:** Public Works, Planning & Development Services	**FEMA**: Hazard Mitigation Grant Program (HMGP), Emergency Management Performance Grant (EMPG) **Staff Time, General Fund**	Short-Term	High
31	Support and help implement SCE's Critical Care Backup Battery Program, which provides free portable backup batteries to eligible customers who depend on medical equipment for life-support purposes during power outages and emergencies. Promote this program to senior citizens and other vulnerable populations throughout the City.	Human-caused Hazards (power outage)	**Internal:** Planning & Development Services, Senior Services **External:** SCE	**FEMA**: Hazard Mitigation Grant Program (HMGP) **Staff Time, General Fund**	Medium-Term	High
32	Collaborate with BNSF Railway and Union Pacific Railroad to support preparedness coordination, emergency response trainings and/or tabletop exercises between relevant agencies for a train derailment scenario involving the BNSF Railway or Union Pacific Railroad lines within the City.	Human-caused Hazards (train derailment)	**Internal:** Public Works, Planning & Development Services **External:** BNSF Railway, Union Pacific Railroad	**FEMA**: Hazard Mitigation Grant Program (HMGP) **Staff Time, General Fund**	Ongoing	Low

Mitigation Action #	Description	Hazards Addressed	Responsible Department	Funding Sources	Timeline	Priority
33 (Formerly LS 1.2)	Develop a feasibility study for slope stabilization for areas of slope failure concern, such as Mt. Vernon, along Barton Ave and at Vivienda and Burns Ave.	Landslide	**Internal:** Public Works/Engineering	**FEMA**: Hazard Mitigation Grant Program (HMGP) **Cal OES:** Prepare CA – JumpStart**,** Prepare CA – Match **Staff Time, General Fund**	Medium-Term	High
34 (Formerly LS 3.2)	Perform earth / slope stabilization near landslide / rockslide / mudslide hazard zones, such as along the northern end of Mt. Vernon.	Landslide	**Internal:** Public Works/Engineering	**FEMA**: Hazard Mitigation Grant Program (HMGP) **Cal OES:** Prepare CA – JumpStart**,** Prepare CA – Match **Staff Time, General Fund**	Medium-Term	High
35	Reapply for grant applications to obtain detailed engineering proposals for slope stabilization in areas of concern, such as Mount Vernon and Canal Street. Implement stabilization measures based on these proposals.	Landslide & Rockfall	**Internal:** Public Works, Planning & Development Services	**FEMA**: Hazard Mitigation Grant Program (HMGP) **Cal OES:** Prepare CA – JumpStart**,** Prepare CA – Match **Staff Time, General Fund**	Short-Term	High
36 (Formerly LS 3.2)	Encourage homeowners in high landslide hazard areas to plant native trees and shrubbery.	Landslide	**Internal:** Planning & Development Services, Public Works	**Staff Time, General Fund**	Short-Term	Medium
37 (Formerly EQ 1.2)	Perform a seismic review (both structural and non-structural) on city buildings and city owned critical facilities i.e. City Hall, Public Works building and Fire Station.	Seismic Hazards	**Internal:** Building & Safety, Public Works	**FEMA**: National Earthquake Hazards Reduction Program (NEHRP)**,** Hazard Mitigation Grant Program (HMGP), Safeguarding Tomorrow Revolving Loan Fund (RLF) **California iBank**: Infrastructure Loans and Bonds **Staff Time, General Fund**	Long-Term	Low
38 (Formerly EQ 4.1)	Work with local insurance brokers to encourage earthquake insurance for homeowners.	Seismic Hazards	**Internal:** Planning & Development Services, Public Works	**Staff Time, General Fund**	Long-Term	Low
39 (Formerly EQ 4.3)	Provide automatic shutoff valves for gas meters in the Grand Terrace service area.	Seismic Hazards	**Internal:** Building & Safety, Public Works	**FEMA**: National Earthquake Hazards Reduction Program (NEHRP) **USBR**: WaterSMART Water and Energy Efficiency Grants **Staff Time, General Fund**	Medium-Term	Low
40 (Formerly CC 3.1)	Accrue property and construct parks and open space for every 1,000 residents, reducing the impacts of high heat on urbanized areas.	Severe Weather Hazards	**Internal:** Parks and Recreation	**CA Governor's Office**: Extreme Heat and Community Resilience Program **HUD**: Community Development Block Grant (CDBG) Program **Staff Time, General Fund**	Long-Term	Medium
41 (Formerly CC 3.2)	Plant street trees to provide shade on high heat days and reduce the urban heat island effect.	Severe Weather Hazards	**Internal:** Public Works, Parks and Recreation	**CA Governor's Office**: Extreme Heat and Community Resilience Program **Staff Time, General Fund**	Medium-Term	Medium
42 (Formerly WF 3.1)	Maintain and improve access to fire prone areas such as Blue Mountain.	Wildfire	**Internal:** Public Works/Engineering	**USDA**: Community Wildfire Defense Grants (CWDG) **Cal OES**: California Wildfire Mitigation Program **CAL FIRE**: Wildfire Prevention Grants **Staff Time, General Fund**	Ongoing	High

Mitigation Action #	Description	Hazards Addressed	Responsible Department	Funding Sources	Timeline	Priority
43 (Formerly WF 3.2)	Continue the weed abatement program and fuel management in coordination with San Bernardino County, to conduct fuel reduction in open space, creeks, around critical facilities, and urban / wildland interface areas. Prioritize vegetation management, invasive species removals and native landscape restoration on City owned property.	Wildfire	**Internal:** Public Works, Parks and Recreation **External:** San Bernardino County Fire Protection District	**FEMA:** Hazard Mitigation Grant Program (HMGP), Safeguarding Tomorrow Revolving Loan Fund (RLF) **USDA**: Community Wildfire Defense Grants (CWDG) **Cal OES**: California Wildfire Mitigation Program **CAL FIRE**: Wildfire Prevention Grants **Staff Time, General Fund**	Ongoing	High
44 (Formerly WF 3.3)	Repair/ replant vegetation on slopes after a fire to minimize the risk of landslides, mudslides or slope failure.	Wildfire	**Internal:** Public Works, Planning & Development Services **External:** San Bernardino County Fire Protection District	**USDA**: Community Wildfire Defense Grants (CWDG) **Cal OES**: California Wildfire Mitigation Program **CAL FIRE**: Wildfire Prevention Grants **Staff Time, General Fund**	Ongoing	High
45	Collaborate with Caltrans to ensure regular vegetation management in their right-of-way to reduce wildfire risk. Advocate for timely removal of overgrown and dried-out vegetation.	Wildfire	**Internal:** Public Works, Planning & Development Services **External:** Caltrans	**USDA**: Community Wildfire Defense Grants (CWDG) **Cal OES**: California Wildfire Mitigation Program **CAL FIRE**: Wildfire Prevention Grants **Staff Time, General Fund**	Short-Term	High

5.3 Capabilities Assessment

The capabilities assessment identifies existing local agencies, personnel, planning tools, public policy and programs, technology, and funding resources that can support the hazard mitigation measures in this Plan. This assessment helps determine the current ability of Grand Terrace to reduce damage from hazard events, providing a foundation to develop, consider, and prioritize future hazard mitigation measures.

5.3.1 Key Resources

The City of Grand Terrace has resources to support the implementation of mitigation actions including:

- Planning and regulatory capabilities are based on the implementation of ordinances, policies, local laws, and State statutes, and plans and programs that relate to guiding and managing growth and development.
- Administrative and technical capabilities refer to the staff and their skills and tools that can be used for mitigation planning and to implement specific mitigation actions. It also refers to the ability to access and coordinate these resources effectively.
- Financial capabilities are the resources that a jurisdiction has access to or is eligible to use to fund mitigation actions.
- Education and outreach capabilities are programs and methods already in place that could be used to implement mitigation activities and communicate hazard-related information.

Refer to Table 5-4, *City of Grand Terrace Capabilities Assessment* below for a summary of City capabilities.

Table 5-4
City of Grand Terrace Capabilities Assessment

Ordinance/Plan/ Policy/Program	Responsible Agency or Department	Description/Comments
Planning and Regulatory		
General Plan	Planning and Development Services	The Grand Terrace General Plan supports the implementation of the LHMP by integrating hazard mitigation strategies into broader land use and development planning. The General Plan provides a policy framework, allocates resources and facilitates implementation of mitigation strategies and risk reduction.
Grand Terrace Municipal Code	Planning and Development Services	The Municipal Code governs various aspects of City life, including public safety, health, business operations, and property maintenance. The Municipal Code provides the legal framework to enforce measures that reduce risks from natural and human-caused hazards and implement hazard mitigation actions of the LHMP.

Ordinance/Plan/ Policy/Program	Responsible Agency or Department	Description/Comments
Grand Terrace Zoning Code	Planning and Development Services	The zoning code regulates land use and development within the city and defines zoning districts and building standards. The zoning code implements mitigation strategies of the LHMP and regulates development in high-risk hazard zones such as floodplains and earthquake- and wildfire-prone areas.
California Building Code (Updated Triennially)	Planning and Development Services; Building & Safety Division	The City of Grand Terrace implements the 2022 California Building Standards Code (Title 24). The Building & Safety Division enforces these standards through plan reviews, permits, and inspections, ensuring all constructions meet safety requirements. The building code informed hazard mitigation strategies and provides a framework for implementing safety standards to mitigate hazard risks associated with structures. The building code is updated on a triennial basis.
California Fire Code	Planning and Development Services	The City of Grand Terrace implements the 2022 edition of the California Fire Code, as amended by the San Bernardino County Fire Protection District. The fire code contains specific fire safety requirements for all structures. These requirements are used to ensure fire safety measures and support hazard mitigation actions identified in the LHMP.
Floodplain Management Ordinance	Planning and Development Services	The ordinance establishes additional standards for development activities in the floodplain, enforced by the Building and Safety Division staff. This ordinance can be amended to implement additional flood mitigation strategies from this Plan.
Capital Improvement Plan (CIP)	Public Works Department	The CIP outlines planned infrastructure projects, such as street construction, drainage improvements, and public facility upgrades. The CIP includes projects that enhance community resilience and safety. By prioritizing infrastructure improvements that address vulnerabilities to hazards like floods and earthquakes, the CIP helps implement mitigation actions, supporting the goals of the LHMP.
Gateway at Grand Terrace Specific Plan	Planning and Development Services	The Gateway at Grand Terrace Specific Plan guides development and revitalization of under-utilized land in the southwest portion of the City. Improvements to roads, sewage, water, and drainage systems outlined in the specific plan and in coordination with LHMP actions mitigate flooding and drainage issues. Additionally, the plan's design standards and public facilities contribute to overall community resilience and safety.

Ordinance/Plan/ Policy/Program	Responsible Agency or Department	Description/Comments
Grand Terrace Active Transportation Plan	Planning and Development Services	The Active Transportation Plan (ATP) aims to increase bicycling and walking in Grand Terrace and creating safer, walkable streets for students and includes an inventory of existing infrastructure, identifying deficiencies, and prioritizing improvements. By enhancing infrastructure and promoting walking, bicycling, and transit modes, the ATP can increase safety and implement mitigation actions, supporting the goals of the Local Hazard Mitigation Plan (LHMP).
San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)	San Bernardino County Office of Emergency Services	The San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) is a comprehensive strategy to reduce risks from natural and human-caused hazards across the county. The MJHMP provides a county-wide risk assessment and regional mitigation strategies that inform the Grand Terrace LHMP and facilitate interagency coordination.
San Bernardino County Emergency Operations Plan (EOP)	San Bernardino County Office of Emergency Services	The San Bernardino County Emergency Operations Plan (EOP) outlines protocols for emergency response and resource allocation during disasters. The EOP provides detailed risk assessments and coordinated efforts to implement mitigation strategies. The EOP supports the LHMP by ensuring resources are available and providing community preparedness and coordination opportunities.
Santa Ana River Integrated Watershed Management Plan	Santa Ana Watershed Project Authority (SAWPA)	The Santa Ana River Integrated Watershed Management Plan aims to manage water resources sustainably in the Santa Ana River Watershed. It provides data and opportunities for better drought and stormwater management that can be coordinated with the LHMP mitigation actions.
Administrative and Technical		
Police Services	San Bernardino County Sheriff's Department	The City of Grand Terrace contracts with the San Bernardino County Sheriff's Department to provide police services. The Sheriff's Department is vital in implementing the LHMP by offering police protection, community programs, and education campaigns. Police staff play a key role in coordinating and communicating with the public and other agencies, ensuring safe and efficient evacuations, and participating in public education and preparedness activities that support risk mitigation.
Fire Services	San Bernardino County Fire Protection District	The City of Grand Terrace contracts with the San Bernardino County Fire Protection District to provide fire and rescue services. The Fire Department is crucial in implementing the LHMP by offering fire protection, hazard abatement, and emergency response. Fire staff play a key role in coordinating and communicating with the public and other agencies, ensuring safe evacuations, and participating in public education and preparedness activities that support risk mitigation

Ordinance/Plan/ Policy/Program	Responsible Agency or Department	Description/Comments
Planning and Development Services Staff	Planning and Development Services	The City of Grand Terrace Planning and Development Services Department is crucial for implementing the Local Hazard Mitigation Plan (LHMP). By advising on land development and ensuring compliance with safety standards and hazard mitigation strategies, the department helps reduce vulnerabilities to hazards. Their oversight of zoning, building codes, and land use planning integrates mitigation actions into the city's growth and infrastructure improvements.
Public Works Department Staff	Public Works Department	The City of Grand Terrace Public Works Department manages infrastructure projects, including street construction, drainage, and traffic signals. By ensuring these projects meet safety standards and specifications, the Public Works Department helps reduce vulnerabilities to hazards. Their role in maintaining and improving infrastructure supports mitigation actions, enhancing community resilience and safety.
Building and Safety Division Staff	Planning and Development Services	The Building & Safety Division plays a crucial role in implementing the LHMP by ensuring all construction meets state and city codes, the division helps reduce vulnerabilities to hazards like earthquakes and fires. Their responsibilities include plan reviews, issuing permits, and conducting inspections, which support mitigation actions and enhance community resilience.
Code Enforcement Department Staff	Planning and Development Services	The Code Enforcement Department ensures compliance with municipal codes and ordinances, addressing issues like property maintenance, illegal signage, and public nuisances. By maintaining community standards and addressing potential hazards, Code Enforcement supports mitigation actions and enhances overall community safety and resilience.
Planning Division Staff	Planning and Development Services	The Planning Division serves as the professional and technical advisor to the City Planning Commission and City Council on land development and land use policies. They handle administrative actions, assist new and expanding businesses, and ensure developments comply with safety standards and hazard mitigation strategies.
City Manager's Office Staff	City Manager's Office	The City Manager's Office in Grand Terrace oversees the administration of city operations and implements policies set by the City Council. The City Manager coordinates with various departments to ensure efficient service delivery, strategic planning, facilitating interdepartmental collaboration, and ensuring that mitigation actions are integrated into city operations and projects.

Ordinance/Plan/ Policy/Program	Responsible Agency or Department	Description/Comments
Finance Department Staff	Finance Department	The Finance Department handles the city's financial transactions, including budgeting, accounting, and reporting. This department is essential for implementing the LHMP by ensuring funds are allocated for mitigation projects and emergency preparedness. Their financial management supports the planning and execution of actions that improve community resilience and safety.
Parks and Recreation Division Staff	Public Works Department	The Parks and Recreation Division oversees the city's parks, recreational facilities, and community programs. This division is crucial for implementing the LHMP by ensuring public spaces are safe and accessible, which can be used as evacuation sites during emergencies. Their efforts in promoting outdoor activities and community engagement also enhance overall resilience and preparedness.
Southern California Edison Staff	Southern California Edison	Southern California Edison is responsible for providing safe and reliable electricity to Grand Terrace community members. Mitigation actions specific to the provision of these services will be implemented in coordination with the service provider. Staff responsibilities include restoring electrical service if it has been interrupted by an emergency and repairing and maintaining electrical infrastructure to reduce the risk of hazard events.
Southern California Gas Company (SoCalGas) Staff	Southern California Gas Company	SoCalGas provides natural gas service in Grand Terrace. Mitigation actions specific to the provision of this service will be implemented in coordination with SoCalGas. Staff is responsible for maintaining the natural gas infrastructure in safe conditions to minimize the risk of leaks, fires, or explosions. This includes repairing natural gas infrastructure following emergency situations.
Riverside Highland Water Company	Riverside Highland Water Company	The Riverside Highland Water Company provides essential water services to the City, ensuring a reliable supply for daily use and emergencies. This is crucial for hazard mitigation, as access to water supports firefighting, sanitation, and drinking needs during disasters. The LHMP includes strategies to enhance water infrastructure resilience, ensuring the water supply remains secure even in the face of potential hazards.
Financial		
General Fund	Finance Department	Serves as the main operating fund for the City and is used to finance the most common municipal functions (e.g., police, fire, parks, and recreation, etc.). The general fund is critical for implementing mitigation actions identified in the LHMP.

Ordinance/Plan/ Policy/Program	Responsible Agency or Department	Description/Comments
Annual Budget	Finance Department	The City's annual budget is a comprehensive financial plan that outlines expected revenues and expenditures for the fiscal year. It includes funds for various departments and services, such as public works and public safety projects. This budget is enables hazard mitigation by allocating resources to enhance infrastructure resilience and emergency preparedness, ensuring the city can effectively respond to and recover from potential hazards.
California Governor's Office of Emergency Services	Cal OES	Cal OES is responsible for overseeing and coordinating emergency preparedness, response, recovery, and homeland security activities within California. Cal OES regularly dispatches team members to join first responders, emergency leaders and those affected by disasters that threaten public safety, to provide information essential to the public. Cal OES can assist in obtaining funding for mitigation actions identified in the plan and providing guidance on future plan updates. Additionally, Cal OES is responsible for administration and distribution of grant funding for various state programs and FEMA grant programs.
Federal Emergency Management Agency – Hazard Mitigation Assistance Grants	FEMA	FEMA is the federal agency responsible for hazard mitigation, emergency preparedness, and emergency response and recovery activities. It provides guidance to State and local governments on hazard mitigation activities, including best practices and how to comply with federal requirements. FEMA also provides funding for hazard mitigation actions through the Hazard Mitigation Grant Program (HMGP), Emergency Management Performance Grant (EMPG), and Flood Mitigation Assistance (FMA) Grants among others.
Department of Housing and Urban Development – Community Development Block Grants	HUD	The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C. 5301 et seq. HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services, which may be applicable to future City projects.
CAL FIRE – Wildfire Prevention Grants	CAL FIRE	CAL FIRE provides funding for wildfire prevention activities, including hazardous fuels reduction, wildfire prevention planning, and public education, to improve forest health and enhance community resilience.

Ordinance/Plan/ Policy/Program	Responsible Agency or Department	Description/Comments
United States Environmental Protection Agency	US EPA	The US EPA offers Environmental Education Grants to promote environmental awareness and stewardship, and the California Solar For All program to fund solar initiatives for low-income Californians.
California Environmental Protection Agency	Cal EPA	Cal EPA administers California Climate Investments, using cap-and-trade auction proceeds to fund projects that reduce greenhouse gas emissions and improve public health.
Department of Water Resources	DWR	The DWR funds regional projects to enhance water supply reliability, reduce flood risk, and improve water quality through the Integrated Regional Water Management Grants.
US Department of Agriculture	**USDA**	The USDA provides Community Wildfire Defense Grants to help communities and Tribes plan for and reduce wildfire risk, supporting the National Cohesive Wildland Fire Management Strategy.
Education and Outreach		
American Red Cross	Coordination with San Bernardino County Sherriff's Department /San Bernardino County Fire Protection	Provide access to natural hazard information and resources, as well as educational and training programs. Promoting participation in American Red Cross educational and training programs would serve to mitigate hazards by increasing awareness and preparedness.
Community Emergency Response Team (CERT) Program	CERT Team in coordination with San Bernardino County Office of Emergency Services	The City of Grand Terrace participates in the CERT program, which trains community members in disaster preparedness and basic disaster response skills like fire safety, light search and rescue, and team organization. This training helps mitigate hazards by empowering residents to effectively respond to emergencies, reducing the immediate impact of disasters when professional responders may not be available.
City Website	Planning and Development Services	The website provides news and announcements to the community, including community events related to safety and emergency preparedness and mitigation. It maintains information and resources pertaining to hazards and mitigation. The City Website provides an opportunity to convey information and implement mitigation actions specific to educating and informing the community regarding all hazards and ways to reduce impacts from the hazards.

How can these capabilities be expanded upon and improved to reduce risk?
Multiple mitigation measures are priority projects to expand Grand Terrace's capabilities, including new plans and programs. Examples of opportunities to expand capabilities include the following mitigation actions:

Planning/Regulatory: Mitigation Actions #22 and #24,

Administrative/Technical: Mitigation Actions #14, #32, #33, and #34.

Financial: Mitigation Actions #35 and #38.

Education/Outreach: Mitigation Actions #4, #5, #6, #11, #15, #16, and #26.

SECTION 6: PLAN MAINTENANCE

This section identifies the formal process by which that City can ensure the LHMP remains an active and relevant document for the City of Grand Terrace. The LHMP maintenance process includes a schedule for monitoring and evaluating the LHMP annually and producing an update every five years to ensure the City maintains eligibility for federal and State hazard mitigation funding. This section of the LHMP also describes how the City can integrate public participation throughout LHMP maintenance and implementation process. Finally, this section describes how City staff can incorporate the mitigation actions outlined in this LHMP into existing planning mechanisms and programs and future actions and decision-making.

6.1 Plan Purpose

Under the direction of the LHMP Project Management Team (comprised of City of Grand Terrace Planning Department staff), the LHMP Planning Team will be responsible for the on-going maintenance of this LHMP. The Project Management Team will take the lead in LHMP maintenance by coordinating with the Planning Team, including undertaking the formal review process and future updates. Key City departments are identified below:

- City Manager Department
- Planning & Development Services Department
- Public Works Department
- Finance Department
- Code Enforcement Department
- Building & Safety Department
- San Bernardino County Fire Protection District (SBCFPD)
- San Bernardino County Sheriff-Coroner Department (SBCSD)

In addition to City staff and representatives from SBCFPD and SBCSD, the following partner agencies who were part of the LHMP Planning Team should be included in the maintenance and update activities:

- City of San Bernardino
- City of Colton
- City of Loma Linda
- City of Riverside
- California Department of Transportation (Caltrans)
- Omnitrans Public Transit Agency
- Colton Joint Unified School District
- San Bernardino Community College District
- Riverside Highland Water Company

Although specific LHMP Planning Team and Project Management members may change, the City staff positions, departments and other partner agencies and organizations should continue to be included in the LHMP implementation and maintenance process.

The LHMP Project Management Team will facilitate the LHMP Planning Team meetings and will assign tasks such as updating and presenting the Plan to other departments, stakeholder groups,

and/or elected officials. The LHMP Planning Team will be responsible for maintaining and updating the LHMP and will coordinate implementation through their respective positions and agencies. LHMP implementation and evaluation will be a shared responsibility among all LHMP Planning Team members.

6.1.1 Evaluation

At a minimum, the ongoing annual LHMP Planning Team meeting will evaluate the progress of the LHMP and incorporate the actions into other planning documents. This review will include the following:

- Summary of any hazard events that occurred during the prior year and their impacts on the community.
- Review of successful mitigation initiatives identified in the Plan.
- Brief discussion about why targeted mitigation strategies were not completed.
- Reevaluation of the mitigation actions to determine if the timeline for identified projects needs to be amended (such as changing a long-term project to a short-term project due to funding availability).
- Recommendations for new mitigation actions.
- Changes in, or potential for, new funding options/grant opportunities.
- Integration of new GIS data and maps that can be used to inform the Plan.
- Evaluation of any other planning programs or initiatives within the City that involve hazard mitigation.

The purpose of the annual evaluation will be to ensure consideration and implementation of the LHMP and document progress to inform the future LHMP update.

6.2 Method and Schedule for Updating the Plan within Five Years

Title 44 of the Code of Federal Regulations, Section 201.6(d)(3), requires that local hazard mitigation plans be reviewed, revised, and resubmitted to FEMA for approval to remain eligible for the benefits awarded under the DMA.

Monitoring the progress of the mitigation actions will be on-going throughout the five-year period between the adoption of the LHMP and the next update effort. The LHMP Planning Team will meet on an annual basis to monitor the status mitigation action implementation and develop updates, as necessary.

The City intends to update the Plan on a five-year cycle from the date of its adoption. It is anticipated that this update process will occur one year prior to expiration of the existing LHMP. This cycle may be accelerated to less than five years based on the following triggers:

- A state or presidential disaster declaration that impacts the City.
- A hazard event that causes loss of life.

Should a significant disaster occur within the City, the LHMP Planning Team will reconvene to review and update the LHMP, as appropriate. The City Council will adopt written updates to the LHMP.

6.2.1 Process

The intent of the update process will be to add new planning process methods, community profile data, hazard data and events, vulnerability analyses, mitigation actions, and goals to the adopted Plan so that the LHMP will always be current and up to date. Based on the needs identified by the LHMP Planning Team, the update will, at a minimum, include the elements below:

1. The update process will be convened through the LHMP Planning Team and will include representatives from the Planning Department and other participating departments to ensure consistency with other relevant City planning documents.
2. The hazard risk assessment will be reviewed and updated using best available information and technologies on an annual basis.
3. The evaluation of critical structures and mapping will be updated and improved as funding becomes available.
4. The mitigation actions will be reviewed and revised to account for any actions completed, deferred, or changed to account for changes in the risk assessment or new City policies identified under other planning mechanisms, as appropriate (such as the City's General Plan).
5. The draft update will be sent to appropriate agencies for comment.
6. The public will be given an opportunity to comment prior to adoption.
7. The Grand Terrace City Council will adopt the updated LHMP.

The LHMP Planning Team will coordinate with responsible City departments and agencies/organizations identified for each mitigation action. These responsible departments and agencies/organizations will monitor and evaluate the progress made on the implementation of mitigation actions and report to the LHMP Planning Team on an annual basis. Working with the LHMP Planning Team, these responsible departments and agencies/organizations will be asked to assess the effectiveness of the mitigation actions and modify the mitigation actions as appropriate. The LHMP Mitigation Action Progress Report worksheet will assist mitigation leads in reporting on the status and assessing the effectiveness of the mitigation actions.

Information gathered from the City departments and external partners will be used to monitor mitigation actions and annual evaluation of the LHMP. The following questions will be considered as criteria for evaluating the Plan's effectiveness:

- Has the nature or magnitude of hazards affecting the City changed?
- Are there new hazards that have the potential to impact the City?
- Do the identified goals and actions address current and expected conditions?
- Have mitigation actions been implemented or completed?
- Has the implementation of identified mitigation actions resulted in expected outcomes?
- Are current resources adequate to implement the LHMP?
- Should additional local resources be committed to address identified hazards?

An Annual LHMP Review Questionnaire worksheet will be used to provide guidance to the LHMP Planning Team on what should be included in the evaluation. Future updates to the LHMP will account for any new hazard vulnerabilities, special circumstances, or new information that becomes available. Issues that arise during monitoring and evaluating the LHMP, which require changes to the risk assessment, mitigation strategy and other components of the Plan, will be

incorporated into the next update of the LHMP in 2030. The questions identified above will remain valid when preparing the 2030 Plan update.

6.3 Local Adoption

Cal OES and FEMA are responsible for initial review and approval of the LHMP. After the plan check review process concludes, the Grand Terrace City Council is responsible for adopting the LHMP. This formal adoption should take place every five years. Once the LHMP has been finalized, the City Project Management Team will be responsible for final submission to the California Office of Emergency Services (Cal OES). Cal OES will then submit the Plan to FEMA for final review and approval.

6.4 Implementation through Existing Programs and Planning Mechanisms

LHMP effectiveness depends on the implementation of the mitigation actions, and incorporating these actions into other City plans, policies, and programs. These mitigation actions provide the framework for activities that the City can implement over the next five years. The City has prioritized the actions in this LHMP, which will be implemented through existing plans, policies, and programs as resources become available.

The City of Grand Terrace Planning Department has taken on the responsibility for overseeing the Plan's implementation and maintenance through the City's existing programs. The Planning and Development Services Director, or designated appointee, will assume lead responsibility for facilitating LHMP implementation and maintenance meetings. Although the City of Grand Terrace Planning Department will have primary responsibility for review, coordination, and promotion, plan implementation and evaluation will be a shared responsibility among all departments identified as lead departments in the mitigation action plan.

The LHMP can also build upon related planning efforts and mitigation programs that are already occurring within the City. This will also facilitate applying for funding opportunities as they become available. Progress on implementing mitigation actions through other City planning programs and mechanisms should be monitored and integrated into future updates.

By adopting a resolution to approve this LHMP, the City agrees to reference and incorporate the document into planning documents, programs, decisions, processes, and regulations. The LHMP will be reviewed and considered by internal City departments, as applicable plans or programs are created or updated in the future. Upon creating or updating new plans, programs or policies, City staff will review this LHMP and consider the following:

- What hazard and/or vulnerability information should be considered and/or integrated into this plan?
- Are there opportunities for this plan to support and/or implement mitigation actions?
- What mitigation actions can and should be integrated into this plan?
- Are there other community mechanisms that mitigation can be integrated?
- Is there information from this plan that can be integrated into the next LHMP update?

Opportunities for the City to integrate information from this LHMP into planning mechanisms are described below.

Planning and zoning law require California cities to adopt a comprehensive, long-term general plan for the physical development of the City. General plans are required to address natural hazards that could impact the jurisdiction and prepare for the impact of natural hazards. The City's General Plan identifies land use patterns, future development, and growth within the planning area. The LHMP update process has allowed the City to review the policies contained in the General Plan Safety Element and identified mitigation actions that will further implement these policies. The City views the General Plan and LHMP as complimentary planning documents that work together to achieve the goal of the reduction of risk exposure to the citizens of the City. Once the LHMP is adopted by FEMA, the City will update the Safety Element to incorporate the LHMP and vulnerability assessment by reference to comply with California Assembly Bill 2140.

The City's Capital Improvement Program (CIP) identifies capital projects and major equipment purchases for all City departments. The CIP links both the annual general plan and annual budget. Identified CIP projects were integrated into the LHMP mitigation actions where appropriate, for projects with a nexus to resilience or natural hazards. In addition, as part of the annual review and update of the CIP, mitigation actions identified will be reviewed and integrated. The City anticipates utilizing this LHMP to apply for Hazard Mitigation Assistance (HMA) grant funding such as Building Resilient Infrastructure and Communities, Hazard Mitigation Grant Program and Flood Mitigation Assistance Grant Program, for key capital improvement and infrastructure projects related to the natural hazards identified in this LHMP.

Other opportunities for integration of this LHMP include education programs and continued coordination between the City and the identified external partners such as Lions Club, American Red Cross, and the Family Services Association. Expansion of community capacity and education programs is discussed in Table 5.3 in the previous section.

6.5 2017 LHMP Past Integration Efforts

The City was successful in implementing several mitigation actions from the 2017 LHMP, as outlined in Section 5. Overall, the City strives to maintain a culture of preparedness and ongoing hazard mitigation. However, the City experienced limited opportunities to integrate the 2017 LHMP into existing programs and planning mechanisms for reasons listed below.

Staff changes and turnover occurred during the five-year planning period of the previous LHMP, including the Public Works Department. In 2022, the City applied for Hazard Mitigation Grant Program (HMGP) funding to study structural mitigation options for an ongoing landslide but staffing limitations ultimately paused the project. Staffing limitations were further compounded by the COVID-19 pandemic, where staff focus was shifted from hazard mitigation to emergency response during the active period of the 2017 LHMP. Several plans where the LHMP would be incorporated by reference (such as the City's Safety Element, Emergency Operations Plan, Urban Water Management Plan) were not updated during the active period of the 2017 LHMP. These plans are now in the update process and will integrate the current LHMP by reference. The City anticipates integrating this LHMP into the studies and planning mechanisms listed above, and applying for FEMA grant funding to implement key mitigation actions.

6.6 Continued Public Involvement

The City is dedicated to involving the public in LHMP review and updates throughout the five-year planning period. The public, including socially vulnerable populations, will continue to be informed

of the LHMP actions through regular updates to the City's website. The City will continue to provide in-person educational events and activities to further inform the community regarding natural hazard risk and mitigation. Where feasible, these educational opportunities will be co-located with other safety related community events such as National Night Out.

Additionally, continued public involvement will be achieved through the promotion of hazard mitigation/emergency preparedness, trainings, interagency-coordinated outreach efforts and other hazard awareness campaigns. These are included in Section 5.0 as Mitigation Actions. The listed mitigation actions include outreach and communication mechanisms designed with the "whole community" approach, ensuring that socially vulnerable populations will receive messaging. The City will also inform LHMP Planning Team participants of relevant updates at the annual LHMP evaluation meeting.

The adopted LHMP will remain permanently available for review on the City's website, with contact information for interested parties to direct comments and concerns. All public feedback will be reviewed and considered for incorporation (if deemed appropriate) into the next LHMP update.

Upon initiation of the LHMP update process, a new public involvement strategy will be developed based on guidance from the LHMP Planning Team. This strategy will be based on the needs and capabilities of the City at the time of the update. At a minimum, this strategy will include the use of the City website, email distribution lists and local media outlets within the planning area. At this time, a re-evaluation of local socially vulnerable populations will be conducted for improved understanding of how to reach and engage these groups.

6.7 Point of Contact

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SECTION 7: REFERENCES

The following references were utilized during preparation of this Local Hazard Mitigation Plan

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APPENDIX A

City of Grand Terrace Adoption Resolution

APPENDIX B.1

LHMP Planning Team Meetings

APPENDIX B.1-1

Kick-Off Meeting Documentation

Marchese, Casey

Subject: Grand Terrace: LHMP, Safety & EJ Elements Kickoff
Location: Microsoft Teams Meeting

Start: Wed 7/31/2024 10:30 AM
End: Wed 7/31/2024 11:30 AM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Liska, Shannon
Required Attendees: Liska, Shannon; Anderson, Noelle; Yaffe, Michael; Barbhaya, Surabhi; Wery, Dan; Scott Hutter; Gabriel Arguelles
Optional Attendees: Judith J. Garcia; Marchese, Casey

-----Original Appointment-----
From: Liska, Shannon <Shannon.Liska@mbakerintl.com>
Sent: Monday, July 22, 2024 4:31 PM
To: Liska, Shannon; Liska, Shannon; Anderson, Noelle; Yaffe, Michael; Barbhaya, Surabhi; Wery, Dan; Scott Hutter; Gabriel Arguelles
Cc: Judith J. Garcia
Subject: Grand Terrace: LHMP, Safety & EJ Elements Kickoff
When: Wednesday, July 31, 2024 10:30 AM-11:30 AM (UTC-08:00) Pacific Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 247 454 284 955

Passcode: y7Evcp

Dial in by phone

+1 213-336-0348,,739368143# United States, Los Angeles

Find a local number

Phone conference ID: 739 368 143#

Join on a video conferencing device

Tenant key: mbakerintl@m.webex.com

Video ID: 119 611 100 4

More info

For organizers: Meeting options | Reset dial-in PIN

CITY OF GRAND TERRACE
LOCAL HAZARD MITIGATION PLAN

PROJECT MANAGEMENT TEAM KICK-OFF MEETING
July 31, 2024, 10:30 AM – 11:30 AM
Via Microsoft Teams

Kickoff Meeting Agenda

ATTENDEES

City of Grand Terrace
Scott Hutter, Planning & Development Services Director
Gabriel Arguelles, Assistant Planner
Judith Garcia, Public Works Department

Michael Baker International
Dan Wery, Project Manager
Shannon Liska, Deputy Project Manager
Noelle Anderson, LHMP and Environmental Justice Lead
Casey Marchese, Resilience Planner

1. Introduction, Roles/Responsibilities, City Coordination

- Primary contacts & communication
- Planning Process documentation
- Preliminary schedule ~ 8 months for LHMP, re-connect to mid-project kick off on Safety/EJ

2. Planning Team Organization

- ***Participants (names, titles, agencies, email, telephone numbers)***
  - FEMA Policy guidance now includes requirements for businesses, academia, and other non-profit organizations to be invited to the planning process.
  - See attached stakeholder recommendations

- ***Hazard Mitigation Planning Committee Meetings***
  - Stakeholder meeting #1, focus group meetings (4), stakeholder meeting #2

3. Work Program and Schedule

- ***Resource Identification and Data Needs***
  - Michael Baker eFTP link: https://eftp.mbakerintl.com/

- ***Community Engagement Strategy***
  - Online community survey & web content development
  - Use communications/PIO to distribute
  - Community Workshop/Pop-Up Event Ideas

- ***Critical Facilities List & Organization***
    - Request previous critical facilities list

- ***Previously Included Hazards for Consideration***
    - *Earthquake*
    - *Landslide*
    - *Wildfire*
    - *Flood*
    - *Climate Change*

- ***Opportunities to Enhance***
    - *Dam/Reservoir Failure*
    - *Drought*
    - *Severe Weather (Heavy Rains, Windstorm/Santa Ana Winds, Extreme Heat)*
    - *Hazardous Materials*
    - *Human-caused hazards*
        - *Pandemic*
        - *Active-Shooter*
        - *Power Outage, Public Safety Power Shut-Off*

4. Additional Discussion/Questions

5. Next Steps & Action Items

CITY OF GRAND TERRACE
LOCAL HAZARD MITIGATION PLAN

PROJECT MANAGEMENT TEAM KICK-OFF MEETING
July 31, 2024, 10:30 AM – 11:30 AM
Via Microsoft Teams

Kickoff Meeting Minutes

ATTENDEES

City of Grand Terrace
Scott Hutter, Planning & Development Services Director
Gabriel Arguelles, Assistant Planner
Judith Garcia, Public Works Department (absent)

Michael Baker International
Dan Wery, Project Manager
Shannon Liska, Deputy Project Manager
Noelle Anderson, LHMP and Environmental Justice Lead
Casey Marchese, Resilience Planner

1. Introduction, Roles/Responsibilities, City Coordination

- Primary contacts & communication
- Planning Process documentation
- Preliminary schedule ~ 8 months for LHMP, re-connect to mid-project kick off on Safety/EJ

- *Noelle Anderson (LHMP Lead, Michael Baker) – Who is a good point of contact from the City for the HMP?*
    - *Scott Hutter (Planning and Development, Grand Terrace) – I can be the point of contact but copy Gabriel Arguelles and Judith Garcia.*
- *Noelle Anderson (LHMP Lead, Michael Baker) – Would you like to keep a standing meeting to check in monthly, bi-weekly, etc. and when would a good time be?*
    - *Scott Hutter (Planning and Development, Grand Terrace) – Bi-weekly meetings on Thursdays sound good.*
- *Noelle Anderson (LHMP Lead, Michael Baker) – We prepared a draft 8-month schedule starting today and targets submittal to CalOES and FEMA at the end of March. Does that work for you?*
    - *Scott Hutter (Planning and Development, Grand Terrace) – Yes, that should work. I can take a closer look at the schedule and let you know if I have any concerns.*

2. Planning Team Organization

- ***Participants (names, titles, agencies, email, telephone numbers)***
    - FEMA Policy guidance now includes requirements for businesses, academia, and other non-profit organizations to be invited to the planning process.

- See attached stakeholder recommendations

- ***Hazard Mitigation Planning Committee Meetings***
  - Stakeholder meeting #1, focus group meetings (4), stakeholder meeting #2

3. Work Program and Schedule

- ***Resource Identification and Data Needs***
  - Michael Baker eFTP link: https://eftp.mbakerintl.com/

- ***Community Engagement Strategy***
  - Online community survey & web content development
  - Use communications/PIO to distribute
  - Community Workshop/Pop-Up Event Ideas

- *Noelle Anderson (LHMP Lead, Michael Baker) – Does the City have a PIO to coordinate the community outreach with?*
  - *Scott Hutter (Planning and Development, Grand Terrace) – Coordinate with Judith Garcia, she handles our social media and would be helpful.*
- *Noelle Anderson (LHMP Lead, Michael Baker) – Are there any upcoming community events where we could host a pop-up event for the HMP?*
  - *Scott Hutter (Planning and Development, Grand Terrace) – We have a Trunk or Treat event in October, and we can check with Judith Garcia on other opportunities as well.*
  - *Noelle Anderson (LHMP Lead, Michael Baker) – We will coordinate with Judith on that.*

- ***Critical Facilities List & Organization***
  - Request previous critical facilities list

- *Noelle Anderson (LHMP Lead, Michael Baker) – Does the City maintain the critical facilities list from the previous plan?*
  - *Scott Hutter (Planning and Development, Grand Terrace) – We will check but we may not have that readily available.*
- *Noelle Anderson (LHMP Lead, Michael Baker) – The critical facilities list was kept confidential in the previous plan, do we want to maintain that confidentiality this time?*
  - *Scott Hutter (Planning and Development, Grand Terrace) – I prefer transparency. Unless there is something specific that should be redacted but otherwise, I'm fine with taking your recommendations as far as confidentiality.*

- ***Previously Included Hazards for Consideration***
  - *Earthquake*
  - *Landslide*
  - *Wildfire*
  - *Flood*
  - *Climate Change*

- ***Opportunities to Enhance***
    - *Dam/Reservoir Failure*
    - *Drought*
    - *Severe Weather (Heavy Rains, Windstorm/Santa Ana Winds, Extreme Heat)*
    - *Hazardous Materials*
    - *Human-caused hazards*
        - *Pandemic*
        - *Active-Shooter*
        - *Power Outage, Public Safety Power Shut-Off*

- *Noelle Anderson (LHMP Lead, Michael Baker) – Do you want to include any of the additional hazards we discussed?*
    - *Scott Hutter (Planning and Development, Grand Terrace) – I would like to include them all if possible. The more we can include, the better. Also, we do have some rocky mountains nearby, maybe we can include rockfall along with the landslide hazards.*
    - *Noelle Anderson (LHMP Lead, Michael Baker) – We can do that, landslide can include rockfall, slope instability, subsidence, etc.*
- *Scott Hutter (Planning and Development, Grand Terrace) – Also, we have railroads and freight trains that come through, should we consider freight train derailment?*
    - *Noelle Anderson (LHMP Lead, Michael Baker) – We can include freight train derailment, we map the train lines and note a 1,000 ft or so buffer zone as the hazard area.*

4. Additional Discussion/Questions

- *Noelle Anderson (LHMP Lead, Michael Baker) – Has the City been receiving or pursuing FEMA funding or grants? Are there any projects you have coming up or want to see come out of this effort?*
    - *Scott Hutter (Planning and Development, Grand Terrace) – No current grants that I know of. Public Works is coming up with a Storm Drain Master Plan and Shanita Tillman with Public Works writes grants and grant applications for similar projects, so we can pull her in and make sure we capture any of those projects.*

5. Next Steps & Action Items

- **Action Item**: MBI to provide project schedule for Scott's review.
- **DONE Action Item**: MBI to review stakeholder list and pass off to City (check with Shannon).
- **DONE Action Item**: MBI to coordinate and prepare data request for the City (check with Shannon).
- **DONE Action Item**: MBI to update list of hazards with new hazards (rockfall, train derailment, etc.).
- **Action Item**: MBI to coordinate with Judith Garcia on community outreach content and event.
- **Action Item**: City to locate existing/previous critical facilities list.
- **Action Item**: City to pull in Shanita Tillman (Public Works Department) to coordinate on current/upcoming projects and grants.

APPENDIX B.1-2

Stakeholder Meeting Documentation

Tamayo, Audrey

Subject:	City of Grand Terrace Local Hazard Mitigation Plan - Stakeholder Meeting #1
Location:	Microsoft Teams Meeting
Start:	Wed 1/29/2025 3:00 PM
End:	Wed 1/29/2025 4:30 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Poland, Jake
Required Attendees:	Scott Hutter; Gabriel Arguelles; Andrea.Harlin@dot.ca.gov; hdominguez@coltonca.gov; Mario Suarez; bhussey@grandterrace-ca.gov; cclayton@grandterrace-ca.gov; dalcocer@grandterrace-ca.gov; dwilson@grandterrace-ca.gov; jallen@grandterrace-ca.gov; Judith J. Garcia; kdadbeh@grandterrace-ca.gov; khenderson@grandterrace-ca.gov; kbolowich@grandterrace-ca.gov; LGardea@grandterrace-ca.gov; mfuentes@grandterrace-ca.gov; msabino@grandterrace-ca.gov; rmontano@grandterrace-ca.gov; stillman@grandterrace-ca.gov; tbarefield@grandterrace-ca.gov; tingalls@lomalinda-ca.gov; mannas@riversideca.gov; mahan_mi@sbcity.org; ana_mariscal@cjusd.net; david_bell@cjusd.net; Frank_Miranda@cjusd.net; vssoes@oes.sbcounty.gov; megan.moeskau@fsaca.org; info@grandterracefoundation.org; Office@GTChamber.com; sbeasley@sbcsd.org; LionDani@sbcglobal.net; gtwomansclub@gmail.com; Piyumie.Wickramasinghe@omnitrans.org; dhough@rhwco.com; pkeith@sbccd.cc.ca.us; dmunsey@sbcfire.org; gjarger@sbcfire.org; Lisa.Llewellyn@lib.sbcounty.gov; smaddy@sbcsd.org; Anderson, Noelle; Tamayo, Audrey; Isaias.Hernandez@redcross.org
Optional Attendees:	Yaffe, Michael; Aufrecht, Kimberly; ANTHONY ORTIZ; agreer@riversideca.gov; Fries, Kevin; Volunteer Support Services; Gonzales, Robert; Marchese, Casey; Matt Brown
SkypeTeamsProperties:	{"cid":"19:meeting_ZDFhN2MzYzUtNWFiZC00YjgxLWI0ODItMjZhMmU2NzRlNjk1@thread.v2","rid":"0","mid":"0","private":true,"type":0}
SkypeTeamsMeetingUrl:	https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDFhN2MzYzUtNWFiZC00YjgxLWI0ODItMjZhMmU2NzRlNjk1%40thread.v2/0?context=%7b%22Tid%22%3a%224e1ee3db-4df6-4142-b7b9-bec15f171ca4%22%2c%22Oid%22%3a%22decd2f1a-2c51-414a-8272-d9bc12980bb8%22%7d
SchedulingServiceUpdateUrl:	https://api.scheduler.teams.microsoft.com/teams/4e1ee3db-4df6-4142-b7b9-bec15f171ca4/decd2f1a-2c51-414a-8272-d9bc12980bb8/19_meeting_ZDFhN2MzYzUtNWFiZC00YjgxLWI0ODItMjZhMmU2NzRlNjk1@thread.v2/0
TeamsVtcTenantId:	4e1ee3db-4df6-4142-b7b9-bec15f171ca4
TeamsVtcConferenceId:	1154150225
MeetingTemplateId:	default

All,

You have been selected as a member of the City of Grand Terrace Local Hazard Mitigation Plan (LHMP) Update Stakeholder Committee. The **Local Hazard Mitigation Plan** is a key City document that evaluates the

City's risk to natural and human-caused hazards, identifies mitigation actions to reduce hazard vulnerability, and establishes eligibility for FEMA grant funding. A detailed meeting agenda will be provided prior to the scheduled meeting.

New guidance from FEMA requires our team to engage and solicit feedback from both internal City staff along with external City partners, including public safety agencies, utility providers, nonprofits, and NGOs – particularly those that serve socially vulnerable populations. Michael Baker International is the City's consultant in preparing the LHMP Update, in coordination with the City's Planning Department.

The Stakeholder Committee will be the core group responsible for providing LHMP input/updates. During this introductory meeting, we will discuss:

- The LHMP update process
- Goals and Objective Setting
- Natural Hazard Selection and Prioritization

Additional focus group meetings will be hosted/coordinated after this initial meeting to facilitate small group discussions.

We understand the importance of your time – meetings will be structured to maximize results and minimize "homework" outside of the meeting block. **Your attendance and participation at one or all of these meetings will be greatly appreciated. If you are unable to participate, please forward this meeting invitation to another representative in your organization.**

The City's previous LHMP is available for review, linked here: https://www.grandterrace-ca.gov/departments/planning_development_services/planning/local_hazard_mitigation_plan

Your involvement will ensure a comprehensive and robust LHMP that meets Cal OES/FEMA requirements. Please reach out if you have any questions regarding the LHMP or update process.

Thank you,

Jake Poland

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 235 655 861 005

Passcode: wu9eD22V

Dial in by phone

+1 412-634-6334,,267646274# United States, Elizabeth

Find a local number

Phone conference ID: 267 646 274#

Join on a video conferencing device

Tenant key: mbakerintl@m.webex.com

Video ID: 115 415 022 5

More info

For organizers: Meeting options | Reset dial-in PIN

Stakeholder Meeting #1

Attendance Log
January 29, 2025, 3:00 PM – 4:30 PM via Microsoft Teams

First and Last Name	Title	Organization/ Department	Email Address	Present
Noelle Anderson	Project Manager	Michael Baker International	Noelle.Anderson@mbakerintl.com	x
Michael Yaffe	Resilience Lead	Michael Baker International	Michael.yaffe@mbakerintl.com	
Dan Wery		Michael Baker International	dwery@mbakerintl.com	x
Casey Marchese	Project Planner	Michael Baker International	Casey.marchese@mbakerintl.com	x
Audrey Tamayo	Project Planner	Michael Baker International	Audrey.tamayo@mbakerintl.com	x
Jake Poland	Project Planner	Michael Baker International	Jake.poland@mbakerintl.com	
Scott Hutter	Planning and Development Services Director	City of Grand Terrace	shutter@grandterrace-ca.gov	x
Bill Hussey	Mayor	City of Grand Terrace	bhussey@grandterrace-ca.gov	x
Christine Clayton	Finance Director	City of Grand Terrace	cclayton@grandterrace-ca.gov	
Daysi Alcocer	City Clerk	City of Grand Terrace	dalcocer@grandterrace-ca.gov	
Doug Wilson	Mayor Pro Tempore	City of Grand Terrace	dwilson@grandterrace-ca.gov	
Gabriel Arguelles	Assistant Planner	City of Grand Terrace	Garguelles@grandterrace-ca.gov	x
Jeff Allen	Council Member	City of Grand Terrace	jallen@grandterrace-ca.gov	
Judith Garcia	Management Analyst	City of Grand Terrace	jgarcia@grandterrace-ca.gov	x
Kamran Dadbeh	Interim City Engineer	City of Grand Terrace	kdadbeh@grandterrace-ca.gov	
Kenneth J. Henderson	Council Member	City of Grand Terrace	khenderson@grandterrace-ca.gov	
Konrad Bolowich	City Manager	City of Grand Terrace	kbolowich@grandterrace-ca.gov	x
Luis Gardea	Building Official	City of Grand Terrace	lgardea@grandterrace-ca.gov	
Michelle DeGrande-Fuentes	Senior Management Analyst	City of Grand Terrace	mfuentes@grandterrace-ca.gov	x
Michelle Sabino	Council Member	City of Grand Terrace	msabino@grandterrace-ca.gov	x
Ruben Montano	Senior Maintenance Lead	City of Grand Terrace	rmontano@grandterrace-ca.gov	
Shanita Tillman	Senior Management Analyst	City of Grand Terrace	stillman@grandterrace-ca.gov	x

Tabatha Barefield	Code Enforcement/ Animal Control Officer	City of Grand Terrace	tbarefield@grandterrace-ca.gov	
Brain Phelps	Chair	Grand Terrace Parks & Recreation Advisory Committee		
Edward A. Giroux	Chair	Grand Terrace Planning Commission		
Mike Hogue	Vice Chair	Grand Terrace Parks & Recreation Advisory Committee		
Kim Aufrecht	Regional Preparedness Manager	American Red Cross - Southern California	kimberly.aufrecht2@redcross.org	
Andrea Harlin	Governmental and Legislative Affairs Liaison	Caltrans District 8	Andrea.Harlin@dot.ca.gov	
Henry Dominguez	Chief of Police	City of Colton	hdominguez@coltonca.gov	
Mario Suarez	Planning Manager	City of Colton	msuarez@coltonca.gov	x
Tom Ingalls	Fire Marshal/ Emergency Preparedness	City of Loma Linda	tingalls@lomalinda-ca.gov	x
Anunciata Greer	Homeland Security Officer	City of Riverside	agreer@riversideca.gov	x
Mark D. Annas	Emergency Services Administrator	City of Riverside	mannas@riversideca.gov	x
Lieutenant Michele Mahan	Emergency Operations Manager	City of San Bernardino Police Dept.	mahan_mi@sbcity.org	x
Ana Mariscal	Risk/Safety Specialist	Colton Joint Unified School District	ana_mariscal@cjusd.net	
Anthony Ortiz	Assistant Superintendent of Student Services	Colton Joint Unified School District	anthony_ortiz@cjusd.net	x
David Bell	Director of Maintenance & Operations	Colton Joint Unified School District	david_bell@cjusd.net	x
Frank Miranda	Superintendent	Colton Joint Unified School District	Frank_Miranda@cjusd.net	
CERT Coordinator	San Bernardino County Fire, OES	Community Emergency Response Team (CERT)	vssoes@oes.sbcounty.gov	
Megan Moeskau	Program Coordinator	Family Services Association	megan.moeskau@fsaca.org	
Renee Walker	President	Foundation of Grand Terrace	info@grandterracefoundation.org	
Marie "Toni" Epps	President	Grand Terrace Area Chamber of Commerce	Office@GTChamber.com	
Matt Brown	Vice President	Grand Terrace Area Chamber of Commerce	Office@GTChamber.com	x

Sylvia Beasley	Sheriff's Service Specialist	Grand Terrace Citizen Patrol	sbeasley@sbcsd.org	
Becky Giroux	President	Grand Terrace Lions Club	LionDani@sbcglobal.net WeServeGT@gmail.com	
Dani Bubier	President	Grand Terrace Lions Club	LionDani@sbcglobal.net	
Mary Wilson	President	Grand Terrace Woman's Club	gtwomansclub@gmail.com	
Raul Castillo	Vice President for Risk Management	Loma Linda University Medical Center	(909) 558-4000	
Piyumie Wickramasinghe	Director of Safety and Security	OmniTrans	Piyumie.Wickramasinghe@omnitrans.org	
Isaias Hernandez	Disaster Program Manager	Red Cross	Isaias.Hernandez@redcross.org	x
Don Hough	General Manager	Riverside Highland Water Company	dhough@rhwco.com	x
Unknown		Riverside/San Bernardino County	+1 909-583-3152	x
Patrick Keith	Environmental Health & Safety Administrator	San Bernardino Community College District	pkeith@sbccd.cc.ca.us	x
Dan Munsey	Fire Chief/Fire Warden - Fire Station 23	San Bernardino County Fire	dmunsey@sbcfire.org	
Dan Wooters	Battalion Chief - Fire Station 23	San Bernardino County Fire		
Gary Jager	Assistant Chief - Fire Station 23	San Bernardino County Fire	gjarger@sbcfire.org	x
Lisa Llewellyn	Librarian I	San Bernardino County Grand Terrace Branch Library	Lisa.Llewellyn@lib.sbcounty.gov	
Mark Addy	Sergeant	San Bernardino County Sheriff	smaddy@sbcsd.org	
Ryan Collins	Captain	San Bernardino County Sheriff		

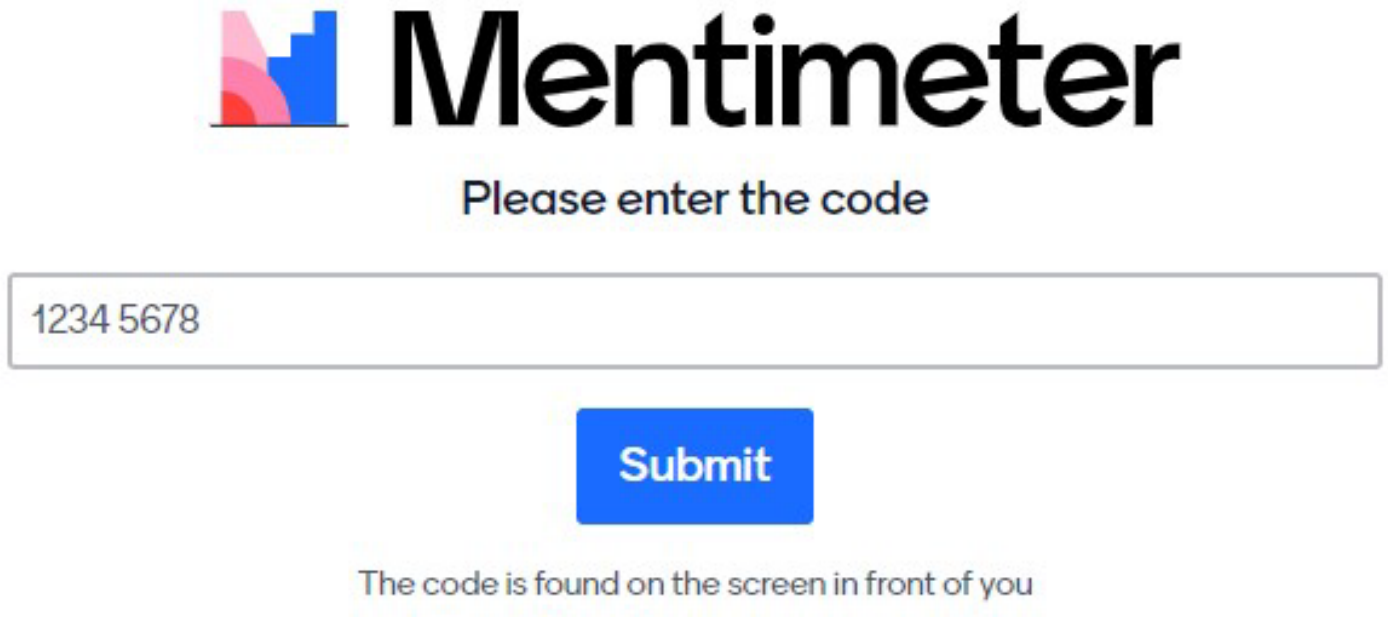
HAZARD MITIGATION PLAN UPDATE

Stakeholder Meeting

January 29, 2025

MENTI – Icebreaker Question

- Go to www.menti.com on your phone or desktop browser
- Enter the code at the top of the slide



MENTI – Icebreaker Question

Instructions

Go to

www.menti.com

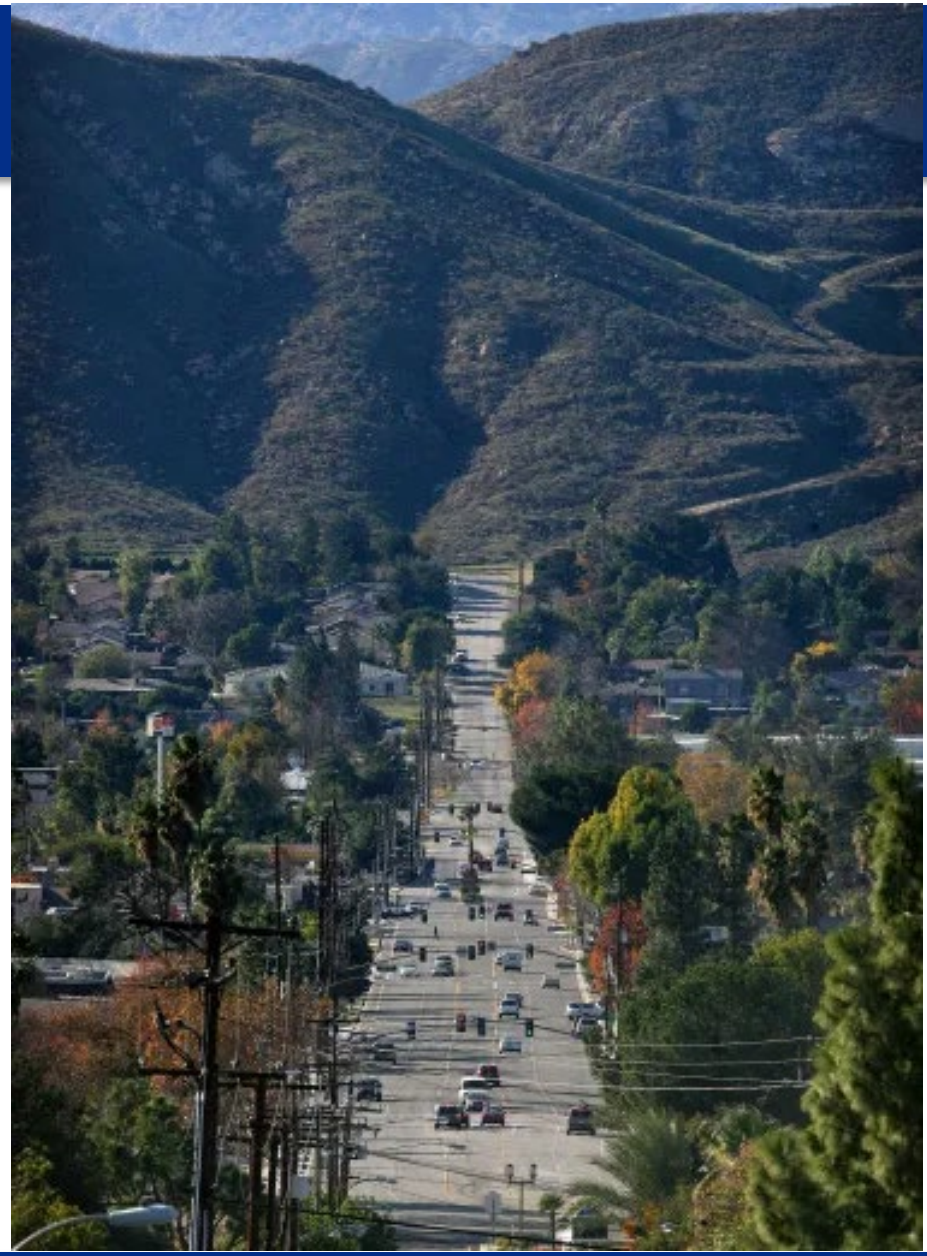
Enter the code

8686 3487

Or use QR code

Agenda

1. Introductions/Icebreakers
2. Purpose and Requirements of LHMP
3. LHMP Planning Process
4. Hazard Identification and Prioritization
5. Data Needs & Capabilities
6. Next Steps
7. Questions/Additional Discussion

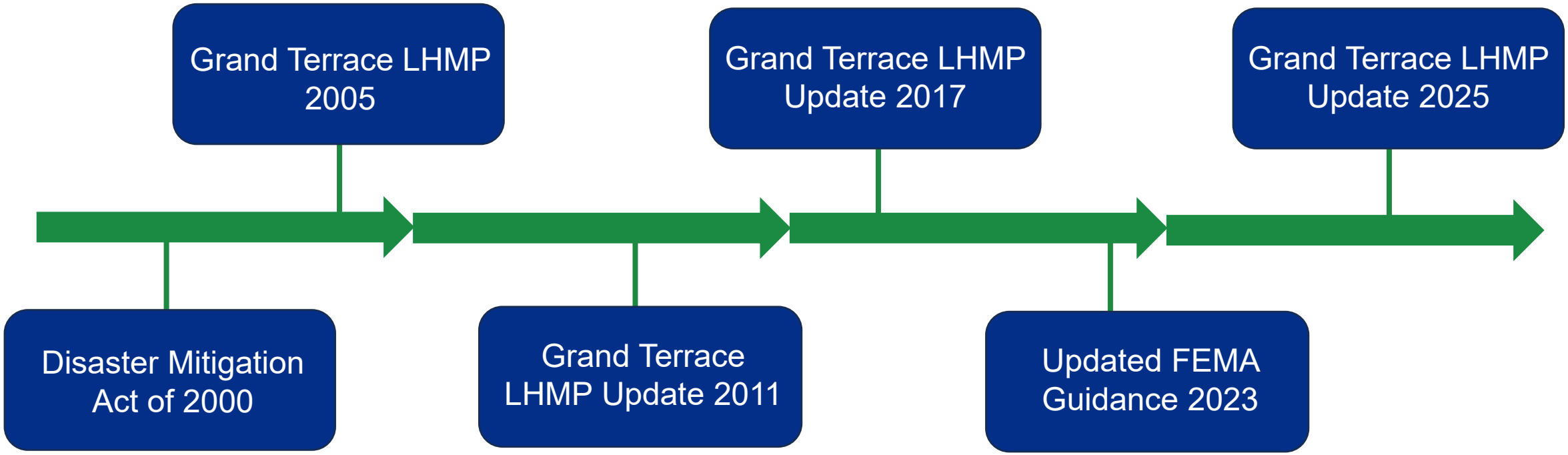




Introduction

Background – City of Grand Terrace

Timeline of Grand Terrace's LHMP



2025 LHMP Update

Deliverable:

City of Grand Terrace Local Hazard Mitigation Plan Update 2025 – 2030

- Include new hazard profiles such as air quality, dam/reservoir failure, drought, geological hazards (expansive soils, land subsidence), severe weather (heavy rains, extreme heat, windstorm), hazardous materials, human caused hazards
- Meet updated FEMA guidelines

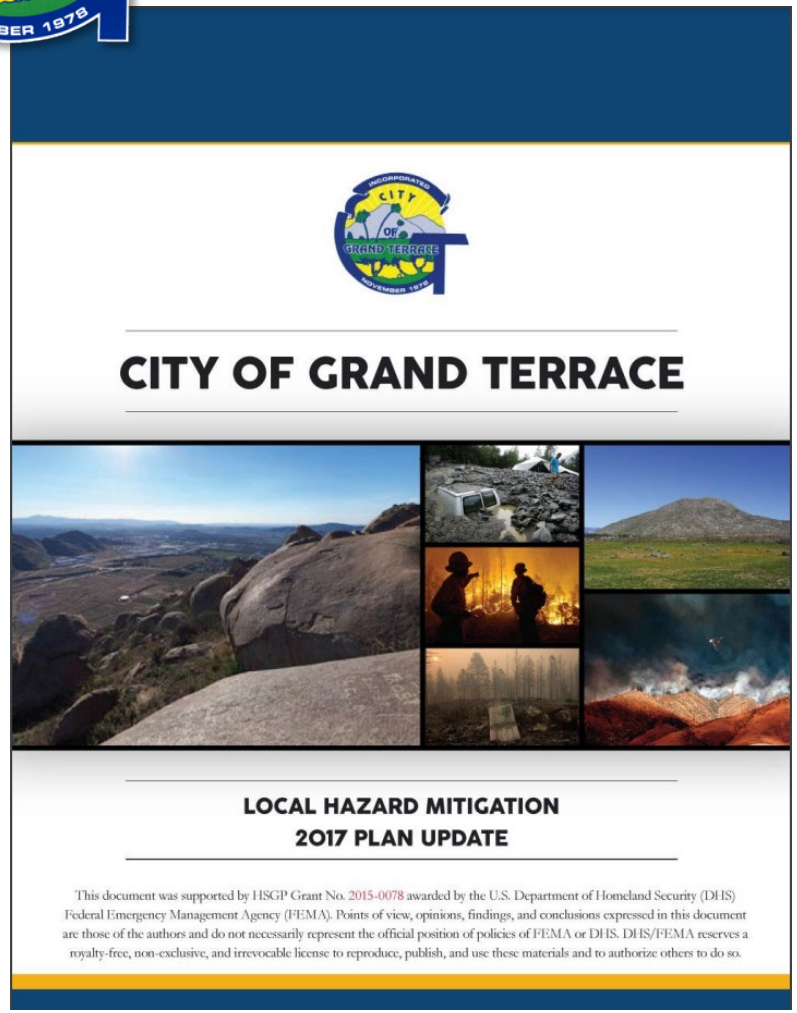


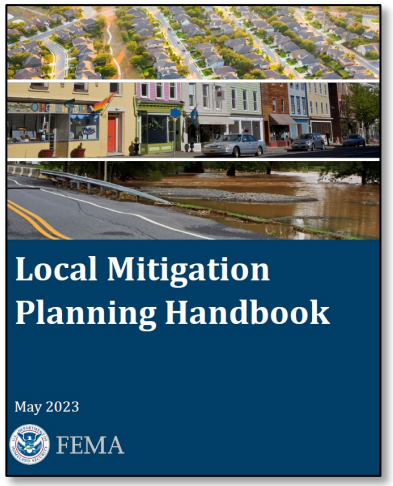


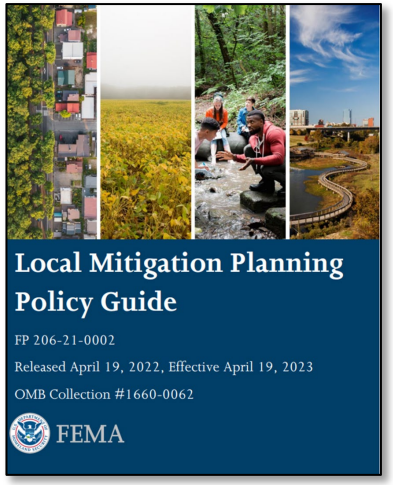
Purpose and Requirements of LHMP

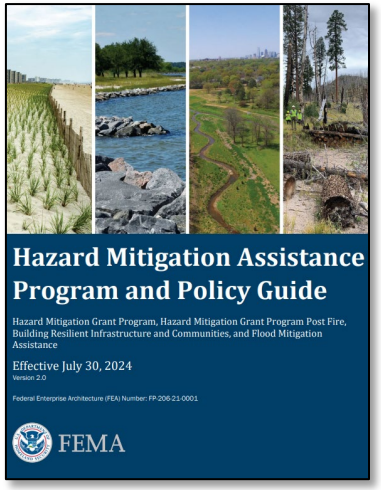


Local Hazard Mitigation Plan Requirements









End Product:

Final LHMP, approved by Cal OES and FEMA

Establishes eligibility for FEMA Hazard Mitigation Grant Funding; maximum grant awards $50 million

What is Hazard Mitigation?

- Sustained actions taken to reduce or eliminate long-term risk to life and property from hazards

What is a Hazard Mitigation Plan?

- A plan based on a community's values and needs
- Results from a process-oriented approach Focuses on mitigation strategies, making the future safer

Local Hazard Mitigation Plan Development

Hazard Profiles

- Type, location, extent
- Previous occurrences
- Probability of future events
- SVP Impacts

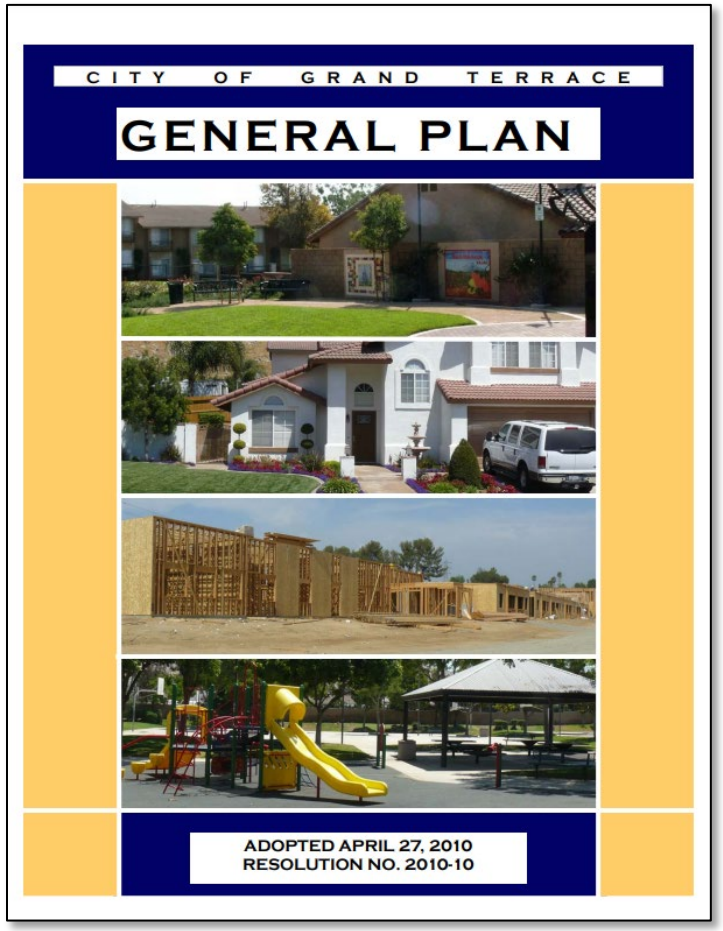
Vulnerability Assessment

- Impacts of hazard
- Vulnerability to each hazard
- SVP Vulnerability
- Repetitive loss
- Potential dollar losses

Mitigation Strategies

- Overarching goals
- Specific actions
- SVP actions
- Prioritize actions
- Who, what, when, how much

Safety & Environmental Justice (EJ) Elements



Our team is preparing updates to the City's General Plan Safety & Environmental Justice Elements alongside the LHMP

Mitigation Strategy

- Comprehensive range of mitigation actions and projects
  - Emphasize existing and new infrastructure
- Types of mitigation actions
  - Local plans and regulations
  - Structure and infrastructure projects
  - Natural systems protection
  - Education and awareness programs
- Action Plan
  - Incorporate into existing plans and policies
  - Identify who is responsible, funding mechanism, other resources, when completed and how purchased

Plan Adoption

- Plan submitted to Cal OES/FEMA for Review
  - Receive “Approval Pending Adoption” status
- The City Council adopts the LHMP
  - Must be adopted within one calendar year
  - Documentation of adoption (resolution) provided to FEMA
- FEMA issues approval letter



LHMP Planning Process



Roles & Responsibilities

Our Job

- Facilitate the process
- Provide technical expertise
- Maintain schedule
- Do the heavy work
- Ensure FEMA-compliant plan

Your Job

- Participate
- Meet internal deadlines
- Provide agency-specific information/local insight
- Ensure plan is feasible and meets needs

LHMP Planning Team Meetings

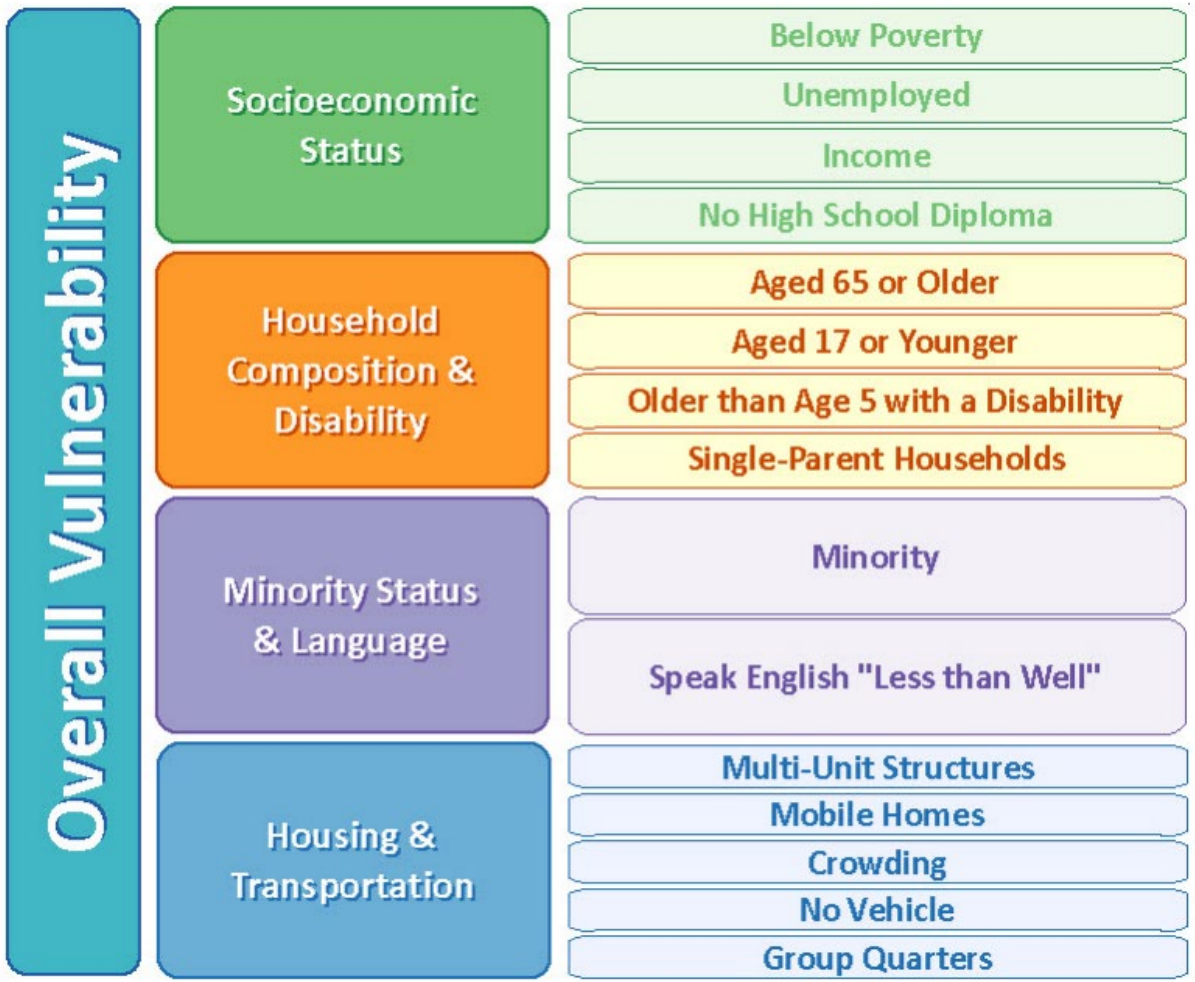
- **Planning Team Meeting #1: Today!**
  - Introductions, HMP Plan Process/Development, Goals, Hazard Prioritization Exercise
- Stakeholder Meeting Series: February [TBD]
  - Hazard Prioritization Findings, Vulnerability Assessment Findings, Mitigation Action Development
- Planning Team Meeting #2: March [TBD]
  - Mitigation Action and Plan Finalization

Anticipated review of draft plan – March 2025

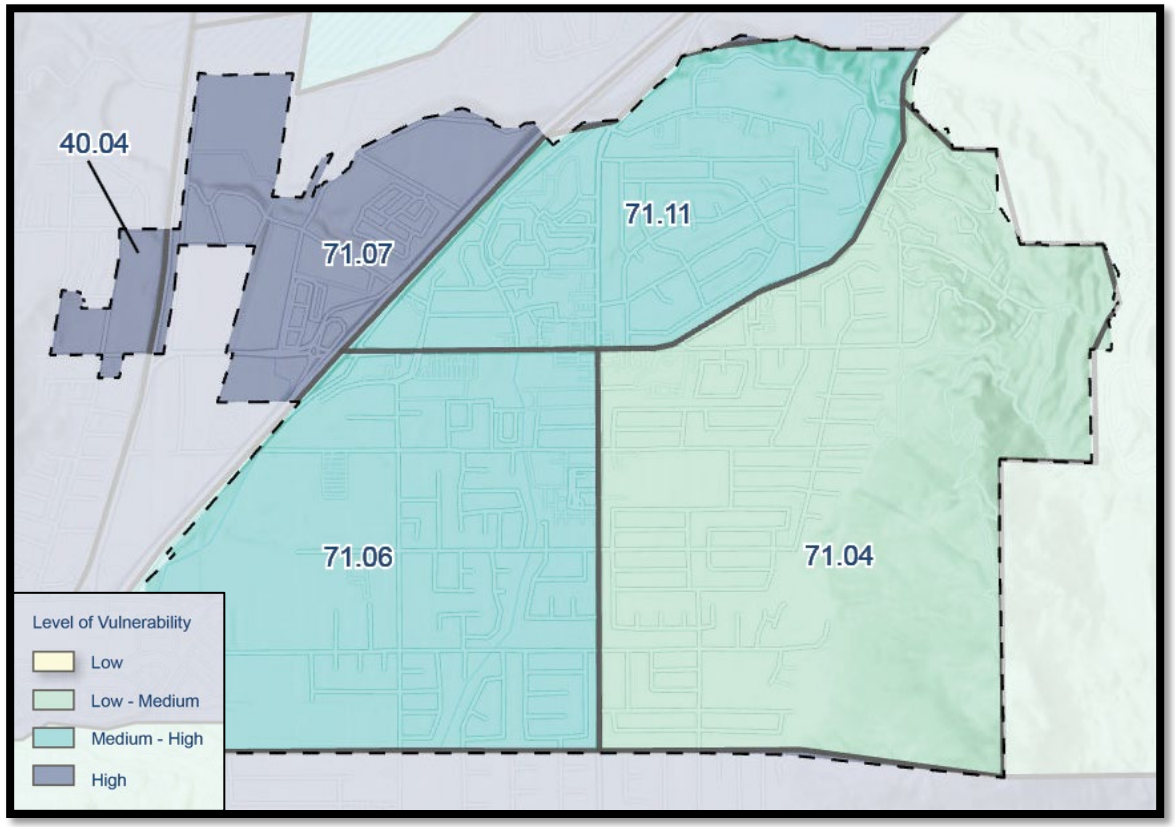
Socially Vulnerable Populations

Grand Terrace US Census Quickfacts:

- Persons under 18 years
  - 22.5 percent
- Persons 65 years and older
  - 17.4 percent
- Language other than English spoken at home
  - 35.3 percent
- Persons in poverty
  - 7.0 percent



Socially Vulnerable Populations (CDC)



*Census Tract 71.11 is referred to as 71.09 in CalEnviroScreen 4.0

Medium-High Vulnerability

Census Tract: *71.11; SVI:* 0.7207

Census Tract: *71.06; SVI:* 0.7184

High Vulnerability

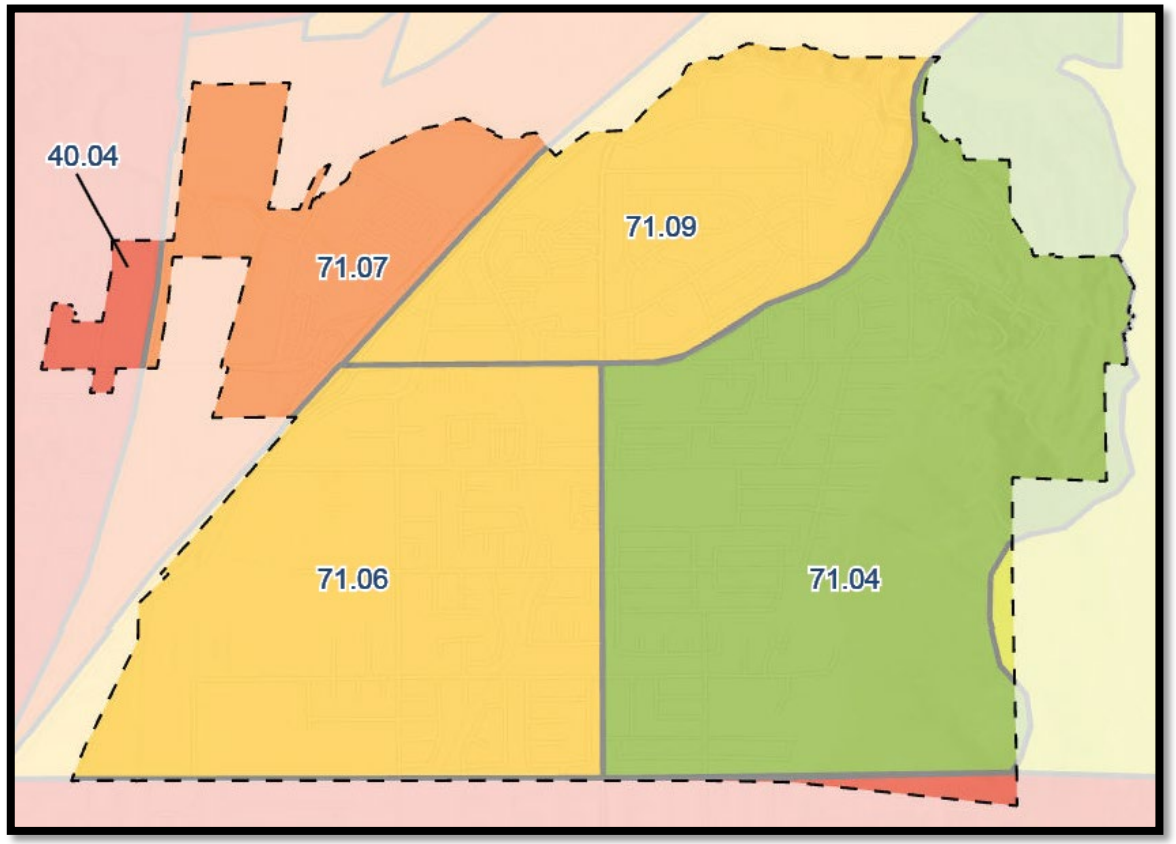
Census Tract: *71.07; SVI:* 0.9602

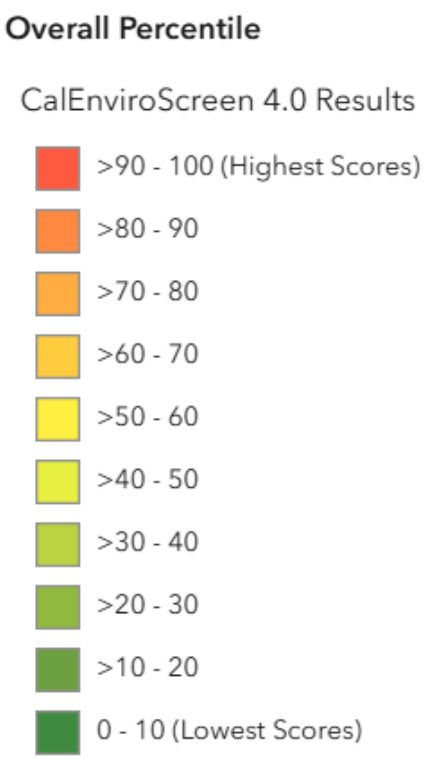
Census Tract: *40.04; SVI:* 0.9182

- Low Income/Poverty Rate
- Age
- Linguistic Isolation

Source: CDC/ATSDR

Socially Vulnerable Populations (CalEnviroScreen 4.0)





Disadvantaged Communities

Census Tract: *40.04*; Score *96.02*

Census Tract: *71.07*; Score *83.36*

Census Tract: *71.06*; Score *69.87*

Census Tract: *71.09*; Score *69.02*

- Exposures: ozone, diesel particulate matter, traffic
- Environmental Effects: cleanup sites, hazardous waste, groundwater threats
- Sensitive Populations: asthma, cardiovascular disease

Source: CalEnviroScreen 4.0 DC/ATSDR

MENTI - Socially Vulnerable Populations

Instructions

Go to

www.menti.com

Enter the code

8686 3487

Or use QR code

Discussion



Socially Vulnerable Populations

- Any feedback on the polling question?
- Anything surprising from the outcomes?
- Any characteristics of social vulnerability we missed?

City of Grand Terrace LHMP Goals

Significantly reduce life loss and injuries from resulting natural hazards

1. Continuously improve hazard and vulnerability assessments
2. Evaluate and improve ability to alert and warn residents of natural hazard risk
3. Support mitigation planning in all City Operations
4. Explore ways to increase the City's capability to provide mitigation opportunities for residents

Discussion



LHMP Goals

- Any feedback on the previous LHMP goals?
- Any new priorities that should be included or considered?

Hazard Identification and Prioritization



FEMA-Suggested Hazards

Avalanche	Flood	Sea level rise
Climate change	Geological hazards	Seismic hazards
Coastal erosion	Hailstorm	Severe winter storm
Coastal storm	Hazardous materials	Tornado
Dam failure	Human-caused hazards	Tsunami
Disease/pest management	Hurricane	Volcano
Drought	Land subsidence	Wildfire
Earthquake fault rupture	Landslide	Wind
Expansive soils	Lightning	Windstorm
Extreme heat	Liquefaction	Pandemic

Previously Included Hazards

Avalanche	Flood	Sea level rise
Climate change	Geological hazards	Seismic hazards
Coastal erosion	Hailstorm	Severe winter storm
Coastal storm	Hazardous materials	Tornado
Dam/Reservoir failure	Human-caused hazards	Tsunami
Disease/pest management	Hurricane	Volcano
Drought	Land subsidence	Wildfire
Earthquake fault rupture	Landslide	Wind
Expansive soils	Lightning	Windstorm
Extreme heat	Liquefaction	Pandemic

Potential LHMP Hazards

Avalanche	Flood	Sea level rise
Climate change	Geological hazards	Seismic hazards
Coastal erosion	Hailstorm	Severe winter storm
Coastal storm	Hazardous materials	Tornado
Dam/Reservoir failure	Human-caused hazards	Tsunami
Disease/pest management	Hurricane	Volcano
Drought	Land subsidence	Wildfire
Earthquake fault rupture	Landslide	Wind
Expansive soils	Lightning	Windstorm
Extreme heat	Liquefaction	Pandemic

Proposed Hazards Organization

- Air Quality
- Climate Change
- Dam/Reservoir Failure
- Drought
- Flood
- Geological Hazards
  - Land Subsidence, Expansive Soils
- Hazardous Materials
- Human-caused Hazards
  - Active-Shooter, Public Safety Power Shutoff, Pandemic, Train Derailment
- Landslide & Rockfall
- Seismic Hazards
  - Fault Rupture & Ground Shaking
  - Liquefaction
- Severe Weather
  - Extreme Heat, Heavy Rains, Santa Ana Winds, Urban Heat Island Effect
- Wildfire

2017 Hazard Prioritization Labels

High Risk Hazard

- Earthquake

Moderate Risk Hazard

- Landslide
- Flooding
- Fire

Discussion



Previous Hazard Rankings

- Any feedback on the previous rankings?
- Hazards should be increased or decreased in ranking?

Hazard Prioritization

- Four criteria

Probability (Likelihood of occurrence)	**Location** (Size of potentially affected areas)
Maximum Probable Extent (Intensity of damage)	**Secondary Impacts** (Severity of impacts to community)

- A value of 1 – 4 is assigned for each criteria
- Every criteria has an Importance Score
  - Can be used to weigh the influence of an individual criterion
  - Criteria and importance values are combined to calculate a Total Score

Score Example: Avalanche

Probability

Importance score: 2.0

Unlikely (1)	Occasional (2)	**Likely (3)**	Highly Likely (4)

Probability score: 2.0 x 3 = 6

Location

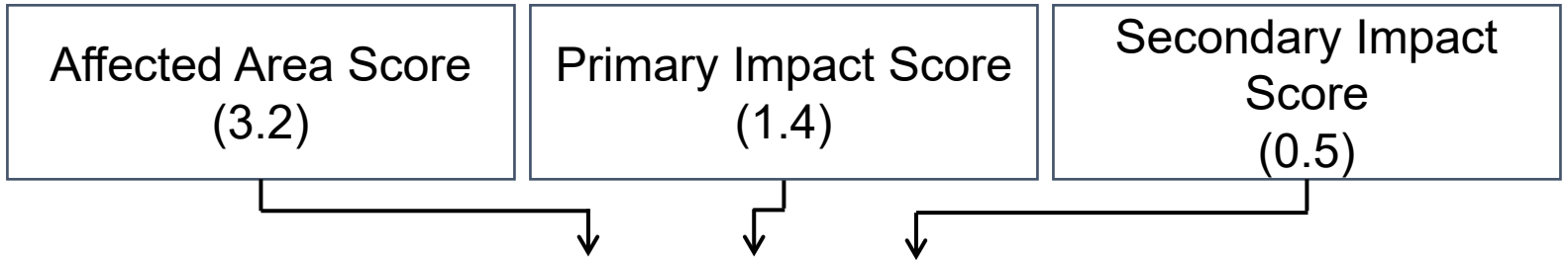
Importance score: 0.8

Negligible (1)	Limited (2)	Significant (3)	**Extensive (4)**

Affected Area score: 0.8 x 4 = 3.2

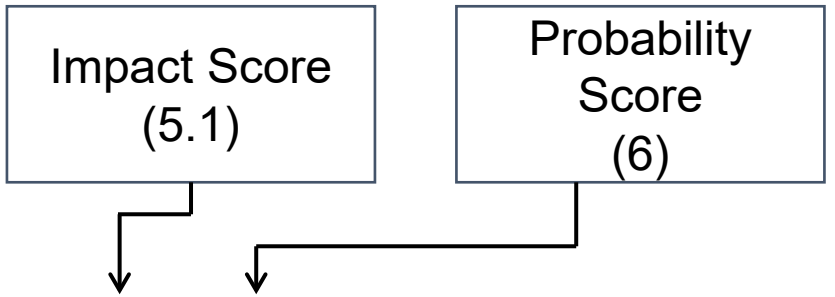
Score Example: Avalanche

Impact

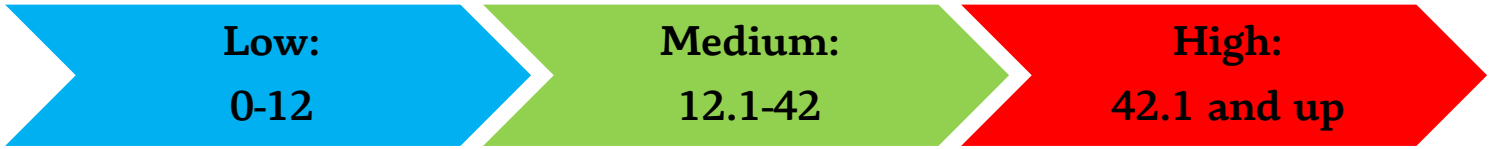


Impact score: 3.2 + 1.4 + 0.5 = 5.1

Total Score



Total Score: 5.1 x 6 = 30.6 (Medium)



MENTI Hazard Ranking Activity

Instructions

Go to

www.menti.com

Enter the code

8686 3487

Or use QR code

Discussion



Previous Hazard Rankings

- Any feedback on the new rankings?
- Anything surprising in the polling or the findings?

Data Needs and Capabilities



Capabilities Assessment

- Two components
  - Inventory of existing resources and tools to accomplish mitigation and reduce long-term vulnerability, and understanding of ability to use them effectively
  - Identification of gaps, conflicts, and/or weaknesses that may need to be addressed through mitigation
- Types of capabilities
  - Planning and regulatory
  - Administrative and technical
  - Financial
  - Education and outreach

Data Needs & Capabilities Assessment

- Plans/studies
- Policies/programs
- Technical and GIS data
- Intrinsic/historic knowledge
- Photos
- Asset inventory for loss estimations

Next Steps



Community Outreach

7th Annual Light Up Grand Terrace

Thursday, December 5, 2024

from 4:00 pm – 9:00 pm







Community Outreach

Community Survey

https://www.surveymonkey.com/r/rGrandTerraceLHMP



Timeline – Next Steps

- **Stakeholder Meeting Series: February**
  - Hazard Prioritization Findings, Vulnerability Assessment Findings, Mitigation Action Development
- **HMP Meeting #2: March**
  - Mitigation Action and Plan Finalization
- Draft LHMP for Planning Team Review: March
- Draft LHMP for Public Review: March

Questions/Additional Discussion



HAZARD MITIGATION PLAN UPDATE

Thank You!

Scott Hutter
Director, Planning and Services
City of Grand Terrace
shutter@grandterrace-ca.gov

Noelle Anderson
Consultant
Michael Baker International
noelle.anderson@mbakerintl.com

Mentimeter

Instructions



Mentimeter

Icebreaker: Share Your Name, Agency, and One Item in your Emergency Preparedness Kit

Matt Brown City of Grand Terrace First aid kit.

Gabriel Arguelles, City of Grand Terrace, Power Station

Michelle Sabino Mayor Pro Tem - first aid kit

Patrick Keith San Bernardino Community College District Flashlight

Isaias Hernandez American Red Cross flash light

Mario Suarez City of Colton - Planning Division I have two backpacks with lots of essentials. Maybe need to move them to my car trunk.

Bill Hussey Grand Terrace Cash😊

Samantha Greer City of Riverside OEM, Flashlight weather radio

11

Mentimeter

Icebreaker: Share Your Name, Agency, and One Item in your Emergency Preparedness Kit

Judith Garcia, City of Grand Terrace, batteries

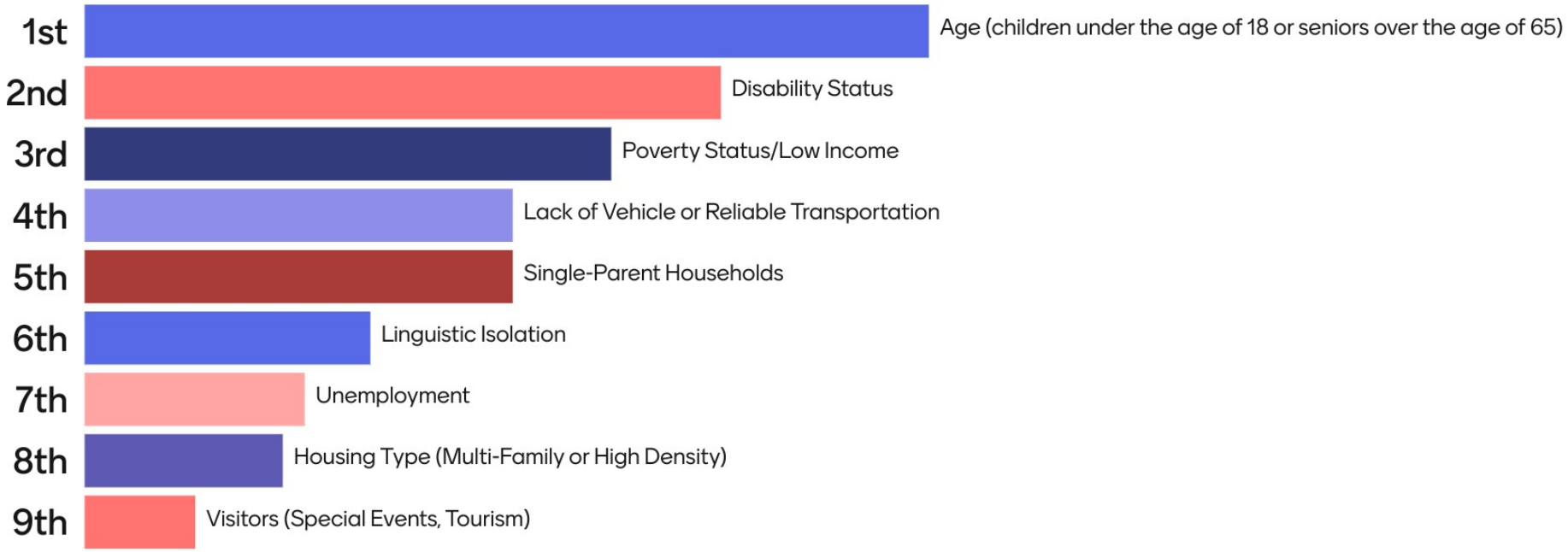
Michele Mahan, City of San Bernardino, Spare medications

Dr. Anthony Ortiz Assistant Superintendent, Student Services CJUSD Here on behalf of Dr. Miranda, Supt

11

Mentimeter

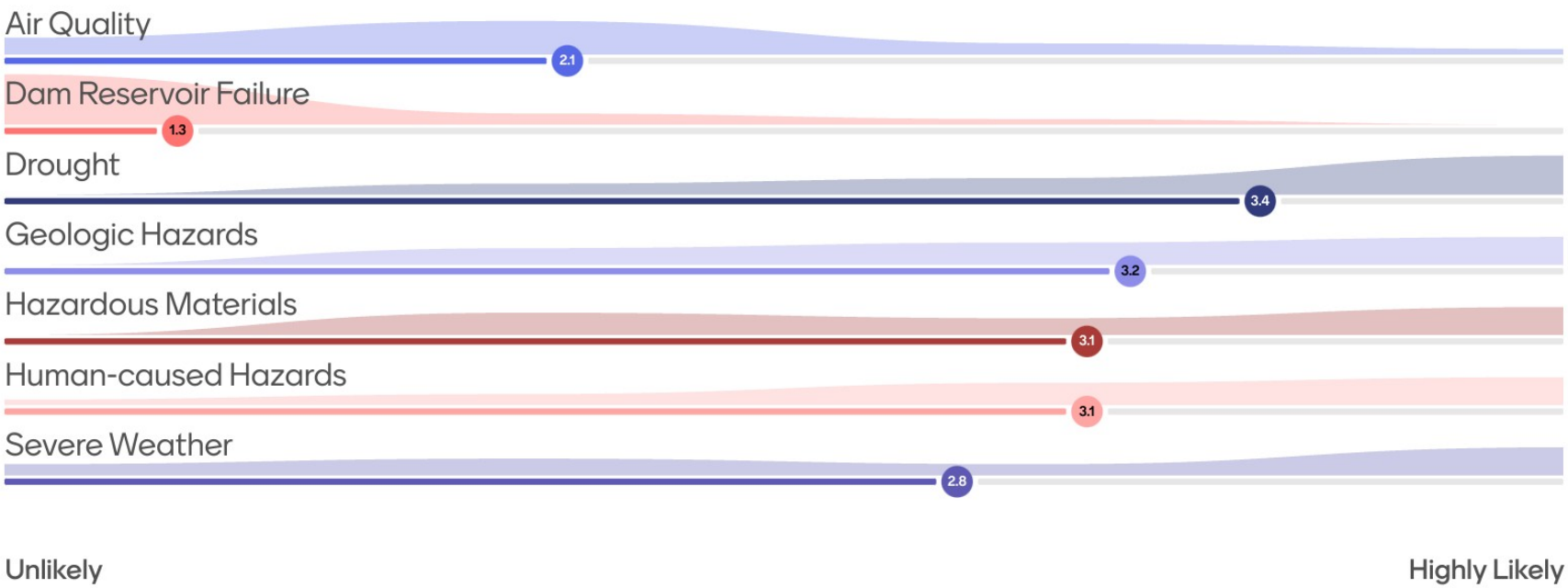
What characteristics make members of your community more vulnerable during a hazard event?



10

Mentimeter

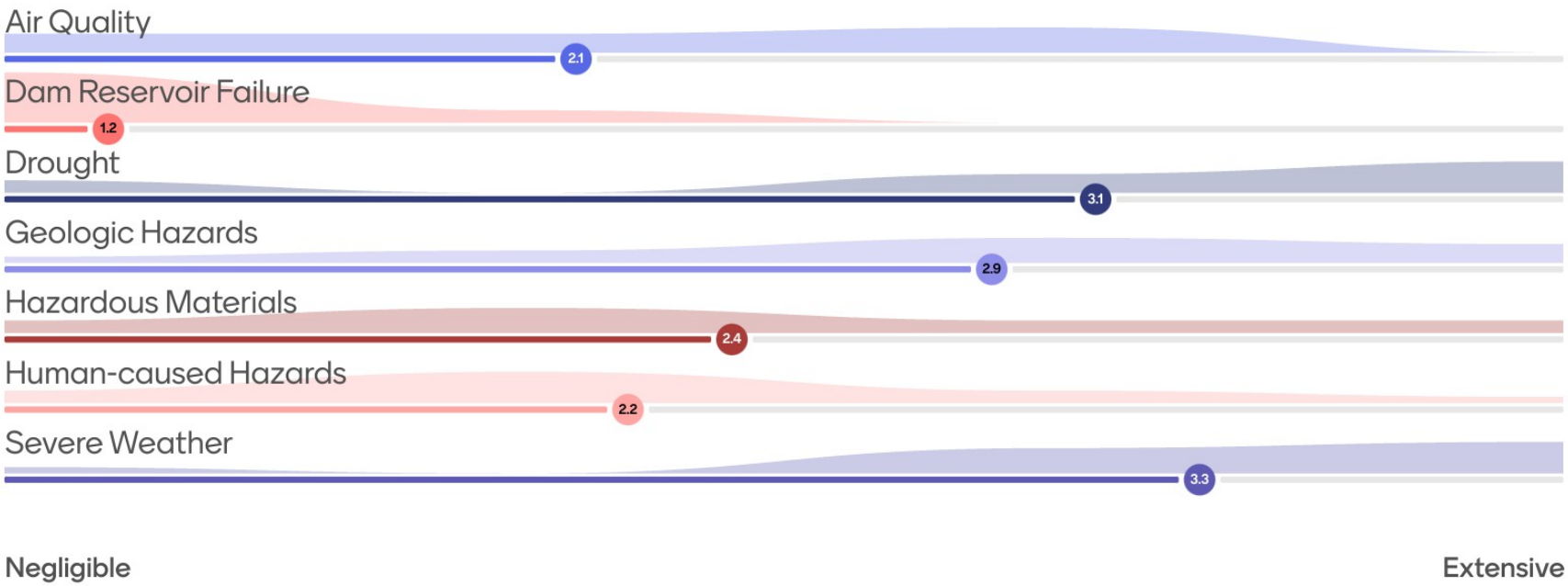
Probability: Likelihood of Occurrence within the Next Year



12

Mentimeter

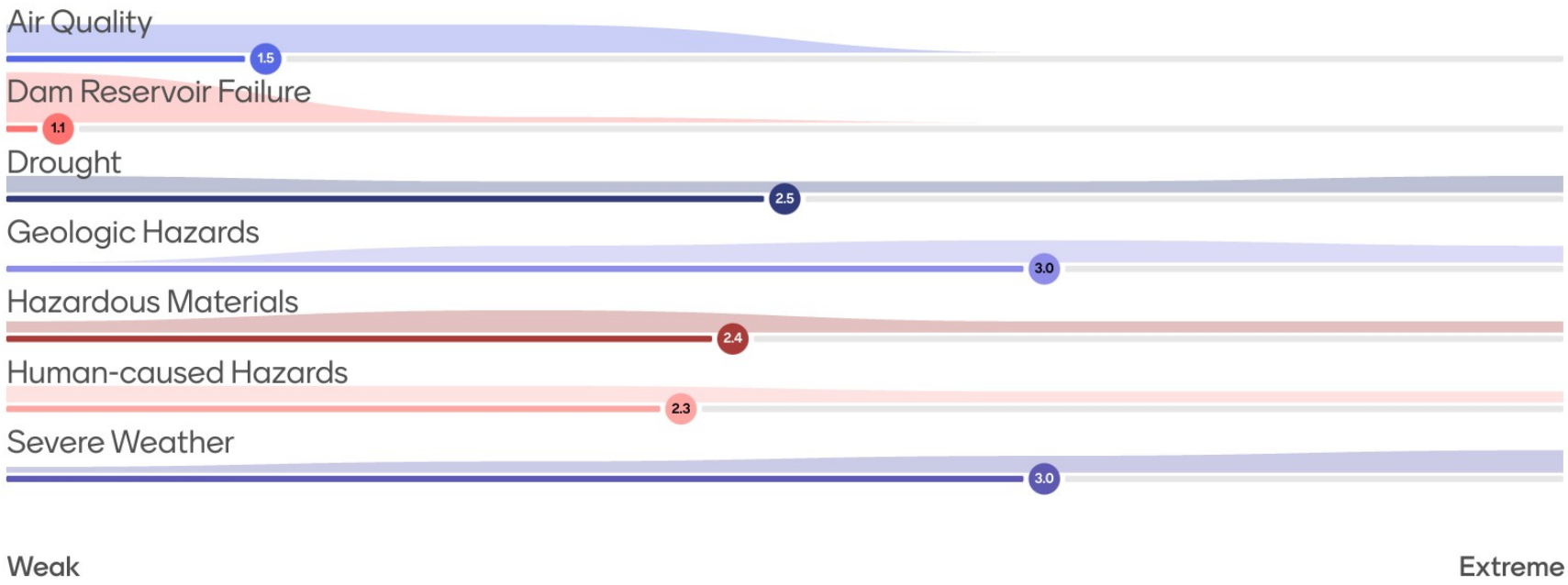
Location: Size of the Geographical Area Affected by Hazard



10

Mentimeter

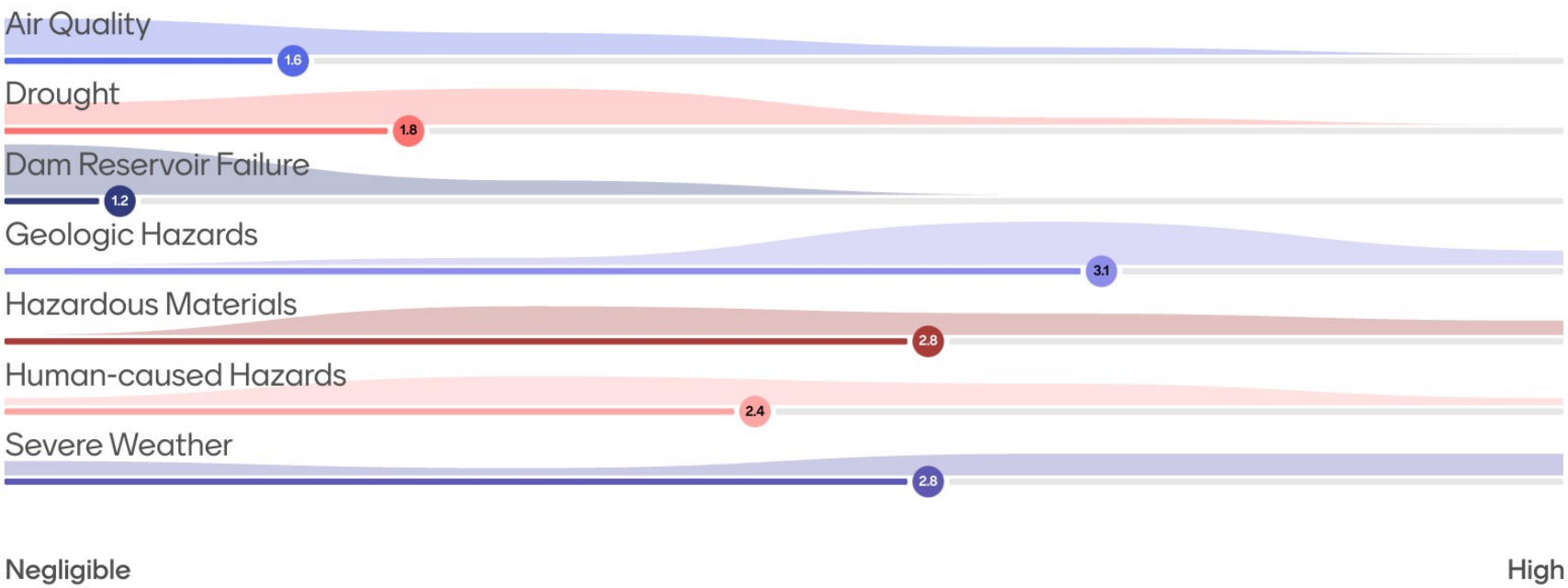
Primary Impact: Percentage of Damage to Typical Facility in Community



10

Mentimeter

Secondary Impacts: Estimated to the Community at Large



9

Stakeholder Meeting #1

January 29, 2025, 3:00 PM to 4:30 PM
via Microsoft Teams

Attendees Present

- Noelle Anderson (Project Manager, Michael Baker)
- Casey Marchese (Hazard Mitigation Planner, Michael Baker)
- Audrey Tamayo (Hazard Mitigation Planner, Michael Baker)
- Dan Wery (Michael Baker)
- Scott Hutter (Planning & Development Services Director, City of Grand Terrace)
- Gabriel Arguelles (Assistant Planner, City of Grand Terrace)
- Scott Hutter (Planning & Development Services Director, City of Grand Terrace)
- Mayor Bill Hussey (Mayor, City of Grand Terrace)
- Judith Garcia (Management Analyst, City of Grand Terrace)
- Konrad Bolowich (City Manager, City of Grand Terrace)
- Michelle Sabino (Council Member, City of Grand Terrace)
- Mario Suarez (Planning Manager, City of Colton)
- Shanita Tillman (Senior Management Analyst, City of Grand Terrace)
- Mark D. Annas (Emergency Services Administrator, City of Riverside)
- Michelle DeGrande-Fuentes (Senior Management Analyst, City of Grand Terrace)
- Lieutenant Michele Mahan (Emergency Operations Manager, San Bernardino Police Dept.)
- David Bell (Director of Maintenance & Operations, CJUSD)
- Matt Brown (Vice President, Grand Terrace Chamber of Commerce)
- Don Hough (General Manager, Riverside Highland Water Company)
- Patrick Keith (Environmental Health & Safety Administrator, San Bernardino Community College District)
- Gary Jager (Assistant Chief, San Bernardino County Fire)
- Anunciata Greer (City of Riverside)
- Anthony Ortiz (Assistant Superintendent of Student Services, CJUSD)
- Isaias Hernandez (Red Cross)
- Tom Ingalls (Fire Marshal, City of Loma Linda)
- (909) 583-3152

Agenda

1. Introductions

- ***Project Background***

2. Purpose and Requirements of the LHMP

- ***Recent Policy Update***
- ***Approval Process, Submittal goes to Cal OES first, then FEMA***

3. LHMP Planning Process

- ***Roles & Responsibilities***
- ***LHMP Planning Team Meetings***
  - Planning Team Meeting #1: Today!
    - Introductions, HMP Plan Process/Development, Goals, Hazard Prioritization Exercise
  - Stakeholder Meeting Series: January/February
    - Hazard Prioritization Findings, Vulnerability Assessment Findings, Mitigation Action Development
  - Planning Team Meeting #2: February
    - Mitigation Action and Plan Finalization
- ***Socially Vulnerable Populations***
- ***LHMP Goals***

4. Hazard Identification and Prioritization

- ***FEMA Suggested Hazards, Previously Identified Hazards, Proposed Hazards***
- ***Previous Hazard Rankings***
- ***Hazard Prioritization Activity***
  - Probability
  - Location
  - Maximum Probable Extent
  - Secondary Impacts
- ***Proposed Hazards for Consideration [new hazards underlined]***
  - Air Quality
  - Dam/Reservoir Failure
  - Drought
  - Flood
  - Geological hazards
  - Hazardous Material
  - Human-Caused Hazards (active shooter, power outage, terrorism, cyberattacks, pandemic, train derailment)
  - Landslide
  - Severe Weather (extreme heat, heavy rains, Santa Ana winds, urban heat island effect)
  - Seismic (fault rupture, ground shaking, liquefaction)
  - Wildfire
  - Climate Change – continue to discuss within HMP on a hazard-by-hazard basis

5. Data Needs & Capabilities

6. Next Steps

- ***Stakeholder Meeting Series: February [TBD]***
- ***Planning Team Meeting #2: March [TBD]***

7. Additional Discussion/Questions

Next Steps & Action Items

DETAILED MEETING NOTES

1. Introductions

- No questions

2. Purpose and Requirements of the LHMP

- No questions

3. LHMP Planning Process

- *Question from Mayor Bill Hussey*: Does this plan have the battery storage adopted?
    - *Answer from Noelle Anderson*: No, but it could as we also heard feedback regarding this from the community.
    - *Comment from Mayor Bill Hussey*: Okay, because we have a big battery storage Tesla plant by the High school. Please include that facility into the plan. Thanks.
    - *Answer from Noelle Anderson*: Will do!

Socially Vulnerable Populations

- *Question from Michelle Sabino*: Will we receive a copy of the slide deck?
    - *Answer from Noelle Anderson*: Yes, we will send out a copy of the presentation as well as the meeting minutes after this meeting.
- *Question from Mayor Bill Hussey*: Are the wild donkeys vulnerable?
    - *Answer from Noelle Anderson*: Haha we can also include something about pets and wild animals during natural disasters.

- *Comment from Gabriel Arguelles*: In regard to the Age (children under the age of 18 and people over 65) from the current Mentimeter results, we went through a power outage last week and although we have a hot spot of seniors at the senior center, there are seniors around town may be missed in population count or may have difficult with receiving information or even evacuation.
    - *Comment from Noelle Anderson*: I agree, there are many seniors that may need assistance with driving, accessibility issues to drive to cooling centers as an example, and we can talk about this in the plan.

- *Question from Mario Suarez*: Should we include lessons learned from recent fires on water availability and utilities in general? The scrap metal facility was contacted by LA in needing assistance with scrap metal after the fire and are taking up to a year to deal with that clean up. This may require more hours from our staff and staff may be taken and be working more hours on this project. Also, we heard that there are not enough plan checkers for a plan when they are under review.
    - *Answer from Noelle Anderson*: We can look into the lessons learned from recent wildfires regarding issues with water and utilities, cleanup efforts and staff time.
- *Comment from Mario Suarez*: With so many bridges, there can be access issues for first responders or City EOC that live close to their jurisdiction; some may not have access like high desert residents and may have slowed first responders. I was a part of earthquake response in 80's and 90's, and it can get hectic.

- *Comment from Noelle Anderson*: I agree, people may have accessibility issues with evacuating an area, and the City may also have issues to respond in an EOC scenario.

LHMP Goals

- No Questions

4. Hazard Identification and Prioritization

- *Comment from Noelle Anderson*: FEMA is not lead agency in terms of response or grant management for human-caused hazards and hazardous materials; usually EPA is and there was back and forth during the Ohio Palestine train derailment event where the was confusion of who the lead agency was (FEMA or EPA).
- *Comment from Mario Suarez*: In regard to the hazard priorities list -- pretty good list. I don't know under which hazard we include large capacities of storage such as gasoline, hydrogen, etc. We have one hydrogen facility proposed and don't know if that's going to be an issue.
- *Comment from Mayor Bill Hussey*: Also, we should include battery storage and our electric sub stations in Grand Terrace.
- *Comment from Michelle Fuentes*: Agree that these additions are necessary.
  - *Answer from Noelle Anderson*: These usually go under hazardous materials. We usually mark gas stations and dry cleaners as hazardous materials along with battery storage and electric substations.

- *Question from Mayor Bill Hussey*: With our proximity to the Santa Ana River, is liquefaction considered in the plan?
  - *Answer from Noelle Anderson*: This will be included under our seismic hazards profile.

- *Question from Michelle Sabino*: I see fire listed as a moderate risk; we are advised that this area is a low fire risk, with some vegetation in the area, can someone speak to that please?
  - *Answer from Noelle Anderson*: These findings are from the 2017 plan. Prioritization is more related to how we want to prioritize mitigation actions so perhaps 2017 staff wanted to implement fire mitigation actions. For safety providers, and compared to other communities, fire is considered low; however we can recommend the wildfire hazard mitigation actions as moderate or high so that FEMA can align this with grant opportunities. This information is not meant to contradict information from public safety providers.
- *Question from Michele Sabino*: What about hazardous materials in terms of risk?
  - *Answer from Noelle Anderson*: This can be listed as high, moderate, or low depending on feedback.
- *Comment from Mario Suarez*: I'm seeing a lot of fire hazards in the City, this can be a threat to other jurisdiction or lead to other problems.
  - *Comment from Noelle Anderson*: I would recommend keeping fire as a moderate because there are mapped fire hazards, just in case need to prioritize fire in the future.

- *Question from Mario Suarez*: Great List. How does the wildfire hazard relate to hazardous materials and being limited to go back to an area?
    - *Answer from Noelle Anderson*: None of the hazards exist in a silo – earthquake response may cascade to release of hazardous materials for an example and so does fire.
      Answer from Casey Marchese: We can discuss secondary hazards in the plan which ties into how hazards are interrelated.

5. Data Needs & Capabilities

- No Questions

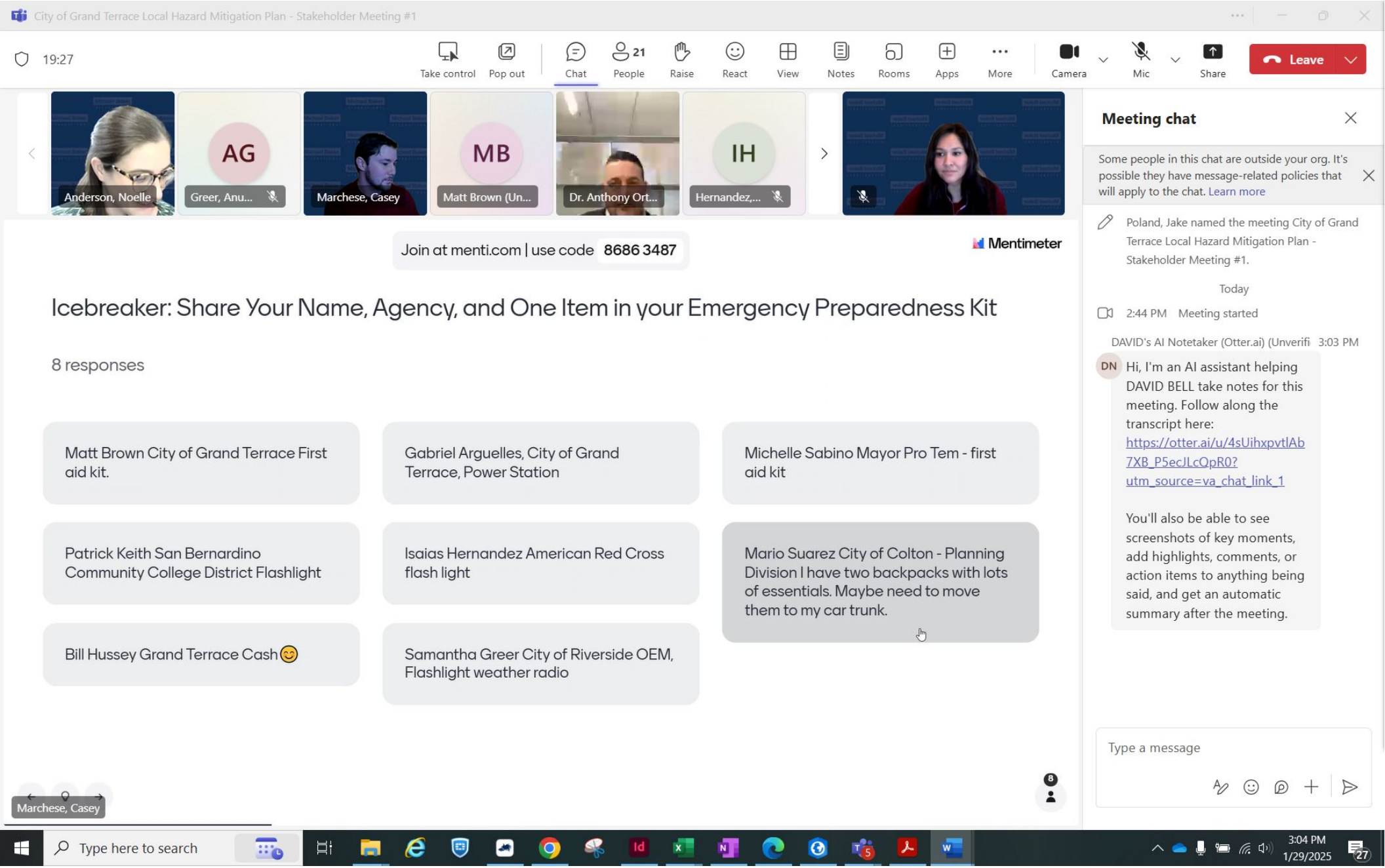
6. Next Steps

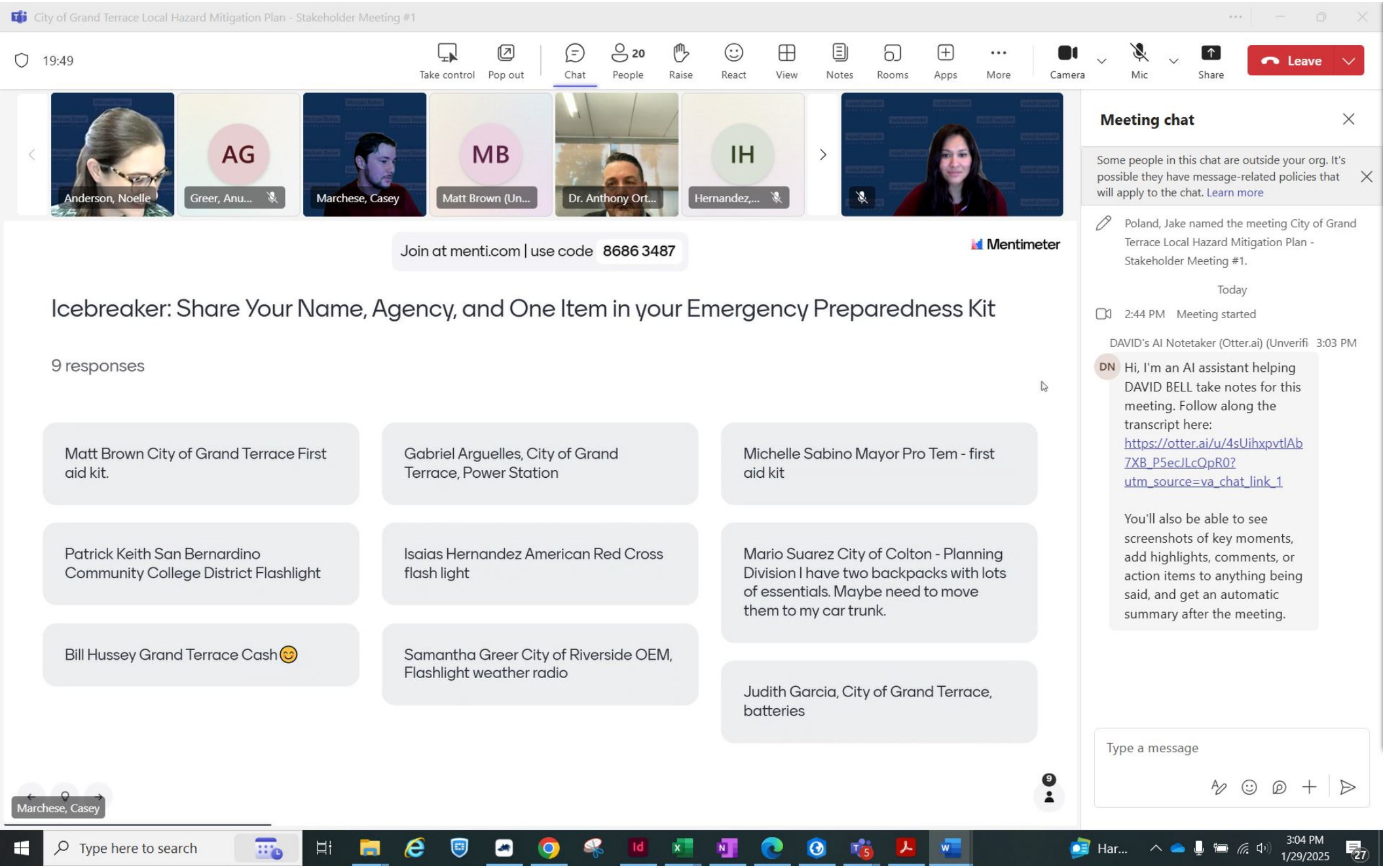
- Stakeholder Meeting Series: February
- Send out detailed meeting minutes and presentation slides by Monday February 3rd.

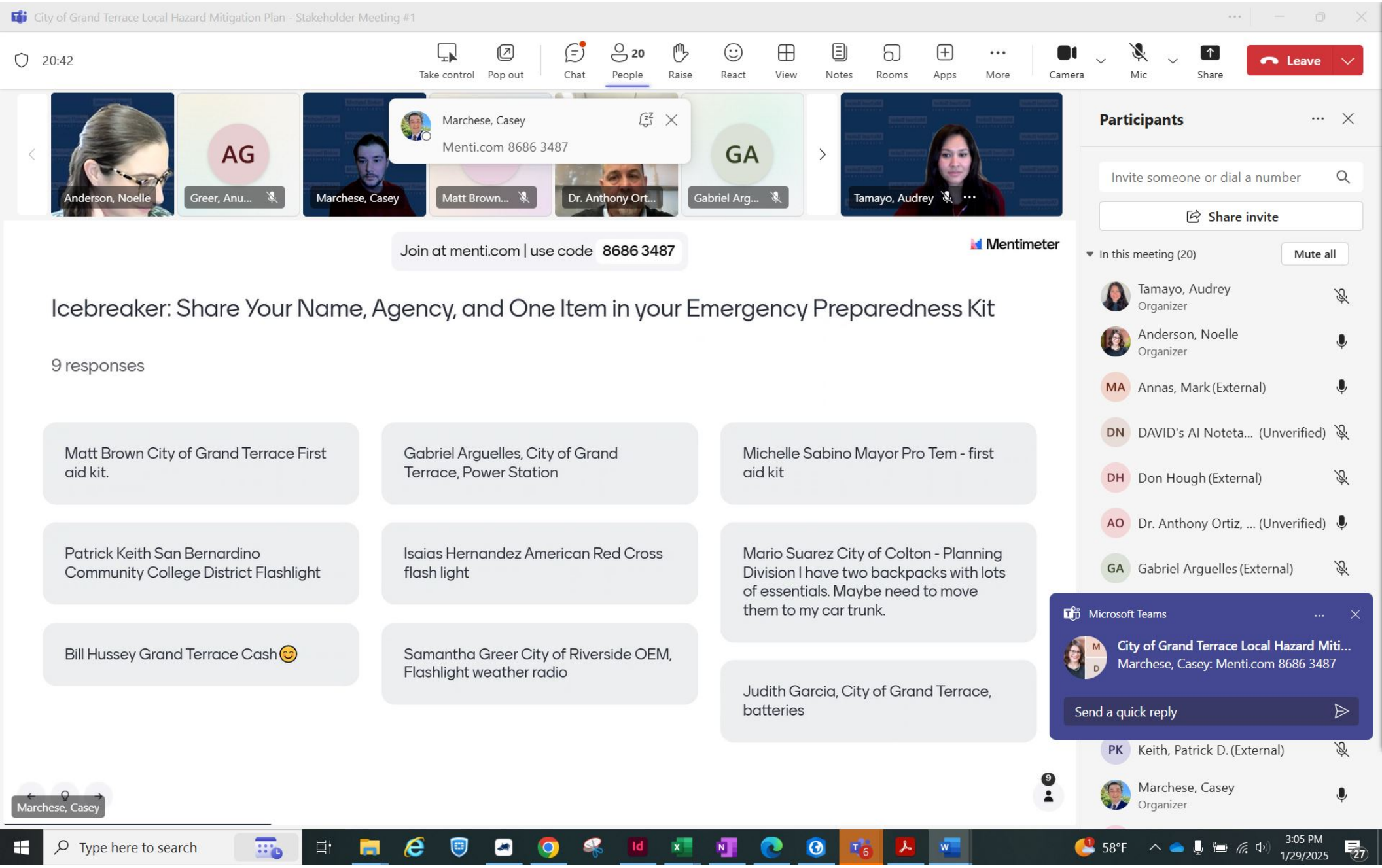
7. Additional Discussion/Questions

- No Questions


City of Grand Terrace Local Hazard Mitigation Plan - Stakeholder Meeting #1
16:54
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Marchese, Casey
Gabriel Arg...
Don Hough...
Hernandez,...
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Participants
Invite someone or dial a number
Share invite
In this meeting (16)
Mute all
Tamayo, Audrey
Organizer
Anderson, Noelle
Organizer
DAVID's AI Noteta... (Unverified)
Don Hough (External)
Gabriel Arguelles (External)
Greer, Anunciata (External)
Hernandez, Isaias (Unverified)
Judith J. Garcia (External)
Keith, Patrick D. (External)
Marchese, Casey
Organizer
Mario Suarez (External)
Matt Brown (Unverified)
INCORPORATED CITY OF GRAND TERRACE NOVEMBER 1978
HAZARD MITIGATION PLAN UPDATE
Stakeholder Meeting
January 29, 2025
Anderson, Noelle
City of Grand Terrace Local Hazard Mitigation Plan
Slide 1
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1/29/2025


City of Grand Terrace Local Hazard Mitigation Plan - Stakeholder Meeting #1
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Matt Brown (Un...
Dr. Anthony Ort...
IH
Hernandez,...
Join at menti.com | use code 8686 3487
Mentimeter
Icebreaker: Share Your Name, Agency, and One Item in your Emergency Preparedness Kit
8 responses
Matt Brown City of Grand Terrace First aid kit.
Gabriel Arguelles, City of Grand Terrace, Power Station
Michelle Sabino Mayor Pro Tem - first aid kit
Patrick Keith San Bernardino Community College District Flashlight
Isaias Hernandez American Red Cross flash light
Mario Suarez City of Colton - Planning Division I have two backpacks with lots of essentials. Maybe need to move them to my car trunk.
Bill Hussey Grand Terrace Cash
Samantha Greer City of Riverside OEM, Flashlight weather radio
Marchese, Casey
Meeting chat
Some people in this chat are outside your org. It's possible they have message-related policies that will apply to the chat. Learn more
Poland, Jake named the meeting City of Grand Terrace Local Hazard Mitigation Plan - Stakeholder Meeting #1.
Today
2:44 PM Meeting started
DAVID's AI Notetaker (Otter.ai) (Unverifi 3:03 PM
DN
Hi, I'm an AI assistant helping DAVID BELL take notes for this meeting. Follow along the transcript here: https://otter.ai/u/4sUihxpvtlAb7XB_P5ecJLcQpR0?utm_source=va_chat_link_1
You'll also be able to see screenshots of key moments, add highlights, comments, or action items to anything being said, and get an automatic summary after the meeting.
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1/29/2025


City of Grand Terrace Local Hazard Mitigation Plan - Stakeholder Meeting #1
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Marchese, Casey
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Matt Brown (Un...
Dr. Anthony Ort...
IH
Hernandez,...
Join at menti.com | use code 8686 3487
Mentimeter
Icebreaker: Share Your Name, Agency, and One Item in your Emergency Preparedness Kit
9 responses
Matt Brown City of Grand Terrace First aid kit.
Gabriel Arguelles, City of Grand Terrace, Power Station
Michelle Sabino Mayor Pro Tem - first aid kit
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Isaias Hernandez American Red Cross flash light
Mario Suarez City of Colton - Planning Division I have two backpacks with lots of essentials. Maybe need to move them to my car trunk.
Bill Hussey Grand Terrace Cash
Samantha Greer City of Riverside OEM, Flashlight weather radio
Judith Garcia, City of Grand Terrace, batteries
Marchese, Casey
Meeting chat
Some people in this chat are outside your org. It's possible they have message-related policies that will apply to the chat. Learn more
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You'll also be able to see screenshots of key moments, add highlights, comments, or action items to anything being said, and get an automatic summary after the meeting.
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1/29/2025


City of Grand Terrace Local Hazard Mitigation Plan - Stakeholder Meeting #1
20:42
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Marchese, Casey
Matt Brown...
Dr. Anthony Ort...
Gabriel Arg...
Tamayo, Audrey
Marchese, Casey
Menti.com 8686 3487
Participants
Invite someone or dial a number
Share invite
In this meeting (20)
Mute all
Tamayo, Audrey
Organizer
Anderson, Noelle
Organizer
Annas, Mark (External)
DAVID's AI Noteta... (Unverified)
Don Hough (External)
Dr. Anthony Ortiz, ... (Unverified)
Gabriel Arguelles (External)
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Marchese, Casey: Menti.com 8686 3487
Send a quick reply
Keith, Patrick D. (External)
Marchese, Casey
Organizer
Join at menti.com | use code 8686 3487
Mentimeter
Icebreaker: Share Your Name, Agency, and One Item in your Emergency Preparedness Kit
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Bill Hussey Grand Terrace Cash
Samantha Greer City of Riverside OEM, Flashlight weather radio
Judith Garcia, City of Grand Terrace, batteries
Marchese, Casey
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3:05 PM
1/29/2025

City of Grand Terrace Local Hazard Mitigation Plan - Stakeholder Meeting #1

36:37

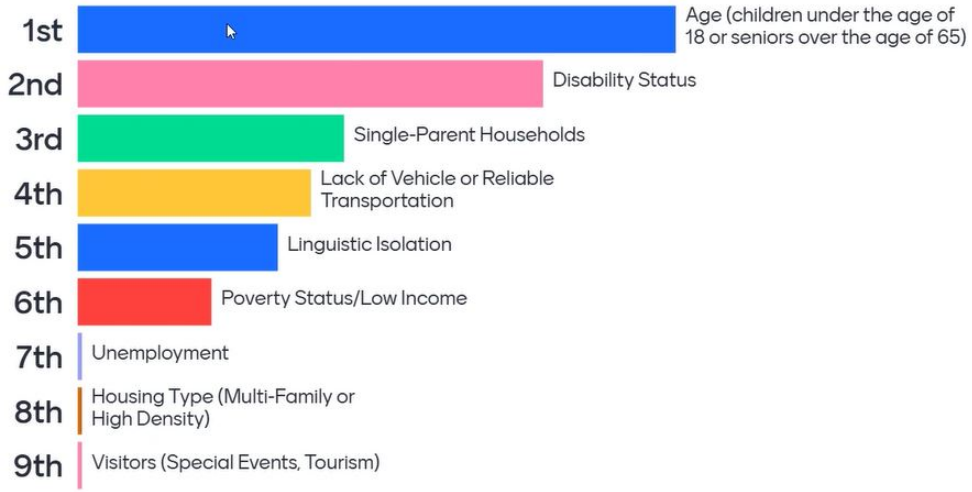
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Anderson, Noelle | MA Annas, Mar... | Marchese, Casey | GA Gabriel Arg... | Dr. Anthon... | MB Matt Brown... | Tamayo, Audrey

Join at menti.com | use code 8686 3487

Mentimeter

What characteristics make members of your community more vulnerable during a hazard event?



Marchese, Casey

Meeting chat

Some people in this chat are outside your org. It's possible they have message-related policies that will apply to the chat. Learn more

Last read

Mayor Bill Hussey Grand Terrace (Unveri 3:19 PM

MT OK because we have a big battery storage Tesla plant by the High school. Please include that facility into the plan. Thanks

Gabriel Arguelles (External) 3:19 PM

GA Could you please share the code to participate in the menti.com in the chat

3:19 PM

Menti.com 8686 3487

Anderson, Noelle 3:19 PM

Mayor Bil... 1/29/2025 3:19 PM
OK because we have a big battery storage Tesla plan...

Will do!

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58°F 3:21 PM 1/29/2025

APPENDIX B.1-3

Focus Group Meetings Documentation

Tamayo, Audrey

Subject:	Grand Terrace LHMP - Internal Team Mitigation Action Meeting
Location:	Microsoft Teams Meeting
Start:	Tue 2/25/2025 3:30 PM
End:	Tue 2/25/2025 4:30 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Marchese, Casey
Required Attendees:	Marchese, Casey; Anderson, Noelle; Tamayo, Audrey; Poland, Jake; Scott Hutter
Optional Attendees:	Yaffe, Michael; Wery, Dan; bhussey@grandterrace-ca.gov; cclayton@grandterrace-ca.gov; dalcocer@grandterrace-ca.gov; dwilson@grandterrace-ca.gov; Gabriel Arguelles; jallen@grandterrace-ca.gov; Judith J. Garcia; kdadbeh@grandterrace-ca.gov; khenderson@grandterrace-ca.gov; kbolowich@grandterrace-ca.gov; LGardea@grandterrace-ca.gov; mfuentes@grandterrace-ca.gov; msabino@grandterrace-ca.gov; rmontano@grandterrace-ca.gov; stillman@grandterrace-ca.gov; tbarefield@grandterrace-ca.gov; Leila Henderson; Vickie Thompson

Hello,

You have been selected as a member of the City of Grand Terrace Local Hazard Mitigation Plan (LHMP) Update Stakeholder Committee. The L**ocal Hazard Mitigation Plan** is a key City document that evaluates the City's risk to natural and human-caused hazards, identifies mitigation actions to reduce hazard vulnerability, and establishes eligibility for FEMA grant funding. A detailed meeting agenda will be provided following this invitation.

This meeting is a continuation from our January 29th introductory Local Hazard Mitigation Plan Meeting, where we will discuss:

- Hazard prioritization findings from Meeting #1
- Preliminary vulnerability findings, including relevant hazard maps for flood, landslide, and wildfire
- Mitigation action ideas and brainstorming

A formal agenda and vulnerability handout will be provided prior to the meeting for review.

We understand the importance of your time – meetings will be structured to maximize results and minimize "homework" outside of the meeting block. **Your attendance and participation at one or all of these meetings will be greatly appreciated. If you are unable to participate, please forward this meeting invitation to another representative in your organization.**

The City's previous LHMP is available for review, linked here: https://www.grandterrace-ca.gov/departments/planning_development_services/planning/local_hazard_mitigation_plan

Your involvement will ensure a comprehensive and robust LHMP that meets Cal OES/FEMA requirements. Please reach out if you have any questions regarding the LHMP or update process.

Thank you,
Casey Marchese

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 228 345 696 974

Passcode: Ak3Ys3aP

Dial in by phone

+1 213-336-0348,,600552352# United States, Los Angeles

Find a local number

Phone conference ID: 600 552 352#

Join on a video conferencing device

Tenant key: mbakerintl@m.webex.com

Video ID: 112 833 575 1

More info

For organizers: Meeting options | Reset dial-in PIN

Focus Group Meeting Packet

Internal Team

February 25, 2025, 3:30 PM to 4:30 PM
via Microsoft Teams

Attendees

City of Grand Terrace

Scott Hutter, Planning & Development Services Director
Gabriel Arguelles, Assistant Planner
Judith Garcia, Management Analyst
Bill Hussey, Mayor
Christine Clayton, Finance Director
Daysi Alcocer, City Clerk
Doug Wilson, Mayor Pro Tempore
Gabriel Arguelles, Assistant Planner
Jeff Allen, Council Member
Judith Garcia, Management Analyst
Kamran Dadbeh, Interim City Engineer
Kenneth J. Henderson, Council Member
Konrad Bolowich, City Manager
Luis Gardea, Building Official
Michelle DeGrande-Fuentes, Senior Management Analyst
Michelle Sabino, Council Member
Ruben Montano, Senior Maintenance Lead
Shanita Tillman, Senior Management Analyst
Tabatha Barefield, Code Enforcement/Animal Control Officer
Brain Phelps, Chair (Parks & Recreation Advisory Committee)
Mike Hogue, Vice Chair (Parks & Recreation Advisory Committee)
Edward A. Giroux, Chair (Planning Commission)

Michael Baker International

Noelle Anderson, Project Manager
Michael Yaffe, Resilience Lead
Casey Marchese, Project Planner
Audrey Tamayo, Project Planner
Jake Poland, Project Planner

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Agenda

1. Introduction and Preliminary Vulnerability Findings

- ***Team Introduction***
- ***HMP Update***
  - ***Vulnerability Findings***

2. What is a Mitigation Action

- ***Mitigation Action Types***
  - ***STAPLE/E Mitigation Action Criteria Table***

3. Mitigation Action Discussion

- ***Input from Stakeholders***
  - ***Questions***

Meeting Packet Contents

1. Mitigation Action Information

- ***STAPLE/E Mitigation Action Criteria Table***
- ***Mitigation Action Types***

2. Preliminary Vulnerability Assessment Findings

- ***Dam/Reservoir Failure***
- ***Flood***
- ***Landslide and Rockfall***
- ***Seismic Hazards***
- ***Wildfire***

3. Unmapped Hazards

- ***Air Quality***
- ***Drought***
- ***Geologic Hazards***
- ***Hazardous Materials***
- ***Human-Caused Hazards***
- ***Severe Weather***

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Mitigation Action Information

Table 1-1
STAPLE/E Review and Selection Criteria

STAPLE/E Review	Selection Criteria
Social	• Is the proposed action socially acceptable to the jurisdiction and surrounding community? • Are there equity issues involved that would mean that one segment of the jurisdiction and/or community is treated unfairly? • Will the action cause social disruption?
Technical	• Will the proposed action work? • Will it create more problems than it solves? • Does it solve a problem or only a symptom? • Is it the most useful action in light of other jurisdiction goals?
Administrative	• Can the jurisdiction implement the action? • Is there someone to coordinate and lead the effort? • Is there sufficient funding, staff, and technical support available? • Are there ongoing administrative requirements that need to be met?
Political	• Is the action politically acceptable? • Is there public support both to implement and to maintain the project?
Legal	• Is the jurisdiction authorized to implement the proposed action? • Are there legal side effects? Could the activity be construed as a taking? • Will the jurisdiction be liable for action or lack of action? • Will the activity be challenged?
Economic	• What are the costs and benefits of this action? • Do the benefits exceed the costs? • Are initial, maintenance, and administrative costs taken into account? • Has funding been secured for the proposed action? If not, what are the potential funding sources (public, nonprofit, and private)? • How will this action affect the fiscal capability of the jurisdiction? • What burden will this action place on the tax base or local economy? • What are the budget and revenue effects of this activity? • Does the action contribute to other jurisdiction goals? • What benefits will the action provide?
Environmental	• How will the action affect the environment? • Will the action need environmental regulatory approvals? • Will it meet local and state regulatory requirements? • Are endangered or threatened species likely to be affected?

The LHMP Planning Team will be using the STAPLE/E (Social, Technical, Administrative, Political, Legal, Economic, and Environmental) criteria, as described in Table 1-1, *STAPLE/E Review and Selection Criteria*, when considering and prioritizing the most appropriate mitigation alternatives for the City. This methodology, as endorsed by FEMA, requires that social, technical, administrative, political, legal, economic, and environmental considerations be considered when reviewing potential actions. This process is being used to help ensure that the most equitable and feasible actions would be undertaken based on the City's unique capabilities.

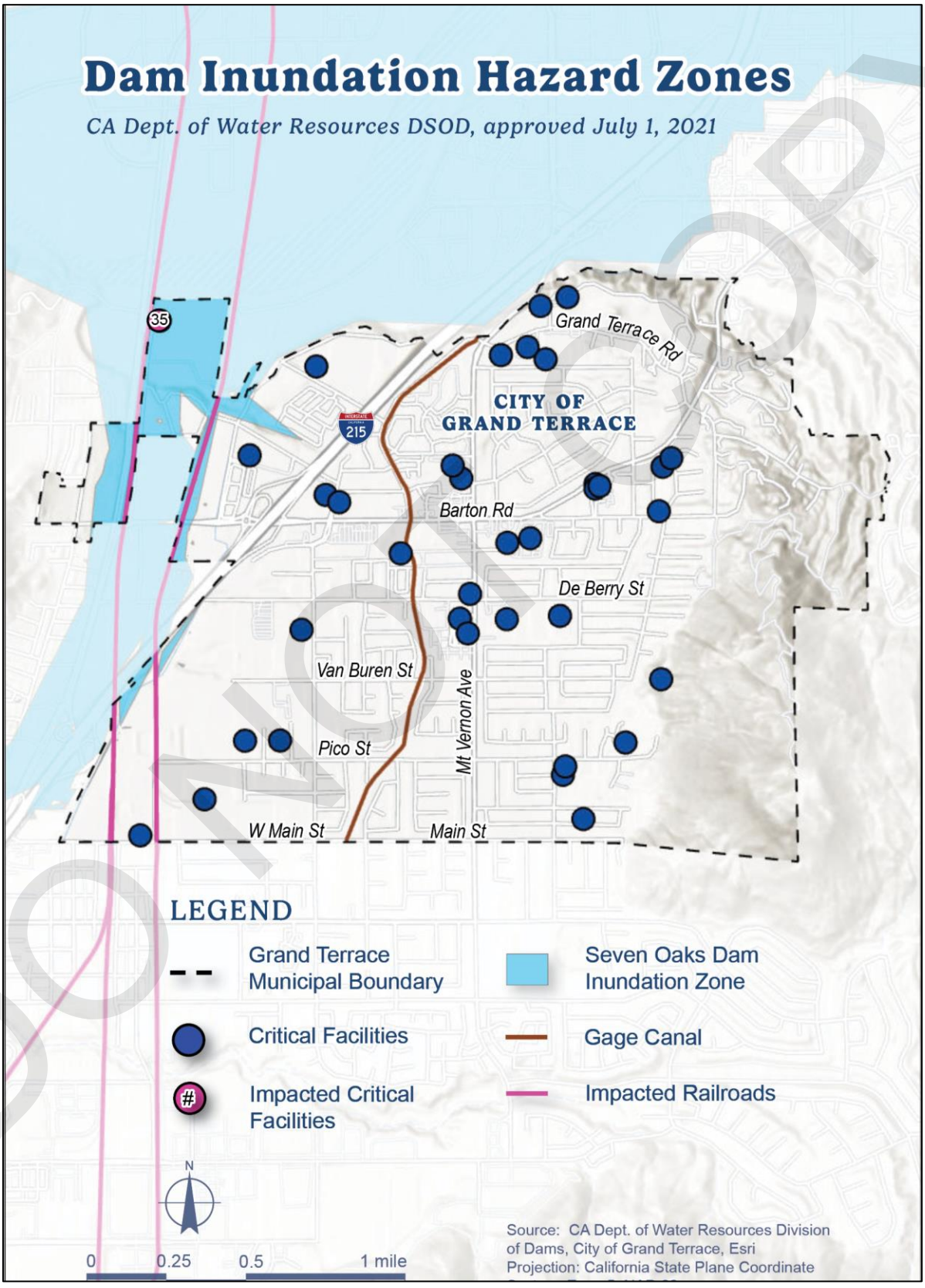
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Table 1-2
Mitigation Action Types

Mitigation Type	Description	Examples
Local Plans and Regulations	These actions include government authorities, policies or codes that influence the way land and buildings are developed and built.	• Building codes • Open space preservation • Capital improvement plan
Structure and Infrastructure Projects	These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure.	• Floodwalls • Utility undergrounding • Safe rooms
Natural Systems Protection and Nature-Based Solutions	This type of action can include green infrastructure and low impact development, nature-based solutions, Engineering with Nature and bioengineering to incorporate natural features or processes into the built environment.	• Watershed restoration • Living shorelines • Forest management
Education and Awareness Programs	These types of actions keep residents informed about potential natural disasters. Many of these types of actions are eligible for funding through the FEMA HMA program.	• Real estate disclosures

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Dam/Reservoir Failure



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Critical Facility Vulnerability Table

Table 1-3
Critical Facilities in Dam Failure Hazard Zone

Map ID	Name	Asset Type	Community Lifeline
35	TSG Grand Terrace Yard	Container Yard	Transportation
37	Railroads	Railway	Transportation

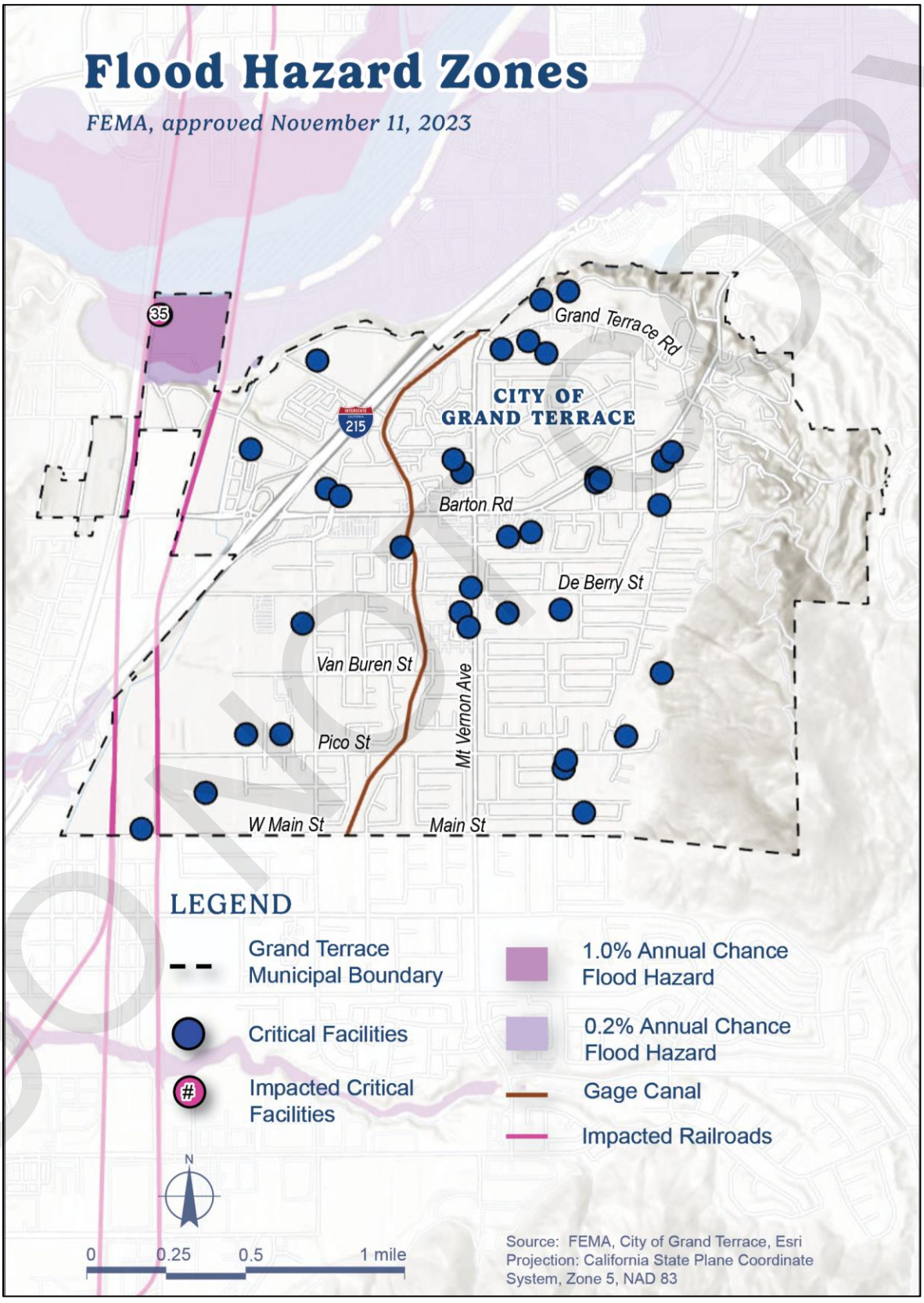
Populations at Risk

Table 1-4
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
518	187	18,599

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Flood



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Critical Facility Vulnerability Table

Table 1-5
Critical Facilities in Flood Zone

Map ID	Name	Asset Type	Community Lifeline
35	TSG Grand Terrace Yard	Container Yard	Transportation
37	Railroads	Railway	Transportation

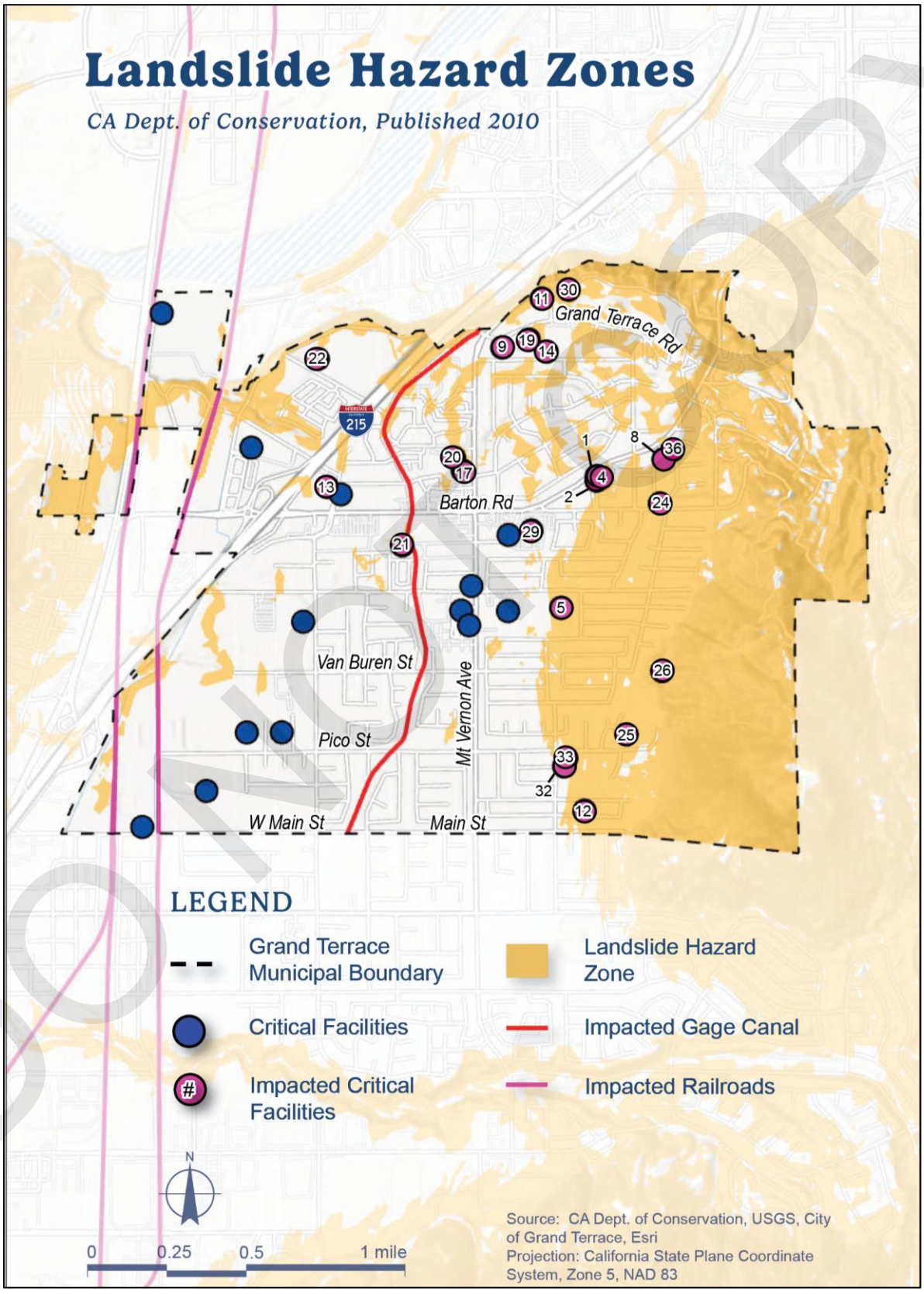
Populations at Risk

Table 1-6
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
8	3	2,167

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Landslide and Rockfall



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Critical Facility Vulnerability Table

Table 1-7
Critical Facilities in a Landslide Hazard Zone

Map ID	Name	Asset Type	Community Lifeline
1	Grand Terrace City Hall	Government Service	Safety and Security
2	San Bernardino County Library Grand Terrace Branch	Government Service	Safety and Security
4	San Bernardino Sherriff Dept Substation	Government Service	Safety and Security
5	Richard Rollins Park	Parks and Recreation	Safety and Security
8	Griffin Park	Parks and Recreation	Safety and Security
9	Susan Petta Park	Parks and Recreation	Safety and Security
11	Grand Terrace Dog Park	Parks and Recreation	Safety and Security
12	TJ Austin Park	Parks and Recreation	Safety and Security
13	Grand Terrace Elementary School	Public School	Safety and Security
14	Terrace View Elementary School	Public School	Safety and Security
17	Grand Terrace Health Care Center	Health Care Center	Health and Medical
19	Blue Mountain Senior Villas	Senior Living Facility	Food, Hydration, Shelter
20	San Manuel Indian Health Clinic	Health Care Center	Health and Medical
21	JC Wallace House	Senior Living Facility	Food, Hydration, Shelter
22	SCE Vista Substation	Electric Substation	Energy
24	RHW Water Tank	Potable Water	Water Systems
25	RHW Water Tank	Potable Water	Water Systems
26	RHW Water Tank	Potable Water	Water Systems
29	Azure Hills Seventh-Day Adventist Church	Church	Food, Hydration, Shelter
30	Grand View Baptist Church	Church	Food, Hydration, Shelter
32	Christ the Redeemer Catholic Church	Church	Food, Hydration, Shelter
33	St. Junipero Serra House of Formation	Seminary	Food, Hydration, Shelter
37	Railroads	Railway	Transportation

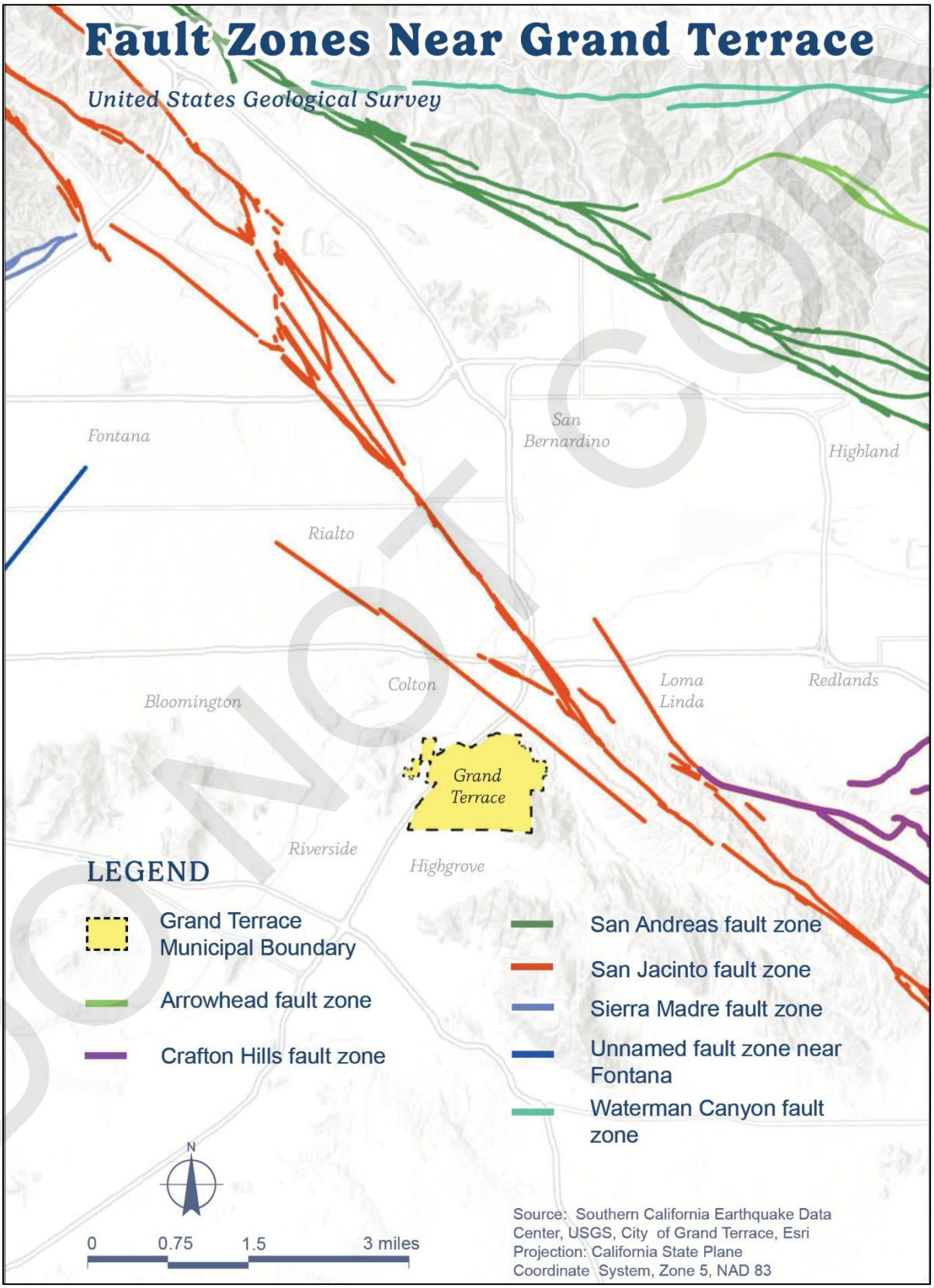
Populations at Risk

Table 1-8
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
5,198	1,877	201,234

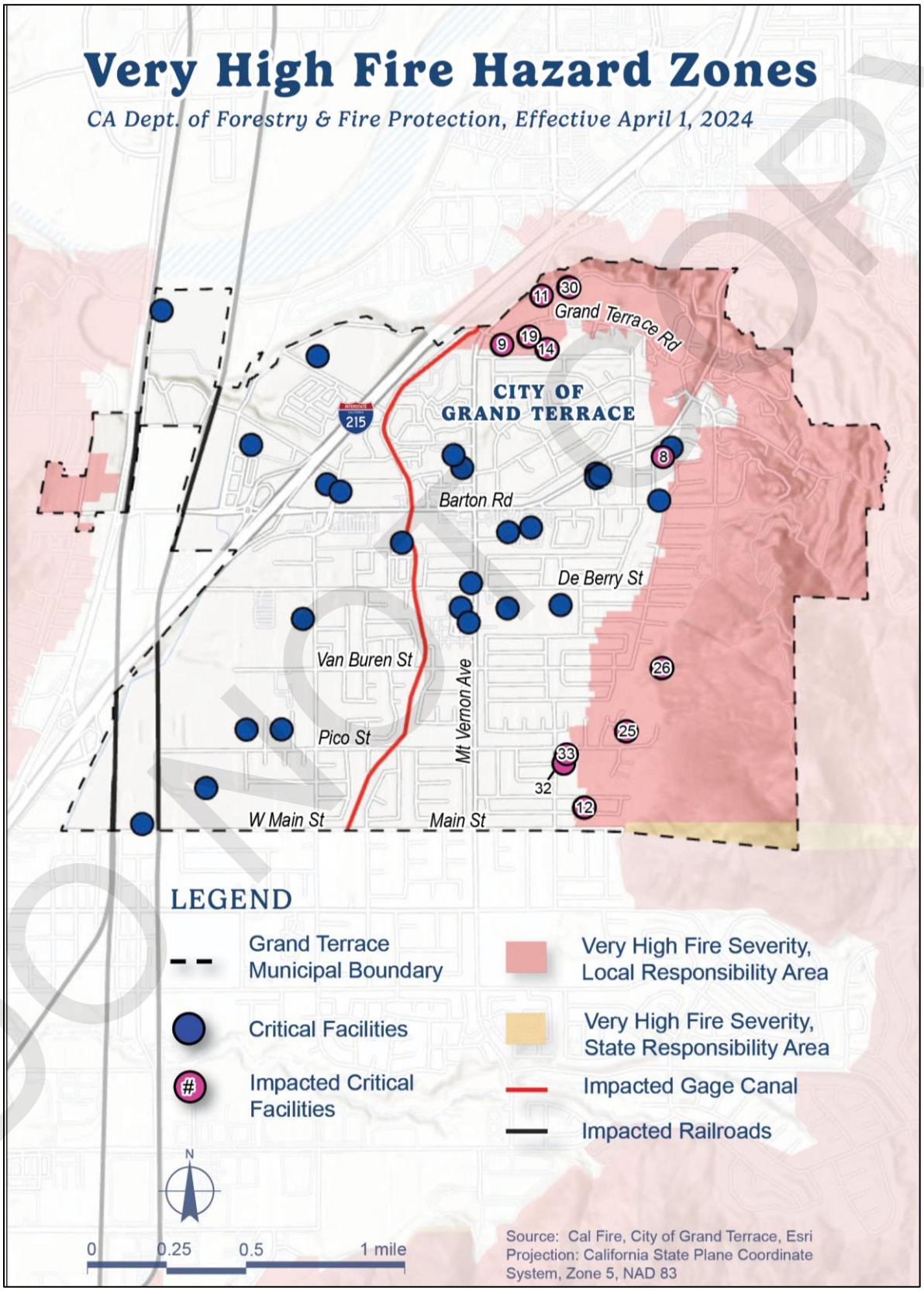
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Seismic Hazards



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Wildfire



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Critical Facility Vulnerability Table

Table 1-11
Critical Facilities in a Wildfire Hazard Zone

Map ID	Name	Asset Type	Community Lifeline
8	Griffin Park	Parks and Recreation	Safety and Security
9	Susan Petta Park	Parks and Recreation	Safety and Security
11	Grand Terrace Dog Park	Parks and Recreation	Safety and Security
12	TJ Austin Park	Parks and Recreation	Safety and Security
14	Terrace View Elementary School	Public School	Safety and Security
19	Blue Mountain Senior Villas	Senior Living Facility	Food, Hydration, Shelter
25	RHW Water Tank	Potable Water	Water Systems
26	RHW Water Tank	Potable Water	Water Systems
30	Grand View Baptist Church	Church	Food, Hydration, Shelter
32	Christ the Redeemer Catholic Church	Church	Food, Hydration, Shelter
33	St. Junipero Serra House of Formation	Seminary	Food, Hydration, Shelter

Populations at Risk

Table 1-12
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
1,812	654	7,167

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Qualitatively Analyzed Hazards

1. Air Quality
2. Drought
3. Geologic Hazards
4. Hazardous Materials
5. Human-Caused Hazards
6. Severe Weather

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Focus Group Meeting Agenda

February 25, 2025, 3:30 PM to 4:30 PM
via Microsoft Teams

Attendees

City of Grand Terrace

- *Doug Wilson - Mayor Pro Tempore*
- *Gabriel Arguelles - Assistant Planner*
- *Jeff Allen - Council Member*
- *Kenneth J. Henderson - Council Member*
- *Konrad Bolowich - City Manager*
- *Luis Gardea - Building Official*
- *Scott Hutter - Planning & Development Services Director*
- *Shanita Tillman - Senior Management Analyst*

Michael Baker International

- *Noelle Anderson - Project Manager*
- *Casey Marchese - Project Planner*

Agenda

1. Introduction and Preliminary Vulnerability Findings

- ***Team Introduction***
- ***HMP Update***
  - ***Vulnerability Findings***

2. What is a Mitigation Action

- ***Mitigation Action Types***
  - ***STAPLE/E Mitigation Action Criteria Table***

3. Mitigation Action Discussion

- ***Input from Stakeholders***
  - ***Questions***

Discussion

Dam Inundation/Flood

- *Question from Casey Marchese (Project Planner, Michael Baker International): Are there known flooding areas outside of the mapped flood zones?*
    - *Response from Jeff Allen (Council Member): Yes, there are flooding issues on east/west streets such as Pico and Van Buren. During extreme events, the downhill side of these streets, including people's yards and homes, will flood down to Michigan Avenue. Flooding infrastructure upgrades are needed to correct these issues.*
- *Comment from Scott Hutter (Planning & Development Services Director): We may want to update the floodplain ordinance to address these issues. We also need to update the drainage master plan. The Gateway Specific Plan, which has been implemented for a few years, is intended to address all drainage issues. This plan, along with the Lewis Plan, should cover all necessary drainage improvements.*
- *Comment from Konrad Bolowich (City Manager): The Pico floodplain is a specific area of concern.*
- *Comment from Jeff Allen (Council Member): Sandbags are available before severe storms, typically by the fire station. However, we will need to relocate this distribution point and inform the public about the new location. We need to enhance our messaging, signage, and online presence to ensure the public and businesses are aware of this change.*

Landslide

- *Comment from Jeff Allen (Council Member): There is no major history of landslides, but we did have a significant slide in 2010 in the Barton Gap. This event shut down roads as the side of the hill slid down, affecting areas off Blue Mountain and an avocado grove on the western end of Pico. We were able to recover from this incident, but mud did come down.*
- *Question from Casey Marchese (Project Planner, Michael Baker International): Are there any slope stabilization efforts, or is this not a common incident?*
    - *Response from Jeff Allen (Council Member): There is a spot with slope instability on Mount Vernon, specifically at Grand Terrace Road and Canal Street, north toward Washington Street. This steep hill has k-rails to manage the slope on the uphill side. This issue is shared with areas outside our jurisdiction, and we occasionally have to shut down the road.*
- *Question from Noelle Anderson (Project Manager, Michael Baker International): Is the instability due to rain or geologic factors?*
    - *Response from Jeff Allen (Council Member): It is a combination of both, plus traffic, as the road is not designed for heavy vehicles.*
- *Comment from Doug Wilson (Mayor Pro Tempore): The slope is actually a vertical wall, and it would not be practical to plan for cutting it back to a 2:1 ratio. We are in the process of getting engineering proposals. Most issues are geologic, and we also need to consider seismic concerns.*
- *Comment from Shanita Tillman (Senior Management Analyst): We have explored HMGP grants to provide stabilization.*
- *Comment from Doug Wilson (Mayor Pro Tempore): Our exploration has been preliminary. Proposals we received are very high, and the City is cautious about entering a phased study with limited engineering schematics. Poor paving and curb heights allow water to run in the streets. The existing catch basins are supposed to manage drainage,*

but we need to slow down the flow before it hits paved areas. We are also considering turning the area into a hiking park to reduce peak flow.

Seismic

- *Comment from Doug Wilson (Mayor Pro Tempore): We have a bridge built in 1936 that we are converting from a railroad bridge to an at-grade crossing.*
- *Comment from Jeff Allen (Council Member): We are not overly concerned about seismic issues with our buildings.*
- *Comment from Luis Gardea (Building Official): We have one building with unreinforced masonry, which is a church across from the middle school.*
- *Comment from Jeff Allen (Council Member): I am concerned that older church buildings may not have been retrofitted.*
- *Comment from Luis Gardea (Building Official): The church has been reinforced. We have records regarding building retrofits. Most buildings have been retrofitted, and we are not currently focusing on non-ductile components.*

Wildfire

- *Comment from Kenneth J. Henderson (Council Member): The County has been diligent in keeping vegetation fuels low. Residents have been asked by insurance companies to remove trees and vegetation. The City maintains of one or two parcels, and currently, these are being kept up. We haven't had significant wildfires, but the other side of the hill has.*
- *Comment from Jeff Allen (Council Member): We did have a small brush fire in 2004 caused by fireworks. There is a high fire zone north of the city with residents included in this zone. The slope in this area is the responsibility of Caltrans, and it often gets dried out and overgrown. We want to ensure Caltrans does not neglect this overgrowth.*
- *Comment from Jeff Allen (Council Member): Powerlines are a concern during wildfires and high winds. We need to ensure ground cover is set back to reduce vulnerability.*

Power Outage

- *Comment from Doug Wilson (Mayor Pro Tempore): SCE circuit maps indicate that some circuitry needs to be re-routed. We have vulnerable populations who get shut off during SCE outages, and we need to ensure this does not happen. We should promote undergrounding as overhead lines are not fire safe, even though they are economically feasible.*
- *Comment from Kenneth J. Henderson (Council Member): The senior center, which also serves as a warming and cooling center, and City Hall are critical facilities. We have a generator for the community room and another for a bank of computers and printers to ensure communication and internet access. We have multiple generators but would benefit from an automatic system.*
- *Comment from Luis Gardea (Building Official): We are in the process of getting bids for a large generator to power the entire building.*
- *Comment from Gabriel Arguelles (Assistant Planner): We also have handheld battery packs that can help seniors and other vulnerable populations.*
- *Comment from Jeff Allen (Council Member): We should avoid making knee-jerk reactions to recent outages and spending money on equipment that may not last. I like the idea of providing battery packs for seniors throughout the community, allowing them to sign up, pick up, and return the packs.*

Tamayo, Audrey

Subject:	Grand Terrace LHMP - Neighboring Communities, Emergency Management & Utilities
Location:	Microsoft Teams Meeting
Start:	Thu 2/27/2025 3:30 PM
End:	Thu 2/27/2025 4:30 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Marchese, Casey
Required Attendees:	Marchese, Casey; Anderson, Noelle; Tamayo, Audrey; Poland, Jake; Scott Hutter
Optional Attendees:	Yaffe, Michael; Wery, Dan; Andrea.Harlin@dot.ca.gov; hdominguez@coltonca.gov; Mario Suarez; tingalls@lomalinda-ca.gov; agreer@riversideca.gov; mannas@riversideca.gov; mahan_mi@sbcity.org; vssoes@oes.sbcounty.gov; Piyumie.Wickramasinghe@omnitrans.org; dhough@rhwco.com; dmunsey@sbcfire.org; gjarger@sbcfire.org; smaddy@sbcsd.org; Volunteer Support Services

Hello,

You have been selected as a member of the City of Grand Terrace Local Hazard Mitigation Plan (LHMP) Update Stakeholder Committee. The L**ocal Hazard Mitigation Plan** is a key City document that evaluates the City's risk to natural and human-caused hazards, identifies mitigation actions to reduce hazard vulnerability, and establishes eligibility for FEMA grant funding. A detailed meeting agenda will be provided following this invitation.

This meeting is a continuation from our January 29th introductory Local Hazard Mitigation Plan Meeting, where we will discuss:

- Hazard prioritization findings from Meeting #1
- Preliminary vulnerability findings, including relevant hazard maps for flood, landslide, and wildfire
- Mitigation action ideas and brainstorming

A formal agenda and vulnerability handout will be provided prior to the meeting for review.

We understand the importance of your time – meetings will be structured to maximize results and minimize "homework" outside of the meeting block. **Your attendance and participation at one or all of these meetings will be greatly appreciated. If you are unable to participate, please forward this meeting invitation to another representative in your organization.**

The City's previous LHMP is available for review, linked here: https://www.grandterrace-ca.gov/departments/planning_development_services/planning/local_hazard_mitigation_plan

Your involvement will ensure a comprehensive and robust LHMP that meets Cal OES/FEMA requirements. Please reach out if you have any questions regarding the LHMP or update process.

Thank you,
Casey Marchese

Microsoft Teams [Need help?]

Join the meeting now

Meeting ID: 219 954 765 015

Passcode: Ut29Dk68

Dial in by phone

+1 213-336-0348,,210959164# United States, Los Angeles

Find a local number

Phone conference ID: 210 959 164#

Join on a video conferencing device

Tenant key: mbakerintl@m.webex.com

Video ID: 118 781 559 4

More info

For organizers: Meeting options | Reset dial-in PIN

_____

Focus Group Meeting Packet

Neighboring Communities, Emergency Management, Utilities

February 27, 2025, 3:30 PM to 4:30 PM
via Microsoft Teams

Attendees

City of Grand Terrace

Scott Hutter, Planning & Development Services Director
Gabriel Arguelles, Assistant Planner
Judith Garcia, Management Analyst

Michael Baker International

Noelle Anderson, Project Manager
Michael Yaffe, Resilience Lead
Casey Marchese, Project Planner
Audrey Tamayo, Project Planner
Jake Poland, Project Planner

Neighboring Communities, Emergency Management & Utilities

Andrea Harlin, Caltrans District 8
Henry Dominguez, City of Colton
Mario Suarez, City of Colton
Tom Ingalls, City of Loma Linda
Anunciata Greer, City of Riverside
Mark D. Annas, City of Riverside
Lieutenant Michele Mahan, City of San Bernardino Police Dept.
CERT Coordinator, Community Emergency Response Team (CERT)
Piyumie Wickramasinghe, OmniTrans
Don Hough, Riverside Highland Water Company
Dan Munsey, San Bernardino County Fire
Dan Wooters, San Bernardino County Fire
Gary Jager, San Bernardino County Fire
Mark Addy, San Bernardino County Sheriff
Ryan Collins, San Bernardino County Sheriff

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Agenda

1. Introduction and Preliminary Vulnerability Findings

- ***Team Introduction***
- ***HMP Update***
  - ***Vulnerability Findings***

2. What is a Mitigation Action

- ***Mitigation Action Types***
  - ***STAPLE/E Mitigation Action Criteria Table***

3. Mitigation Action Discussion

- ***Input from Stakeholders***
  - ***Questions***

Meeting Packet Contents

1. Mitigation Action Information

- ***STAPLE/E Mitigation Action Criteria Table***
- ***Mitigation Action Types***

2. Preliminary Vulnerability Assessment Findings

- ***Dam/Reservoir Failure***
- ***Flood***
- ***Landslide and Rockfall***
- ***Seismic Hazards***
- ***Wildfire***

3. Unmapped Hazards

- ***Air Quality***
- ***Drought***
- ***Geologic Hazards***
- ***Hazardous Materials***
- ***Human-Caused Hazards***
- ***Severe Weather***

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Mitigation Action Information

Table 1-1
STAPLE/E Review and Selection Criteria

STAPLE/E Review	Selection Criteria
Social	• Is the proposed action socially acceptable to the jurisdiction and surrounding community? • Are there equity issues involved that would mean that one segment of the jurisdiction and/or community is treated unfairly? • Will the action cause social disruption?
Technical	• Will the proposed action work? • Will it create more problems than it solves? • Does it solve a problem or only a symptom? • Is it the most useful action in light of other jurisdiction goals?
Administrative	• Can the jurisdiction implement the action? • Is there someone to coordinate and lead the effort? • Is there sufficient funding, staff, and technical support available? • Are there ongoing administrative requirements that need to be met?
Political	• Is the action politically acceptable? • Is there public support both to implement and to maintain the project?
Legal	• Is the jurisdiction authorized to implement the proposed action? • Are there legal side effects? Could the activity be construed as a taking? • Will the jurisdiction be liable for action or lack of action? • Will the activity be challenged?
Economic	• What are the costs and benefits of this action? • Do the benefits exceed the costs? • Are initial, maintenance, and administrative costs taken into account? • Has funding been secured for the proposed action? If not, what are the potential funding sources (public, nonprofit, and private)? • How will this action affect the fiscal capability of the jurisdiction? • What burden will this action place on the tax base or local economy? • What are the budget and revenue effects of this activity? • Does the action contribute to other jurisdiction goals? • What benefits will the action provide?
Environmental	• How will the action affect the environment? • Will the action need environmental regulatory approvals? • Will it meet local and state regulatory requirements? • Are endangered or threatened species likely to be affected?

The LHMP Planning Team will be using the STAPLE/E (Social, Technical, Administrative, Political, Legal, Economic, and Environmental) criteria, as described in Table 1-1, *STAPLE/E Review and Selection Criteria*, when considering and prioritizing the most appropriate mitigation alternatives for the City. This methodology, as endorsed by FEMA, requires that social, technical, administrative, political, legal, economic, and environmental considerations be considered when reviewing potential actions. This process is being used to help ensure that the most equitable and feasible actions would be undertaken based on the City's unique capabilities.

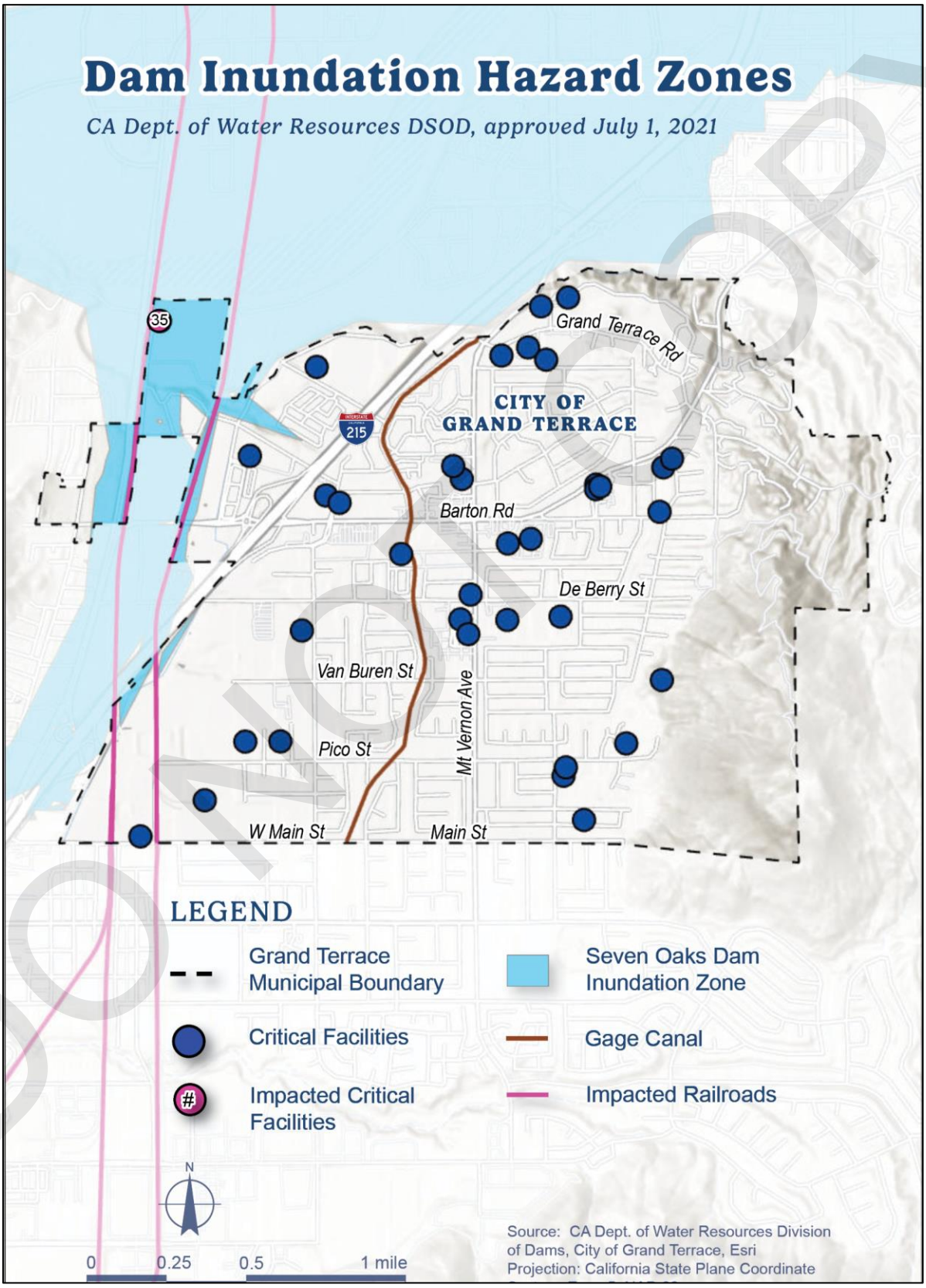
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Table 1-2
Mitigation Action Types

Mitigation Type	Description	Examples
Local Plans and Regulations	These actions include government authorities, policies or codes that influence the way land and buildings are developed and built.	• Building codes • Open space preservation • Capital improvement plan
Structure and Infrastructure Projects	These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure.	• Floodwalls • Utility undergrounding • Safe rooms
Natural Systems Protection and Nature-Based Solutions	This type of action can include green infrastructure and low impact development, nature-based solutions, Engineering with Nature and bioengineering to incorporate natural features or processes into the built environment.	• Watershed restoration • Living shorelines • Forest management
Education and Awareness Programs	These types of actions keep residents informed about potential natural disasters. Many of these types of actions are eligible for funding through the FEMA HMA program.	• Real estate disclosures

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Dam/Reservoir Failure



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Critical Facility Vulnerability Table

Table 1-3
Critical Facilities in Dam Failure Hazard Zone

Map ID	Name	Asset Type	Community Lifeline
35	TSG Grand Terrace Yard	Container Yard	Transportation
37	Railroads	Railway	Transportation

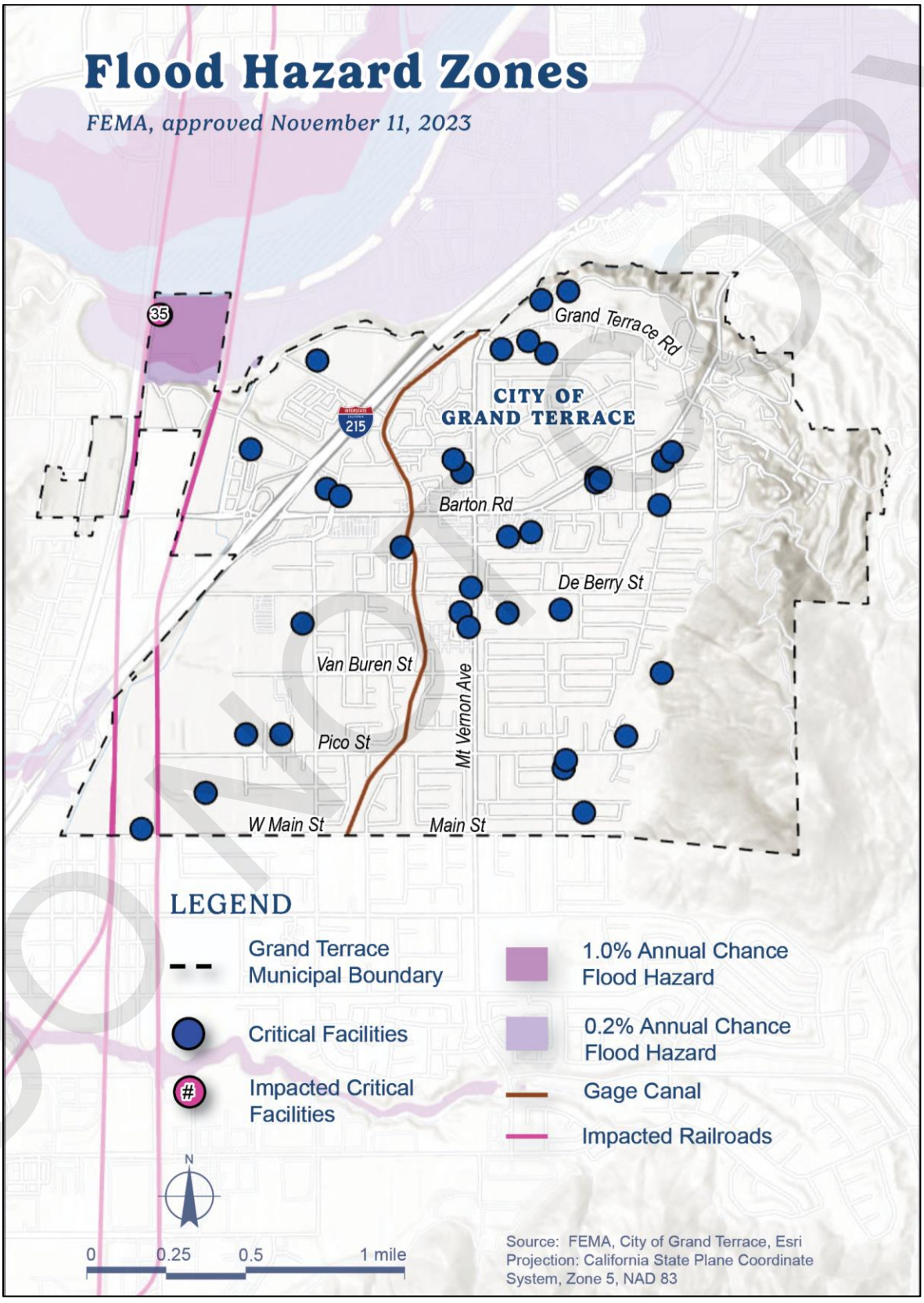
Populations at Risk

Table 1-4
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
518	187	18,599

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Flood



DO NOT COPY

Critical Facility Vulnerability Table

Table 1-5
Critical Facilities in Flood Zone

Map ID	Name	Asset Type	Community Lifeline
35	TSG Grand Terrace Yard	Container Yard	Transportation
37	Railroads	Railway	Transportation

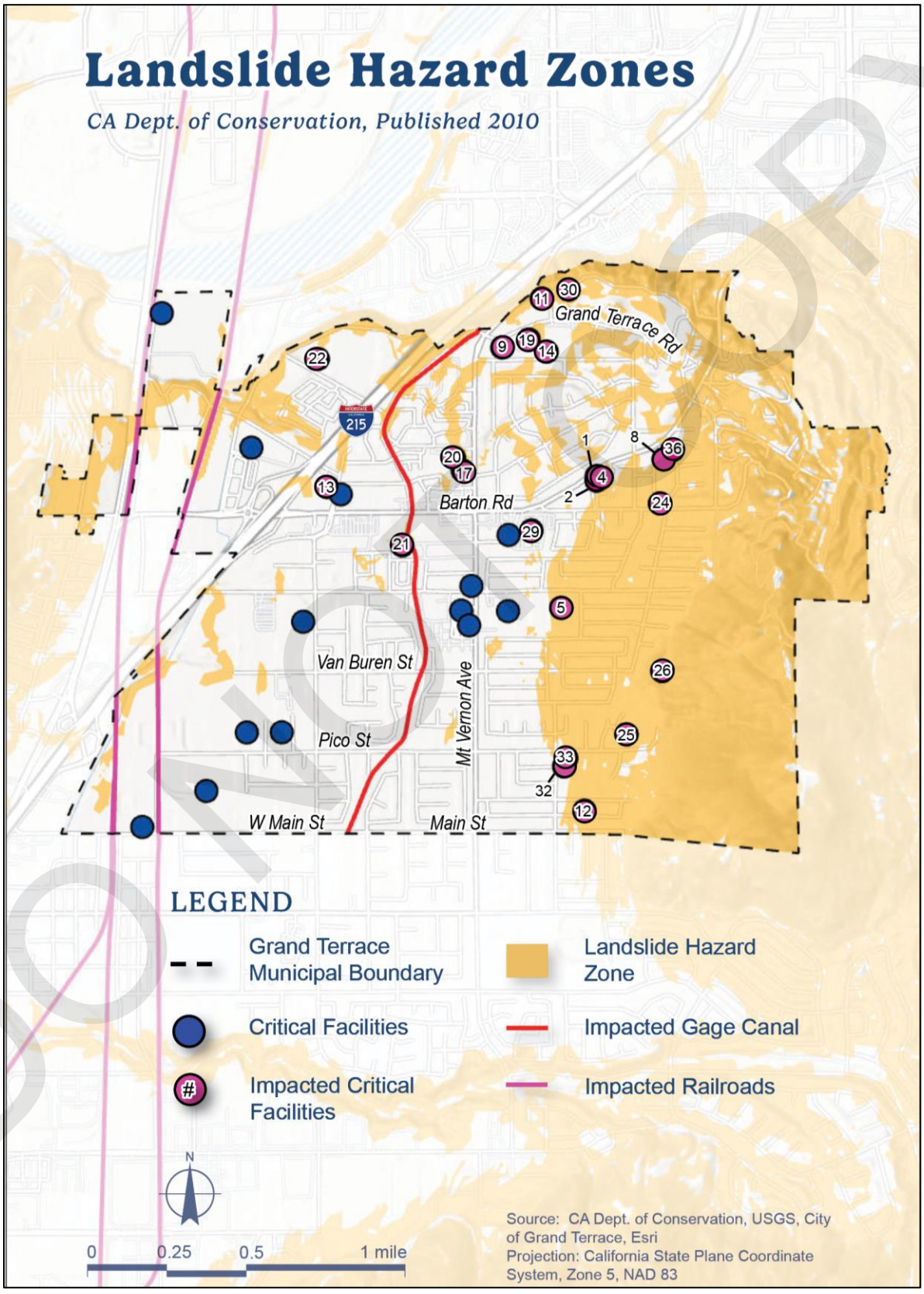
Populations at Risk

Table 1-6
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
8	3	2,167

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Landslide and Rockfall



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Critical Facility Vulnerability Table

Table 1-7
Critical Facilities in a Landslide Hazard Zone

Map ID	Name	Asset Type	Community Lifeline
1	Grand Terrace City Hall	Government Service	Safety and Security
2	San Bernardino County Library Grand Terrace Branch	Government Service	Safety and Security
4	San Bernardino Sherriff Dept Substation	Government Service	Safety and Security
5	Richard Rollins Park	Parks and Recreation	Safety and Security
8	Griffin Park	Parks and Recreation	Safety and Security
9	Susan Petta Park	Parks and Recreation	Safety and Security
11	Grand Terrace Dog Park	Parks and Recreation	Safety and Security
12	TJ Austin Park	Parks and Recreation	Safety and Security
13	Grand Terrace Elementary School	Public School	Safety and Security
14	Terrace View Elementary School	Public School	Safety and Security
17	Grand Terrace Health Care Center	Health Care Center	Health and Medical
19	Blue Mountain Senior Villas	Senior Living Facility	Food, Hydration, Shelter
20	San Manuel Indian Health Clinic	Health Care Center	Health and Medical
21	JC Wallace House	Senior Living Facility	Food, Hydration, Shelter
22	SCE Vista Substation	Electric Substation	Energy
24	RHW Water Tank	Potable Water	Water Systems
25	RHW Water Tank	Potable Water	Water Systems
26	RHW Water Tank	Potable Water	Water Systems
29	Azure Hills Seventh-Day Adventist Church	Church	Food, Hydration, Shelter
30	Grand View Baptist Church	Church	Food, Hydration, Shelter
32	Christ the Redeemer Catholic Church	Church	Food, Hydration, Shelter
33	St. Junipero Serra House of Formation	Seminary	Food, Hydration, Shelter
37	Railroads	Railway	Transportation

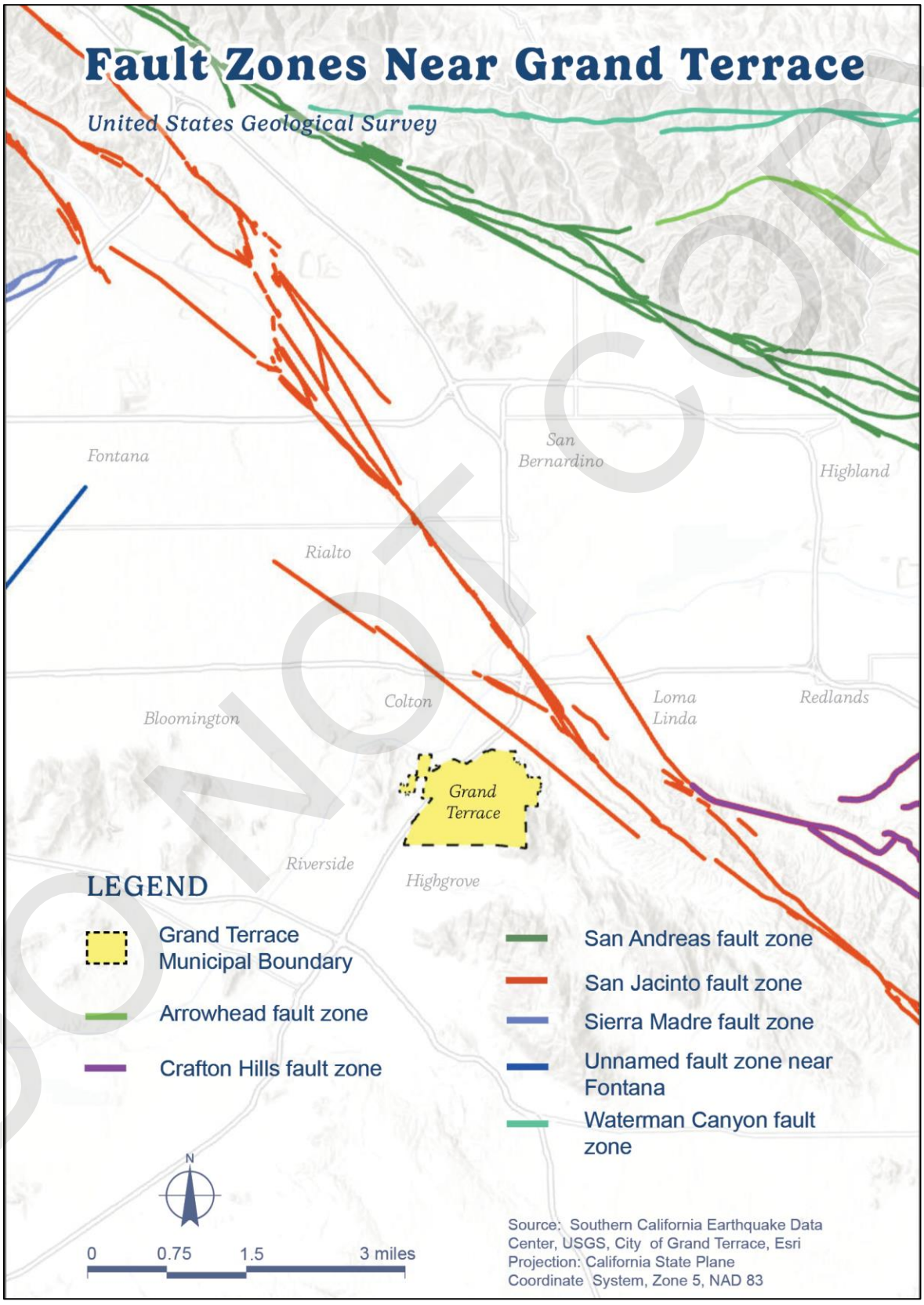
Populations at Risk

Table 1-8
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
5,198	1,877	201,234

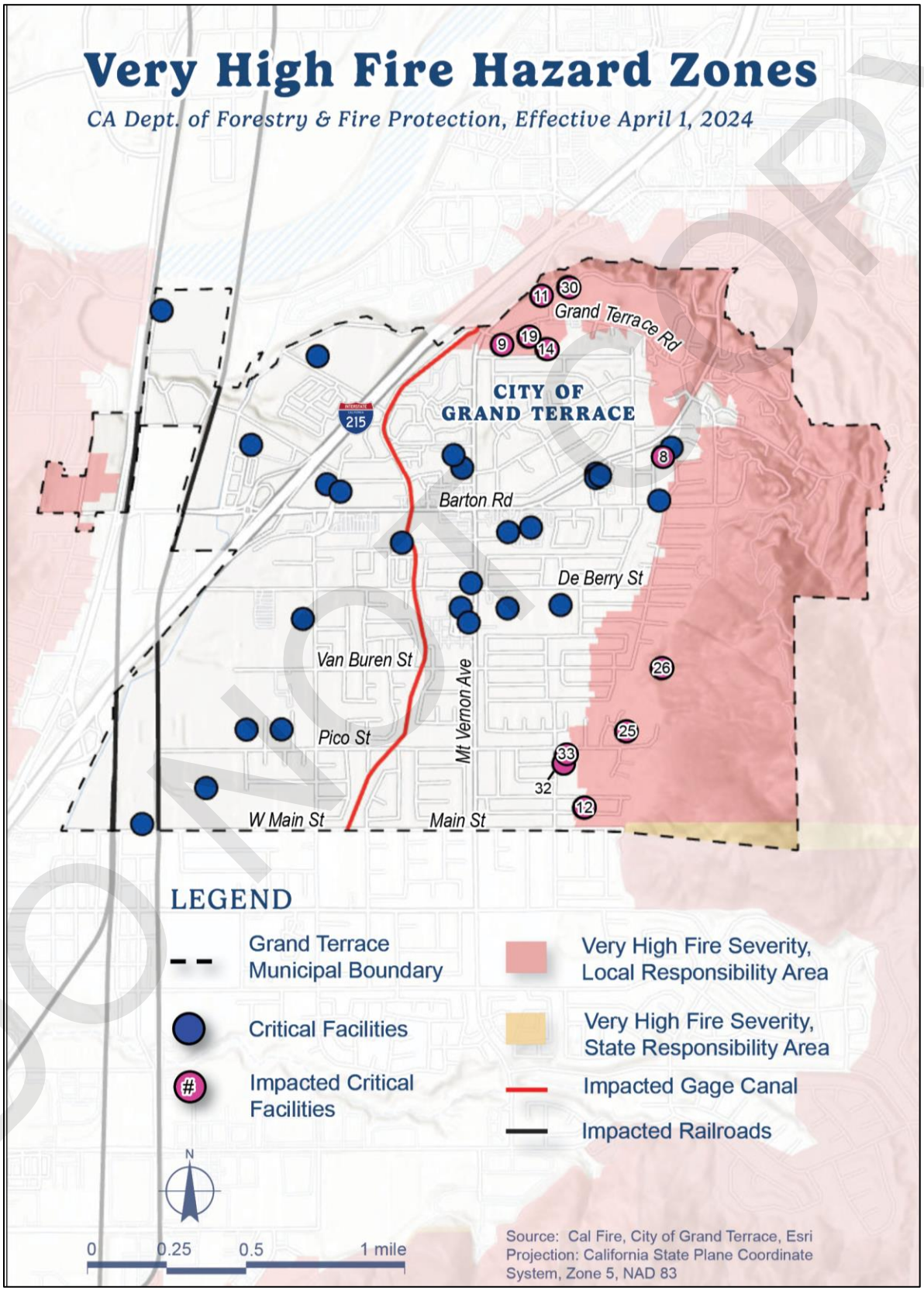
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Seismic Hazards



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Wildfire



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Critical Facility Vulnerability Table

Table 1-11
Critical Facilities in a Wildfire Hazard Zone

Map ID	Name	Asset Type	Community Lifeline
8	Griffin Park	Parks and Recreation	Safety and Security
9	Susan Petta Park	Parks and Recreation	Safety and Security
11	Grand Terrace Dog Park	Parks and Recreation	Safety and Security
12	TJ Austin Park	Parks and Recreation	Safety and Security
14	Terrace View Elementary School	Public School	Safety and Security
19	Blue Mountain Senior Villas	Senior Living Facility	Food, Hydration, Shelter
25	RHW Water Tank	Potable Water	Water Systems
26	RHW Water Tank	Potable Water	Water Systems
30	Grand View Baptist Church	Church	Food, Hydration, Shelter
32	Christ the Redeemer Catholic Church	Church	Food, Hydration, Shelter
33	St. Junipero Serra House of Formation	Seminary	Food, Hydration, Shelter

Populations at Risk

Table 1-12
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
1,812	654	7,167

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Qualitatively Analyzed Hazards

1. Air Quality
2. Drought
3. Geologic Hazards
4. Hazardous Materials
5. Human-Caused Hazards
6. Severe Weather

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Focus Group Meeting Agenda

February 27, 2025, 3:30 PM to 4:30 PM
via Microsoft Teams

Attendees

Stakeholders

- *Anunciata Greer - City of Riverside*
- *Don Hough - Riverside Highland Water Company*

Michael Baker International

- *Noelle Anderson – Project Manager*
- *Casey Marchese – Project Planner*

Agenda

1. Introduction and Preliminary Vulnerability Findings

- ***Team Introduction***
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  - ***Questions***

Discussion

- *Casey Marchese (Project Planner, Michael Baker International): Are there any questions from the first LHMP stakeholder meeting?*
    - *Anunciata Greer (City of Riverside): We are interested in the LHMP update process. I know Loma Linda updated their HMP but that was under the previous guidance.*
- *Casey Marchese (Project Planner, Michael Baker International): Are there any mitigation strategies that you are looking to partner on with Grand Terrace?*
    - *Anunciata Greer (City of Riverside): Nothing in particular. There are no high-risk hazard zones on the border between the cities. No major concerns, but some wildfire coordination.*
- *Casey Marchese (Project Planner, Michael Baker International): Have you been dealing with power outages and their relationship to other hazards?*
    - *Anunciata Greer (City of Riverside): Colton has a power grid that is critical to the region. It is listed as a critical facility in our plan, and you may want to list it in the Grand Terrace plan because it is a county-wide infrastructure asset.*

- *Casey Marchese (Project Planner, Michael Baker International): Are there any mitigation strategies that you are currently or looking to partner on with Grand Terrace?*
    - *Don Hough (Riverside Highland Water Company): The city has been having issues with power outages and always deals with drought. We are in contact with the City often and have generators and emergency supplies. We have emergency connections during emergencies and large reservoirs for storage in case of water availability issues. During power outages, generators can pump water. The City is aware of these things, and we help the City Manager and Mayor to ensure that water is still flowing. Both the City and Highland have been talking about expanding service with SCE as alternatives to help out. During power outages, certain parts of town can be out for up to a week. We are in the process of getting more generators or alternative power supplies to ensure redundancy. We practice emergency response plans regularly, but we don't have to implement them often. Grand Terrace is a small city, so communication is good. We are the only water purveyor and are in tune with other water companies for emergency water supplies.*
- *Casey Marchese (Project Planner, Michael Baker International): Does the City participate in your tabletop emergency drills?*
    - *Don Hough (Riverside Highland Water Company): No, it is pretty much internal. We have EPA plans that are not customized and we have additional plans beyond those. We practice regularly internally, which is mainly what we use to respond to a major catastrophe. I would be interested in any opportunity to partner on a grant application for additional generators.*
    - *Noelle Anderson (Project Manager, Michael Baker International): We can send over some examples of grants that may be available for you to partner with the City on.*

Tamayo, Audrey

Subject:	Grand Terrace LHMP - Community-Based Organization, School Districts & Higher Education
Location:	Microsoft Teams Meeting
Start:	Tue 3/4/2025 4:30 PM
End:	Tue 3/4/2025 5:30 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Marchese, Casey

-----Original Appointment-----
From: Marchese, Casey <Casey.Marchese@mbakerintl.com>
Sent: Tuesday, February 11, 2025 9:14 AM
To: Marchese, Casey; Anderson, Noelle; Tamayo, Audrey; Poland, Jake; Scott Hutter
Cc: Yaffe, Michael; Wery, Dan; Isaias.Hernandez@redcross.org; Aufrecht, Kimberly; ana_mariscal@cjusd.net; ANTHONY ORTIZ; david_bell@cjusd.net; Frank_Miranda@cjusd.net; megan.moeskau@fsaca.org; info@grandterracefoundation.org; Office@GTChamber.com; sbeasley@sbcsd.org; LionDani@sbcglobal.net; weservegt@gmail.com; gtwomansclub@gmail.com; pkeith@sbccd.cc.ca.us; Lisa.Llewellyn@lib.sbcounty.gov
Subject: Grand Terrace LHMP - Community-Based Organization, School Districts & Higher Education
When: Tuesday, March 4, 2025 4:30 PM-5:30 PM (UTC-08:00) Pacific Time (US & Canada).
Where: Microsoft Teams Meeting

Hello,

You have been selected as a member of the City of Grand Terrace Local Hazard Mitigation Plan (LHMP) Update Stakeholder Committee. The L**ocal Hazard Mitigation Plan** is a key City document that evaluates the City's risk to natural and human-caused hazards, identifies mitigation actions to reduce hazard vulnerability, and establishes eligibility for FEMA grant funding. A detailed meeting agenda will be provided following this invitation.

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Thank you,
Casey Marchese

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 263 829 204 837

Passcode: hz7kd9UX

Dial in by phone

+1 213-336-0348,,114902554# United States, Los Angeles

Find a local number

Phone conference ID: 114 902 554#

Join on a video conferencing device

Tenant key: mbakerintl@m.webex.com

Video ID: 117 251 189 8

More info

For organizers: Meeting options | Reset dial-in PIN

Focus Group Meeting Packet

Community-Based Organizations, School Districts & Higher Education

March 4, 2025, 4:30 PM to 5:30 PM
via Microsoft Teams

Attendees

City of Grand Terrace

Scott Hutter, Planning & Development Services Director
Gabriel Arguelles, Assistant Planner
Judith Garcia, Management Analyst

Michael Baker International

Noelle Anderson, Project Manager
Michael Yaffe, Resilience Lead
Casey Marchese, Project Planner
Audrey Tamayo, Project Planner
Jake Poland, Project Planner

Community-Based Organization, School Districts & Higher Education

Isaias Hernandez, American Red Cross
Kim Aufrecht, American Red Cross - Southern California
Ana Mariscal, Colton Joint Unified School District
Anthony Ortiz, Colton Joint Unified School District
David Bell, Colton Joint Unified School District
Frank Miranda, Colton Joint Unified School District
Megan Moeskau, Family Services Association
Renee Walker, Foundation of Grand Terrace
Marie "Toni" Epps, Grand Terrace Area Chamber of Commerce
Matt Brown, Grand Terrace Area Chamber of Commerce
Sylvia Beasley, Grand Terrace Citizen Patrol
Becky Giroux, Grand Terrace Lions Club
Dani Bubier, Grand Terrace Lions Club
Mary Wilson, Grand Terrace Woman's Club
Raul Castillo, Loma Linda University Medical Center
Patrick Keith, San Bernardino Community College District
Lisa Llewellyn, San Bernardino County Grand Terrace Branch Library

DO NOT COPY

Agenda

1. Introduction and Preliminary Vulnerability Findings

- ***Team Introduction***
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  - ***Vulnerability Findings***

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  - ***STAPLE/E Mitigation Action Criteria Table***

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- ***Dam/Reservoir Failure***
- ***Flood***
- ***Landslide and Rockfall***
- ***Seismic Hazards***
- ***Wildfire***

3. Unmapped Hazards

- ***Air Quality***
- ***Drought***
- ***Geologic Hazards***
- ***Hazardous Materials***
- ***Human-Caused Hazards***
- ***Severe Weather***

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Mitigation Action Information

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STAPLE/E Review	Selection Criteria
Social	• Is the proposed action socially acceptable to the jurisdiction and surrounding community? • Are there equity issues involved that would mean that one segment of the jurisdiction and/or community is treated unfairly? • Will the action cause social disruption?
Technical	• Will the proposed action work? • Will it create more problems than it solves? • Does it solve a problem or only a symptom? • Is it the most useful action in light of other jurisdiction goals?
Administrative	• Can the jurisdiction implement the action? • Is there someone to coordinate and lead the effort? • Is there sufficient funding, staff, and technical support available? • Are there ongoing administrative requirements that need to be met?
Political	• Is the action politically acceptable? • Is there public support both to implement and to maintain the project?
Legal	• Is the jurisdiction authorized to implement the proposed action? • Are there legal side effects? Could the activity be construed as a taking? • Will the jurisdiction be liable for action or lack of action? • Will the activity be challenged?
Economic	• What are the costs and benefits of this action? • Do the benefits exceed the costs? • Are initial, maintenance, and administrative costs taken into account? • Has funding been secured for the proposed action? If not, what are the potential funding sources (public, nonprofit, and private)? • How will this action affect the fiscal capability of the jurisdiction? • What burden will this action place on the tax base or local economy? • What are the budget and revenue effects of this activity? • Does the action contribute to other jurisdiction goals? • What benefits will the action provide?
Environmental	• How will the action affect the environment? • Will the action need environmental regulatory approvals? • Will it meet local and state regulatory requirements? • Are endangered or threatened species likely to be affected?

The LHMP Planning Team will be using the STAPLE/E (Social, Technical, Administrative, Political, Legal, Economic, and Environmental) criteria, as described in Table 1-1, *STAPLE/E Review and Selection Criteria*, when considering and prioritizing the most appropriate mitigation alternatives for the City. This methodology, as endorsed by FEMA, requires that social, technical, administrative, political, legal, economic, and environmental considerations be considered when reviewing potential actions. This process is being used to help ensure that the most equitable and feasible actions would be undertaken based on the City's unique capabilities.

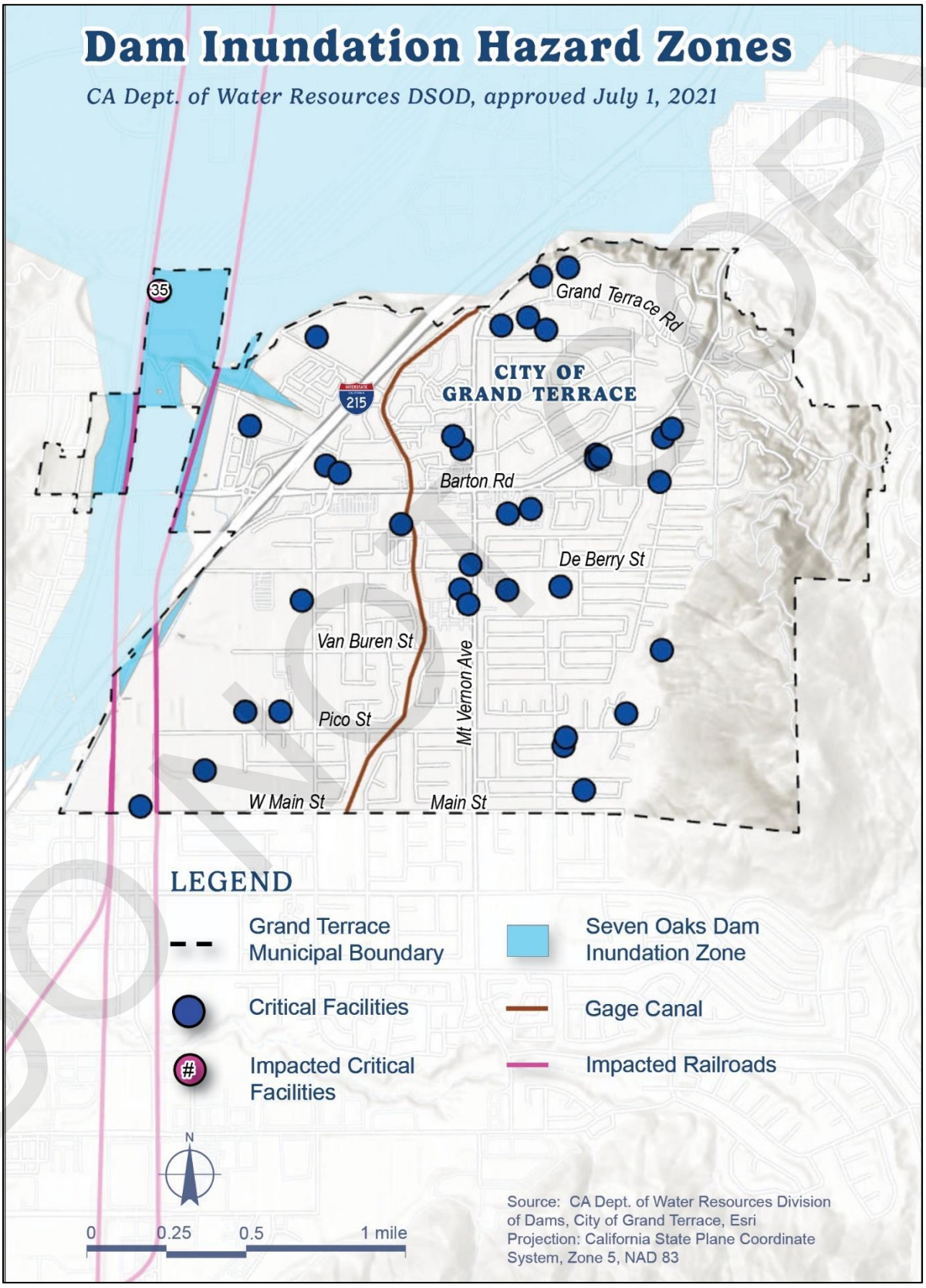
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Table 1-2
Mitigation Action Types

Mitigation Type	Description	Examples
Local Plans and Regulations	These actions include government authorities, policies or codes that influence the way land and buildings are developed and built.	• Building codes • Open space preservation • Capital improvement plan
Structure and Infrastructure Projects	These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure.	• Floodwalls • Utility undergrounding • Safe rooms
Natural Systems Protection and Nature-Based Solutions	This type of action can include green infrastructure and low impact development, nature-based solutions, Engineering with Nature and bioengineering to incorporate natural features or processes into the built environment.	• Watershed restoration • Living shorelines • Forest management
Education and Awareness Programs	These types of actions keep residents informed about potential natural disasters. Many of these types of actions are eligible for funding through the FEMA HMA program.	• Real estate disclosures

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Dam/Reservoir Failure



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Critical Facility Vulnerability Table

Table 1-3
Critical Facilities in Dam Failure Hazard Zone

Map ID	Name	Asset Type	Community Lifeline
35	TSG Grand Terrace Yard	Container Yard	Transportation
37	Railroads	Railway	Transportation

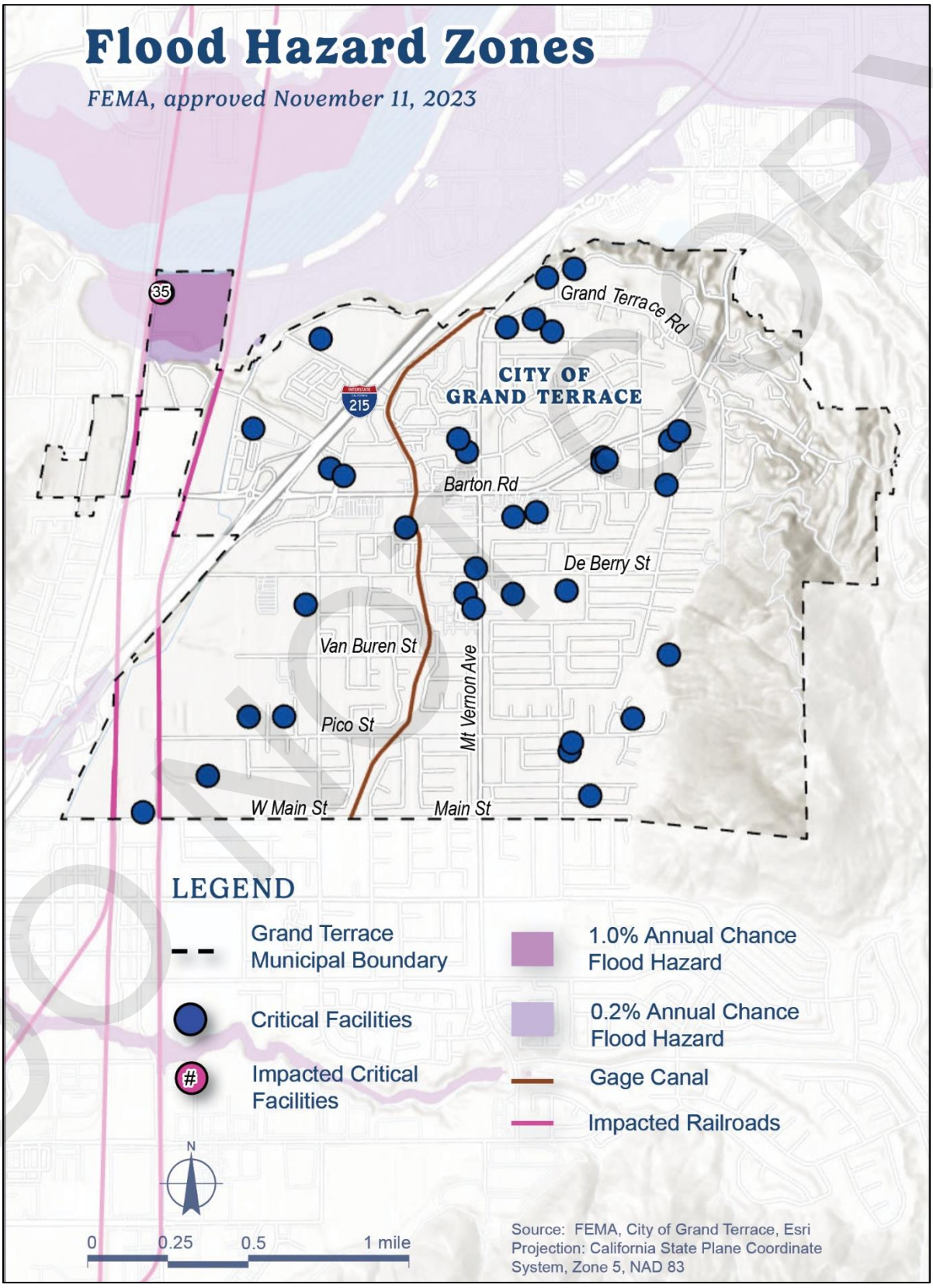
Populations at Risk

Table 1-4
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
518	187	18,599

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Flood



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Critical Facility Vulnerability Table

Table 1-5
Critical Facilities in Flood Zone

Map ID	Name	Asset Type	Community Lifeline
35	TSG Grand Terrace Yard	Container Yard	Transportation
37	Railroads	Railway	Transportation

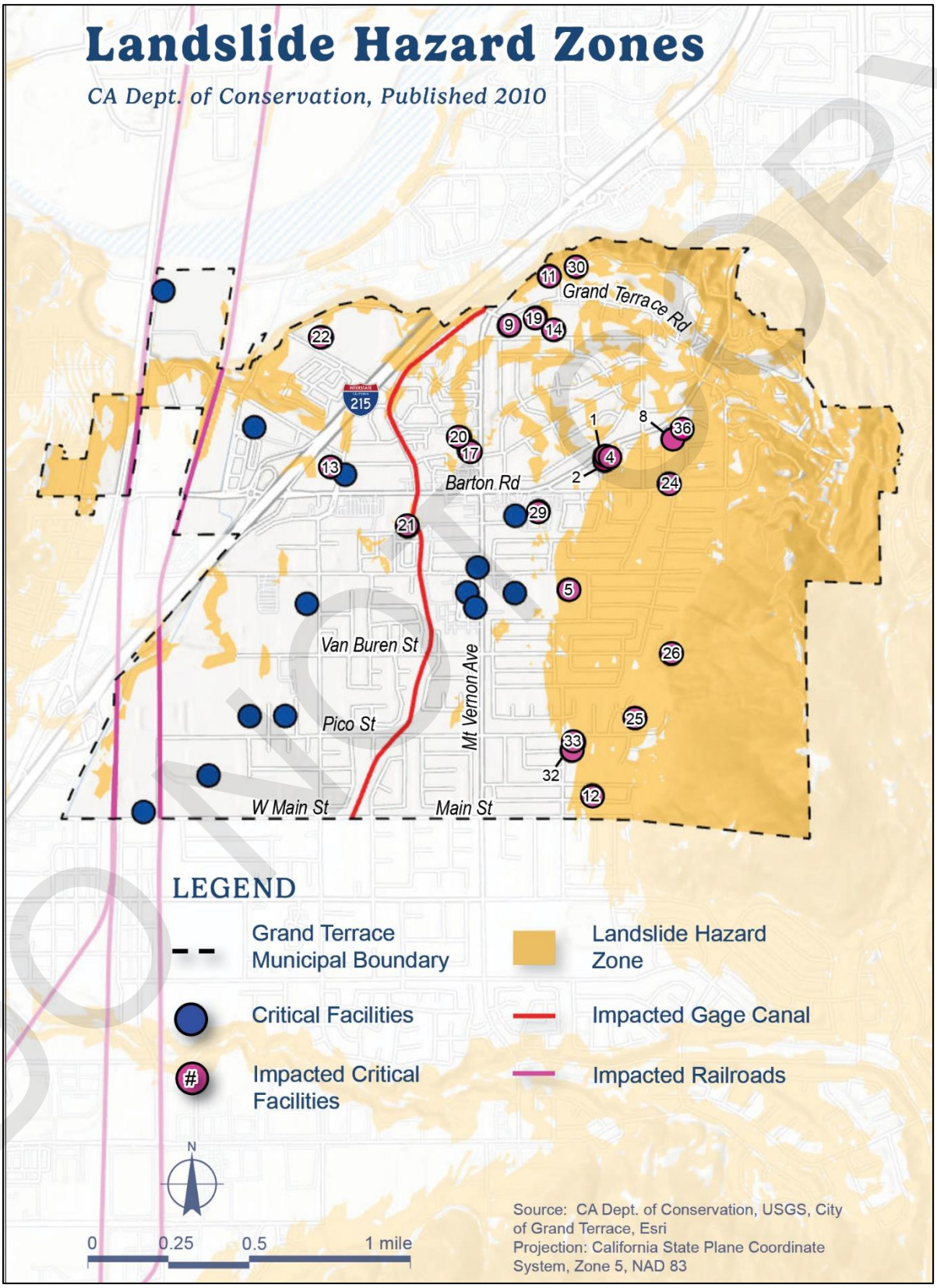
Populations at Risk

Table 1-6
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
8	3	2,167

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Landslide and Rockfall



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Critical Facility Vulnerability Table

Table 1-7
Critical Facilities in a Landslide Hazard Zone

Map ID	Name	Asset Type	Community Lifeline
1	Grand Terrace City Hall	Government Service	Safety and Security
2	San Bernardino County Library Grand Terrace Branch	Government Service	Safety and Security
4	San Bernardino Sherriff Dept Substation	Government Service	Safety and Security
5	Richard Rollins Park	Parks and Recreation	Safety and Security
8	Griffin Park	Parks and Recreation	Safety and Security
9	Susan Petta Park	Parks and Recreation	Safety and Security
11	Grand Terrace Dog Park	Parks and Recreation	Safety and Security
12	TJ Austin Park	Parks and Recreation	Safety and Security
13	Grand Terrace Elementary School	Public School	Safety and Security
14	Terrace View Elementary School	Public School	Safety and Security
17	Grand Terrace Health Care Center	Health Care Center	Health and Medical
19	Blue Mountain Senior Villas	Senior Living Facility	Food, Hydration, Shelter
20	San Manuel Indian Health Clinic	Health Care Center	Health and Medical
21	JC Wallace House	Senior Living Facility	Food, Hydration, Shelter
22	SCE Vista Substation	Electric Substation	Energy
24	RHW Water Tank	Potable Water	Water Systems
25	RHW Water Tank	Potable Water	Water Systems
26	RHW Water Tank	Potable Water	Water Systems
29	Azure Hills Seventh-Day Adventist Church	Church	Food, Hydration, Shelter
30	Grand View Baptist Church	Church	Food, Hydration, Shelter
32	Christ the Redeemer Catholic Church	Church	Food, Hydration, Shelter
33	St. Junipero Serra House of Formation	Seminary	Food, Hydration, Shelter
37	Railroads	Railway	Transportation

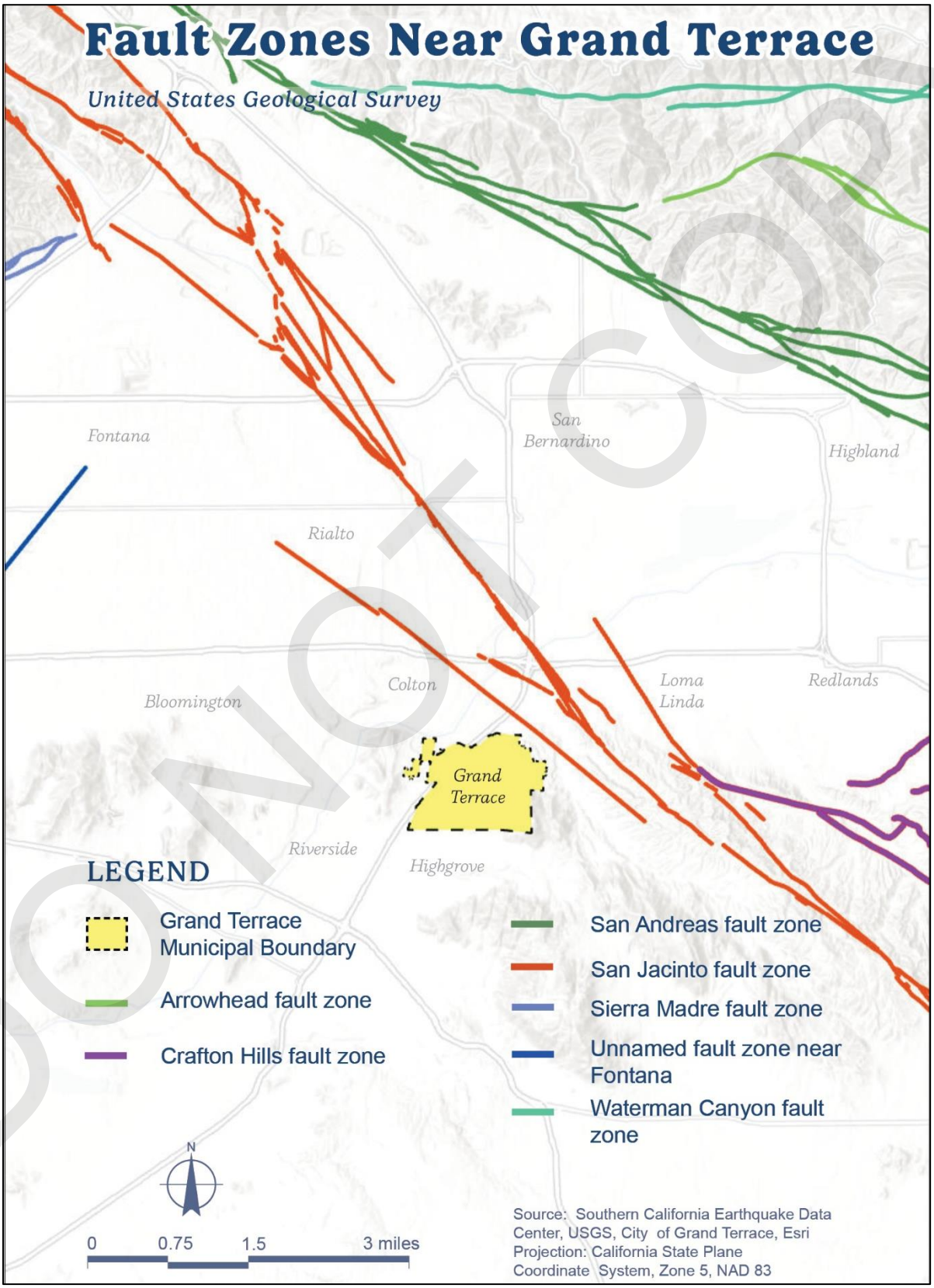
Populations at Risk

Table 1-8
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
5,198	1,877	201,234

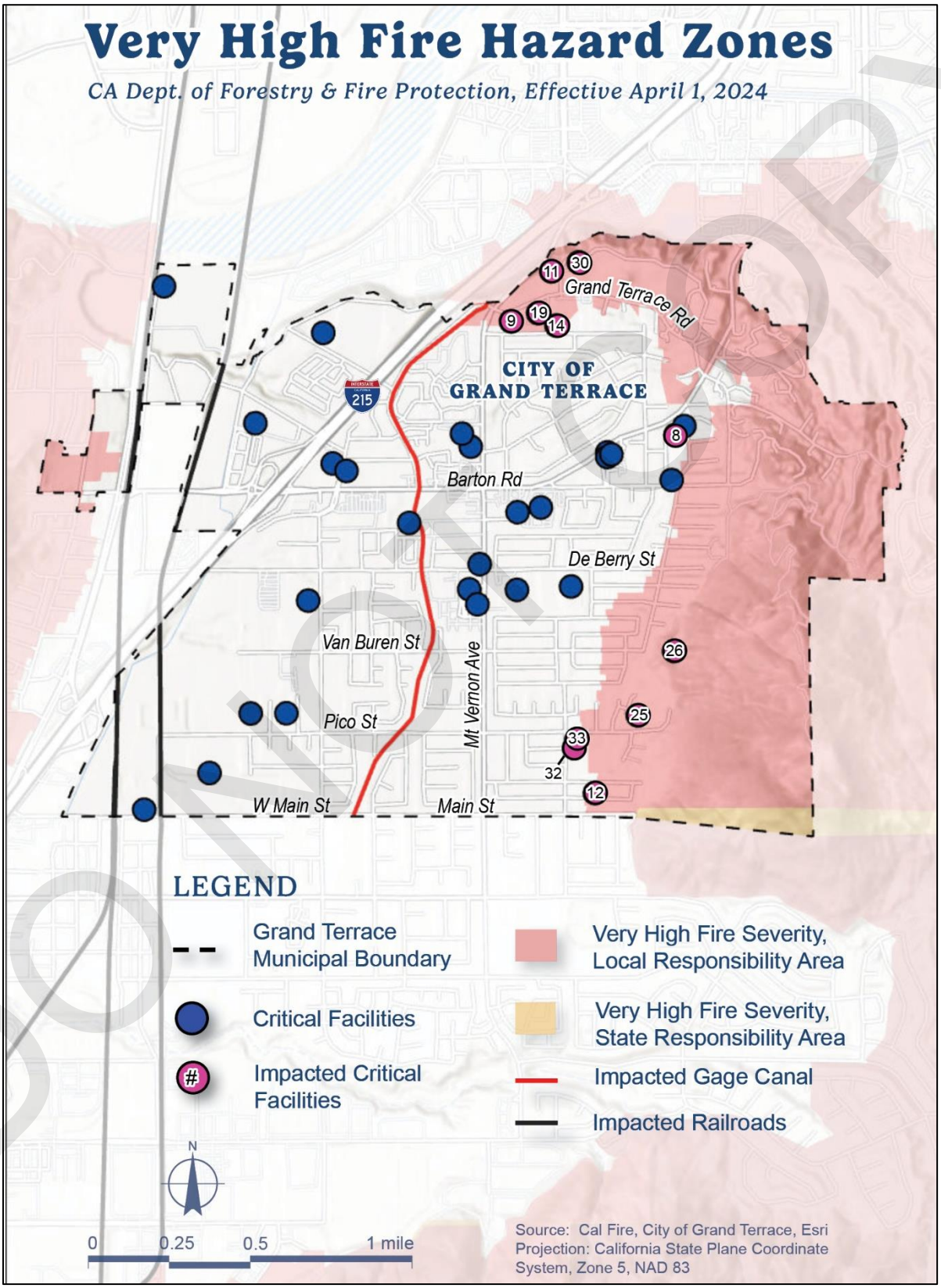
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Seismic Hazards



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Wildfire



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Critical Facility Vulnerability Table

Table 1-11
Critical Facilities in a Wildfire Hazard Zone

Map ID	Name	Asset Type	Community Lifeline
8	Griffin Park	Parks and Recreation	Safety and Security
9	Susan Petta Park	Parks and Recreation	Safety and Security
11	Grand Terrace Dog Park	Parks and Recreation	Safety and Security
12	TJ Austin Park	Parks and Recreation	Safety and Security
14	Terrace View Elementary School	Public School	Safety and Security
19	Blue Mountain Senior Villas	Senior Living Facility	Food, Hydration, Shelter
25	RHW Water Tank	Potable Water	Water Systems
26	RHW Water Tank	Potable Water	Water Systems
30	Grand View Baptist Church	Church	Food, Hydration, Shelter
32	Christ the Redeemer Catholic Church	Church	Food, Hydration, Shelter
33	St. Junipero Serra House of Formation	Seminary	Food, Hydration, Shelter

Populations at Risk

Table 1-12
Populations at Risk

Residents at Risk	Residential Units at Risk	Non-Residential Area at Risk (sq. ft.)
1,812	654	7,167

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Qualitatively Analyzed Hazards

1. Air Quality
2. Drought
3. Geologic Hazards
4. Hazardous Materials
5. Human-Caused Hazards
6. Severe Weather

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Focus Group Meeting Agenda

March 4, 2025, 4:30 PM to 5:30 PM
via Microsoft Teams

Attendees

City of Grand Terrace

- *Scott Hutter, Planning & Development Services Director*
- *Gabriel Arguelles, Assistant Planner*

Stakeholders

- *Isaias Hernandez, American Red Cross*
- *Patrick Keith, Environmental Health & Safety Administrator, San Bernardino Community College District*

Michael Baker International

- *Noelle Anderson, Project Manager*
- *Casey Marchese, Project Planner*
- *Audrey Tamayo, Project Planner*

Agenda

1. Introduction and Preliminary Vulnerability Findings

- ***Team Introduction***
- ***HMP Update***
  - ***Vulnerability Findings***

2. What is a Mitigation Action

- ***Mitigation Action Types***
  - ***STAPLE/E Mitigation Action Criteria Table***

3. Mitigation Action Discussion

- ***Input from Stakeholders***
  - ***Questions***

Discussion

Red Cross

- *Comment from Isaias Hernandez (American Red Cross): Flood and wildfire are two types of disasters that the Red Cross deals with the most. You're the first City in the County to invite me (Red Cross) to this. I'm excited to get my counterpart and supervisors involved to further strategize mitigation.*
- *Question from Casey Marchese (Project Planner, Michael Baker International): Can you tell us about your current preparedness strategies?*
    - *Isaias Hernandez (American Red Cross): The Red Cross provides disaster relief, so mostly post-incident. However, we do prepare for disasters but mainly respond when incidents have already happened. We have outreach programs at school districts and throughout the community. I would have to reach out to Erin, my counterpart, to provide more information on outreach and preparedness training for disasters including wildfire and flood.*
- *Question from Noelle Anderson (Project Manager, Michael Baker International): Does the Red Cross offer a Sound the Alarm program?*
    - *Answer from Isaias Hernandez (American Red Cross): The Red Cross does have this program. Erin would have more information on this. Erin does preparedness, and I handle operations and training in preparedness.*
- *Question from Noelle Anderson (Project Manager, Michael Baker International): Are there any shelters in the community?*
    - *Answer from Isaias Hernandez (American Red Cross): No, there are no shelters in Grand Terrace. The closest would be in Colton. However, if the City wants to use, we can establish shelters in the City.*
    - *Comment from Scott Hutter (Planning & Development Services Director) and Gabriel Arguelles (Assistant Planner): We would love to set up a Red Cross shelter in Grand Terrace.*
    - *Comment from Casey Marchese (Project Planner, Michael Baker International): We can include this as a mitigation action, and the City can circle back with Isaias and Erin to coordinate this effort.*

Higher Education

- *Question from Casey Marchese (Project Planner, Michael Baker International): Any specific concerns related to the hazards to be included in the HMP?*
    - *Patrick Keith (Environmental Health & Safety Administrator, San Bernardino Community College District): Based on the meeting we had previously and the summary, this is pretty aligned with the concerns we have in the area. The closest property to the City is San Bernardino Valley College, which is not quite in the backyard of Grand Terrace. Given the location of the college, seismic hazards are concerning, so we are proactive in checking the seismic damage that could potentially happen by using the USGS site. We also use this in determining the development on the campus. We also look into evacuation and roads and navigation during a disaster, especially as wildfires lead to mudslides.*
- *Question from Casey Marchese (Project Planner, Michael Baker International): Any disaster preparedness trainings that you conduct on your campuses?*
    - *Patrick Keith (Environmental Health & Safety Administrator, San Bernardino Community College District): We have a lot of training currently and are trying to get more connected with FEMA trainings. We are looking to reach out to local*

CERT teams to try to coordinate and start building up their own team. We are keeping track and trying to stay on top of it.

- *Noelle Anderson (Project Manager, Michael Baker International): I know the City of Grand Terrace has a big population for their CERT team, that may be an opportunity for you to coordinate with them.*

- *Question from Noelle Anderson (Project Manager, Michael Baker International): Does the community college prepare shelter-in-place scenarios the same way an elementary school would?*
  - *Patrick Keith (Environmental Health & Safety Administrator, San Bernardino Community College District): Typically, we're not going to look the same as K-12. We utilize Brave alerts and inform everyone to either lock down. Our capability is through remote access or required physical key. We do not use lock block or some sort of barricade device for doors unlike K-12 lockdowns. The local police department and outside agencies would be called in for these kinds of incidents.*

APPENDIX B.2

Community Outreach

APPENDIX B.2-1

Community Outreach Survey

APPENDIX B.2-1

City of Grand Terrace Survey Summary

As part of the outreach for the Local Hazard Mitigation Plan (LHMP), the City of Grand Terrace administered a survey to community members to help gauge community knowledge on natural disaster issues and to obtain input about areas in the City of Grand Terrace that may be vulnerable to natural hazards. The information gained from the survey will help the City identify and coordinate projects focused on reducing the risk of injury or damage to property from future hazard events (e.g., earthquakes, drought, flood).

The survey was made available from December 9, 2024, to March 11, 2025, and received 45 responses. The survey included multiple choice questions and an opportunity to provide comments, while covering information including demographic information, types of disasters and threats the community may anticipate, how community members would respond, how governing agencies should respond, and community members' readiness in the event of a disaster. The results of the survey are summarized below. Detailed graphs for each question and raw data from the survey questions are located within Appendix B.

Summary of Input

Key issues:

Approximately 97.8 percent of survey respondents live within the City of Grand Terrace, and approximately 6.7 percent of respondents work within the City. Only 2.2 percent of respondents live and work elsewhere.

Severe weather, human-caused hazards, seismic hazards, drought, and wildfire were noted as the most common hazards that survey participants had previously experienced in the City. Respondents expressed the highest levels of concern for severe weather (heavy rains, windstorm/Santa Ana Winds, Extreme Heat), seismic hazards (fault rupture, ground shaking, liquefaction), seismic hazards (fault rupture, ground shaking, liquefaction, and drought. Hazards of lesser concern include dam/reservoir failure, geological hazards (expansive soils, land subsidence), NBC (nuclear, biological, chemical disaster), hazardous materials release, flood, and landslide and rockfall.

Preparedness:

In terms of preparedness, the majority of respondents indicated that they feel at least somewhat prepared or adequately prepared; less than 10 percent of respondents said they feel either feel well prepared, very well prepared, unsure or not at all prepared. Preparedness actions currently employed by community members primarily consist of installing smoke detectors, vegetation management, structural maintenance, drought-tolerant landscaping, and emergency preparedness kits.

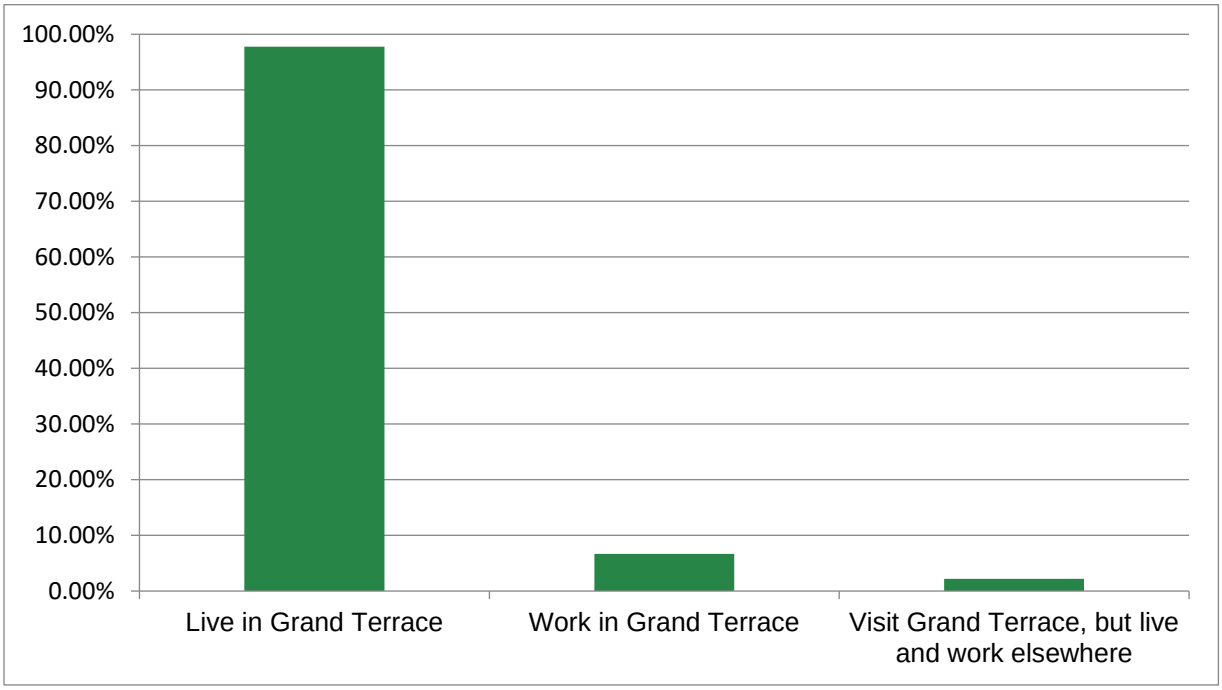
Outreach:

Survey responses regarding the most effective ways that respondents would like to receive information was fairly dispersed between the options provided, with direct mail and social media being the most preferred option. The following are the eight most highly ranked options:

1. Email
2. City/Agency website
3. Social media (Twitter, Facebook, LinkedIn)
4. Public Awareness Campaigns
5. Direct mail
6. City/Agency newsletters
7. Community safety events
8. Public meetings, workshops, and/or classes

Question 1: Do you: (check all that apply)

About 97.6 percent of respondents live in the City of Grand Terrace, and approximately 6.7 percent work within the City. About 2.2 percent of respondents visit the City but live and work elsewhere.

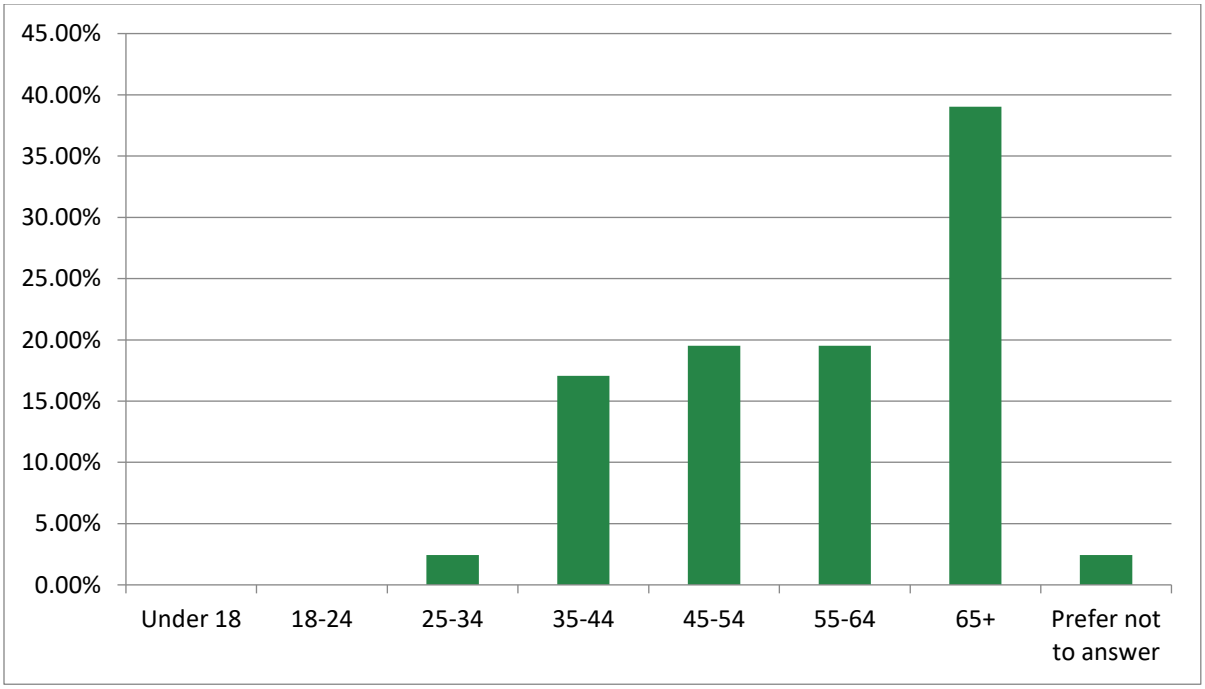


Question 2: What is your Zip Code?

Zip Code	Responses
92313	41
92313-5313	1
92313-5531	1
92503	1

Question 3: What is your age group?

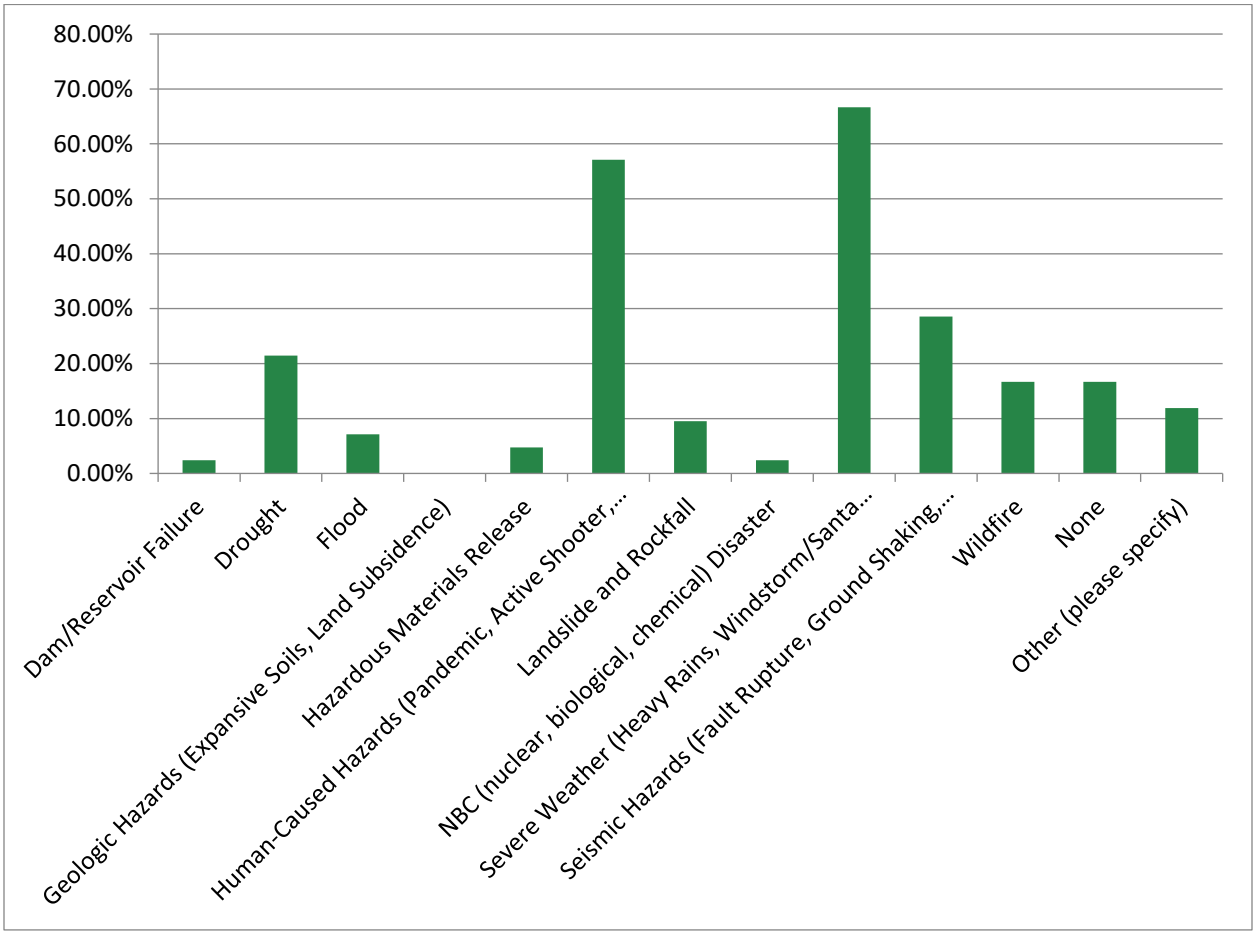
The majority of respondents were 65 years and older (39 percent) followed by ages 55-64 at 19.5 percent, ages 45-54 at 19.5 percent, ages 35-44 at 17.1 percent, and ages 25-34 at 2.4 percent. No respondents under 18 and age group 18-24 participated in this survey. 2.44 percent of participants preferred not to answer.



Question 4: Which of the following types of disasters/hazards have you or someone in your household experienced while residing and/or working in Grand Terrace? (Check all that apply)

HELPFUL DEFINITIONS:

- Expansive soils: soils that expand when water is added and contract/shrink when dried out.
- Land Subsidence: a gradual settling or sudden sinking of the Earth's surface due to removal or displacement of subsurface earth materials.
- Liquefaction: a process by which water-saturated sediment temporarily loses strength and acts like a fluid; can be triggered by earthquake shaking.

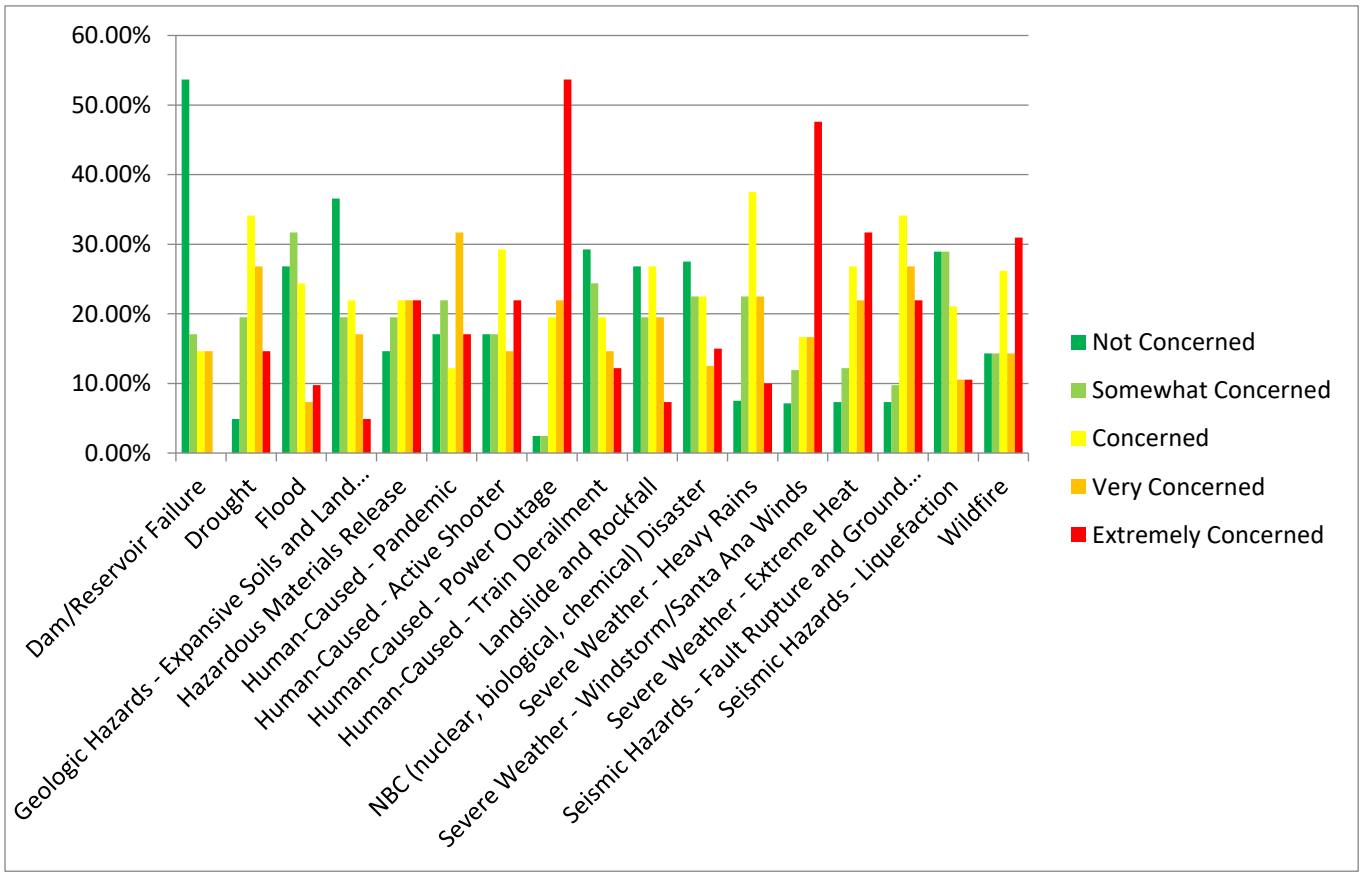


Most survey respondents have experienced severe weather (heavy rains, windstorm/Santa Ana winds, extreme heat) at 66.7 percent. A significant percentage of survey respondents have also experienced human-caused hazards (pandemic, active shooter, power outage) at 57.1 percent, seismic hazards (fault rupture, ground shaking, liquefaction) at 28.6 percent, drought at 21.4 percent, wildfire at 16.7 percent. Some respondents experienced landslide and rockfall at 9.5 percent, flood at 7.1 percent, hazardous materials release at 4.7 percent, dam and reservoir failure at 2.4 percent, and NBC (nuclear biological, chemical) disaster at 2.4 percent. No respondents experienced geological hazards (expansive soils, land subsidence), and 16.7 percent of respondents reported not experiencing any hazards. About 11.9 percent of

respondents marked Other as hazards they experienced including noise pollution, air quality, communication loss, school traffic, electrical utilities malfunction and lack of response, and disruptions from mental health patients in nearby facilities.

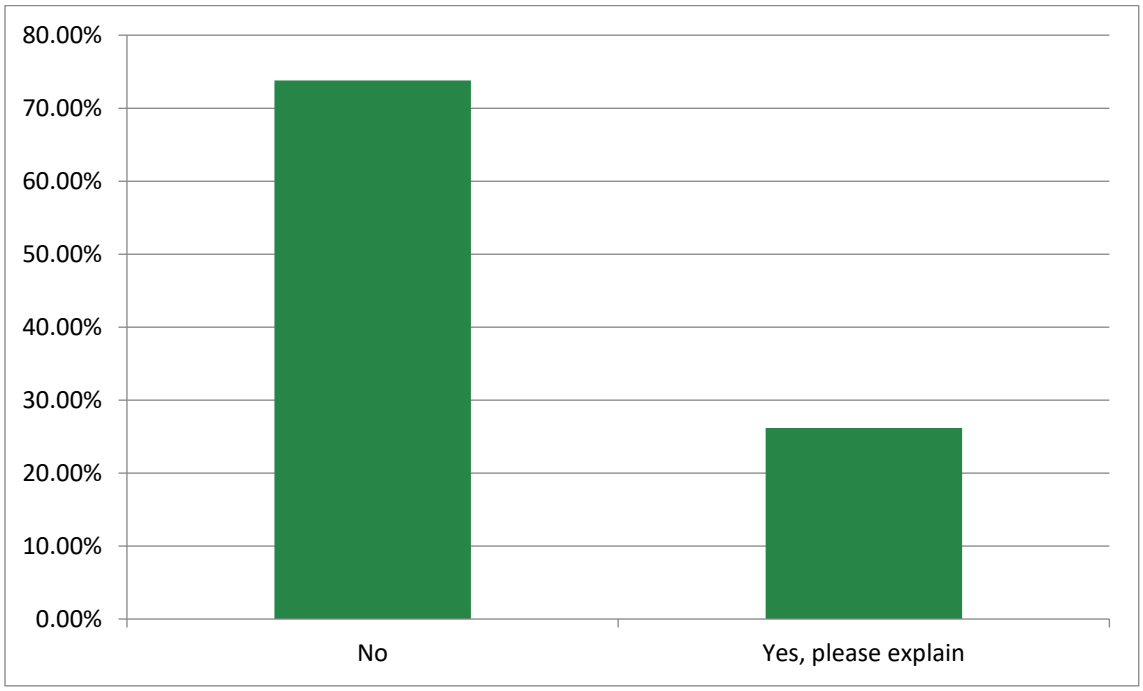
Question 5: The following hazards could potentially impact Grand Terrace and may be addressed in the Hazard Mitigation Plan. Please indicate the level of concern you perceive for each hazard that may affect you and the City's critical facilities and infrastructure. (Please check ONE response for each hazard)

Question 5 asks which of the City-identified hazards are considered to be primary concerns for residents within the City. Human-caused hazard – power outage, severe weather – windstorm/Santa Ana Winds, severe weather – extreme heat, wildfire, hazardous materials release, human-caused hazards – active shooter, and seismic hazards – fault rupture and ground shaking were ranked as having the most concern ("Extremely Concerned") for respondents. Hazards that are of least concern ("Not Concerned) include dam reservoir failure, geological hazards – expansive soils and land subsidence, human-caused – train derailment, and seismic hazards – liquefaction.



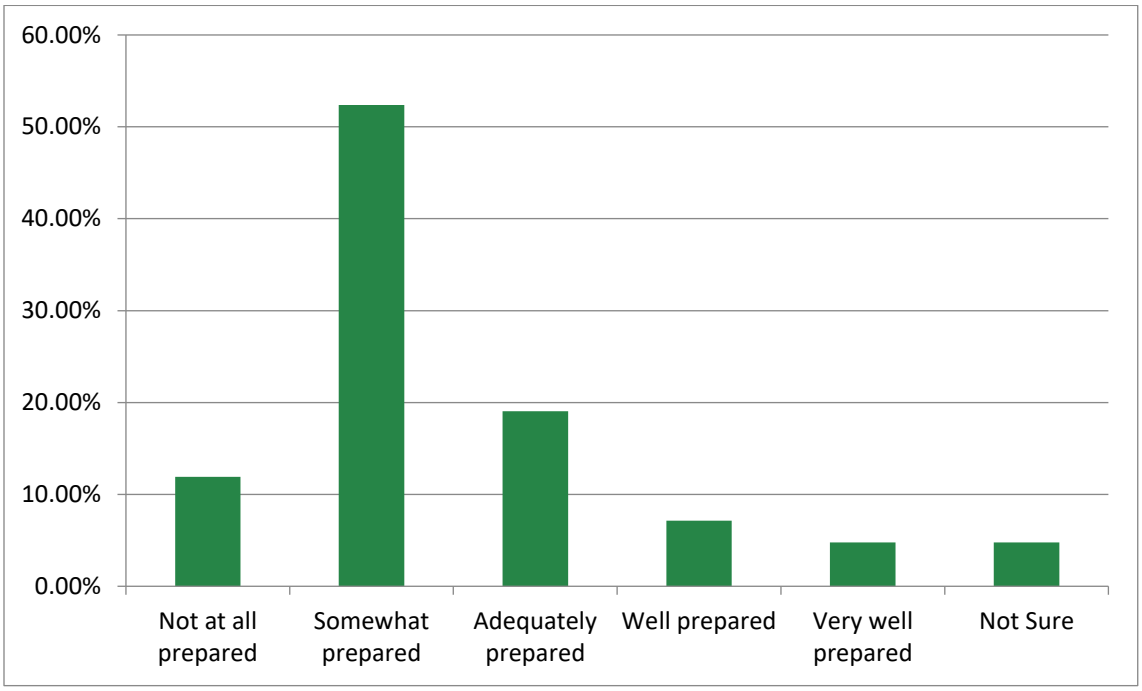
Question 6: Do you have professional or personal information related to specific hazard issues or problem areas (localized flooding, power outages) that the planning committee should be aware of (please provide as much detail as possible, including location and type of hazard)?

The majority of respondents answered “No” to having information on specific hazard issues or problem areas.



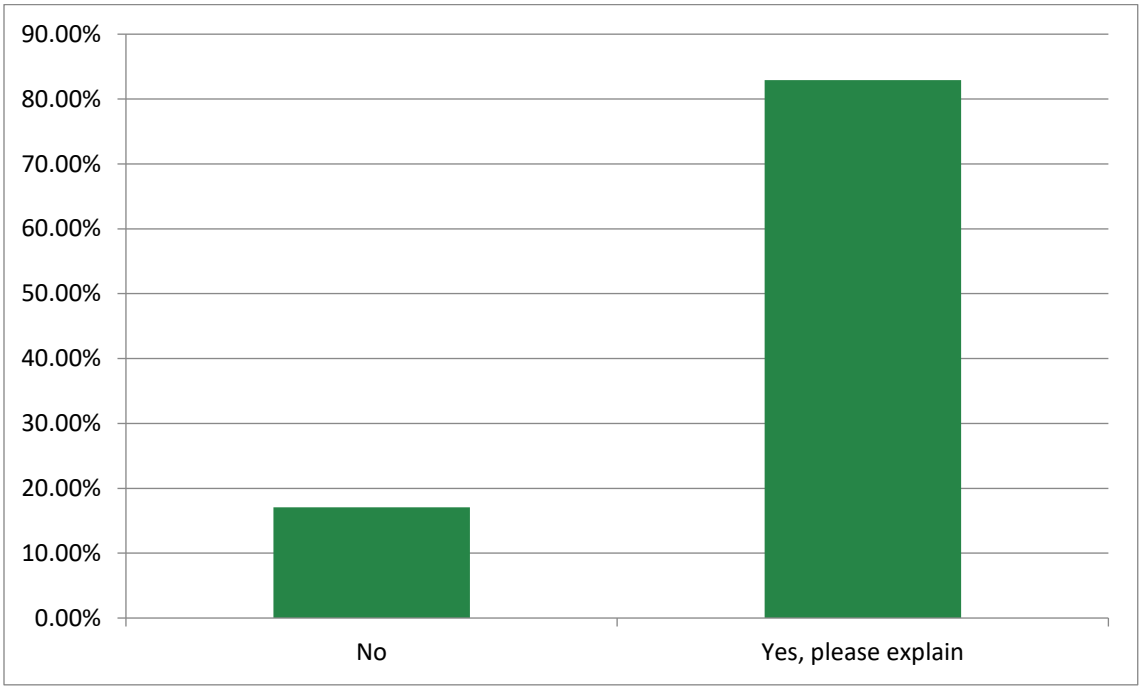
Question 7: How prepared is your household for a natural hazard or disaster (for example, wildfire, flood, earthquake, extended power outage)?

Only 7.1 percent felt “Well prepared” to deal with a natural hazard event likely to occur in the City of Grand Terrace and/or the surrounding area, with 4.8 percent reporting to be “Very well prepared.” 52.4 percent feel “Somewhat prepared”, while 19.1 percent feel “Adequately prepared.” 11.9 percent felt “Not at all prepared” while 4.8 percent felt “Not sure.”



Question 8: Have you taken actions to make your home, business, or neighborhood more resistant to hazards (such as anchored furniture and service utilities, installed smoke detectors, regularly trim trees, fire smart landscaping, install drought tolerant landscaping, etc.)?

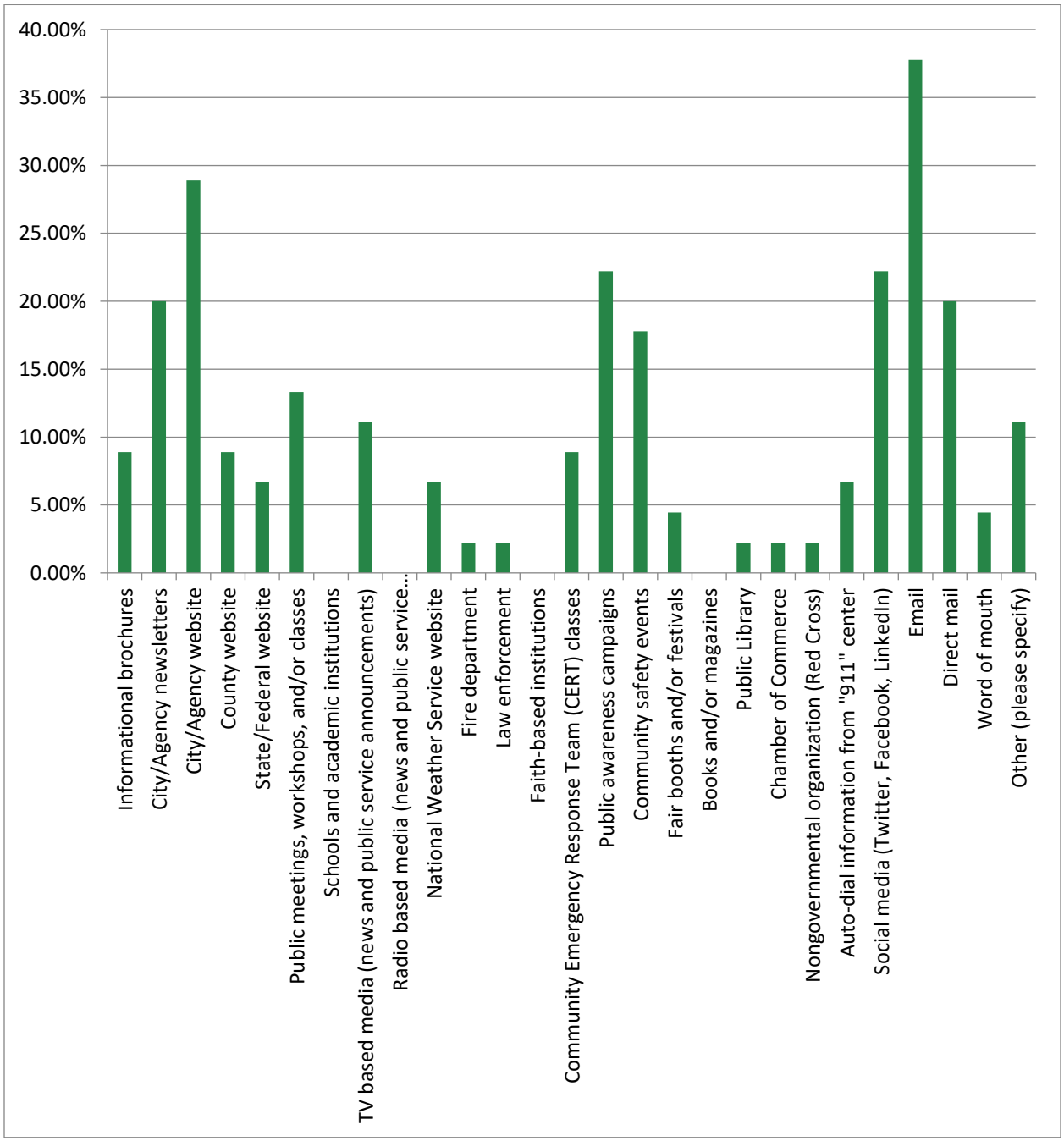
The majority of respondents indicated that they have taken actions to make their home, business, or neighborhood more resistant to hazards.



- Anchored furniture and service utilities
- Installed smoke and carbon monoxide detectors
- Installed E-Vent baffles to prevent an attic fire that could be started by embers being sucked into the attic.
- Created defensible space, landscaped drought tolerant, trimmed tree and vegetation consistently, and watered appropriately
- Installed fire resistant roofing, fire protection system in house, fire sprinklers, fire alarm system, and checked fire extinguishers
- Maintained emergency supplies and generator
- Serviced utilities and disconnect plugs in house
- Obtained insurance
- Installed solar panels
- Have plenty of water and food storage
- knowledge of service utilities is known
- Backup water supply, wrench to turn off gas
- Created family disaster plan and emergency disaster kits
- Improved home insulation to protect against extreme heat
- Check on older and younger neighbors

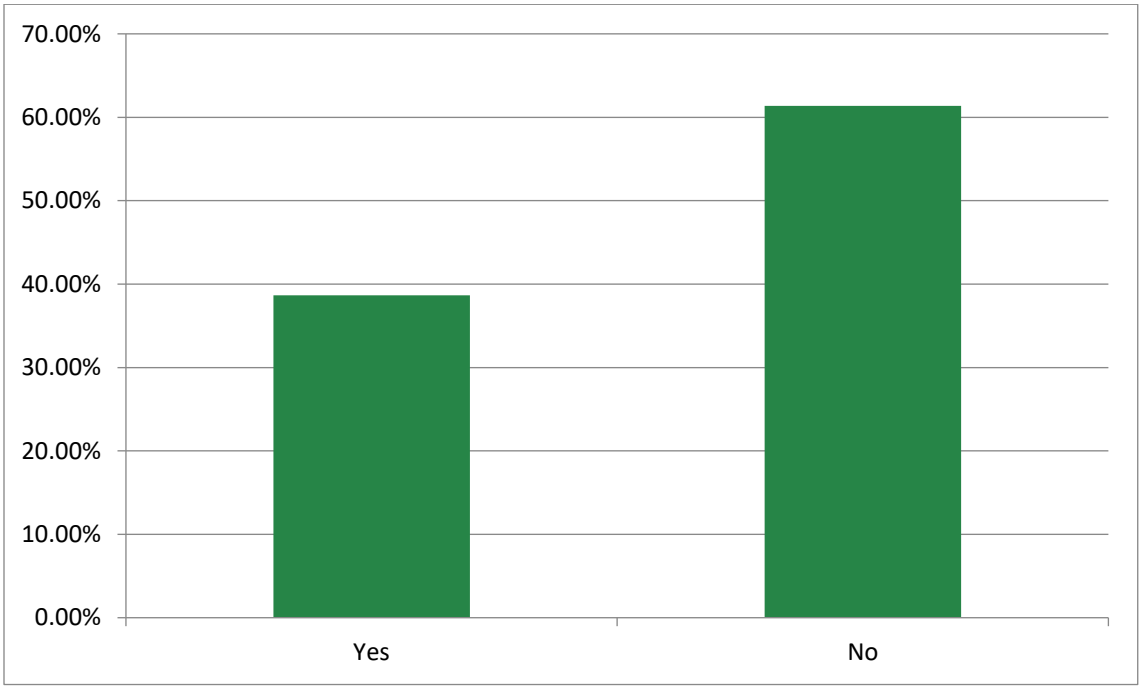
Question 9: Choose the top 3 ways you prefer to receive information about how to make your home and neighborhood more resistant to hazards?

About 37.8 percent of respondents listed email as one of their top three ways to receive information on making their homes safe. This is followed by City/Agency website (28.9 percent), public awareness campaigns (22.2 percent), social media (Twitter, Facebook, LinkedIn) (22.2 percent).



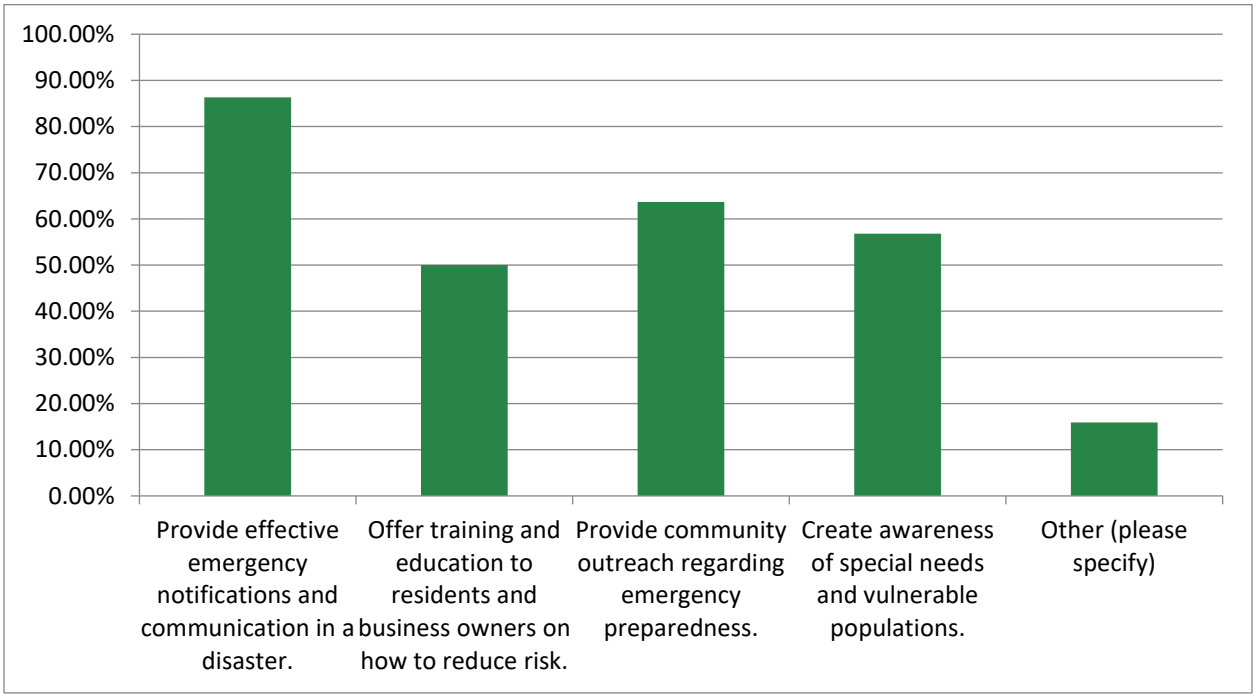
Question 10: Are you aware of Grand Terrace Radio GT AM 1640 and its purpose to provide GT residents live programming in the event of an emergency.

About 61.4 percent of respondents reported that they were unaware of the Grand Terrace Radio GT AM 1640. One respondent skipped this question.



Question 11: How can Grand Terrace help you become better prepared for a disaster? Choose all that apply.

About 86.4 percent of respondents indicated that providing emergency notifications and communications in a disaster would be the best way for the City of Grand Terrace and its partners to prepare residents for a natural disaster.



ADDITIONAL COMMENTS:

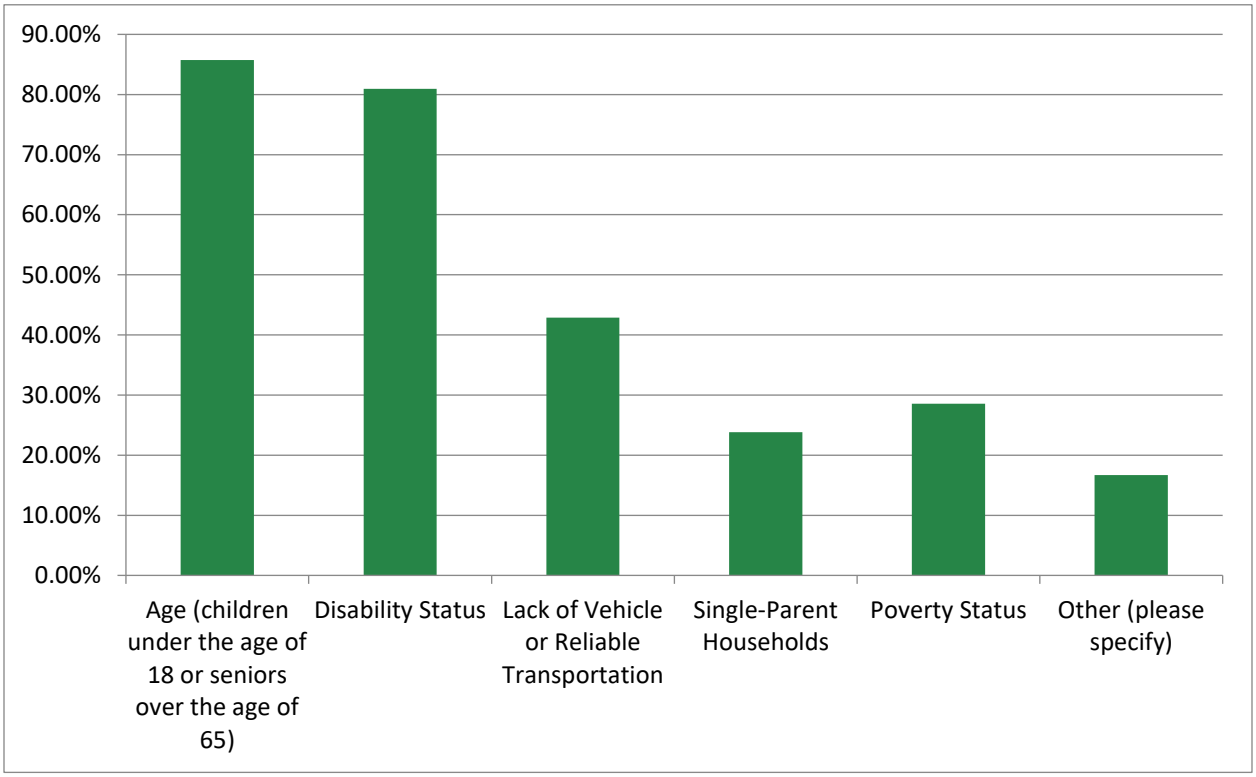
- Statewide representation
- Solve Reche Canyon Rd traffic back-up through Grand Terrace
- Reconsider locations of adult residential facilities focused on clients with mental health and housing needs
- Training residents how to use generators properly
- Clear communication in writing in the mail

Question 12: What characteristics make members of your community more vulnerable during a hazard event? Consider evacuation, sheltering in place, or recovery actions. Choose all that apply.

Respondents selected age, including children under the age of 18 or seniors over the age of 65, as the most vulnerable characteristic during a hazard event (85.7 percent). Respondents also selected disability status as one of the most vulnerable populations during a hazard event (81 percent).

Other characteristics include:

- Reche Canyon traffic during workdays
- Location, resource center, inoperable ATMs during power outages
- Everyone is vulnerable when there is no accountability
- Lack of preparedness influence
- Not being internet savvy
- Lack of safe pedestrian routes out of La Loma Hills neighborhoods, La Cadena traffic volume preventing vehicular exit.



Question 13: Please utilize the space below to provide any additional comments or insight into how local natural hazards or disasters should be mitigated.

- Consider earthquake netting along Blue Mountain
- Install more storm drains systems
- Encourage vaccinations
- Prioritize better communication and public education on evacuation routes, emergency kits, and the importance of securing homes
- Strengthen infrastructure and implement zoning regulations in high-risk areas could also reduce the impact of disasters. For human-caused hazards, such as industrial accidents or transportation-related incidents, better regulation of hazardous materials and improving safety protocols in vulnerable areas can reduce the likelihood of accidents.
- Encourage the use of technology for early detection and warning systems for both natural and human-caused disasters can also be beneficial in mitigating risks
- Foster strong community networks and encouraging individuals to make emergency preparedness a priority can go a long way in reducing the impact of any disaster
- Upgrade electrical infrastructure, provide home/ business generators, better communication between adjacent and surrounding local governments
- Let the wild donkeys eat the brush vegetation and not our landscaping
- Enhance City transportation lanes by putting a turn lane in on Michigan St for the High School traffic going on to Main Street
- Consider adding round-abouts to cut down on accidents and electrical need. Top of Pico needs a No Outlet sign
- Solve Reche Canyon traffic that impacts entering or exiting Grand Terrace especially for emergency vehicle access during workdays.
- Improve management of green spaces especially the green space in front of Bryce Ct with runoff
- Replace trees that have died or fallen and maintain live trees better
- Address hazards at every city council meeting and residents must be updated. Spend City funds efficiently and educate people on emergency preparedness
- City should employ a variety of communication methods to reach all citizens
- Implement bi- monthly meetups to generate an area study so that we can assess the risks and develop a multi- domain framework residents can refer to for implementing hazard prevention and response
- Consider why there are many power shut offs
- City needs to be well-connected to other agencies and businesses that can assist, plus connected to both San Bernardino and Riverside counties
- Restrict the number of homes in canyon or along roads with one way in and out for evacuation and ability for rescue to get into area
- Survey houses near in canyons for resiliency
- Implement a plan to safely evacuate during a fire or during a train derailment/hazardous material spill
- Place safety measures for lithium batteries storage located next to the high school

Question 14: Would you like to review and comment on the draft of the Local Hazard Mitigation Plan Update?

Answer Choices	Response Percentage	Response Count
Yes, please notify me using my contact information below	57.8	26
No	42.2	19
Answered	N/A	41
Skipped	N/A	1

APPENDIX B.2-2

LHMP Web Content

Skip navigation

Search...

Planning & Development Services

City of Grand Terrace / Departments / Planning & Development Services

A- A+

ANIMAL CONTROL SERVICES

BUILDING & SAFETY

CODE ENFORCEMENT

The Planning & Development Services Department serves as the professional

Planning Commission and the City Council on policy matters and issues concer

uses within the community. In addition, the department handles administrative

by the Planning Commission or City Council and assists new relocating and ex

Contact Information

Planning and Development Services

Gabriel Arguelles
Assistant Planner
909-954-5176
Email

Scott Hutter
Planning and Development Services Director
Email

22795 Barton Rd.
Grand Terrace, CA 92313
Ph: (909) 954-5176
Fax: 909-824-6623

Operating Hours:
Monday-Thursday
7:00am-5:00pm
Friday
7:00am-4:00pm

Fire Hazard Severity Zones (FHSZ)

CAL FIRE is required to classify the severity of fire hazard in areas of California.

Find your FHSZ and local contacts on the Office of the State Fire Marshal website.

Frequently asked questions about your FHSZ on the Office of the State Fire Marshal website.

Grand Terrace local Hazard Mitigation Plan

The City of Grand Terrace is updating the Local Hazard Mitigation Plan (LHMP). The LHMP documents the City's strategy for reducing the vulnerability to natural hazards (such as wildfires, earthquakes, or flood) and human-caused hazards (hazardous materials spill, pandemic). The purpose of the LHMP is to identify specific projects, actions, and partnerships for the City to become more resilient to hazards in the future.

What is a Hazard Mitigation Plan?

A Hazard Mitigation Plan (HMP) is a framework that guides our community in making decisions and developing policies to reduce or eliminate risk to life and property. The plan identifies the types of hazards that threaten our community, evaluates our vulnerability to those threats, and outlines a strategy to reduce or eliminate the risk posed by those threats.

Why is the plan important?

The Federal Disaster Mitigation Act of 2000 (DMA 2000) requires an approved hazard mitigation plan to be eligible for Federal Emergency Management Agency (FEMA) hazard mitigation grant funding. Funding is critical to implementation of identified hazard mitigation programs that break the cycle of disaster, damage, restoration, and repeated damage.

How is a Hazard Mitigation Plan developed?

The goal of an LHMP is to identify and address hazards specific to Grand Terrace, identify mitigation actions to reduce the severity and impact of each hazard, and achieve certification by FEMA for hazard mitigation funding.

The LHMP primarily consists of three components:

- Hazard Profiles: type, location, extent, previous occurrences, probability of future events.
- Vulnerability Assessment: impacts of hazards, vulnerability to each hazard, repetitive loss, potential dollar losses.
- Mitigation Strategies: overarching goals, specific actions, and prioritization of those actions to reduce hazard impacts.

The LHMP is developed from a process-oriented approach, utilizing the experience from community partners such as neighboring cities and San Bernardino County, as well as outside agencies and nonprofit organizations. The community partners provide key stakeholder input on the hazard profiles, vulnerability assessment and mitigation strategies as outlined above. This participation is documented and incorporated into the LHMP. Additionally, the LHMP will identify how the plan will be monitored, evaluated, and updated within a five-year cycle.

Once completed, the LHMP is submitted to Cal OES and FEMA for review and comment. Once conditional approval is received from Cal OES and FEMA, the LHMP is approved locally by the City Council.

How can the public become involved in the hazard mitigation planning process?

Public participation in the process is an important component in the planning process. Your participation helps raise awareness of the hazards we face in Grand Terrace, and the actions needed to mitigate those hazards. By participating in the process, you will be taking time to consider the hazards in our community, the impact of those hazards on life and property, actions that need to be taken to reduce that impact, and the priority of these actions.

Opportunities for the community to provide input, ask questions, and review/comment on draft documents will be provided throughout the planning process. Your comments, questions, ideas, and concerns will have a significant role in the plan's preparation.

COMMUNITY OUTREACH EVENT. A City-sponsored hazard mitigation booth will be located at the Light Up Grand Terrace event on December 5th at Azure Hills Church (22633 Barton Road) between 4 PM and 8 PM. You are encouraged to attend the community outreach event and share your specific knowledge about hazards and hazard mitigation in your community.

PUBLIC REVIEW DRAFT LHMP. The LHMP will be made available for a two-week public review period (anticipated to occur in March 2025), where the City welcomes your comments and questions.

CONTACT US. Contact the City with questions and comments via

Email: shutter@grandterrace-ca.gov

Draft Documents

Once available, draft documents will be posted here for review and comment.

2021-2029 Housing Element

- Adopted Housing Element March 25, 2025 / Resolution
- State HCD Letter Received November 13, 2024
- Latest and Greatest 2021-2029 Draft Housing Element For Public Review October 17, 2024
- Housing Element Response to Comments Matrix October 17, 2024
- State HCD Comment Letter Received July 29, 2024
- Housing Element Frequently Asked Questions
  2021-2029 Draft Housing Element - October 21, 2021, Planning Commission Agenda with Staff
- Report and Attachment
- State HCD Comment Letter Received February 10, 2022
- Housing Element and Response to Comments Matrix
- Grand Terrace Revised Housing Element May 2024
- Housing Element Workshop April 2024 (English, Spanish)
- Grand Terrace Revised Housing Element May 2024The revised Housing Element was available for public review from May 16th through May 23rd, 2024. Revisions were made in response to the comment letter received from HCD in February 2022 and are shown in red underline.

THE GATEWAY AT GRAND TERRACE SPECIFIC PLAN

Environmental Impact Report (EIR) Addendum for New Mitigation Measure (GHG-5) April 8, 2025
Attachment 1 / Attachment 2 / Attachment 3 / Attachment 4

City Council Public Hearing Notice for July 23, 2024 Meeting

Planning Commission Public Hearing Notice for June 6, 2024 Meeting

Final Environmental Impact Report (FEIR) FEIR Part I FEIR Part II FEIR Part III

Findings of Fact and Statement of Overriding Considerations

Mitigation Monitoring and Reporting Program

Draft Environmental Impact Report / Appendices A, B, C1, C2, C3, C4, C5, C6, D, E1, E2, E3, E4, F, G1, G2 Part 1, G2 Part 2, G2 Part 3, G3, G4, H1, H2, I, J1, J2, K1, K2, L

Dutch Bros- Exhibit AA - IS/MND w/ Appendices

Planning, Building & Safety And Engineering Fees

Planning, Building & Safety And Engineering Fees

Annual Element Progress Reports

Housing Element Implementation
2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024

22795 Barton Rd,
Grand Terrace, CA
92313
(909) 954-5200
cogt@grandterrace-ca.gov

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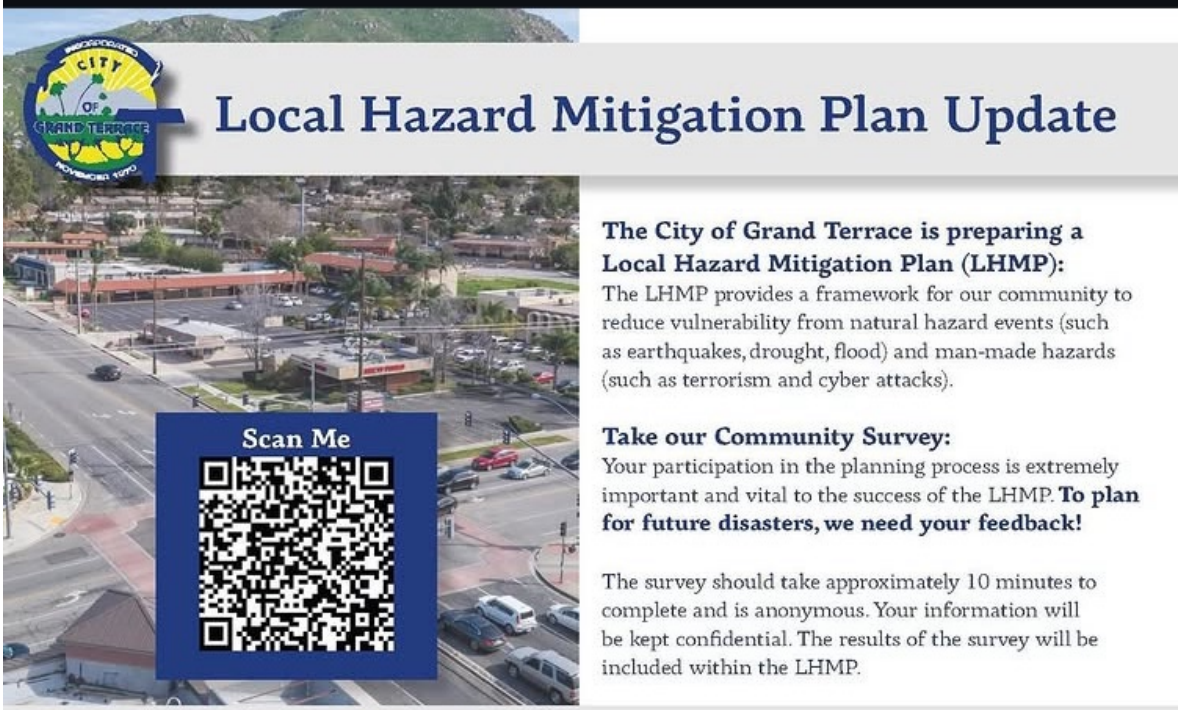
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City of Grand Terrace Local Hazard Mitigation Plan

10 1

cityofgrandterrace The City of Grand Terrace is updating its Local Hazard Mitigation Plan (LHMP), and we need YOUR input. Click on the link in our bio🔗

Stay connected by following the City of Grand Terrace website! 🌐 Subscribe to our Mailing List to receive updates on City News and events! ✉️

January 28

cityofgrandterrace

Local Hazard Mitigation Plan Update



The City of Grand Terrace is preparing a Local Hazard Mitigation Plan (LHMP):
The LHMP provides a framework for our community to reduce vulnerability from natural hazard events (such as earthquakes, drought, flood) and man-made hazards (such as terrorism and cyber attacks).

Take our Community Survey:
Your participation in the planning process is extremely important and vital to the success of the LHMP. **To plan for future disasters, we need your feedback!**

The survey should take approximately 10 minutes to complete and is anonymous. Your information will be kept confidential. The results of the survey will be included within the LHMP.

Actualización del Plan Local de Mitigación



La Ciudad de Grand Terrace está preparando un Plan Local de Mitigación de Riesgos (LHMP):
El LHMP proporciona un marco para que nuestra comunidad reduzca la vulnerabilidad ante eventos de peligros naturales (como terremotos, sequías, inundaciones) y peligros causados por el hombre (como el terrorismo y los ciberataques)

Participe en nuestra Encuesta Comunitaria:
Su participación en el proceso de planificación es extremadamente importante y vital para el éxito del LHMP. ¡Para planificar futuros desastres, necesitamos su opinión!

La encuesta debería tomar aproximadamente 10 minutos para completarse y es anónima. Su información se mantendrá confidencial. Los resultados de la encuesta se incluirán en el LHMP

APPENDIX B.2-3

Community Outreach Event

APPENDIX B.2-3

Community Outreach Event Summary

Date: December 5, 2024
Time: 4:00 to 8:00 PM
Location: Azure Hills Church (22633 Barton Road)

Staff:

- Noelle Anderson – Michael Baker International
- Jake Poland – Michael Baker International
- Audrey Tamayo – Michael Baker International

Goal: Educate, Inform, Information Gathering, Garnder Public Feedback

Objectives:

- Communicate components and benefits of on-going LHMP update
- Present safely, property protection, and other prevention/mitigation strategies
- Discuss continued and future safety/mitigation strategies
- Solicit input as required by the LHMP

Activity #1 – Natural Hazard Ranking

Activity Description: Participants ranked natural hazards included in the LHMP by level of concern. Each participant received five dot stickers. Boards included informational details about each natural hazard, including definitions and past occurrences in the City. Participants placed a dot sticker next to the five hazards they are most concerned about and are able to use multiple stickers per hazard. A total of 15 hazards were ranked, results from the natural hazard ranking activity are included in the table below.

Hazards that received the highest number of votes, indicting the highest level of concern from participants include power outage (42 votes), air quality (37 votes), wildfire (21 votes), hazardous materials (20 votes), and earthquake (19 votes). Hazards that received a moderate number of votes indicating a moderate level of concern from participants include Santa Ana winds (15 votes), Drought (15 votes), active shooter (12 votes) and extreme heat (10 votes). Hazards that received the lowest number of votes indicating a low level of concern include pandemic (6 votes), landslide and rockfall (5 votes), flood (5 votes), heavy rains (4 votes), train derailment (2 votes), geological hazards (2 votes), and dam reservoir failure (1 vote). This information was incorporated into the hazard rankings of LHMP ensuring that the plan addresses those risks deemed most significant by community members.

Station Equipment

- Informational Boards: 2 foam boards (24x36) including details regarding each hazard and space for dot stickers
- Dot Stickers: approximately 300, cut into strips of 5
- 4 Easels

Hazard Ranking for All Outreach Events:

Hazard	Vote Count
Power Outage	42
Air Quality	37
Wildfire	21
Hazardous Materials Release	20
Earthquake/Fault Rupture	19
Santa Ana Winds	15
Drought	15
Active Shooter	12
Extreme Heat	10
Pandemic	6
Landslide and Rockfall	5
Flood	5
Heavy Rains	4
Train Derailment	2
Geological Hazards	2
Dam Reservoir	1

Activity #2 – Community Lifelines Information Board

Activity Description: Participants reviewed FEMA definitions of community lifelines, including key definitions and subcategories. Staff were available to answer questions and provide context for the informational board.

Station Equipment

- Informational Boards: 1 (24x36) including details regarding each community lifeline
- 1 Easel

Activity #3 – Survey QR Code Handout

Activity Description: Participants received a half-page handout with information regarding the LHMP update with a survey QR code for participation. Handouts were available in English and Spanish.

Station Equipment

- Half-page survey QR code hand-outs (English and Spanish)

Hazard Mitigation Plan Update

Public Participation

What are Community Lifelines?

Community lifelines are fundamental services that enable all other aspects of society to function.

Safety & Security

- **Law Enforcement/Security**
  (e.g., stations, staff, site security)
- **Fire Service**
  (e.g., stations, staff, resources)
- **Search and Rescue**
  (e.g., K9 units, air patrol)
- **Government Service**
  (e.g., emergency operations centers)
- **Community Safety**
  (e.g., flood control, protective actions)

Food, Water, Shelter

- **Food**
  (e.g., commercial food distribution)
- **Water**
  (e.g., drinking water utilities)
- **Shelter**
  (e.g., housing, shelters)
- **Agriculture**
  (e.g., animals and agriculture)

Health & Medical

- **Medical Care**
  (e.g., hospitals, care facilities)
- **Public Health**
  (e.g., epidemiological monitoring, labs)
- **Patient Movement**
  (e.g., emergency medical services)
- **Medical Supply Chain**
  (e.g., products, manufacturing)
- **Fatality Management**
  (e.g., mortuary services)

Energy

- **Power Grid**
  (e.g., generation, transmission)
- **Fuel**
  (e.g., refineries, processing, storage)

Communications

- **Infrastructure**
  (e.g., wireless, cable, broadcast)
- **Responder Communications**
  (e.g., LMR networks)
- **Alerts, Warnings, Messages**
  (e.g., local and regional alerts)
- **Finance**
  (e.g., banking services)
- **911 and Dispatch**
  (e.g., banking services, electronic)

Transportation

- **Highway, Roadway, Motor Vehicle**
  (e.g., roads, bridges)
- **Mass Transit**
  (e.g., bus, rail, ferry)
- **Railway**
  (e.g., freight, passenger)
- **Aviation**
  (e.g., commercial, general, military)
- **Maritime**
  (e.g., waterways, ports, port facilities)

Hazardous Materials

- **Oil/HAZMAT Facilities**
  (e.g., toxic incidents from facilities)
- **Oil/HAZMAT, Pollutants, Contaminants**
  (e.g., toxic incidents from non-fixed facilities)

Que son los salvavidas comunitarios?

Los salvavidas comunitarios son servicios fundamentales que permiten funcionen todos los demás aspectos de la sociedad

La Seguridad y Protección

- **Ley/Seguridad**
  (ej., estaciones, personal, seguridad del sitio)
- **Servicio de Bomberos**
  (ej., estaciones, personal, recursos)
- **Búsqueda y Rescate**
  (ej., unidades K9, patrulla aérea)
- **Servicio Gubernamental**
  (ej., centros de operaciones de emergencia)
- **Seguridad Comunitaria**
  (ej., control de inundaciones, acciones protectoras)

Alimentos, Agua, Refugio

- **Alimentos**
  (ej., distribución comercial de alimentos)
- **Agua**
  (ej., servicios de agua potable)
- **Refugio**
  (ej., viviendas, refugios)
- **Agricultura**
  (ej., animales y agricultura)

Salud y Medicina

- **Atención Médica**
  (ej., hospitales, instalaciones de atención)
- **Salud Pública**
  (ej., monitoreo epidemiológico, laboratorios)
- **Movimiento de Pacientes**
  (ej., servicios médicos de emergencia)
- **Cadena de Suministro Médico**
  (ej., productos, fabricación)
- **Gestión de Fatalidades**
  (ej., servicios mortuorios)

Energía

- **La red de energía**
  (ej., generación, transmisión)
- **Combustible**
  (ej., refinerías, procesamiento, almacenamiento)

Las Comunicaciones

- **Infraestructura**
  (ej., inalámbrica, cable, transmisión)
- **Comunicaciones de Respuesta**
  (ej., redes LMR)
- **Alertas, Advertencias, Mensajes**
  (ej., alertas locales y regionales)
- **Finanzas**
  (ej., servicios bancarios)
- **911 y Despacho**
  (ej., servicios bancarios, electrónicos)

Transportation

- **Carretera, Vía, Vehículo Motorizado**
  (ej., carreteras, puentes)
- **Transporte Masivo**
  (ej., autobús, tren, ferry)
- **Ferrocarril**
  (ej., carga, pasajeros)
- **Aviación**
  (ej., comercial, general, militar)
- **Marítimo**
  (ej., vías navegables, puertos, instalaciones portuarias)

Materiales Peligrosos

- **Instalaciones de Petróleo/ HAZMAT**
  (ej., incidentes tóxicos en instalaciones)
- **Petróleo/HAZMAT, Contaminantes, Polucionantes**
  (ej., incidentes tóxicos en instalaciones no fijas)

Hazard Ranking Activity

INSTRUCTIONS: Use the provided dot stickers to select 5 natural hazards you are most concerned about in Grand Terrace.



Dam/Reservoir Failure

Structural failure characterized by the sudden, uncontrolled release of impounded water

La Falla de una Presa

Un tipo de falla catastrofica que se carateriza por la liberación repentina, rapida y descontrlodada de agua embalsada



Drought

Prolonged period of abnormally low rainfall

La Sequía

Tiempo seco de elarga duración



Earthquake/Fault Rupture

Sudden violent shaking of the ground due to seismic activity

El Terremoto

Los movimientos bruscos y repentinos de la Tierra. Es el resultado del deslizamiento y la fricción entre las placas tectónicas



Extreme Heat

Period of high heat and humidity

Calor Extremo

Es un periodo de mucho calor y humedad



Flood

Overflow of water beyond normal confines

Las Inundaciones

Ocurren cuando el agua inunda un terreno que normalmente está seco



Landslide & Rockfall

Hillside failure due to over saturation or seismic activity

El Dcorrimiento de Tierra

Occure cuando una gran masa de terreno o zona estable a través de una superficie o franja de terreno de pequeño espesor



Air Quality

Poor air quality from pollution and/or wildfires that can cause and worsen health conditions.

Calidad del Aire

Mala calidad del aire por contaminacion o/e incendios forestales que pueden causar y empeorar las condiciones de salud.



Hazardous Materials Release

Incidents where radioactive substances, harmful biological agents, or toxic chemicals are released

Materiales Peligrosos

Incidentes donde se liberan sustancias radiactivas, agentes biológicos dañinos o químicos tóxicos

Hazard Ranking Activity

INSTRUCTIONS: Use the provided dot stickers to select 5 natural hazards you are most concerned about in Grand Terrace.

Pandemic

Widespread or worldwide occurrence of infectious disease

Pandemia

Enfermedad epidémica que se extiende a muchos paío que ataca a casi todos los individuos de una localidad o región.

Heavy Rains

Period of uncharacteristically heavy precipitation

Los Fuertes Lluvias

Un tiempo de lluvia excesivas y fuertes

Active Shooter

Violence against civilians in the pursuit of political aims

Un Incidente Terrorista o

Violencia contra lso civiles en la búsqueda de objetivos políticos

Power Outage

A disruption in the supply of electricity

Apagón/Corte de Energía

Cuando la energía se corta inesperadamente

Geologic Hazards

Structural damage due to gradual ground sinking or soils that swell and shrink

Peligros Geológicos

Daños estructurales debido al hundimiento gradual del suelo o a suelos que se hinchan y se contraen

Wildfire

A fire that burns out of control across a large area

Incendio

Un fuego que arde fuera de control en una gran área

Santa Ana Winds

Period of uncharacteristically strong wind

Un tiempo de viento inusualmente fuerte

Train Derailment

When trains derail from tracks from collision or from other causes

Descarriamineto de Trenes

Cuando los trenes se descarrilan de las vías por colisión u otras causas


Hazard Ranking Activity
Hazard Mitigation
Plan Update
Public Participation


Hazard Ranki


Hazard Ranking Activity
INSTRUCTIONS: Use the provided dot stickers to select 5 natural hazards you are most concerned about in Grand Terrace.
Pandemic
Heavy Rains
Active Shooter
Power Outage
Geologic Hazards
Wildfire
Santa Ana Winds
Train Derailment
City of Grand Terrace Local Hazard Mitigation Plan
Hazard Ranking Activity
INSTRUCTIONS: Use the provided dot stickers to select 5 natural hazards you are most concerned about in Grand Terrace.
Dam/ Reservoir Failure
Drought
Earthquake/Fault Rupture
Extreme Heat
Flood
Landslide & Rockfall
Air Quality
Hazardous Materials Release
La Falla de una Presa
La Sequía
El Terremoto
Calor Extremo
Los Inundaciones
El Derrumbamiento de Tierra
Calidad del Aire
Materiales Peligrosos
City of Grand Terrace Local Hazard Mitigation Plan
Que son los salvavidas comunitarios?
Hazard Mitigation Plan Update
Public Participation


Hazard Mitigation
Plan Update
Public Participation

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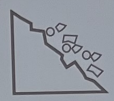


Flood

Overflow of water beyond normal confines

Las Inundaciones

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APPENDIX B.3

Public Review Documentation

Marchese, Casey

From: Gabriel Arguelles <Garguelles@grandterrace-ca.gov>
Sent: Wednesday, September 24, 2025 3:00 PM
To: Anderson, Noelle
Cc: Poland, Jake
Subject: RE: EXTERNAL: Voice Mail (21 seconds)

Hi Noelle,

Great job and thank you to you and your team for all the hard work on this.

I've posted the Public Review Draft to the City website. You can view it here: https://www.grandterrace-ca.gov/departments/planning_development_services

I've also printed three hard copies at the following locations:

City Clerk's Office
Front counter at City Hall
Grand Terrace Public Library

Please let me know if you need anything else.
Thanks again,

Gabriel Arguelles
Assistant Planner, City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313
p: 909.954.5176

From: Anderson, Noelle <Noelle.Anderson@mbakerintl.com>
Sent: Wednesday, September 24, 2025 12:29 PM
To: Gabriel Arguelles <Garguelles@grandterrace-ca.gov>
Cc: Poland, Jake <Jake.Poland@mbakerintl.com>
Subject: RE: EXTERNAL: Voice Mail (21 seconds)

Hi Gabriel –

Thanks for your patience as we finalized your LHMP! Included below is a download link for two files:

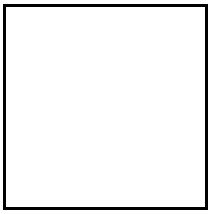
- Grand Terrace LHMP – for Public Review
- Grand Terrace LHMP – CONFIDENTIAL – for Internal Use Only

The internal use only file includes confidential information and meeting minutes that will be for use during plan check with Cal OES/FEMA, but is otherwise generally not recommended for public use or release.

After you post the LHMP for public review, please let us know so we can set up the 2 week mark. If you receive any comments on the document, please let us know. Otherwise, after the two week period we will submit the LHMP electronically to Cal OES/FEMA for plan check review. Review periods with these agencies take approximately 60 days in total. After which, we will work together to process local adoptions by resolution through City Council.

As always, let us know if there's any questions. Thank you!

Noelle



Noelle.Anderson@mbakerintl.com has sent you an attachment(s) using Baker eFTP

Message Text: Download link below.

To retrieve your attachment(s), click on the secure link below.
https://eFTP.mbakerintl.com/message/ykms0c3usTLd3lfQ8D565H

Access to this information will expire on 2025-10-24

First time user of the Michael Baker Intl. eFTP system? Click this link for assistance with the new user creation process. If you are unable to access this website, contact the Michael Baker IT Support Desk at 1-866-447-6333 or e-mail us at ITServices@mbakerintl.com

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Noelle Anderson | Project Manager – Planning Department
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Skip navigation

Search...

Planning & Development Services

City of Grand Terrace / Departments / Planning & Development Services

A- A+

ANIMAL CONTROL SERVICES

BUILDING & SAFETY

CODE ENFORCEMENT

The Planning & Development Services Department serves as the professional

Planning Commission and the City Council on policy matters and issues concer

uses within the community. In addition, the department handles administrative

by the Planning Commission or City Council and assists new relocating and ex

Contact Information

Planning and Development Services

Gabriel Arguelles
Assistant Planner
909-954-5176
Email

Scott Hutter
Planning and Development Services Director
Email

22795 Barton Rd.
Grand Terrace, CA 92313
Ph: (909) 954-5176
Fax: 909-824-6623

Operating Hours:
Monday-Thursday
7:00am-5:00pm
Friday
7:00am-4:00pm

Fire Hazard Severity Zones (FHSZ)

CAL FIRE is required to classify the severity of fire hazard in areas of California.

Find your FHSZ and local contacts on the Office of the State Fire Marshal website.

Frequently asked questions about your FHSZ on the Office of the State Fire Marshal website.

Grand Terrace local Hazard Mitigation Plan

The City of Grand Terrace is updating the Local Hazard Mitigation Plan (LHMP). The LHMP documents the City's strategy for reducing the vulnerability to natural hazards (such as wildfires, earthquakes, or flood) and human-caused hazards (hazardous materials spill, pandemic). The purpose of the LHMP is to identify specific projects, actions, and partnerships for the City to become more resilient to hazards in the future.

What is a Hazard Mitigation Plan?

A Hazard Mitigation Plan (HMP) is a framework that guides our community in making decisions and developing policies to reduce or eliminate risk to life and property. The plan identifies the types of hazards that threaten our community, evaluates our vulnerability to those threats, and outlines a strategy to reduce or eliminate the risk posed by those threats.

Why is the plan important?

The Federal Disaster Mitigation Act of 2000 (DMA 2000) requires an approved hazard mitigation plan to be eligible for Federal Emergency Management Agency (FEMA) hazard mitigation grant funding. Funding is critical to implementation of identified hazard mitigation programs that break the cycle of disaster, damage, restoration, and repeated damage.

How is a Hazard Mitigation Plan developed?

The goal of an LHMP is to identify and address hazards specific to Grand Terrace, identify mitigation actions to reduce the severity and impact of each hazard, and achieve certification by FEMA for hazard mitigation funding.

The LHMP primarily consists of three components:

- Hazard Profiles: type, location, extent, previous occurrences, probability of future events.
- Vulnerability Assessment: impacts of hazards, vulnerability to each hazard, repetitive loss, potential dollar losses.
- Mitigation Strategies: overarching goals, specific actions, and prioritization of those actions to reduce hazard impacts.

The LHMP is developed from a process-oriented approach, utilizing the experience from community partners such as neighboring cities and San Bernardino County, as well as outside agencies and nonprofit organizations. The community partners provide key stakeholder input on the hazard profiles, vulnerability assessment and mitigation strategies as outlined above. This participation is documented and incorporated into the LHMP. Additionally, the LHMP will identify how the plan will be monitored, evaluated, and updated within a five-year cycle.

Once completed, the LHMP is submitted to Cal OES and FEMA for review and comment. Once conditional approval is received from Cal OES and FEMA, the LHMP is approved locally by the City Council.

How can the public become involved in the hazard mitigation planning process?

Public participation in the process is an important component in the planning process. Your participation helps raise awareness of the hazards we face in Grand Terrace, and the actions needed to mitigate those hazards. By participating in the process, you will be taking time to consider the hazards in our community, the impact of those hazards on life and property, actions that need to be taken to reduce that impact, and the priority of these actions.

Opportunities for the community to provide input, ask questions, and review/comment on draft documents will be provided throughout the planning process. Your comments, questions, ideas, and concerns will have a significant role in the plan's preparation.

COMMUNITY OUTREACH EVENT. A City-sponsored hazard mitigation booth will be located at the Light Up Grand Terrace event on December 5th at Azure Hills Church (22633 Barton Road) between 4 PM and 8 PM. You are encouraged to attend the community outreach event and share your specific knowledge about hazards and hazard mitigation in your community.

PUBLIC REVIEW DRAFT LHMP. The LHMP was posted for a two-week public review period beginning on September 24, 2025. During this time, the City welcomes your comments and questions. Please see the link below to access the full document.

Grand Terrace LHMP_FOR PUBLIC REVIEW_9.24.25.pdf

CONTACT US. Contact the City with questions and comments via

Email: **shutter@grandterrace-ca.gov**

Draft Documents

Once available, draft documents will be posted here for review and comment.

2021-2029 Housing Element

- Adopted Housing Element March 25, 2025 / Resolution
- State HCD Letter Received November 13, 2024
- Latest and Greatest 2021-2029 Draft Housing Element For Public Review October 17, 2024
- Housing Element Response to Comments Matrix October 17, 2024
- State HCD Comment Letter Received July 29, 2024
- Housing Element Frequently Asked Questions
  2021-2029 Draft Housing Element - October 21, 2021, Planning Commission Agenda with Staff
- Report and Attachment
- State HCD Comment Letter Received February 10, 2022
- Housing Element and Response to Comments Matrix
- Grand Terrace Revised Housing Element May 2024
- Housing Element Workshop April 2024 (**English**, **Spanish**)
- Grand Terrace Revised Housing Element May 2024The revised Housing Element was available for public review from May 16th through May 23rd, 2024. Revisions were made in response to the comment letter received from HCD in February 2022 and are shown in red underline.

THE GATEWAY AT GRAND TERRACE SPECIFIC PLAN

Environmental Impact Report (EIR) Addendum for New Mitigation Measure (GHG-5) April 8, 2025
Attachment 1 / Attachment 2 / Attachment 3 / Attachment 4

[City Council Public Hearing Notice for July 23, 2024 Meeting]

[Planning Commission Public Hearing Notice for June 6, 2024 Meeting]

Final Environmental Impact Report (FEIR) [FEIR Part I] [FEIR Part II] [FEIR Part III]

[Findings of Fact and Statement of Overriding Considerations]

[Mitigation Monitoring and Reporting Program]

[Draft Environmental Impact Report] / Appendices [A], [B], [C1], [C2], [C3], [C4], [C5], [C6], [D], [E1], [E2], [E3], [E4], [F], [G1], [G2 Part 1], [G2 Part 2], [G2 Part 3], [G3], [G4], [H1], [H2], [I], [J1], [J2], [K1], [K2], [L]

[Dutch Bros- Exhibit AA - IS/MND w/ Appendices]

Planning, Building & Safety And Engineering Fees

[Planning, Building & Safety And Engineering Fees]

Annual Element Progress Reports

Housing Element Implementation
[2015], [2016], [2017], [2018], [2019], [2020], [2021], [2022], [2023], [2024]

22795 Barton Rd, Grand Terrace, CA 92313
(909) 954-5200
cogt@grandterrace-ca.gov

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Login

Marchese, Casey

From: Gabriel Arguelles <Garguelles@grandterrace-ca.gov>
Sent: Thursday, October 9, 2025 7:39 AM
To: Anderson, Noelle
Cc: Poland, Jake; Marchese, Casey
Subject: RE: EXTERNAL: Voice Mail (21 seconds)

Hi Noelle,

Hope you're doing well! I'm just getting back into the swing of things after some travel last week.

The City has not received any public comments on the LHMP.

Also, I wanted to run something by you. We were thinking it might be helpful to have MBI do an informational presentation for a joint session with our CERT team and the Planning Commission, ahead of the first public hearing. It'd be a great way to get everyone on the same page and answer any early questions.

Let me know if that's something your team would be open to, and we can figure out the details.

Best,

Gabriel Arguelles
Assistant Planner, City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313
p: 909.954.5176

From: Anderson, Noelle <Noelle.Anderson@mbakerintl.com>
Sent: Thursday, October 9, 2025 6:56 AM
To: Gabriel Arguelles <Garguelles@grandterrace-ca.gov>
Cc: Poland, Jake <Jake.Poland@mbakerintl.com>; Marchese, Casey <Casey.Marchese@mbakerintl.com>
Subject: RE: EXTERNAL: Voice Mail (21 seconds)

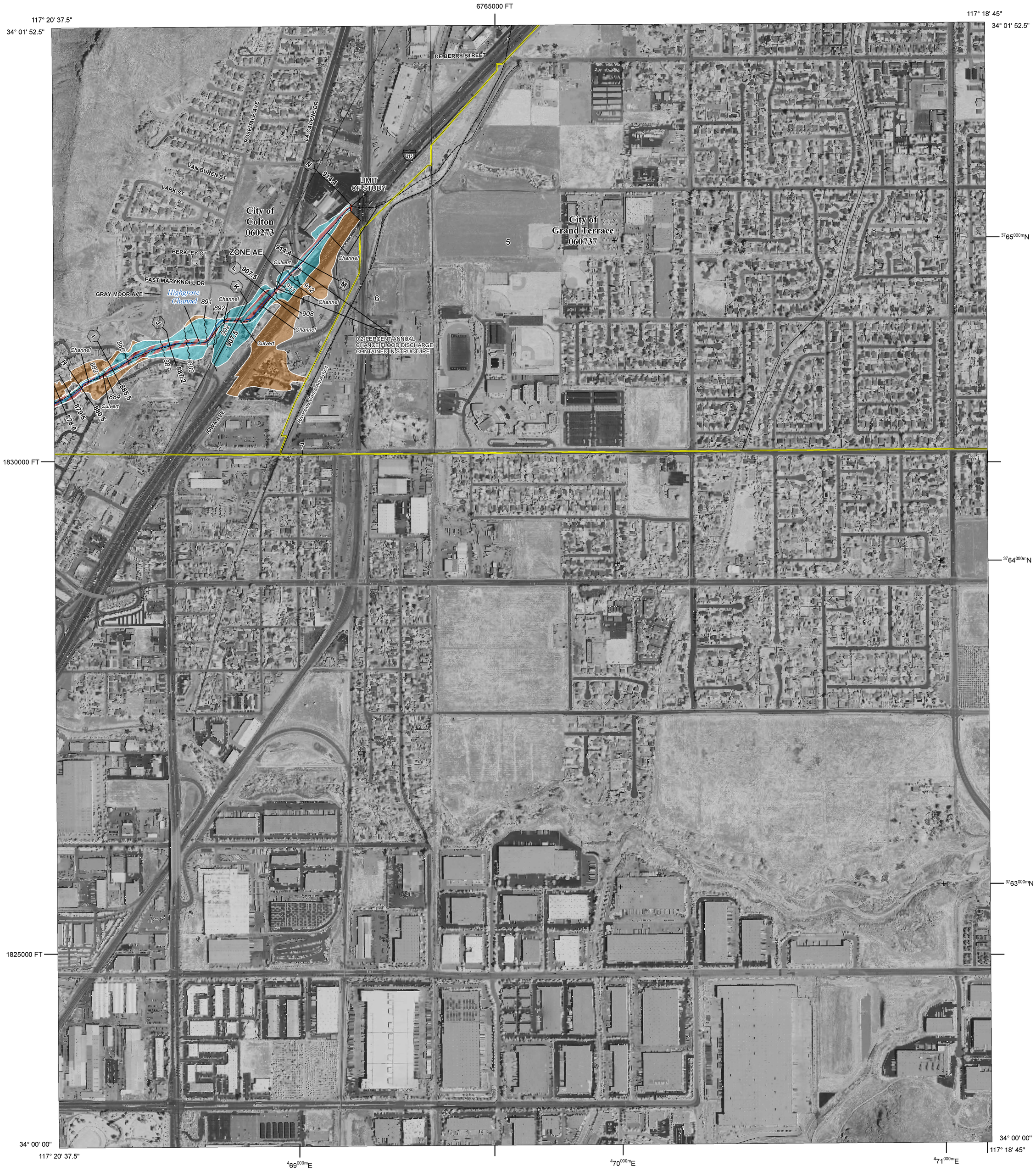
Hi Gabriel –

Hope all has been well the last two weeks! Wanted to check into see if any public comments was received on our LHMP. If not, our team can finalize the submittal electronically to Cal OES by end of the week.

Thank you!

APPENDIX C

FEMA Digital Flood Insurance Rate Maps (DFIRMs)



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Areas of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 18.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 — Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the National Agricultural Imagery Program (NAIP) administered by the United States Geological Survey (USGS). This information was derived from digital orthophotography at a 1-meter resolution from photography dated 2020.

SCALE

N

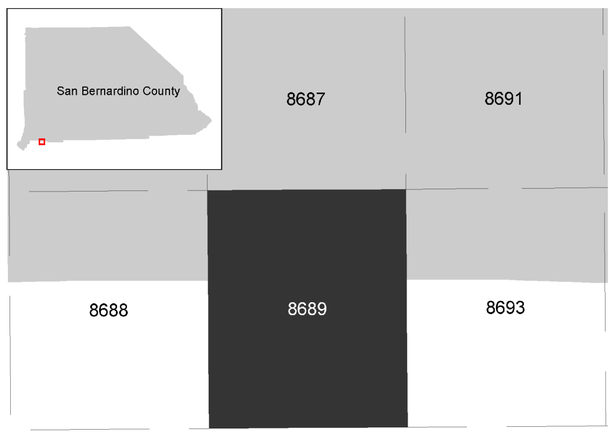
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NAD 1983 StatePlane California V FIPS 0405 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

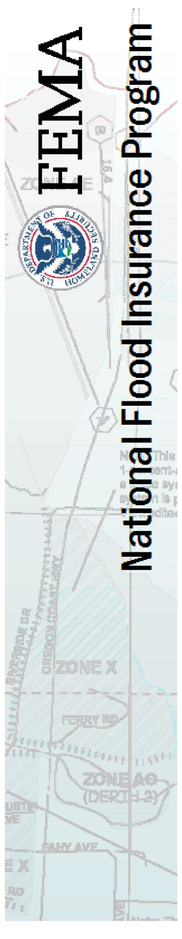
0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR



* PANEL NOT PRINTED



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SAN BERNARDINO COUNTY, CALIFORNIA
And Incorporated Areas

PANEL 8689 OF 9400

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLTON, CITY OF	060273	8689	J
GRAND TERRACE, CITY OF	060737	8689	J

VERSION NUMBER
2.6.3.6

MAP NUMBER
06071C8689J

MAP REVISED
MAY 8, 2024

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

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Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11 North. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242** or visit its website at http://www.ngs.noaa.gov/.

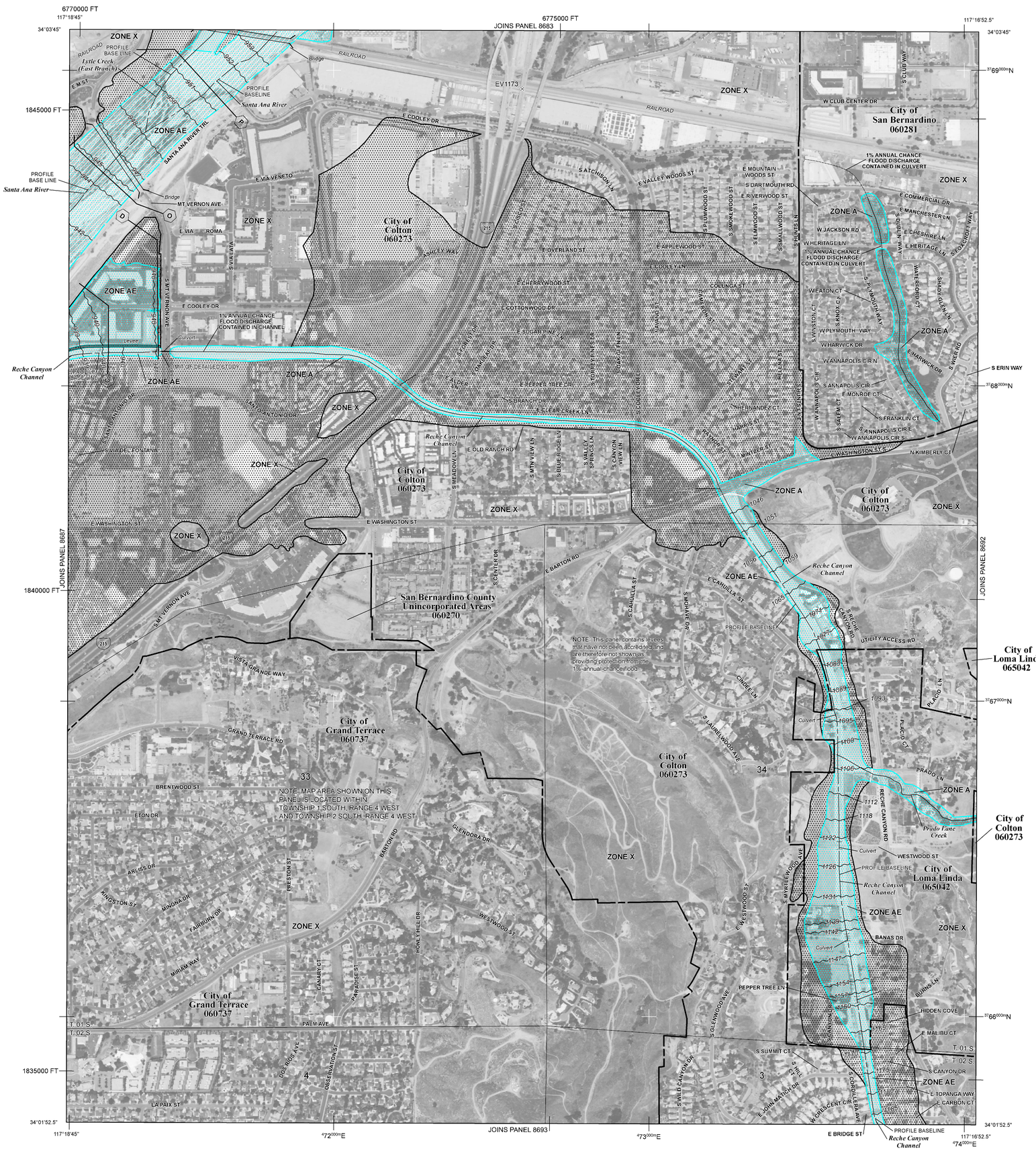
Base map information shown on this FIRM was provided in digital format by the San Bernardino County ISD.GIS Department, United States Geological Survey, the Bureau of Land Management, the United States Department of Agriculture, and the National Geodetic Survey. The imagery was flown by U.S. Department of Agriculture Farm Sevice Agency in 2012 and was produced with a 1-meter ground sampling distance.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

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6770000 FT
6775000 FT
117°18'45"
117°16'52.5"
34°03'45"
JOINS PANEL 8683
1845000 FT
1840000 FT
1835000 FT
34°01'52.5"
JOINS PANEL 8687
JOINS PANEL 8692
JOINS PANEL 8693
3769000mN
3768000mN
3767000mN
3766000mN
472000mE
473000mE
474000mE
ZONE X
ZONE AE
ZONE A
City of Colton 060273
City of San Bernardino 060281
City of Loma Linda 065042
City of Grand Terrace 060737
San Bernardino County Unincorporated Areas 060270
Lytle Creek (East Branch)
Santa Ana River
Reche Canyon Channel
Prado Dam Creek
RAILROAD
PROFILE BASE LINE
PROFILE BASELINE
Bridge
Culvert
Levee
E M ST
E COOLEY DR
E VIA VENETO
MT VERNON AVE
E VIA ROMA
S VIA LATA
S MT VERNON AVE
SANTA ANA RIVER RL
1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL
1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CULVERT
SEE DETAILED STUDY
EV1173
S ATCHISON LN
E VALLEY WOODS ST
E MOUNTAIN WOODS ST
S DARTMOUTH RD
E RIVERWOOD ST
W CLUB CENTER DR
S CLUB WAY
E COMMERCIAL DR
E MANCHESTER LN
E CHESHIRE LN
E HERITAGE LN
W HERITAGE LN
W JACKSON RD
S PLUMWOOD ST
S SMOKEWOOD ST
S ELMWOOD ST
S SMALLWOOD ST
S MAPLE ST
S LAUREL ST
E OVERLAND ST
E APPLEWOOD ST
E COOLEY LN
E CHERRYWOOD ST
E COTTONWOOD DR
E SUGAR PINE DR
E PEPPER TREE DR
E CLEAR CREEK LN
S BRANCH DR
S FOREST DR
S SAN LEAN DR
S TORREY PINES DR
S SAN GLEN LN
S COOLEY DR
S HAVANA ST
S ORANGE ST
COLLINGA ST
S KNOX CT
S PLYMOUTH WAY
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W HARWICK DR
W ANNAPOLIS CIR N
S ANNAPOLIS CIR
E MONROE CT
S FRANKLIN CT
W ANNAPOLIS CIR E
W ANNAPOLIS CIR S
E WASHINGTON ST S
N KIMBERLY CT
S ERIN WAY
S WEBER RD
S SHADOW GLEN LN
WATERFORD CT
S PLYMOUTH WAY
W WEATON CT
S HINSTON CT
S ANNAPOLIS CIR W
S SALEM CT
S MARKLEY AVE
S MINTLEAF WOOD AVE
E WESTWOOD ST
S GLENWOOD AVE
S WILD CANYON DR
S SHILL ST
S CANYON DR
S CANYON VIEW LN
S VALLEY SPRINGS LN
S BLUE RIDGE LN
S MTN VIEW LN
S MEADOWLILY
E OLD RANCH RD
S SAN BERNARDINO DR
S SAN ANTONIO DR
S SAN DIEGO DR
S SAN FELIPE DR
S SAN LUIS REY DR
S SAN GABRIEL DR
S SAN JACINTO DR
S SAN DIEGUITO DR
S SAN FERNANDO DR
S SAN LUIS DR
S SANTA ANA DR
S SANTA CLARA DR
S SANTA ROSA DR
S SANTA CRUZ DR
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S SANTA PAULA DR
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National Geodetic Survey
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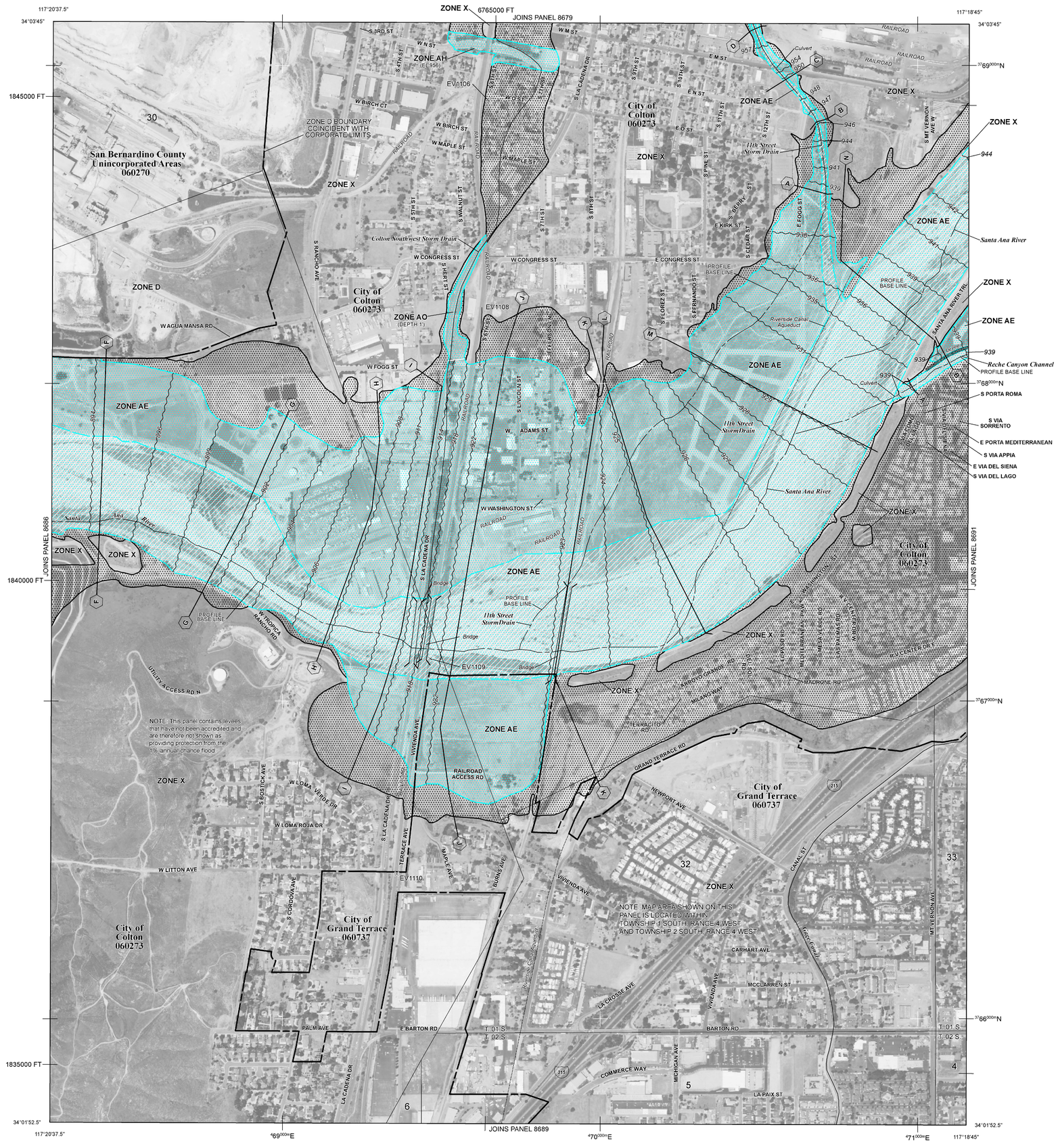
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LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4°75'000"E — 1000-meter Universal Transverse Mercator grid values, zone 11
- 6000000 FT — 5000-foot grid ticks: California State Plane coordinate system, Zone V (FIPSZONE = 405), Lambert projection
- DX5510$_X$ — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories List on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 28, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
September 2, 2016 – to change Base Flood Elevations, to add Base Flood Elevations, to change Special Flood Hazard Areas, to add Special Flood Hazard Areas, to change zone designations, to incorporate previously issued Letters of Map Revision, and to reflect updated topographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 250 500 750 1,000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 8687J

FIRM

FLOOD INSURANCE RATE MAP

SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 8687 OF 9400

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLTON, CITY OF	060273	8687	J
GRAND TERRACE, CITY OF	060737	8687	J
SAN BERNARDINO COUNTY	060270	8687	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06071C8687J

MAP REVISED
SEPTEMBER 2, 2016

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11 North. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from digital orthophotography collected by the U.S. Department of Agriculture Farm Service Agency. This imagery was flown in 2005 and was produced with a 1-meter ground sample distance.

This map may reflect more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to confirm to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
$^{24}76^{000}$mN	1000-meter Universal Transverse Mercator grid values, zone 11N
600000 FT	5000-foot grid ticks: California State Plane coordinate system, zone V (FIPSZONE 0405), Lambert Conformal Conic projection
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
●M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
March 18, 1996

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
August 28, 2008 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 8693H

FIRM

FLOOD INSURANCE RATE MAP

SAN BERNARDINO COUNTY, CALIFORNIA
AND INCORPORATED AREAS
PANEL 8693 OF 9400
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLTON, CITY OF	060273	8693	H
GRAND TERRACE, CITY OF	060737	8693	H
SAN BERNARDINO COUNTY	060270	8693	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06071C8693H

MAP REVISED
AUGUST 28, 2008

Federal Emergency Management Agency

AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Community Development Block Grant (CDBG) Fiscal Year 2026–27 Funding Priorities

PRESENTED BY: Shanita Tillman, Sr. Management Analyst

RECOMMENDATION: **CONDUCT A PUBLIC HEARING FOR THE PRIORITIZATION OF ELIGIBLE APPLICATIONS FOR 2026-27 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING; AND**

PRIORITIZE FUNDING ALLOCATIONS AND AUTHORIZE STAFF TO SUBMIT THE CITY'S CDBG FUNDING RECOMMENDATION TO THE COUNTY OF SAN BERNARDINO ECONOMIC DEVELOPMENT AGENCY

2030 VISION STATEMENT:
This staff report supports the City's Vision of a place where residents can enjoy quality of life that fosters pride and an engaged community, in that the Community Development Block Grant (CDBG) Program funds community programs that benefit Grand Terrace residents.

BACKGROUND:
The City of Grand Terrace participates in the federally funded Community Development Block Grant (CDBG) Program, administered through the San Bernardino County Economic Development Agency. CDBG funds may be used for eligible activities that meet one of three national objectives: benefiting low- and moderate-income persons, eliminating blight, or addressing an urgent community need.

Staff also notes that Family Services Association did not submit a request for CDBG funding for senior meal services for the 2026–27 program year. While Family Services Association has indicated informally that it intends to continue providing meal services, no CDBG-funded senior meals program is proposed for the upcoming cycle. Accordingly, staff is monitoring the situation and evaluating options to support senior meal access outside of the CDBG program, as appropriate.

Given the funding constraints, staff is not recommending CDBG funding for the Girls on the Run program or the County Library Adult Literacy program for the 2026–27 program year. While multiple eligible activities were identified, distributing the City’s limited CDBG allocation across more than one program would result in funding levels insufficient to meaningfully support program operations.

DISCUSSION:
Three County-vetted eligible activities were identified for the upcoming program year. Due to the reduced allocation and the absence of unprogrammed funds, staff is recommending that the full CDBG allocation be applied to the Management Analyst – Senior Services Coordinator position, which is essential to maintaining daily operations and programming at the Senior Center.

Staff also notes that Family Services Association did not submit an application for senior meal

services for the 2026–27 program year. As a result, the City is not anticipated to offer a CDBG-funded senior meals program during the upcoming cycle. Staff is currently evaluating alternative approaches to ensure seniors continue to have access to meals, outside of the CDBG program.

Given the funding constraints, staff is not recommending CDBG funding for the Girls on the Run program or the County Library Adult Literacy program for the 2026–27 program year. While both applications were deemed eligible, allocating funds across multiple programs would result in funding levels insufficient to meaningfully support program operations.

ENVIRONMENTAL IMPACT:
The proposed action is administrative in nature and involves the allocation of CDBG funds for public services, resulting in no direct or indirect physical change to the environment and therefore is not a project under CEQA Guidelines Section 15378(b)(4).

FISCAL IMPACT:
The total annual cost of the Management Analyst – Senior Services Coordinator position, including salary and benefits, exceeds $100,000. Staff is recommending application of the full estimated CDBG allocation of $39,032 toward eligible costs for this position. The remaining balance will be funded through the General Fund. The allocation amount remains an estimate and is subject to change pending HUD’s final funding announcement.

COUNTY OF SAN BERNARDINO
Community Development and Housing Department

2026-2027 Community Development Block Grant (CDBG) Program
Cooperating City Recommended Projects Form

City [1]: Grand Terrace **City Council Hearing Date [2]:** 2/10/2026

City's 2025-2026 Allocation (3): $ 39,032 **Public Service Limit (15%) [4]:** N/A

Sumbission ID#	Project Title (* indicates project requires a "General Fund Guarantee") [7]	Public Service YIN [8]	Applicant's Requested Amount [9]	City's2025-2026 Recommended Allocation Amount [10]	Available Unprogrammed Funds to Commit to Activity [11]	Public Service Amount [12]	Activity Total [13]
52257984	Grand Terrace: Adult Literacy	Y	$ 10,000	$ -	$ -	$ -	$ -
52335373	Grand Terrace: Senior Center Coordinator Services	Y	$ 80,000	$ 39,032	$ -	$ 39,032	$ 39,032
52316839	Grand Terrace: Girls on the Run	Y	$ 10,000	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
		Totals [14]	$ 100,000	$ 39,032.00	$ -	$ 39,032.00	$ 39,032.00

Public Service Calculation [15]:

Public Service Limit: N/A **Less Total Public Service Activity Amount:** $ 39,032.00 **Amount Available to Program to Public Service Activities:** $ 39,032

Remaining Balance of Unprogrammed Funds [16]: $

Authorized City Representative [17]: Christine Clayton (Signature) 1/30/2026 (Date [18])

General Fund Guarantee Certification [19]

For Third-Party capital improvement activities, the City understands that reimbursements received from the County for which no measurable outcome is achieved may subsequently be required to be repaid by the City (using non-federal funds) to County. Measurable outcomes are defined as providing benefits to low- to moderate-income individuals, families, organizations, and communities and are derived from the project or program.

☑ YES *The City agrees to enter into a "General Fund Guarantee" in order for the County to recommend activity funding*

San Bernardino County
Department of Community Development and Housing
2026-2027 CDBG Project Proposals

New/ Continuing	City	Applicant	Submission ID	Project Title	Short Activity Description	Total Review Score	Amount Requested	Eligible? Yes/No
Cont	Grand Terrace	Melanie Orosco, County Librarian San Bernardino County Library 268 W. Hospitality Lane 3rd Floor, Suite 301, San Bernardino, California 92415 Melanie.Orosco@lib.sbcounty.gov 1-909-387-2220	52257984	Grand Terrace: Adult Literacy	The San Bernardino County Library – Grand Terrace Adult Literacy Program provides free, individualized literacy and basic computer skills instruction to low- and moderate-income adults and seniors residing in the City of Grand Terrace. Services include one-on-one tutoring, small group instruction, and access to literacy materials to improve reading, writing, and digital skills needed for daily living and employment. Services are delivered through weekly in-person sessions at the Grand Terrace Branch Library throughout the program year. During the program period, the activity is expected to serve approximately 10 unduplicated adult learners, representing an estimated 400 units of service.	97	$ 10,000	Yes
Cont	Grand Terrace	Shanita Tillman, Senior Mgt Analyst City of Grand Terrace 22795 Barton Rd, Grand Terrace, CA 92313 stillman@grandterrace-ca.gov 1-909-954-5191	52335373	Grand Terrace: Senior Center Coordinator Services	The Management Analyst – Senior Services Coordinator program supports the operation of the Grand Terrace Senior Center by providing staffing to coordinate, deliver, and oversee daily senior-focused public service activities. Services include health and safety workshops, educational classes, recreational and social engagement activities, resource navigation, and community outreach designed to enhance independence and reduce isolation among low- and moderate-income seniors. Programs are offered on a weekday basis throughout the program year at the Grand Terrace Senior Center. During the program period, the activity is expected to serve approximately 38 unduplicated senior residents.	89	$ 80,000	Yes
Cont	Grand Terrace	Molly Widdicombe, Council Director Girls on the Run Riverside, dba Girls on the Run Inland Empire 7231 Boulder Ave PMB 540, Highland, CA 92346 molly.widdicombe@girlsontherun.org 1-951-394-3141	52316839	Grand Terrace: Girls on the Run	This program provides structured physical activity and social-emotional learning services to low- and moderate-income girls in grades 3–8 residing in the City of Grand Terrace. Through the Girls on the Run curriculum, participants engage in after-school sessions that combine running with confidence-building lessons, teamwork, and healthy decision-making, concluding with a community impact project and a non-competitive 5K event. Services are delivered during fall and spring seasons at local elementary and middle schools. During the program period, the activity is expected to serve approximately 40 unduplicated youth	80	$ 10,000	Yes

AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Ordinance Amending Chapter 12.32 – Conduct on Public Property

PRESENTED BY: Shanita Tillman, Sr. Management Analyst

RECOMMENDATION: **INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY OF GRAND TERRACE AMENDING CHAPTER 12.32 OF THE GRAND TERRACE MUNICIPAL CODE RELATED TO CONDUCT ON PUBLIC PROPERTY AND SOLID WASTE CONTAINER USE**

2030 VISION STATEMENT:

This staff report supports Goal #1: Quality of Life and Community Pride and Goal #5: Organizational Excellence and Fiscal Responsibility of the City's 2030 Vision by clarifying enforceable standards for conduct on public property and improving consistency in administrative enforcement.

BACKGROUND:

Chapter 12.32 of the Grand Terrace Municipal Code was originally adopted in 1982 to regulate conduct occurring on public property. Over time, the City Council has amended the chapter on a limited basis to address specific public health and safety concerns, including smoking prohibitions and protection of trees and plants.

The City places and authorizes solid waste containers on public property to support orderly waste collection and prevent nuisance conditions. While existing code provisions prohibit dumping and littering, the Municipal Code does not expressly address improper use of authorized solid waste containers, including disposal of waste outside containers or disposal beyond container capacity.

Recent enforcement activity highlighted the need for clearer, more specific regulations governing the use of solid waste containers on public property, as well as clarification of the scope of Chapter 12.32 as it applies to City facilities and service areas beyond parks.

DISCUSSION:

The proposed ordinance makes narrow, targeted amendments to Chapter 12.32 intended to clarify existing authority and improve enforceability without changing penalties or enforcement procedures.

Specifically, the ordinance:

- Amends the chapter title to remove the outdated reference to parks, reflecting the chapter's application to conduct occurring on all public property
- Clarifies the definition of "public property" to include City-owned and City-controlled facilities,

parking lots, and service areas

- Updates the unlawful acts provision to apply to all conduct prohibited within Chapter 12.32
- Adds a new section expressly regulating the use of solid waste containers on public property, including prohibitions on placing waste outside containers or disposing of waste beyond container capacity
- Authorizes enforcement of the new provisions through the City's existing administrative citation process under Chapter 1.05

These amendments are intended to align the text of the Municipal Code with longstanding enforcement practices, provide clearer notice to the public, and reduce ambiguity in the application of Chapter 12.32.

ENVIRONMENTAL IMPACT:
The proposed ordinance is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15308 (Actions by Regulatory Agencies for the Protection of the Environment), as it clarifies and refines existing regulations and does not result in physical changes to the environment.

FISCAL IMPACT:
There is no fiscal impact associated with adoption of this ordinance. Enforcement will continue to be handled through existing administrative processes.

ORDINANCE NO. XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, AMENDING CHAPTER 12.32 ("CONDUCT ON PUBLIC PROPERTY—PARKS") OF TITLE 12 ("STREETS, SIDEWALKS AND PUBLIC PLACES") OF THE GRAND TERRACE MUNICIPAL CODE TO CLARIFY THE DEFINITION OF PUBLIC PROPERTY, UPDATE THE UNLAWFUL ACTS PROVISION, AND ESTABLISH ENFORCEABLE REGULATIONS GOVERNING THE USE OF SOLID WASTE CONTAINERS ON PUBLIC PROPERTY

WHEREAS, in 1982, the City Council of the City of Grand Terrace ("City") adopted Ordinance No. 62, an urgency ordinance regulating conduct on public property and establishing Chapter 12.32 of the Grand Terrace Municipal Code to protect public health, safety, and welfare by prohibiting certain activities on publicly owned property; and

WHEREAS, Chapter 12.32 has historically regulated conduct occurring on public property, including parks, sidewalks, landscaped areas, and other publicly accessible spaces, and has served as the City's primary framework for addressing nuisance, safety, and sanitation concerns in public areas; and

WHEREAS, in 2014, the City Council adopted Ordinance No. 275 amending provisions of Chapter 12.32 relating to smoking prohibitions, reaffirming the City's authority to regulate conduct on public property in response to evolving public health standards; and

WHEREAS, in 2017, the City Council adopted Ordinance No. 306 amending provisions of Chapter 12.32 relating to trees and plants, further demonstrating the City's ongoing legislative practice of refining Chapter 12.32 to address specific operational and public safety issues as they arise; and

WHEREAS, the City provides and authorizes the placement of solid waste containers, including dumpsters, trash cans, and bins, on public property to support orderly waste collection, protect public health and safety, and prevent nuisance conditions; and

WHEREAS, existing provisions of Chapter 12.32 prohibit dumping and littering on public property but do not expressly address improper use of authorized solid waste containers, including placement of waste outside containers or disposal beyond container capacity; and

WHEREAS, the City Council finds that clarifying the definition of "public property," updating the scope of unlawful acts, and expressly regulating the use of solid waste containers on public property are necessary to ensure consistent, fair, and enforceable administration of Chapter 12.32, while preserving the original intent and structure of the Chapter; and

WHEREAS, these amendments are intended to be narrow and targeted, addressing only those provisions necessary to support enforceable solid waste container regulations and to align the text of Chapter 12.32 with longstanding enforcement practices.

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

SECTION 1. The City Council finds that the above recitals are true and correct and incorporated herein by reference.

SECTION 2. Chapter 12.32 ("Conduct on Public Property—Parks") of Title 12 ("Streets, Sidewalks and Public Places") of the Grand Terrace Municipal Code is hereby amended as follows (deletions shown as ~~strikethroughs~~, additions shown as ***bold italics***):

A. "Chapter 12.32 – CONDUCT ON PUBLIC PROPERTY~~–PARKS~~"

B. "Section 12.32.010 Public property defined.

For the purpose of this Chapter, "public property" means any publicly owned property within the City, except the traveled portion of any public streets, and shall include any park, sidewalk, curb or any part of any public right-of-way devoted to plantings~~.~~***, as well as City-owned or City-controlled facilities, parking lots, service areas, landscaped grounds, and other municipal properties open to the public.***"

C. "Section 12.32.020 Unlawful acts.

It is unlawful for any person to perform or participate in any of the acts set out through Section ~~12.32.080~~ ***12.32.180***."

D. "***Section 12.32.085 Use of solid waste containers on public property.***

A. Solid waste containers, including dumpsters, trash cans, bins, and similar receptacles, placed on public property pursuant to City authorization are intended to support orderly waste collection, protect public health and safety, and prevent nuisance conditions.

B. It is unlawful for any person to place, deposit, or leave any waste, debris, or materials outside a designated solid waste container on public property.

C. It is unlawful for any person to place waste into a solid waste container on public property when the container has reached or exceeded its posted or clearly indicated capacity, including when materials extend above the top rim of the container or interfere with safe servicing.

D. Violations of this section may be enforced by administrative citation pursuant to Chapter 1.05 of this Code."

SECTION 3. Except as otherwise amended herein, the remainder of Chapter 12.32 (Conduct on Public Property) of Title 12 (Streets, Sidewalks and Public Places) of the Grand Terrace Municipal Code shall remain unchanged and in full effect.

SECTION 4. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15308 (Actions by Regulatory Agencies for the Protection of the Environment), as the amendments clarify and refine existing regulations governing conduct on public property and do not result in any expansion of use or physical changes to the environment.

SECTION 5. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 6. Posting and Publication. The City Clerk shall certify to the adoption of this Ordinance and cause it to be published or posted in accordance with Government Code Section 36933.

SECTION 7. Effective Date. This Ordinance shall take effect and be in full force and effect from and after thirty (30) calendar days after its final passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Grand Terrace at a regular meeting held on the 10th day of March, 2026.

_____

Bill Hussey
Mayor

ATTEST:

_____

Daysi Alcocer
City Clerk

APPROVED AS TO FORM:

_____

Adrian R. Guerra
City Attorney

AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Zoning Code Amendment (ZCA) 25-03 – Small Lot Subdivisions and Starter Home Revitalization Act Implementation

PRESENTED BY: Gabriel Arguelles, Assistant Planner

RECOMMENDATION: **FIRST READING AND INTRODUCTION OF AN ORDINANCE OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING ZONING CODE AMENDMENT 25-03, AMENDING TITLE 17 (SUBDIVISIONS) AND TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE TO IMPLEMENT STATE SMALL-LOT SUBDIVISION REQUIREMENTS UNDER SENATE BILL 684 (2023) AS AMENDED BY SENATE BILL 1123 (2024), TO UPDATE MINISTERIAL LAND USE PERMIT PROCEDURES TO INCLUDE CODE-COMPLIANT SINGLE-FAMILY RESIDENCES CONSISTENT WITH HOUSING ELEMENT PROGRAM NO. 16, AND DETERMINING THAT ZONING CODE AMENDMENT 25-03 IS NOT A PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

2030 VISION STATEMENT:

This staff report supports City Council Goal #5, “Engage in Proactive Communication” by updating the City’s Municipal Code to provide current information regarding City policies.

BACKGROUND:

City staff is recommending approval of Zoning Code Amendment (ZCA) 25-03 to bring the City’s subdivision and zoning regulations into compliance with Senate Bill 684 (2023) and Senate Bill 1123 (2024). Together, these State laws establish a ministerial approval process for qualifying small-lot subdivisions creating ten (10) or fewer parcels and ten (10) or fewer residential units on properties zoned single-family, multi-family, or vacant. The amendments became operative on July 1, 2025.

ZCA 25-03 also streamlines zoning review procedures by consolidating code-compliant single-family residential approvals into a ministerial Land Use Permit process, consistent with Housing Element Program No. 16. To implement these statutory requirements, staff has prepared comprehensive amendments to Titles 17 (Subdivisions) and 18 (Zoning) of the Municipal Code, along with targeted updates to related chapters.

These amendments establish clear, objective application, site plan, and design standards necessary for ministerial review; integrate Building and Safety submittal and construction requirements into Chapter 18.63 for greater consistency and transparency; address internal inconsistencies identified during review of the existing code; and make minor corrections and clarifications to improve overall administration of the Municipal Code.

The Ordinance approving Zoning Code Amendment (ZCA) 25-03 is included as *Attachment 1*.

Supporting reference materials are provided as exhibits to Attachment 1, including Senate Bill No. 684 (**EXHIBIT A**) and Senate Bill No. 1123 (**EXHIBIT B**).

In 2023, the State Legislature adopted Senate Bill 684 as part of its ongoing effort to expand housing opportunities and streamline the creation of smaller, ownership-oriented housing developments. SB 684 was signed into law on October 11, 2023, and added Government Code Sections 65852.28, 65913.4.5, and 66499.41. These provisions establish a ministerial approval pathway for subdivisions creating ten (10) or fewer parcels and ten (10) or fewer residential units, with the intent of encouraging modest infill development and reducing the time and cost associated with traditional subdivision processing. The law became effective on July 1, 2024.

In 2024, the Legislature adopted Senate Bill 1123, which refined and expanded the provisions of SB 684. SB 1123 clarified procedural requirements, expanded eligibility to include certain vacant parcels zoned for single-family residential use, and adjusted several standards to improve consistency in application across jurisdictions. These amendments became operative on July 1, 2025.

State law authorizes cities to adopt local ordinances to implement SB 684 and SB 1123. To ensure the City's regulations align with these requirements and provide a clear, predictable process for applicants, staff has prepared Zoning Code Amendment (ZCA) 25-03. The proposed ordinance updates the Municipal Code to reflect current State law and establish a streamlined framework for reviewing qualifying small-lot subdivision applications.

DISCUSSION:

The purpose of this Ordinance is to provide objective standards for small-lot subdivisions with ten or fewer units, implement the provisions of State law reflected in Government Code Sections 65852.28, 65913.4.5, and 66499.41, and facilitate the development of new residential housing consistent with the City's General Plan while ensuring sound standards of public health and safety.

The Ordinance establishes the objective standards, review procedures, and ministerial approval pathways necessary for the City to process small-lot subdivision applications. To achieve this, the Ordinance introduces a new Chapter 17.29 – Small Lot Subdivisions within Title 17, which sets objective criteria related to parcel eligibility, lot size, density, environmental constraints, replacement housing, affordability requirements, development standards, limitations on further subdivision, and submittal obligations such as covenants and performance security. These standards ensure that qualifying applications can be reviewed and approved administratively by the City Engineer as part of the required ministerial process.

The Ordinance also updates Table 17.04.050 to assign the City Engineer as the review and approval authority for small-lot subdivisions and expands Section 17.08.020 to include new definitions necessary for accurate and objective implementation of the standards. These amendments enhance clarity and consistency within Title 17 and support standardized application review.

To maintain internal consistency across the Municipal Code, the Ordinance revises portions of Title 18 (Zoning). The Residential Districts chapter (Chapter 18.10) is replaced to incorporate references to small-lot subdivision allowances and to identify circumstances in which alternative lot sizes and densities permitted under State law may apply. The Ordinance also amends Chapter 18.63 – Site and Architectural Review and related zoning sections to streamline the review process for code-compliant single-family homes by consolidating approvals into a ministerial Land Use Permit, consistent with Housing Element Program No. 16.

Collectively, these amendments align the City's subdivision and zoning regulations with required ministerial processing, establish clear and objective development standards, and provide a cohesive administrative framework that enables consistent application of local and State requirements during project review.

Amendments to Title 17 – Subdivisions

The Ordinance updates multiple provisions of Title 17 to support ministerial processing of small-lot subdivisions and align local procedures with Government Code § 66499.41. Key changes include:

- Table 17.04.050 is amended to designate the City Engineer as both the review and approval authority for small-lot subdivisions.

- Section 17.08.020 is expanded to include State-law definitions such as "extremely low-income household," "lower-income household," "moderate-income household," "net habitable square feet," "qualified urban use," "substantially surrounded," "vacant," and "very low-income household."

- New Chapter 17.29 – Small Lot Subdivisions is added to establish objective standards for eligibility, lot size, density, unit counts, environmental exclusions, replacement housing, affordability triggers, covenant requirements, construction timing, and limitations on further subdivision or ADUs.

These objective standards ensure that small-lot subdivision applications can be reviewed ministerially while maintaining necessary public health, safety, and infrastructure protections allowed under the Subdivision Map Act.

Amendments to Title 18 – Zoning

To ensure zoning regulations align with the subdivision provisions, the Ordinance also amends several portions of Title 18:

- Chapter 18.10 – Residential Districts is replaced in full to update lot size, density allowances, and use tables so they accommodate small-lot subdivisions as authorized by State law. Each residential zone now identifies when State-authorized small-lot subdivisions or SB 9 urban lot splits may deviate from base zoning standards.

- Chapters 18.60 and 18.63, along with related sections (§§ 18.71.070, 18.48.040, 18.73.070, 18.73.211, 18.69.030, 18.65.020, 18.56.020, and Table 18.27.010), are amended to align ministerial processing with updated subdivision procedures and to implement Housing Element Program No. 16 by consolidating code-compliant single-family home review into a ministerial Land Use Permit process.

These zoning amendments ensure consistency between the development standards applied to small-lot subdivisions and the objective requirements used during ministerial review.

Discussion – Planning Commission Input and Revisions

The Planning Commission reviewed Zoning Code Amendment (ZCA) 25-03 at a duly noticed public hearing and generally supported the ordinance. During the discussion, the Commission raised a couple of points aimed at improving clarity and making the ordinance easier to administer.

First, the Commission noted that the “specific adverse impact” and enforcement language in Section 18.10.100 (Small Lot Subdivision / Starter Home Revitalization Act) appeared to be duplicated. While the language is similar, staff later confirmed that the provisions apply at different points in the process; one during review of the housing development and the other at the building permit stage. To avoid confusion, staff revised the ordinance to clearly distinguish which provisions apply at each stage and removed the duplicated enforcement subsection, since enforcement authority is already addressed elsewhere in the Municipal Code. These changes clarify the intent of the ordinance without changing how the ministerial review process works.

The Commission also discussed the qualifying criteria related to utility service, specifically the requirement that parcels created through a small lot subdivision be served by public water and a municipal sewer system. The Commissioners suggested adding language to reference septic system approvals from the Regional Water Quality Control Board. After further review, staff recommends keeping the existing public water and sewer requirement as written. This keeps the criteria clear, objective, and within the City’s control, and avoids introducing additional discretionary approvals that could slow down the process or move projects out of ministerial review.

To address this concern while still acknowledging outside agency requirements, staff added language clarifying that nothing in the ordinance waives or overrides applicable requirements of the Regional Water Quality Control Board or any other state or federal agency with jurisdiction over water quality or wastewater disposal. This makes clear that applicants must still comply with all applicable outside agency regulations, without complicating the City’s review process.

Public Hearing Notification

Notice of the City Council public hearing for Zoning Code Amendment (ZCA) 25-04 was provided in accordance with Sections 65090 and 65091 of the California Government Code and Section 18.03.070 (Public Hearing Notice) of Chapter 18.03 (General Provisions) of the Grand Terrace Municipal Code.

The public hearing notice was published in a newspaper of general circulation, the *San Bernardino County Sun*, on January 22, 2026. In addition, the notice was posted by the City Clerk in compliance with applicable State law and the City’s adopted noticing requirements.

Conclusion

Zoning Code Amendment (ZCA) 25-03 updates the City’s subdivision and zoning regulations to implement the requirements of Senate Bill 684 (2023) and Senate Bill 1123 (2024), which together establish a ministerial approval process for qualifying small-lot subdivisions of ten or fewer parcels and ten or fewer residential units. The amendment ensures that the Municipal Code contains the objective standards, definitions, procedures, and review authority necessary to implement these State mandates while maintaining consistency with the City’s General Plan and the 2021–2029 Housing

Element. By adding a new Chapter 17.29 to Title 17 and updating related provisions within Titles 17 and 18, the ordinance provides a clear, legally compliant framework for evaluating small-lot subdivision applications through ministerial review. The amendment also streamlines zoning review procedures by consolidating code-compliant single-family home approvals into a ministerial Land Use Permit, as required by Housing Element Program No. 16. Collectively, these updates improve internal consistency, enhance administrative efficiency, and ensure that the City is prepared to process small-lot subdivision applications. The proposed Zoning Code Amendment is consistent with applicable State law, supports the City's long-term housing goals, and will facilitate orderly and compliant residential development within Grand Terrace.

ENVIRONMENTAL IMPACT:
ZCA The City of Grand Terrace has reviewed the ZCA 25-03 project with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq) ("CEQA").

Government Code Section 65852.28(e) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

Government Code Section 65913.4.5(b) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

Government Code 66499.41(i) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

The City Council has determined that the text amendment in this Ordinance is not a project under CEQA pursuant to Government Code Sections 65852.28(e), 659.13.4.5(b), and 66499.41(i) and is therefore not subject to further environmental review under CEQA.

FISCAL IMPACT:

Adopting Zoning Code Amendment (ZCA) 25-03 is not expected to have any direct fiscal impact on the City's General Fund.

The Ordinance updates the Municipal Code to comply with State law and does not create new programs, require additional staffing, or result in new City expenditures. Any future small-lot subdivision applications will be processed using the City's existing fee structure, which is intended to cover staff time and review costs.

By shifting qualifying projects to a ministerial process, the Ordinance may also reduce processing time and staff effort compared to discretionary review, resulting in minor administrative efficiencies. While the Ordinance does not directly generate revenue, it may support long-term fiscal benefits by encouraging modest infill housing and contributing to incremental growth in property tax and related revenues.

Overall, the Ordinance can be implemented with existing resources and is not expected to result in a measurable fiscal impact to the City.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING ZONING CODE AMENDMENT 25-03, AMENDING TITLE 17 (SUBDIVISIONS) AND TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE TO IMPLEMENT STATE SMALL-LOT SUBDIVISION REQUIREMENTS UNDER SENATE BILL 684 (2023) AS AMENDED BY SENATE BILL 1123 (2024), TO UPDATE MINISTERIAL LAND USE PERMIT PROCEDURES TO INCLUDE CODE-COMPLIANT SINGLE-FAMILY RESIDENCES CONSISTENT WITH HOUSING ELEMENT PROGRAM NO. 16, AND DETERMINING THAT ZONING CODE AMENDMENT 25-03 IS NOT A PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

WHEREAS, the City of Grand Terrace ("City") adopted a Subdivision Code as set forth in Title 17 of the Grand Terrace Municipal Code, which has been amended from time to time; and

WHEREAS, the City adopted a Zoning Code as set forth in Title 18 of the Grand Terrace Municipal Code, which has been amended from time to time; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City through effective engineering, land use and planning; and

WHEREAS, on October 11, 2023, Senate Bill 684 (Chapter 783, Statutes of 2023) was approved by the Governor of the State of California and filed with the Secretary of State, adding to the Government Code Sections 65852.28, 65913.4.5, and 66499.41, allowing ministerial approval of a subdivision of 10 or fewer parcels and 10 or fewer residential units that meet specified requirements, effective July 1, 2024; and

WHEREAS, the California legislature subsequently enacted Senate Bill 1123 (Chapter 294, Statutes of 2024), signed by the Governor of the State of California on September 19, 2024 and filed with the Secretary of State, which amends Government Code Sections 65852.28 and 66499.41 to, among other things, expand the ministerial approval process to certain vacant single-family zoned lots and make clarifying changes to the provisions enacted by SB 684, with such amendments becoming operative on July 1, 2025; and

WHEREAS, state law allows a local agency to adopt an ordinance to implement the provisions in Senate Bill 684 as subsequently amended by Senate Bill 1123; and

WHEREAS, Title 17 – (SUBDIVISIONS) provides the City with legal authority for the review of the design and improvement of subdivisions and the processing of any proposed subdivision, reconfiguration and/or consolidation of land within the City to the extent authorized by the California Subdivision Map Act; and

WHEREAS, this Ordinance amends Table 17.04.050 (Review, approval and appeal body.), in Title 17 – (SUBDIVISIONS) to comply with the “Starter Home Revitalization Act” of 2021 reflected in state law under Government Code Sections 65852.28, 65913.4.5, and 66499.41 by adding “Small Lot Subdivisions” to the table and establish the review, approval and appeal body; and

WHEREAS, this Ordinance amends Chapter 17.08.020 (Definitions), in Title 17 – (SUBDIVISIONS) to comply with the “Starter Home Revitalization Act” of 2021 reflected in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41 by adding new definitions for “extremely low-income household”, “lower-income household”, “moderate income household”, “net habitable square feet”, “qualified urban use”, “substantially surrounded”, “vacant”, and “very low-income household”; and

WHEREAS, this Ordinance add a new Chapter 17.29 Small Lot Subdivisions “Starter Home Revitalization Act” to provide objective standards for small lot subdivisions with 10 or fewer units, to implement the provisions of the "Starter Home Revitalization Act" of 2021 reflected in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and to facilitate the development of new residential housing units consistent with the City’s General Plan and ensure sound standards of public health and safety; and

WHEREAS, Title 18 – (ZONING) provides the City with an adopted a zoning plan that is a districting plan, as provided by State law which contains the standards for the City’s residential zones that are intended to carry out the goals and objectives of the City’s General Plan with respect to residential land uses and development and promotes the growth of the City in an orderly manner promoting and protecting the public health, safety, comfort and general welfare; and

WHEREAS, this Ordinance amends Chapter 18.10 (Residential Districts.), in Title 18 – (ZONING) to update the residential zoning districts to include state law changes to lot sizes and densities that occurred under the “Starter Home Revitalization Act” of 2021 reflected in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41; and

WHEREAS, this Ordinance amends Chapter 18.10 (Residential Districts.), in Title 18 – (ZONING) to update the residential zoning districts to include state law changes to lot sizes and densities that occurred under the Housing Opportunity and More Efficiency “HOME” Act of 2021 reflected in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7; and

WHEREAS, this Ordinance amends Chapter 18.60 (Off-Street Parking), in Title 18 – (ZONING) to update the residential zoning districts parking standards to include state law changes to parking under the “Starter Home Revitalization Act” of 2021 reflected in state law under Government Code Sections 65852.28, 65913.4.5, and 66499.41; and

WHEREAS, this Ordinance amends Chapter 18.63 (Site and Architectural Review), Sections 18.71.070, 18.48.040, 18.73.070, 18.73.211, 18.69.030, 18.65.020, 18.56.020, and Table 18.27.010 in Title 18 – (ZONING) to streamline the ministerial zoning approval process from the Land Use Permit and Administrative Site and Architectural Permit to just the Land Use Permit to comply with General Plan Housing Element Program No. 16 "Ministerial Processing of Single Family Homes", and small lot subdivisions established by the "Starter Home Revitalization Act" of 2021 reflected in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41; and

WHEREAS, this Ordinance repeals and replaces Chapter 18.10 – (RESIDENTIAL DISTRICTS) in its entirety to comply with the "Starter Home Revitalization Act" of 2021 reflected in state law under Government Code Sections 65852.28, 65913.4.5, and 66499.41; and

WHEREAS, on March 25, 2025, a comprehensive update to the Housing Element of the Grand Terrace General Plan for 2021-2029 planning period was approved via General Plan Amendment (GPA) 25-01 by the City of Grand Terrace City Council; and

WHEREAS, the Housing Element contains twenty-one (21) programs for the 2021-2029 planning period, including the responsible agency, timeframe, funding source and objective to provide adequate sites for housing; and

WHEREAS, Housing Program No. 16 "Ministerial Processing of Single-Family Homes" committed the City to revising the processing procedures for single-family homes to shorten the approval process from a discretionary approval and public hearing requirement to a ministerial land use permit application approval process by staff that no longer is subject to a public hearing requirement; and

WHEREAS, this Ordinance amends Section 18.63.020 "Application" to include the review and approval planning process for code compliant single-family homes to be the ministerial Land Use Permit application; and

WHEREAS, the City has implemented land use policies based on the City's General Plan, which provide an overall vision for the community and balances important community needs, and the City seeks to ensure that Housing Element Program No. 16, and Senate Bill 684, as amended by Senate Bill 1123, projects are consistent with those policies; and

WHEREAS, the proposed amendments to the City of Grand Terrace Municipal Code implement requirements of state law and add local policies that are consistent with the state housing law and implement the City's General Plan Housing Element for the 2021 – 2029 planning period; and

WHEREAS, the City Council has found that the provisions of this Ordinance approving ZCA 25-03 are consistent with the goals and policies of the City's General Plan; and

WHEREAS, state law requires that the City's Subdivision Code (Title 17 of the Grand Terrace Municipal Code) conform with Chapter XI, Section 7 of the California Constitution to supplement and implement the California Subdivision Map Act, California Government Code Section 66410 et seq. and with the General Plan's goals and policies; and

WHEREAS, state law requires that the City's Zoning Code (Title 18 of the Grand Terrace Municipal Code) conform with the General Plan's goals and policies; and

WHEREAS, pursuant to Sections 65800 and 65850 of the California Government Code, the City may adopt ordinances to establish requirements for the regulation of land uses, in compliance with the California Government Code; and

WHEREAS, notice of the City Council Public Hearing concerning this Ordinance was duly published in a local newspaper at least ten (10) days prior to the Public Hearing and posted by the City Clerk in compliance with the City's Zoning Code and City Council Resolution No. 2019-24, Expanded Public Noticing and Outreach Policy for Public Hearings and Public Workshops; and

WHEREAS, Ordinance No. ___ approving Zoning Code Amendment (ZCA) 25-03 is not a project under the California Environmental Quality Act (CEQA) and therefore is not subject to environmental review under CEQA; and

WHEREAS, on December 18, 2025, the Planning Commission/Site and Architectural Review Board of the City of Grand Terrace conducted a duly noticed public hearing on Zoning Code Amendment (ZCA) 25-03, reviewed the proposed amendments, and considered testimony and evidence presented by the public and City staff; and

WHEREAS, following its review, the Planning Commission provided comments and recommendations intended to clarify the ordinance and improve its administration, and thereafter adopted a Resolution recommending that the City Council approve Zoning Code Amendment (ZCA) 25-03, as modified to address the Commission's input; and

WHEREAS, on February 10, 2026, the City Council of the City of Grand Terrace held a duly noticed Public Hearing with respect thereto, and considered testimony and evidence at the Public Hearing on the Ordinance that would approve Zoning Code Amendment (ZCA) 25-03; and

WHEREAS, the amendments to Title 17 (Subdivisions) and Title 18 (Zoning) are intended to implement Housing Element Program No. 16, Senate Bill 684 and Senate Bill 1123, and are not considered a project under Division 13 (commencing with Section

21000) of the Public Resources Code, as provided in Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i); 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 City Council hereby specifically finds that all the facts set forth in the above Recitals are true and correct and incorporated herein by this reference.

SECTION 2. Based upon the forgoing and all oral and written testimony by members of the public and City staff (including, but not limited to, staff reports and corresponding attachments) made at the Public Hearing, the City Council hereby finds that the Project "Zoning Code Amendment (ZCA) 25-03" is not subject to environmental review pursuant Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i), and is therefore not subject to further environmental review under CEQA as follows:

Finding: A project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Facts in Support of Finding: The City of Grand Terrace has reviewed the ZCA 25-03 project with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq) ("CEQA").

Government Code Section 65852.28(e) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

Government Code Section 65913.4.5(b) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

Government Code 66499.41(i) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

The City Council has determined that the text amendment in this Ordinance is not a project under CEQA pursuant to Government Code Sections 65852.28(e), 659.13.4.5(b), and 66499.41(i) and is therefore not subject to further environmental

review under CEQA.

SECTION 3. Based upon the forgoing and all oral and written testimony by members of the public and City staff (including, but not limited to, staff reports and corresponding attachments) made at the Public Hearing, the City Council determines the findings for Zoning Code Amendment (ZCA) 25-03 pursuant to Grand Terrace Municipal Code Section §18.90.040 can be made supporting the project application as follows:

1) **Finding:** The proposed 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 proposed amendment or within the City.

   Facts in Support of Finding: The Ordinance approving Zoning Code Amendment (ZCA) 25-03 amends the City's Municipal Code to streamline planning and zoning approval of code compliant single-family homes in compliance with Housing Element Program No. 16. Code compliant homes should not be a detriment to the community. If any home requires a variance, then that home would go through a Public Hearing process and CEQA review. The Ordinance approving ZCA 25-03 amends the City's Municipal Code to comply with the "Starter Home Revitalization Act" of 2021 by adding "Small Lot Subdivisions" to comply with state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41. The State requires the City ministerially approve small lot subdivision as the State does not define them as being detrimental to communities. The Ordinance approving ZCA 25-03 amends the City's Municipal Code residential zoning districts to include state law changes to lot sizes and densities that occurred under the Housing Opportunity and More Efficiency ("HOME") Act of 2021 reflected in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7. The State requires the City ministerially to approve urban lot splits and duplex developments as the State does not define them as being detrimental to communities.

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

   Facts in Support of Finding: The Ordinance approving Zoning Code Amendment (ZCA) 25-03, amending City's Municipal Code to comply with State Housing Law, will not be injurious to property improvements within neighborhoods in the City because while the approvals are ministerial, the projects require review by zoning and constructed with inspections for grading and building permits. Code compliant structure should not be injurious to property or improvement in their respective neighborhood or within the City.

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

Facts in Support of Finding: The Ordinance approving Zoning Code Amendment (ZCA) 25-03 satisfies Housing Program No. 16 in the 2021 – 2029 Housing Element.

SECTION 4. Section 17.04.050 "Review, approval and appeal body" of Chapter 17.04 – GENERAL PROVISIONS of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

Deletions shown as ~~strikethroughs~~, additions shown as ***bold italics***.

"**17.04.050 Review, approval and appeal body.**

A. The authority for review, recommendations and approval of subdivisions and related land actions is as follows:

Table 17.04.050 Review, approval and appeal body

TYPE OF ACTION	REVIEW BODY	APPROVAL BODY	APPEAL BODY
Tentative maps	Planning Commission	City Council	N/A
Vesting tentative maps	Planning Commission	City Council	N/A
Tentative parcel maps	Planning Commission	City Council	N/A
Tentative map extensions	City staff and other responsible agencies	~~Director~~ ***City Engineer***	~~Planning Commission~~ ***City Council***
Parcel maps (4 or less lots)	City staff and other responsible agencies	City Council	N/A
Final maps (5 or more lots)	City staff and other responsible agencies	City Council	N/A
Waivers of parcel maps	City staff and other responsible agencies	City Engineer	~~Planning Commission~~ ***City Council***
Urban lot splits	City staff and other responsible agencies	City Engineer	~~Planning Commission~~ ***City Council***
Reversion to acreage	Planning Commission	City Council	N/A
Lot and parcel mergers	City staff and other responsible agencies	~~Director~~ ***City Engineer***	~~Planning Commission~~ ***City Council***

Lot line adjustments	City staff and other responsible agencies	~~Director~~ ***City Engineer***	~~Planning Commission~~ ***City Council***
Certificate of compliance	City staff and other responsible agencies	City Engineer	~~Planning Commission~~ ***City Council***
Small Lot Subdivisions (10 or fewer parcels)	***City Engineer or their designee***	***City Engineer***	***City Council***

B. In instances when tentative maps, tentative parcel maps, or vesting tentative maps are processed concurrently with other land use applications requiring City Council action, such as a zone change, development agreement, or environmental impact report, the City Council shall have final jurisdiction in approval, conditional approval, or denial of the tentative map, tentative parcel map or vesting tentative map.

C. The City Council shall be the final appeal body on all appeals."

SECTION 5. Section 17.08.020 "Definitions" of Chapter 17.08 – DEFINITIONS of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"**17.08.020 Definitions.**

Throughout this Title the following words phrases shall have the meanings as described in this Section:

A. "Appeal body" shall mean the advisory or legislative body with the authority to hear appeals on applications or actions pursuant to this Title.

B. "Approval body" shall mean the advisory agency, legislative body or City staff person with the authority to approve an application or action pursuant to this Title.

C. "CEQA" shall mean the California Environmental Quality Act of 1970, as amended.

D. "City" shall mean the City of Grand Terrace.

E. "City Engineer" shall mean the City Engineer of the City of Grand Terrace, or an authorized designee.

F. "City standards" shall mean all those ordinances, standards, regulations, policies, resolutions and procedures that the City uses to review, process, approve or inspect applications for development, including, but not limited to, public improvements, grading and landscaping.

G. "Community apartment project" shall mean a project in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon.

H. "Composite development plan" shall mean a plan or plans, filed at the time of filing of a final map, which shows the information required by Section 17.28.240.

I. "Condominium" shall mean an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential, industrial or commercial building on the real property, such as an apartment, office or store. In addition, a condominium may include a separate interest in other portions of such real property.

J. "Condominium conversion" shall mean the conversion or division of a single-ownership parcel of existing improved residential real property, such as an apartment project, into a condominium, community apartment project, stock cooperative or townhouse form of ownership involving separate ownership or permanent right of exclusive use of individual units.

K. "Department" shall mean the Community and Economic Development Department.

L. "Design" shall mean street alignments, grades and widths; drainage, water, sewer and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; vehicular and bicycle traffic access; grading; land to be dedicated for park or recreational purposes; and such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the General Plan or any applicable specific plan.

M. "Director" shall mean the Director of Community and Economic Development or authorized designee.

N. "Extremely low-income household" has the same meaning set forth in Health & Safety Code Section 50106.

O. "Final map" shall mean a map showing a subdivision of five or more parcels for which a tentative and final map are required by, and prepared in accordance with, the Subdivision Map Act and this Title, and designed to be filed for recordation in the office of the San Bernardino County Recorder.

P. "Improvement" shall mean any streets, sidewalks, storm drainage facilities, water and sewer facilities, utilities, landscaping to be installed or agreed to be installed, by the subdivider on the land to be used for public or private streets,

highways, ways and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and acceptance of the final map thereof. Improvement also means other specific improvements or types of improvements, the installation of which, either by or by a combination of, the subdivider, public agencies, private utilities, or any other entity approved by the City, is necessary to ensure consistency with, or implementation of, the General Plan, or any applicable specific plan. Improvements shall be constructed in accordance with standard engineering specifications, where applicable.

Q. "General Plan" shall mean the General Plan of the City of Grand Terrace, including all adopted elements and maps, as it may be amended from time to time.

R. "Government Code" shall mean the Government Code of the State. If at any time any of the sections of the Government Code referred to in this Chapter are redesignated by a new number, such new number shall thereupon be deemed substituted for such old number wherever the same appears in this Chapter.

S. "Lot line adjustment" shall mean a boundary realignment between four or fewer existing adjacent legal and/or recognized parcels, under the same or different ownership where land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels other than originally existed is not thereby created.

T. "Lower-income household" has the same meaning set forth in Health & Safety Code Section 50079.5.

U. "Merger" shall mean the joining of two or more contiguous parcels of land under one ownership into one parcel.

V. "Moderate income household" has the same meaning set forth in Health & Safety Code Section 50093.

W. "Multiple" or "phased final maps" shall mean any aggregation of final maps which are filed on property included in a single tentative map.

X. "Net habitable square feet" has the same meaning set forth in Government Code Section 66499.41(a)(6).

Y. "Parcel map" shall mean a map which is designated to be placed on record with the office of the San Bernardino County Recorder for any subdivision creating four or fewer lots or five or more lots if the subdivision complies with the provisions of California Government Code Section 66426(a), (b), (c), (d) or (e).

Z. "Planning Commission" shall mean the Planning Commission of the City of Grand Terrace.

AA. "Qualified urban use" has the same meaning set forth in Public Resources Code Section 21072.

BB. "Remainder" shall mean that portion of an existing parcel which is not designated on the required map as part of the subdivision. The remainder shall not be considered as part of the subdivision but shall be shown on the required map as part of the area surrounding the subdivision. A remainder of five acres or more need not be shown on the map and its location need not be indicated as a matter of survey, but only by deed reference to the existing boundaries of the remainder.

CC. "Standard engineering specifications" shall mean the San Bernardino County Standards and Specifications and Standard Specifications for Public Works Construction.

DD. "Stock cooperative project" shall mean a project wherein a corporation is formed or utilized primarily for the purpose of holding title to an apartment project, if all, or substantially all, of the shareholders of such corporation receive a right of exclusive occupancy in a dwelling unit in the apartment project, title to which is held by the corporation. The right of occupancy is transferable only concurrently with the transfer of shares of stock in the corporation held by the person having such right of occupancy. For the purpose of this Title, "stock cooperative projects" are subject to the same restrictions and conditions as condominium conversion projects.

EE. "Subdivider" shall mean a person, firm, corporation, partnership or association who proposes to divide, divides or causes to be divided real property into a subdivision for oneself or for others. Employees and consultants of such persons or entities, acting in such capacity, are not "subdividers."

FF. "Subdivision" shall mean the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in California Civil Code Section 1351(f), a community apartment project, as defined California Civil Code Section 1351(d), or the conversion of five or more existing dwelling units to a stock cooperative, as defined in California Civil Code Section 1351(m).

GG. "Subdivision Map Act" shall mean the provisions of California Government Code, Title 7, Division 2, Section 66410 et seq. and such amendments thereto as may be made from time to time.

HH. "Substandard lot" shall mean any lot which does not meet the minimum dimension or area requirement for the zone in which it is located and for which no variance has been obtained. In determining the minimum lot area or dimensions, the area of any easement which restricts the normal usage of the lot may be excluded.

II. "Substantially surrounded" has the same meaning set forth in Public Resources Code Section 21159.25.

JJ. "Tentative map" shall mean a map prepared for the purpose of showing the design and improvements of a proposed subdivision and the existing conditions in and around it.

KK. "Tentative parcel map" shall mean a tentative map for a proposed subdivision creating four or fewer lots or five or more proposed lots which comply with the provisions of California Government Code Section 66426(a), (b), (c), (d) or (e).

LL. "Tract map" shall mean a term that may be used as a synonym for the term "final map."

MM. "Urban lot split" shall mean the division of a single parcel into two separate parcels in compliance with the provisions of Chapter 17.30 (Urban lot splits).

NN. "Vacant" has the same meaning set forth in Government Code Section 66499.41(a)(2)(A)(ii).

OO. "Very low-income household" has the same meaning set forth in Health & Safety Code Section 50105.

PP. "Vesting tentative map" shall mean a tentative map prepared in accordance with the provisions of this Title that shall have printed conspicuously on its face the words "Vesting Tentative Map" at the time it is filed.

QQ."Zoning code" shall mean Title 18 of the Grand Terrace Municipal Code, including all text and maps, as it may be amended from time to time."

SECTION 6. Chapter 17.29 – SMALL LOT SUBDIVISIONS "STARTER HOME REVITALIZATION ACT" of the Grand Terrace Municipal Code is hereby added to read in its entirety as follows:

"Chapter 17.29 – SMALL LOT SUBDIVISIONS "STARTER HOME REVITALIZATION ACT"

17.29.010 - Purpose.

The purpose of this chapter is to provide objective standards for small lot subdivisions with ten (10) or fewer units, to implement the provisions of the "Starter Home Revitalization Act" of 2021 reflected in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and to facilitate the development of new residential housing units consistent with the City's General Plan and ensure sound standards of public health and safety.

17.29.020 – SMALL LOT SUBDIVISION.

The City Engineer or their designee shall ministerially review, without a public hearing, an application for a parcel map or a tentative and final map for a housing development project and shall approve the application if the criteria in Government Code Section 66499.41 and this section are satisfied.

17.29.030 – QUALIFYING CRITERIA.

Within 60 days from the receipt of a complete application, the City Engineer or their designee shall determine if the parcel map or tentative and final map for the subdivision meets all the following requirements:

- ***a. The parcel is one of the following:***
    - ***i. Located within a multi-family residential zone or overlay as depicted on the most current Zoning Map approved by the City Council; or***
    - ***ii. Vacant and located within a single-family residential zone on the most current Zoning Map approved by the City Council.***
- ***b. The proposed subdivision will result in ten (10) or fewer parcels and the housing development project on the lot proposed to be subdivided will contain ten (10) or fewer residential units not including any permitted accessory dwelling units or junior accessory dwelling units.***
- ***c. The lot is substantially surrounded by qualified urban uses and meets the following maximum lot area requirements:***
    - ***i. No larger than five (5) acres, if the lot is zoned for multi-family residential; or***
    - ***ii. No larger than one and one-half (1.5) acres, if zoned for single-family residential.***
- ***d. The lot is a legal parcel.***

e. The lot was not established pursuant to this Chapter 17.29 Small Lot Subdivisions; or, an urban lot split pursuant to Government Code Section 66411.7 and Chapter 17.30 Urban Lot Splits.

f. The newly created parcels meet the following minimum lot area requirements:

i. No smaller than 600 square feet if zoned for multi-family residential; or

ii. No smaller than 1,200 square feet if zoned for single-family residential.

g. The housing units on the lot proposed to be subdivided are one of the following:

i. Constructed on fee simple ownership lots;

ii. Part of a common interest development;

iii. Part of a housing cooperative, as defined in Civil Code Section 817;

iv. Constructed on land owned by a community land trust meeting the requirements of Government Code Section 66499.41; or

v. Part of a tenancy in common, as described in Civil Code Section 685.

h. The proposed development must meet one of the following:

i. If the parcel is identified in the Housing Element for the current planning period, the development must result in at least as many units as projected for the parcel in the Housing Element. If the parcel is identified to accommodate low- or very-low-income households, the development must result in at least as many low- or very-low-income units as projected in the Housing Element. These units shall be subject to a recorded affordability restriction of at least 45 years.

ii. If the parcel is not identified in the Housing Element for the current planning period, the development must result in 66 percent of the maximum allowable residential density specified in the zoning district in which the parcel is located or 66 percent 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 66 percent of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B).

i. The average total area of floorspace for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet.

j. The housing development project on the lot proposed to be subdivided would not require demolition or alteration of any of the following types of housing:

i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to people and families of low, very low, or extremely low-income.

ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

iii. Housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.

iv. A parcel on which an owner of real residential property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

k. The lot being subdivided is not located on a site that is any of the following:

i. Either prime farmland or farmland of statewide importance, as defined pursuant to 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.

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

iii. 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 a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.

iv. 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 former Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

v. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by the building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.

vi. Within a special flood hazard area subject to inundation by the 1-percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph, the City of Grand Terrace shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (1) the site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the City; or (2) the site meets Federal Emergency Management Agency requirements

necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

vii. 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) Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the City of Grand Terrace shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site.

viii. 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), 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.

ix. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

x. Lands under conservation easement.

l. The proposed subdivision shall conform to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in this chapter and Government Code Section 66499.41.

m. The proposed subdivision complies with all applicable standards established in Chapter 18.10 "Residential Districts" and Government Code Section 65852.28.

n. The parcels created pursuant to this Section must be served by a public water system and a municipal sewer system.

o. The proposed subdivision will not result in any existing dwelling unit being alienable separate from the title to any other existing dwelling unit on the lot.

p. The development proposed on the parcels complies with all objective zoning standards, objective subdivision standards, and objective design review standards applicable to the parcel as provided in the zoning district in which the parcel is located, except that a proposed housing development is not required to comply with either a minimum requirement on size, width, depth, frontage, or dimensions of an individual parcel beyond the minimum parcel size specified in Section 17.29.060 (f) or the formation of a homeowners' association, except as required by the Davis-Stirling Common Interest Development Act (Part 5 (commencing with Section 4000) of Division 4 of the Civil Code).

q. If any existing dwelling unit is proposed to be demolished, the applicant will comply with the replacement housing provisions of Government Code Section 66300(d).

r. The applicant must submit proof, to the satisfaction of the City Engineer, of a recorded covenant and agreement enforceable by the City of Grand Terrace that the applicant agrees the building permit is issued on condition that a certificate of occupancy or equivalent final approval for the building will not be issued unless the final map has been recorded.

s. The applicant shall provide security to ensure faithful performance of the requirements identified in the approved tentative or parcel map or its conditions of approval in the form of bonds, an instrument of credit from one or more financial institutions subject to regulation by the state or federal government and pledging that the sufficient funds necessary to carry out the act or agreement are on deposit and guaranteed for payment, or a letter of credit from such a financial institution. The amount of the security shall be an amount not more than 300% of the total estimated cost of improvements or acts to be performed.

t. Other Agency Approvals. Nothing in this chapter is intended to supersede, limit, or waive compliance with applicable requirements of

the Regional Water Quality Control Board, the State Water Resources Control Board, the San Bernardino County Department of Public Health, or any other state or federal agency with jurisdiction over water quality, wastewater disposal, septic systems, or environmental health. Compliance with this chapter does not relieve an applicant of the obligation to obtain all approvals required by other agencies with jurisdiction.

7.29.040 – DEVELOPMENT ON EACH LOT.

At least one residential structure in compliance with applicable provisions of the California Building Standards Code Title 18 – Zoning of the Grand Terrace Municipal Code must be developed on each resulting parcel that does not already contain an existing legally permitted residential structure or is reserved for internal circulation, open space, or common area.

17.29.050 – PROHIBITION OF ACCESSORY DWELLING AND JUNIOR ACCESSORY DWELLING UNITS.

An accessory dwelling unit or junior accessory dwelling unit shall not be permitted on a parcel created through this chapter.

17.29.060 – PROHIBITION OF URBAN LOT SPLITS.

A parcel created under this chapter may not be further subdivided pursuant to an urban lot split under Chapter 17.30 – URBAN LOT SPLITS of the Grand Terrace Municipal Code or Government Code Section 66411.7.

17.29.070 – DECLARATION OF PRIOR TENANCIES.

If any existing housing is proposed to be demolished, the owner of the property proposed for the subdivision shall sign an affidavit, in the form approved by the city attorney, stating that none of the conditions listed in Section 17.29.030 (j) above exist and shall provide a comprehensive history of the occupancy of the units to be altered or demolished for the past five (5) years on a form approved by the city attorney.

17.29.080 – SPECIFIC ADVERSE IMPACTS.

In addition to the criteria listed in this section, a subdivision proposed under this chapter may be denied if the City Engineer or their designee makes a written finding, based on a preponderance of the evidence, that the proposed subdivision or proposed housing development project would have a specific, adverse impact upon public health and safety, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. A "specific adverse

impact" is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.

17.29.090 – ENFORCEMENT.

The city attorney shall be authorized to abate violations of this chapter and to enforce the provisions of this chapter and all implementing agreements and affidavits by civil action, injunctive relief, and any other proceeding or method permitted by law. Remedies provided for in this chapter shall not preclude the City from any other remedy or relief to which it otherwise would be entitled under law or equity."

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

"**Chapter 18.10 RESIDENTIAL DISTRICTS**

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.

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 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 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 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 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 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, Low Medium Density 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 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, Medium Density 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 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. ***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.***

H. R3-20, Medium High Density Residential District. This district is intended for higher density multiple family development, which may include affordable housing. The minimum lot size is 12,000 square feet with a maximum density of 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. ***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.

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.

TABLE 18.10.030
RESIDENTIAL LAND USE REGULATIONS

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2	R3	R3-S	R3-20/ R3-24
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]	Pg	-	-	-	-
Single-Family (Attached) (Duplexes, Triplexes, and Fourplexes)	-	-	-	-	P	P	-	P
Multiple Family Units	-	-	-	-	P	P	-	P
Manufactured Housing (As Permitted Per Chapter 18.66)	P	P	P	P	P	P	-	-
Mobile Home Park	-	-	-	-	C	C	-	-
Senior Citizen Housing							P[d]	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[d]	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	-	-
Guest House	C	C	C	C	C	C	-	-
Private Garage	P	P	P	P	P	P	-	P
Private Swimming Pool	P	P	P	P	P	P	P[d]	P
Home occupation (As Permitted Per Chapter 5.06)	P	P	P	P	P	P	P[d]	P
Keeping of Cats and Dogs (Maximum of Two Each)	P	P	P	P	P	P	P[d]	P
Other Accessory Uses (As Approved by the Planning Director)	P	P	P	P	P	P	P[d]	P

C. Other Uses

Churches (Minimum Three-Acre Parcel)[e]	C	C	C	C	C	C	-	-
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	-	-
Public Park and Playground[e]	P	P	P	P	P	P	-	-
Public Facilities (And Quasi- Public)[e]	C	C	C	C	C	C	-	-
Family Day Care ***Small*** (Eight or Less Children)[e][j]	P	P	P	P	P	**-** ~~P~~	-	-
Family Day Care ***Large*** ~~Center~~ (Nine or More Children)[e][j]	***P***~~C~~	***P***~~C~~	***P***~~C~~	***P***~~C~~	***P***~~C~~	**-** ~~C~~	-	-
Residential Care Facility (Six or Less Persons)	P	P	P	P	P	P	P	P
Residential Care Facility (Seven or More Persons)[f]					C	C	-	-
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 Director)	P	P	P	P	P	P	P[d]	P
Temporary Trailers (As Approved by Planning Director)	P	P	P	P	P	P	P[d]	P

Footnotes:

a. A second single-family detached unit (full-sized single-family detached dwelling) shall be permitted in the R2 zone provided that the lot or parcel in question meets the

minimum area requirement for the R2 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A ~~site and architectural~~ ***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~~ ***ministerially*** approved prior to the issuance of building permits. ~~In addition,~~ ***A***ll development standards of the underlying ***R2*** 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 zone provided that the lot or parcel in question meets the minimum area requirements for the R3 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A ~~site and architectural~~ ***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. ~~In addition,~~ ***A***ll development standards of the underlying ***R3*** 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. 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. ~~Some accessory and temporary uses as indicated will be allowed in the R3-S zone with the approval of the Community Development Director.~~

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. CLHF's 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 ~~persons~~ ***people*** who are mentally alert, ~~persons~~ ***people*** with physical disabilities, who may be ventilator dependent.

(B) Services for ~~persons~~ ***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

j. State Law SB234 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.

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 Issue~~ ***Zone***	RH	R1-20	R1-10	R1-7.2	R2	R3	R3-S	R3-20	R3-24
Lot Area[1] ~~(Minimum square feet)~~	[a]	20,000	10,000	7,200	10,000	12,000	[g]	12,000	12,000
Lot Area[1] (Small Lot Subdivision)	***[a]***	***1,200***	***1,200***	***1,200***	***600***	***600***	***[g]***	***600***	***600***
Lot Width[2] ~~(Minimum linear feet)~~									
~~* Interior Lot~~	[a]	100	60	60	60	60	[g]	60	60
~~* Corner Lot~~	~~[a]~~	~~100~~	~~70~~	~~70~~	~~70~~	~~70~~		~~70~~	~~70~~
Lot Depth[2] ~~(Minimum linear feet)~~	[a]	150	100	100	100	100	[g]	100	100
~~Street Frontage (Minimum linear feet)~~	~~[a]~~	~~50~~	~~40~~	~~40~~	~~40~~	~~40~~	~~[g]~~	~~40~~	~~40~~
~~Setbacks (Minimum linear feet)~~									
~~•~~Front Yard ***Setback[2]***	[a]	25[b]	25[b]	25[b]	25[b]	25[b]		25[b]	25[b]
~~•~~Rear Yard ***Setback[2]***	[a]	35[b]	35[b]	20[b]	20[b]	20[b]		20[b]	20[b]

~~•~~Side Yard ***Setback[2]***									
~~- Interior Lot~~							[g]		
~~With Garage~~	~~[a]~~	~~10[b]~~	~~10[b]~~	~~10[b]~~	~~10[b]~~	~~10[b]~~		~~10[b]~~	~~10[b]~~
~~Without Garage~~	~~[a]~~	~~5[b]~~	~~5[b]~~	~~5[b]~~	~~5[b]~~	~~10[b]~~		~~10[b]~~	~~10[b]~~
~~- Corner Lot~~									
~~Street side~~	~~[a]~~	~~15[b]~~	~~15[b]~~	~~15[b]~~	~~15[b]~~	~~15[b]~~		~~15[b]~~	~~15[b]~~
~~No Street side~~	~~[a]~~	~~5~~	~~5~~	~~5~~	~~5~~	~~10~~		~~10~~	~~10~~
Density[3] ~~(Allowable dwelling units per acre)~~	[a]	1-2	1-4	1-5	1-9	1-12[c]	Max. 20	13-20[c]	20-24[c]
Density[3] (Small Lot Subdivision)	***[a]***								
Living Area (Minimum square feet)									
* Single Family	[a]	1,350[d]	1,350[d]	1,350[d]	1,350[d]	1,350[d]			
* Duplex, Triplex, Four-plex and Multiple Family							[g]	[g]	[g]
- One (1) Bedroom	-	-	-	-	800[d]	800[d]			
- Two (2) Bedroom	-	-	-	-	1,000[d]	1,000[d]			
Height[4] ~~(Maximum linear feet)~~	[a]	35[e]	35[e]	35[e]	35[e]	35[e]	[g]	35[e]	35[e]
Lot Coverage (Maximum percent)	[a]	40	50	50	60[f]	60	[g]	60	60
Distance Between Buildings[2] ~~(Minimum linear feet)~~	[a]	5	5	5	20	20	[g]	20	20

Footnotes:

[1] Minimum Square Feet

[2] Minimum Linear Feet

[3] Residential Dwelling Units Per Acre

[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 exceptions apply to front, rear and side yard requirements as noted:

1. The minimum side and rear yard setback for a patio cover shall be five ***(5)*** feet.

2. The minimum rear yard setback for an accessory structure shall be ten ***(10)*** feet.

3. Slopes exceeding five ***(5%)*** percent 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 ***(5%)*** percent.

4. In the case of a parcel or tract map, the twenty-five ***(25)*** foot front yard setback requirement may range from twenty-two ***(22)*** feet to twenty-eight ***(28)*** feet, with an average of twenty-five ***(25)*** feet for all proposed lots.

5. In the case where an existing legal 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 setb area; and

b. The proposed addition is located no closer than five ***(5)*** feet from any property line.

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.

18.10.050 Off-street parking.

The provisions of Chapter 18.60 shall apply in determining the number of parking spaces that must be provided for each use located in a residential district. 18.10.060 Residential street parking.

The portions of Chapter 10.16 shall apply in all residential districts. 8.10.070 Signs.

The provisions of Chapter 18.80 shall apply in all residential districts.

18.10.080 Site and architectural review.

The provisions of Chapter 18.63 shall apply in all residential districts.

18.10.090 Planned residential development.

A. Purpose. The purpose of this Section is to provide a process for approving a planned residential development that is intended to:

1. Allow for flexibility and creativity in the development of infill lots otherwise constrained due to lot size, configuration and/or surroundings;

2. Provide a method whereby land may be designed and developed as a unified site by taking advantage of efficient site planning techniques thereby resulting in a more efficient use of land, a better living environment, excellence of design, and related enhanced amenities than is otherwise possible through strict application of the development standards of the underlying zoning classification;

3. Ensure development that meets high standards of environmental quality, public health and safety, the efficient use of the City's resources, and the purpose, intent, goals, policies, actions, and land use designations of the General Plan, and any applicable specific plan.

B. Applicability.

1. ***Planned Residential Development*** Permitted Zones. A planned residential development shall be permitted on those parcels identified, within the R2~~—Low Medium~~ and R3~~—Medium Density~~ Residential ~~Zone~~ districts. ~~As determined by the Planning Commission on a case by case basis, a planned residential~~

~~development may be proposed on any site other than those listed in subparagraph "a.", provided that it meets the applicability requirements of this section.~~

~~a.~~ A planned residential development may be proposed on the following properties: Assessor's Parcel Numbers: 0275-191-15, 0275-211-09, 0275-211-58, 0275-251-04, 0276-202-74, and 1167-341-078.

2. ***Planned Residential Development*** Minimum Site Area. A planned residential development may only be requested for a site(s) with a minimum size of 22,000 net square feet.

   a. Net area shall mean the total horizontal area within the lot lines of a lot, excluding public or private easement, any street, drive aisle, or right of way area.

3. ***Planned Residential Development*** Permitted Uses. A planned residential development project shall not authorize a use that is not allowed in the base zoning district.

C. ***Planned Residential*** Development Standards.

1. ***Planned Residential Development*** Density. Density within a planned residential development shall comply with the permitted density of the underlying zone district.

   a. The fractional/decimal results of calculations of the number of multiple housing units allowed within a land use zoning district shall be rounded down to the next lowest whole number. If a fraction is 0.55 or more, the ***Planning and Development Services*** Director may recommend the higher whole number to the ***Planning*** Commission ***Site and Architectural Review Board*** based on other development standards and regulations being met.

2. ***Planned Residential Development*** Density Bonus. A density bonus, as shown below, may be considered by the Planning Commission ***Site and Architectural Review Board***, based on the merits of the project, including that all applicable development standards are met. Only one density bonus may be granted.

   a. Notwithstanding Subsection 2. above, a density bonus shall be granted for affordable housing developments in accordance with the density bonus provisions of Government Code Section 65915; or

   b. A ***twenty*** ~~20~~ percent ***(20%)*** density bonus with evidence that the project can be certified in LEED for Homes; or

   c. A ten percent ***(10%)*** density bonus for construction of the project to meet or exceed more than a ***twenty*** ~~20~~ percent ***(20%)*** increase in energy efficiency above Title 24 requirements or;

3. ***Planned Residential Development*** Lot Coverage. Lot coverage shall not exceed ***sixty*** ~~60~~ percent ***(60%)*** of the lot area. Lot coverage includes primary and accessory structures, covered patios and garages.

4. ***Planned Residential Development*** Open Space. A minimum of ***twenty*** ~~20~~ percent ***(20%)*** of the lot area shall be open and unobstructed. Paved areas, drive aisles, parking areas, private patios, or areas between structures less than ten ***(10)*** feet in any dimension, shall not be counted towards open space. Twenty-five percent ***(25%)*** of open amenity areas may be counted toward the open space requirement.

5. ***Planned Residential Development*** Private Open Space. A minimum of 250 square feet of private open space per dwelling unit shall be provided, with no dimension less than ten ***(10)*** feet. Architectural elements with no habitable space may encroach into private open spaces.

6. ***Planned Residential Development*** Amenities. Amenities may include a swimming pool, clubhouse, tot lot with play equipment, picnic shelter with barbeque area, basketball, tennis, or other recreational amenities. The type of amenities shall be approved by the Planning Commission. Amenities shall be provided as follows:

Number of Units	Number of Amenities
0—11	0
12—24	1
25—50	2
51—75	3
75+ as determined by the Planning Commission	

Note: Where a mix of attached and detached units is proposed, amenities shall be provided pursuant to this subsection.

7. ***Planned Residential Development*** Height. ***Thirty-five (***35***)*** feet. Three ***(3)*** story structures shall not be permitted adjacent to any Single-Family Residential zone or single-family use.

8. ***Planned Residential Development*** Circulation.

   a. Private streets shall be permitted only when a Homeowner's Association is established to maintain them.

   b. Private streets shall be built to public works construction standards.

c. Street/Drive Aisle Width. A minimum of ***twenty-six (***26***)*** feet, curb to curb with no on-street parking shall be provided. Where one-way access is proposed, the minimum width shall conform to ***San Bernardino*** County Fire standards.

d. Two points of vehicular ingress and egress to a public street shall be provided. Except that for smaller projects or where the applicant can show that this is a physical impossibility, the appropriate ~~fire authority~~ ***San Bernardino County Fire*** may modify this requirement if the ~~fire authority~~ ***San Bernardino County Fire*** determines that emergency access is adequate for the project.

9. ***Planned Residential Development*** Number of Attached Dwelling Units. Attached dwelling units shall not exceed eight ***(8)*** units. Any building with six ***(6)*** or more units shall provide a minimum two ***(2)*** foot variation along the building wall plane.

10. ~~Project~~ ***Planned Residential Development*** Setbacks.

a. Perimeter Setbacks.

i. Front Yard: ***Twenty (***20***)*** feet.

ii. Rear Yard: ***Fifteen (***15***)*** feet.

iii. Side Yard: Ten ***(10)*** feet.

~~iv. Street Side Yard: Ten feet.~~

b. ***Planned Residential Development a***Attached units shall also adhere to the following setbacks:

i. A minimum setback of ten ***(10)*** feet from the curb face, except that a minimum driveway depth of ***seventeen (***17***)*** feet shall be provided.

ii. A minimum of ***fifteen (***15***)*** feet between attached buildings.

c. ~~Small lot~~ ***Planned Residential Development*** subdivisions shall adhere to the following standards:

i. Minimum Lot Size: 3,500 net square feet.

ii. Lot Coverage: ***Sixty*** ~~60~~ percent ***(60%)***.

iii. Front Yard Setback: An average of ***eighteen (***18***)*** feet, but no less than ***sixteen (***16***)*** feet.

iv. Rear Yard Setback: 15 feet.

v. Side Yard Setbacks: Five feet on one side yard and eight feet on the other side yard.

vi. Zero Lot Line Setback: Shall apply to detached garages only.

vii. Distance Between Detached Garage and Main Residence: Five feet.

11. ***Planned Residential Development*** Parking. Parking shall be in accordance with Chapter 18.60 (Off-Street Parking), with the following exceptions:

~~a.~~ On-street parking may be credited towards guest parking, provided that a curb-to-curb street width or driveway width of a minimum of ***thirty-three (***33***)*** feet is provided, with parking only on one side of the street.

12. ***Planned Residential Development*** Storage and Trash Areas. All storage and trash areas shall be located within enclosed areas completely screened from public view. The enclosure shall follow current California Building Code accessibility requirements, as amended from time to time. A drain shall be installed and connected directly into the City's wastewater system, with approval from the City's Engineer. The storage and trash enclosure shall contain lockable front facing decorative metal doors and a side door, and a decorative metal roof or cover with screening to prevent illegal dumping. All decorative material shall be compliant with the City's objective design standards. Common storage and trash areas shall be within 200 feet of the dwelling served.

D. ***Planned Residential Development Processing*** Procedures.

1. Planned ***R***~~r~~esidential ***D***~~d~~evelopments shall be processed in accordance with Chapter 18.63 (Site and Architectural Review). The application shall include all ~~of~~ the information and materials specified by the Site and Architectural Review application, together with the required fee in compliance with the City's adopted fee schedule. It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection F. of this Section (Findings and Decision).

2. The application shall be accompanied by a tentative map that shall be filed and processed in accordance with Title 17 (Subdivisions) of the Municipal Code.

E. ***Planned Residential Development*** Review Authority. The ***Planning*** Commission ***Site and Architectural Review Board*** may approve, conditionally approve, or deny a ***P***~~p~~lanned ***R***~~r~~esidential ***D***~~d~~evelopment, provided that the findings contained in Subsection ***"***F***"***~~.~~ of this Section (Findings and Decision), and in Chapter 18.63 (Site and Architectural Review), can be made.

F. ***Planned Residential Development Approval*** Findings and Decision. The ***Planning*** Commission ***Site and Architectural Review Board*** may approve or conditionally

approve a ***P***~~p~~lanned ***R***~~r~~esidential ***D***~~d~~evelopment only after first making all of the findings contained in Section 18.63.060 (Approval Process) and the following:

1. The ***Planned Residential D***~~d~~evelopment includes only uses allowed within the base zoning district.

2. The ***Planned Residential D***~~d~~evelopment is compatible with other development~~s~~ within the zoning district and general neighborhood of the proposed project.

3. The ~~project~~ ***Planned Residential Development*** would produce ~~a development~~ ***construction*** of higher quality and greater excellence of design than that might otherwise result from using the standard development regulations.

4. The subject site is adequate in terms of size, shape, topography, and circumstances to accommodate the ~~proposed~~ ***Planned Residential D***~~d~~evelopment.

5. The ~~project~~ ***Planned Residential Development*** includes improved quality of life provisions and enhanced amenities, including an additional and appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, common open space, landscaping, parking areas, private open space, and sustainable improvement standards (e.g., energy efficient building design, construction, and operation.

G. Minor Changes ***to an approved Planned Residential Development*** ~~by Director~~.

1. Minor changes in a ***P***~~p~~lanned ***R***~~r~~esidential ***D***~~d~~evelopment that do not involve an increase in density***,*** or a change of use may be approved by the ***Planning and Development Services*** Director, pursuant to Subsection 18.63.020.~~C (Administrative Site and Architectural Review).~~

2. ~~Proposed~~ ***C***~~c~~hanges that are not deemed minor shall be subject to review and approval by the original review authority.

H. Common Ownership — ***(***Land or Improvements***) for Planned Residential Development***.

1. Covenants, Conditions and Restrictions (CC&R's). Where a Planned Residential Development contains any land or improvement proposed to be held in common ownership, the applicant shall submit a declaration of covenants, conditions and restrictions (CC&R's) with the final map establishing a Homeowner's Association subject to Community and Economic Development Director and the City Attorney approval. Such declaration shall set forth provisions for maintenance of all common areas, payment of taxes and all other privileges and responsibilities of the common ownership. The CC&R's shall include provisions prohibiting the

homeowners' association (HOA) from quitclaiming, selling or otherwise transferring the land held in common ownership to private property owners.

2. The City shall be made a party of the CC&R's. The City's participation shall be specifically limited to enforcement of the HOA's maintenance obligation.

3. Amendments to CC&R's. The provisions of approved CC&R's shall not be amended without the prior approval of the ~~Community~~ ***Planning and*** Development ***Services*** Director and City Attorney who at ~~his or her~~ ***their*** discretion may refer the matter to the Planning Commission ***Site and Architectural Review Board***. Requests for amendments to existing CC&R's shall be submitted to the ***Planning Department*** ~~Community Development Division~~.

4. Maintenance. All private streets, walkways, parking areas, landscaped areas, storage areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities and other improvements not dedicated to public use shall be maintained by the property owners. Provisions acceptable to the affected City Departments shall be made for the preservation and maintenance of all such improvements prior to the issuance of building permits.

5. Failure to Maintain Constitutes a Public Nuisance. All commonly-owned lots, improvements and facilities shall be preserved and maintained in a safe condition and in a state of good repair. Any failure to so maintain is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

18.10.100 Small Lot Subdivision "Starter Home Revitalization Act"

A. Housing Development of Small Lot Subdivisions. The City Planner shall ministerially review, without a public hearing, an application for a housing development project on a lot that is subdivided pursuant to Section Municipal Code Chapter 17.29 for small lot subdivision and Government Code Section 66499.41, and shall approve the application if the criteria in Government Code Section 65852.28 and this section are satisfied.

B. Qualifying Criteria. Within sixty (60) days from the receipt of a complete application, the City Planner shall determine if the housing development project meets all the following requirements:

1. The proposed housing development is on a lot created in accordance with Municipal Code Chapter 17.29 and Government Code Section 66499.41.

2. The proposed housing development complies with all objective zoning standards, objective subdivision standards, and objective

design review standards applicable to the parcel as provided in the zoning district in which the parcel is located that do not conflict with Section Municipal Code Chapter 17.29 and Government Code Sections 65852.28 and 66499.41; provided, however:

i. The Planning and Development Services Director, or their Planner designee, shall modify or waive any standard if the standard would have the effect of physically precluding the construction of the development project at twenty (20) dwelling units per acre. Any modifications of development standards shall be the minimum modification necessary.

ii. No setback between the units is required, except as provided in the California Building Code (Title 24 of the California Code of Regulations).

iii. Required rear and side yard setbacks from the original lot line shall equal four feet, except that no setback shall be required for an existing legally created structure or a structure constructed in the same location and to the same dimensions as an existing legally created structure.

iv. For development on a vacant lot zoned for single-family residences, no height limit may be applied that is less than what is allowed per the existing zoning designation applicable to the lot.

C. ***Floor Area Ratio Standards. The following floor area ratios shall apply:***

1. For a housing development project consisting of three (3) to seven (7) units, inclusive, the floor area ratio is 1.0.

2. For a housing development project consisting of eight (8) to ten (10) units, inclusive, the floor area ratio is 1.25.

D. ***Project Specific Adverse Impacts. In addition to the criteria listed in this section, a proposed housing development may be denied if the City Building Official makes a written finding, based on a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical environment, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. A "specific adverse impact" is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general***

plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.

E. ***Building Permits for Housing Development of Small Lot Subdivisions. The City Building Official shall issue a building permit for one or more residential units that are part of a housing development project on a lot that is subdivided pursuant to Grand Terrace Municipal Code Chapter 17.29 and Government Code Section 66499.41, and shall approve the application if the criteria in Government Code Section 65852.28 and this section are satisfied and has met the following criteria:***

1. ***The applicant has received a tentative map or parcel map approval for the subdivision.***

2. ***The applicant has submitted a complete building permit application.***

Any dedication, improvement, and sewer requirements identified in the approved tentative map or parcel map or its conditions of approval shall be guaranteed to the City's satisfaction.

F. ***Building Permit Specific Adverse Impacts. In addition to the criteria listed in this chapter, issuance of a building permit may be denied if the Building Official makes a written finding, based on a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical environment, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. A "specific adverse impact" is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.***

G. ***Enforcement. The City Attorney shall be authorized to abate violations of this chapter and to enforce the provisions of this chapter and all implementing agreements and affidavits by civil action, injunctive relief, and any other proceeding or method permitted by law. Remedies provided for in this chapter shall not preclude the City of Grand Terrace from any other remedy or relief to which it otherwise would be entitled under law or equity."***

SECTION 8. Section 18.27.010 "Nonresidential ***Land*** Use Regulations" of Chapter 18.27 – NONRESIDENTIAL DISTRICTS of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

“**18.27.010 Nonresidential *Land* Use *R*regulations.**

Land Uses listed in Table 18.27.010 shall be allowed in one or more of the nonresidential 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 "-" indicates uses which are prohibited.

Permitted Uses[a]	AP	C2	CM	MR	M2	PUB
Agricultural and nursery supplies and services	-	-	-	P	P	-
Amateur "HAM" radio antenna structures (Subject to Chapter 18.72)	P	P	P	P	P	P
Antique shops	C	P	P	P	-	-
Apparel stores	C	P	P	P	-	-
Appliance stores and repair	-	P	P	P	-	-
Art, music and photographic studios and supply stores	-	P	P	P	-	-
Athletic and health clubs and weight-reducing clinics	-	P	P	P	-	-
Bakeries (retail only)	C	P	P	P	-	-
Bakeries (wholesale)	-	-	-	-	P	-
Banks, financial services and institutions	P	-	-	-	-	-
Barber and beauty shops	-	P	P	P	-	-
Bicycle shops	-	P	P	P	-	-
Book, gift and stationary stores (other than adult related material)	C	-	-	-	-	-
Building maintenance services	-	-	C	P	P	-
Building supplies and sales	-	-	C	C	-	-
Building supplies sales, enclosed	-	-	-	P	-	-
Building supplies sales (wholesale and retail), indoor	-	-	-	-	P	-
Building supplies sales (wholesale and retail), outdoor	-	-	-	-	C	-
Building supplies and sales, outdoor	-	-	-	C	-	-
Business and office services	P	-	-	-	-	-
Business and office facilities	-	-	P	P	-	-
Business support services	-	-	P	P	-	-
Camera shop and film processing services	-	P	P	P	-	-
Candy and confectionery stores (retail only)	C	P	P	P	-	-
Carpet and floor covering stores	-	P	P	P	-	-
China and glassware stores	C	P	P	P	-	-
Cleaning and pressing establishments	-	P	P	P	-	-
Computer and software stores	C	P	P	P	-	-
Communication services	-	-	P	P	P	-
Contractor's office and storage yards, indoor	-	-	-	-	P	-

Contractor's office and storage yards, outdoor	-	-	-	C	C	-
Convenience stores	C	P	P	P	-	-
Curtain and drapery shops	-	P	P	P	-	-
Day care centers	C	C	C	C	-	-
Delicatessens and specialty food stores	-	P	P	P	-	-
Drug stores and pharmacies	C	P	P	P	-	-
Emergency shelters subject to Chapter 18.78	-	-	-	-	P	-
Equipment sales and services, indoor	-	-	-	P	-	-
Establishments with on-site alcohol beverage sales and consumption that are not bona fide eating establishments (bars, taverns, cocktail lounges, breweries, distilleries and/or wine making facilities with sales for on-site and off- site consumption)[b]	C	C	C	C	-	-
Florist shops	C	P	P	P	-	-
Funeral homes (without crematory services)	-	-	-	C	-	-
Funeral homes (with crematory services)	-	-	-	-	C	-
Furniture stores	C	P	P	P	-	-
General assembly facilities (other than church facilities)	P	-	-	-	-	-
Government offices and service facilities	-	-	-	-	-	P
Grocery stores and supermarkets	C	P	P	P	-	-
Hardware stores	C	P	P	P	-	-
Heavy equipment rentals, sales and services, indoor	-	-	P	P	P	-
Heavy equipment rentals, sales and services, outdoor	-	-	C	C	C	-
Hobby and craft shops	C	P	P	P	-	-
Ice cream and yogurt shops	-	P	P	P	-	-
Jewelry stores	C	P	P	P	-	-
Laundry (self-service)	-	P	P	P	-	-
Laundry and cleaning services	-	-	-	P	-	-
Laundry and dry-cleaning facilities	-	-	-	-	P	-
Leather goods and luggage stores	C	P	P	P	-	-
Liquor stores	C	P	P	P	-	-
Mail order services	-	-	-	P	P	-
Manufacturing, light facilities	-	-	C	P	P	-
Manufacturing, medium facilities	-	-	-	-	P	-
Medical and dental offices and related health clinics	P	-	-	-	-	-
Modular units for office purpose only	-	-	-	C	-	-
Modular units for business office or headquarter purposes only	-	-	-	-	C	-
Motels and hotels	-	C	C	C	-	-

Nurseries and garden supply stores	C	P	P	P	-	-
Nursing and retirement home facilities	C	-	-	-	-	-
Office supplies store	-	P	P	P	-	-
Outdoor displays/uses shall take place in front of business on site, which have been approved with a conditional use permit. Under special circumstances outdoor uses/displays are allowed without conditional use permits during two city-wide events (the Grand Terrace Days in June and Tour De Terrace Bike Event in October), and in connection with business grand openings. Temporary special event permits will be required for display of associated balloons, banners and special event signs.	-	C	C	C	-	-
Paint, glass and wallpaper stores	C	P	P	P	-	-
Pet shops	-	P	P	P	-	-
Photography and film processing facilities	-	-	-	-	P	-
Plant nurseries, wholesale, outdoor	-	-	-	-	C	-
Printing, blueprinting and reproduction services	-	P	P	P	P	-
Private School Facilities	C	-	-	-	-	-
Public and quasi-public facilities	C	-	-	-	-	-
Public library facilities	-	-	-	-	-	P
Public parks and recreational facilities	-	-	-	-	-	P
Public schools facilities	-	-	-	-	-	P
Public storage facilities, indoor	-	-	P	P	P	-
Public storage facilities, outdoor	-	-	C	C	C	-
Public utility facilities and services	-	-	C	C	C	P
Record, tape and video stores (sales and rental)	-	P	P	P	-	-
Recreational facilities	-	-	C	C	C	-
Recreation vehicle storage, indoor	-	-	-	-	P	-
Recreational vehicle storage, outdoor	-	-	-	-	C	-
Research and development facilities	-	-	P	P	-	-
Research services	-	-	-	P	-	-
Restaurants: With incidental serving of beer and wine (without a cocktail lounge, bar, entertainment or dancing)	-	P	P	P	-	-
Restaurants: With a cocktail lounge, bar, entertainment or dancing)	-	C	C	C	-	-
Restaurants: Fast food (without a drive-thru)	-	P	P	P	-	-
Restaurants: With entertainment and/or serving of alcoholic beverages (other than beer and wine)	-	C	C	C	-	-

Restaurants: Fast food (with a drive-thru)	-	C	C	C	-	-
Secondhand sales	-	C	C	C	-	-
Shoe stores (sales and repair)	-	P	P	P	-	-
Sporting goods stores	C	P	P	P	-	-
Tailor shops	-	P	P	P	-	-
Temporary uses which are determined by the ~~community~~ ***Planning and D~~d~~***evelopment ***Services D~~d~~***irector ***or their designee that do*** not ~~to~~ have significant long-term impact on the environment. (Uses such as parking lot sales, Christmas tree sales, seasonal sales, rummage sales, and others with review through the land use ***permit*** approval or ~~administrative site and architectural approval~~ ***temporary use permit approval*** process in accordance with Chapter 18.63~~, Site and Architectural Review~~)	-	P	P	P	P	-
Television, radio, VCR, stereo and CD component stores (sales and repair)	-	P	P	P	-	-
Toy stores	C	P	P	P	-	-
Variety department stores	C	P	P	P	-	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): electric vehicle charging stations (accessory use)[c]	P	P	P	P	P	P
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): parts and supplies (retail)	-	P	P	P	P	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): parts and supplies (wholesale)	-	-	-	-	P	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): rentals	-	C	C	C	P	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): repair	-	-	-	C	P	
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service	-	C	C	C	C	-

related to boats, trailers and campers.): sales (new and used vehicles)						
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): service stations	-	C	C	C	C	-
Veterinary clinic (completely contained in a building)	-	C	C	P	P	-
Watch and clock shops (sales and repair);	C	P	P	P	-	-
Wireless communication facilities subject to Chapter 18.71	C	C	C	C	C	C
Wholesale, storage and distribution facilities	-	-	-	P	P	-
Yardage goods stores	-	P	P	P	-	-

Footnotes:

a. Land uses subject to Chapter 18.27.020 Nonresidential Hours of Operation.

b. "Bona fide public eating place" means a place which is regularly and in a bona fide manner used and kept open for the serving of meals to "guests" for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking and an assortment of foods which may be required for ordinary "meals", the kitchen of which must be kept in a sanitary condition with the proper amount of refrigeration for keeping of food on said premises and must comply with all the regulations of the department of health. "Meals" means the usual assortment of foods commonly ordered at various hours of the day; the service of such food and victuals only as sandwiches or salads shall not be deemed a compliance with this requirement. In addition, the following, and offerings similar to them, do not meet the meal requirement:

- Snacks such as pretzels, nuts, popcorn, pickles, and chips.
- Food ordinarily served as appetizers or first courses such as cheese sticks, fried calamari, chicken wings, pizza bites (as opposed to a pizza), egg rolls, pot stickers, flautas, cups of soup, and any small portion of a dish that may constitute a main course when it is not served in a full portion or when it is intended for sharing in small portions.
- Side dishes such as bread, rolls, french fries, onion rings, small salads (green, potato, macaroni, fruit), rice, mashed potatoes, and small portions of vegetables.
- Reheated refrigerated or frozen entrees.

- Desserts.

"Guests" shall mean ~~persons~~ ***people*** who, during the hours when meals are regularly served therein, come to a bona fide public eating place for the purpose of obtaining, and actually order and obtain at such time, in good faith, a meal therein. Nothing in this Section, however, shall be construed to require that any food be sold or purchased with any beverage.

c. Nonresidential 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.

- 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.”

SECTION 9. Section 18.48.040 "Review Procedures" of Chapter 18.48 - "R3-24 OVERLAY DISTRICT" of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"**18.48.040 - Review *P*~~p~~rocedures.**

Development applications in the R3-24 overlay district shall be processed as a~~n~~ ~~administrative site and architectural~~ ***Land Use Permit Application*** review ~~application~~ pursuant to Subsection 18.63.020~~.C~~."

SECTION 10. Section 18.56.020 "Permitted Uses" of Chapter 18.56 – "AG-2 AGRICULTURAL-2 OVERLAY DISTRICT" of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"**18.56.020 – Permitted *Land U*~~u~~ses.**

Land Uses permitted in the AG-2 overlay district are as follows:

~~A.~~ Temporary uses which are determined by the ~~Community~~ ***Planning and*** Development ***Services*** Director not to have significant long-term impact on the environment. (Uses such as parking lot sales, Christmas tree sales, seasonal sales, rummage sales, and others with review through the ***L***~~l~~and ***U***~~u~~se ***Permit Application review and*** approval ***process;*** or, ~~administrative site and architectural~~ ***the Temporary Use Permit review and*** approval process in accordance with Chapter 18.63~~, Site and Architectural Review~~.)"

SECTION 11. Chapter 18.63 – "SITE AND ARCHITECTURAL REVIEW" of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"**Chapter 18.63 SITE AND ARCHITECTURAL REVIEW**

Sections:

18.63.010 Purpose.

The purpose of this chapter is to empower the planning commission to sit as the ***C***~~c~~ity ***of Grand Terrace***'s ***Planning Commission S***~~s~~ite and ***A***~~a~~rchitectural ***R***~~r~~eview ***B***~~b~~oard and the ~~community development~~ ***D***~~d~~irector ***of Planning and Development Services*** with the responsibility for comprehensive site plan and architectural review ~~in order~~ to achieve the following:

A. To ensure that new development and the alteration or enlargement of existing development occurs in a manner that is consistent with the intent of this title and the ***City of Grand Terrace G***~~g~~eneral ***P***~~p~~lan;

B. To ensure that the location and configuration of structures are visually harmonious with their sites and surrounding sites and structures, that they do not interfere with neighbors' privacy, that they do not unnecessarily block scenic views from other structures and/or public areas, and be in scale with the townscape and natural landscape of the area;

C. To ensure that the architectural design of structures and their materials and colors are visually harmonious with surrounding development, natural landforms, is functional for the proposed project and is consistent with this title;

D. To ensure that plans for landscaping and open spaces provide a functional and visually pleasing setting for the structures on the site and is harmonious with the natural landscape of the area and nearby developments;

E. To ensure the preservation of the natural beauty of the city and its setting, to prevent the indiscriminate clearing of property, the destruction of trees and natural vegetation and the excessive and unsightly grading of hillsides, and to preserve the natural landforms;

F. To ensure that the design and location of signs are consistent with the scale and character of the building to which they are attached or otherwise associated with and are consistent with this title;

G. To ensure that structures/buildings damaged by fire, earthquake and other natural disasters are reconstructed in accordance with the Grand Terrace Municipal Code, zoning code and other applicable health and safety, building, and fire codes.

H. To mitigate governmental constraints on the production of single-family housing, and to expedite permit processing of single-family housing, and/or reduce permitting fees for single-family housing.

18.63.020 Application.

A. There are ~~three~~ ***two*** levels ~~of applications for~~ site and architectural review:

1. Land ***U~~u~~se Permit*** Application ***(ministerial)***;

~~2. Administrative site and architectural review; and~~

2.~~3.~~Site and ***A~~a~~rchitectural Permit Application*** ~~review~~ (~~with~~ public hearing).

B. Land Use ***Permit*** Application. The purpose of this section is to empower the ~~community development~~ ***Planning and Development Services D~~d~~irector*** or ~~representative~~ ***their designee*** with responsibilities for ***ministerial*** site and architectural review of minor items, ~~yet which may~~ ***that*** have ***no*** potential to adversely

affect the environment. ~~Noticing to adjacent property owners will be at the discretion of the community development director, with the exception of satellite dishes.~~

1. Land ***U***~~u~~se ***Permit A***~~a~~pplication, regardless of need for a ***building*** permit, shall be required in the event any of the following actions or construction occur:

   a. Any new construction exceeding six ***(6)*** feet in height;

   b. Any remodeling or renovation of a structure which results in:

      i. A change in use or intensity of use (includes any ~~proposed~~ use of a structure which has been vacant for a period of six ***(6)*** months or more), or

      ii. An increase in building size (including bulk area and floor area), or

      iii. Increased capacity, or

      iv. Additional street access;

   c. Plan check or clearance of building plans including, but not limited to: swimming pools, spas, patio covers, enclos***ed***~~ures~~ ***patios***, all types of accessory structures, walls, fences and other structures which do not require ~~administrative or~~ formal site and architectural review.

   d. Additions to existing residential structures located in a residential district and the exterior design and materials of the addition match the exterior design and materials of the existing structure.

~~2. The following items may be approved by the Planning Director without going to the Site and Architectural Review Board:~~

   e.~~a~~.Sunrooms, provided they *strictly* meet ~~the planning commission~~ setback~~s policies~~, UBC and other construction code regulations;

   f.~~b~~.Satellite dish antennae, provided they can be screened from the street in accordance with code and design standards. ~~Notice including location map or site plan shall be mailed to adjacent property owners requesting comments at least two weeks in advance of the Planning Director's decision~~;

   g.~~c~~. Overhead decks~~, provided they strictly meet the Planning Commission design guidelines~~;

   h.~~d.~~ ***Single family homes that do not require a variance and are compliant with zoning and general plan designations are processed ministerially.*** ~~Ground floor additions to existing residential structures located in an R1 district where the addition is less than 500 square feet gross floor area and the exterior~~

~~design and materials of the addition match the exterior design and materials of the existing structure~~;

i.~~e.~~ Fences or walls which do not meet Section 18.73.070;

j.~~f.~~ All construction of elevated decks;

k.~~g.~~ Construction of playhouses according to Section 18.63.110 of this Chapter;

l.~~h.~~ Temporary uses with insignificant adverse, long-term impact on the environment, i.e., parking lot sales, rummage sales, Christmas tree sales, seasonal sales and others in ~~the~~ commercial and industrial areas other than residential areas;

m.~~i.~~ In the case of damaged or partially damaged structures due to fire, earthquake, explosion or other natural disasters, and the structure will be reconstructed in the exact condition prior to the disaster and in conformance with applicable City codes and the Zoning Code.

~~C. Administrative Site and Architectural Review Application. The purpose of this application is to allow staff level review of projects of medium scale and impact without the need for a public hearing, related costs and noticing procedures.~~

~~The following items may be approved by the Planning Director without going to the Site and Architectural Review Board. However, the plans must be routed to all reviewing agencies and notices shall be mailed to adjacent property owners requesting comments within two weeks.~~

~~The Planning Director's decisions shall be final unless appealed to the Planning Commission within ten calendar days.~~

~~Appeals shall be filed with the Planning Department and follow similar rules as the appeals to the City Council (Section 18.63.070).~~

n.~~1.~~ All accessory structures, except:

1.~~a.~~ Structures with 65 percent or more of the square footage of the main residence living area. Living area does not include porches, patios, carports, garages, storage areas, or auxiliary rooms;

2.~~b.~~ Structures 1,200 square feet or more in size;

3.~~c.~~ Structures with lot coverage higher than 25 percent;

o. ~~2.~~ All room additions, except room additions with 65 percent or more of the square footage of the main residence living area. Living area does not include porches, patios, carports, garages, storage areas, or auxiliary rooms;

p. ~~3.~~ Large scale temporary uses of insignificant adverse impact on the environment, i.e., parking lot sales which require review by fire, health and other agencies;

q. ~~4.~~ In case of damaged structures due to fire, earthquakes or other natural disasters where the structure will be reconstructed with alterations but not sufficient to trigger a public hearing.

r. ~~5.~~ Developments within the R3-24 and R3-24 Overlay districts. Such developments shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

s. ~~6.~~ Applications for second units and two-unit developments in accordance with Chapter 18.65.

t. ~~7.~~ Applications for accessory dwelling units and junior accessory dwelling units in accordance with Chapter 18.69.

u. Urban Lot Splits in accordance with Chapter 17.30.

v. Minor changes to an approved Site and Architectural Permit or Planned Residential Development.

Any item which could not be satisfactorily reviewed ***ministerially*** at staff level ~~may be~~ ***shall be*** subject to site and architectural ***permit*** review at the discretion of the ~~Community~~ ***Planning Commission Site and Architecture Review Board*** ~~Development Director~~. ~~The Community Development Director's decisions shall be final unless appealed to the Planning Commission within ten calendar days. Appeals shall be filed with the Planning Department and follow similar rules as the appeals to the City Council (Section 18.63.070).~~

D. Site and Architectural Review ***Permit*** Application. The purpose of this application is to allow major projects to receive full review from the ***Planning Commission*** Site and Architectural Review Board through a public hearing process. Site and architectural review by the ***Planning Commission*** Site and Architectural Review Board includes, but is not limited to:

1. All items which are not subject to ***ministerial*** land use ***permit*** ~~or administrative site and architectural review~~ applications~~;~~

2. Any conversion of a single ownership property to a condominium ownership or stock cooperative project;

3. Any placement of a modular structure in any district in accordance with this Title;

~~4. Any other project subject to site and architectural review as listed in this Title or in the Barton Road specific plan;~~

4.~~5.~~Any item which could not be satisfactorily reviewed at the staff level per ~~discretion of the Community Development Director. Additionally,~~ ***A***any replacement or reconstruction of disaster-damaged structures that are not in the same condition as prior, including changes initiated by the applicant or increased square footage of 65 percent or more of the main residential livable area, lot coverage over 25 percent or add accessory structure over 1,200 square feet;

5.~~6.~~Refer to chart Review Process for Nonconforming Structures Affected By Natural Disasters/Fire.

6. Major changes to an approved Site and Architectural Permit or Planned Residential Development.

Review Process for Nonconforming Structures
Affected by Natural Disasters/Fire

1. Proposed Threshold Triggering Zoning Conformity.

a.	Cost to rebuild equal or greater than seventy-five percent of current value of property. (assessed, appraised, or construction value, whichever is greater).	Bring whole building up to all codes, since the structure is basically being redone.
b.	Cost to rebuild less than seventy-five percent	Does not trigger zoning conformance. However, continues triggering building compliance.

2. Site and Architectural Review Procedures for Damaged Structures Chart.

Description of Property	Threshold of Zoning Conformity	Can It Be Rebuilt? / Codes to Comply	Proposed Process Applications Required In Case of No Alterations*	Applications Required in Case of Alterations**
Two counts nonconforming (use and structure)	(Cost to rebuild is equal or greater than 75 percent of the current value of property)	Cannot be rebuilt because it is not in conformance with city codes	N/A	N/A

i.e., old residential unit located on Barton Road (commercial area)	(Cost to rebuild is less than 75 percent of current value of property	Can be rebuilt/allowed not to be in conformance with zoning code	Only building permits required	Alterations to meet all codes, CUP required Not supposed to expand
One count nonconforming (structure only)	(Cost to rebuild is equal to or greater than 75 percent of the current value of property)	Can be rebuilt and requires conformance with all codes	Land use and building permit required	SA review portionately
i.e., old residential unit located in residential district	(Cost to rebuild is equal or less than 75 percent of current value of property)	Can be rebuilt allowed not to be in conformance with zoning code	Building permit only	Alterations to meet all codes, CUP required Not supposed to expand

* No alterations: Exception: Alterations to bring structure into compliance with building codes.
** With alterations: Other expansion of structures per applicant's initiative.

18.63.030 Scope.

The responsibility of the ***Planning Commission*** Site and Architectural Review Board and/or ***Planning and Development Services Department*** ~~Director~~ is to provide comprehensive site plan and architectural review of projects. The scope of the review is to consider the site plan in relation to the property and development standards (i.e. setbacks, lot coverage, building height, parking, etc.), placement of structures, vehicle and pedestrian access, landscaping, police and fire services, grading and drainage, traffic, relationship to existing and planned uses of adjoining and surrounding properties, and relationship to nearby properties and structures and surrounding natural topography. It is also to consider the ~~proposed~~ architecture of buildings in terms of style and design, materials and colors, and size and bulk in relation to the surrounding properties.

Where site and architectural review is required the ***Planning Commission*** Site and Architectural Review Board and/or the ~~Community~~ ***Planning and*** Development ***Services*** Director shall consider the following issues (other relevant issues not listed below may also be considered):

A. The ~~proposed~~ site plan for the property shall be reviewed taking into consideration the following:

1. Placement of all structures and improvements (including adherence to setback requirements);

2. Vehicular ingress and egress;

3. Internal vehicular circulation and parking lot design;

4. Pedestrian and vehicular safety;

5. Landscaping;

6. Pedestrian amenities;

7. Lighting;

8. Location of all service facilities, including waste recycling bins;

9. Walls and fences;

10. Police and fire protection;

11. Relationship to adjoining properties, structures and the site's and surrounding area's natural topography;

12. Grading and drainage issues;

13. Relationship to existing and/or the planned use of adjoining properties and within the general area;

14. Consistency with this Title and the general plan;

15. Traffic-control measures.

B. The ~~proposed~~ architecture of all structures shall be reviewed taking into consideration the following:
   1. Architectural style and building design;

   2. Proposed building materials and colors;

   3. Height of structures;

   4. Design and location of all signs;

   5. Size and bulk of the structures in relation to existing and/or planned structures on the subject site, adjoining properties and within the general area;

6. Consistency with this title and the general plan.

18.63.040 Submittal process.

Applications for site and architectural review shall be submitted to the ~~planning department~~ ***Planning and Development Services Department***. The ~~Planning Director~~ ***Planning and Development Services Director of their designee*** shall review each application and determine its completeness in accordance with planning department policy. Upon determination that an application is complete, the application shall be scheduled either for review by the ***Planning Commission S***~~s~~ite and ***A***~~a~~rchitectural ***R***~~r~~eview ***B***~~b~~oard or by the ~~community~~ ***Planning and D***~~d~~evelopment ***Services D***~~d~~irector as applicable according to Section 18.63.020. Land ***U***~~u~~se applications may be completed by assigned planners at the counter or taken in for review as needed.

An application for site and architectural review shall contain the following:

A. Completed application form ***includes***;

1. Parcel numbers, legal description, and site address.

2. Name, address, and contact information of applicant and property owner.

3. Wet-signed owner consent letter if applicant is not the property owner.

4. Existing uses, structures, and major physical alterations on the site.

5. Existing site conditions including trees, topography, easements, and utilities.

6. Aerial and street view site photograph showing existing environmental features.

7. Identification of replacement housing units and affordable housing units.

8. Proposed number of dwelling units by type, size, and tenure.

9. Nonresidential square footage, if applicable.

10. Proposed number of bonus units and all requested incentives, waivers, concessions, or parking reductions.

11. Total project data including:

a. *Land use designation*

b. *Zoning district*

c. *Unit mix (studio, 1-bed, etc.)*

d. *Lot Coverage*

e. *Total square footage*

f. *Square footage by structure*

g. *Setbacks (front, side, rear)*

h. *On-site open space and common open space*

i. *Landscape coverage (sq. ft. and percentage)*

12. *Landscape plan prepared by a licensed landscape architect*

13. *Irrigation plan and complete Model Water Efficient Landscaping Ordinance (MWELO) compliance documentation.*

14. *Proposed plant palette and planting schedule.*

15. *Materials board with manufacturer specification sheets.*

16. *Window and door manufacturer specification sheets.*

17. *Title Report dated within the last 6 months.*

18. *Location of all recorded public easements including storm drain, sewer, water, and utilities.*

19. *Identification of environmental constraints including:*

    a. *Very high fire hazard severity zone*

    b. *Wetlands*

    c. *Hazardous materials sites*

    d. *FEMA 100-year flood zone*

    e. *Earthquake fault zone*

f. Streambeds subject to Fish & Game Code §1600

g. Special-status species occurrences

20. Subdivision information if required (parcel map, tentative map, condo map).

21. Environmental application and associated fees.

22. Technical studies including, as applicable:

a. Phase I Environmental Site Assessment

b. Geotechnical/Soils report

c. Hydrology and stormwater quality management plan

d. Traffic and circulation study

e. Noise study

f. Water and sewer demand studies

23. On-site improvement plan (sidewalks, lighting, paving, utilities).

24. Off-site improvement plan (street trees, street lighting, curb, gutter, sidewalk, frontage improvements).

25. Plans submitted to the San Bernardino County Fire Department and obtain Fire Permit Letter.

26. Solar and solar-ready area diagrams.

27. Location of transformers, mechanical equipment, and all above-grade utilities.

28. Fire rating of exterior walls and fenestration areas.

29. EV charging plan.

30. Manufactured home information, when applicable:

a. Engineered foundation plans

b. HUD certification

c. Unit age

d. Roof and exterior material compliance

e. Fire separation diagrams

31. Public art compliance information or fee-in-lieu documentation.

32. Sign Program application (if applicable).

33. Utilities will-serve letters (water, sewer, power, gas, schools).

34. Waste Management Plan for demolition and construction waste.

35. Demolition asbestos/lead clearance from licensed abatement contractor.

36. Street improvement plans and precise grading permit application.

A. Site plan, ~~twenty-~~five blueline copies plus one blueline copy colored for presentation purposes. The site plan shall be a fully dimensioned drawing clearly showing:

1. All buildings, property lines and easements;
2. All parking spaces, driveways and drive aisles ***scaled and dimensioned, including EV and ADA spaces;***
3. All landscaped areas;
4. All walls and fences;
5. Location of all signs;
6. Public improvements to the street centerline;
7. Site address and assessor's parcel number;
8. Property owner name and address;
9. Number of lots and their sizes (in square feet);
10. North arrow, graphic and numeric scales.

11. Building massing, height, number of stories, and approximate square footage.

12. Building-to-building separation distances.

13. Identification and dimension of required setbacks.

C. Elevations, ~~twenty-~~five blueline copies plus one blueline copy colored for presentation purposes. The elevations shall be scaled, dimensioned drawings of each side of each building and/or sign.

D. Landscape plan, ~~twenty-~~five blueline copies plus one blueline copy colored for presentation purposes. The landscape plan shall show the location of all proposed plant material, common and botanical names, quantities and sizes, paved areas and paving materials and property lines.

E. Grading plan, ~~twenty-~~five blueline copies plus one blueline copy colored for presentation purposes. The grading plan shall show existing and proposed topography for the site and within one hundred feet of the property lines. The plan shall also show all trees with a trunk diameter greater than four inches.

F. Material board, one eight-and-one-half-inch by eleven-inch mounting board showing samples of exterior design elements such as roofing material, paint chips, brick, stone or other accent features.

G. ~~Three-hundred-foot-r~~***R***adius map ***compliant with Section 8.03.070***, property owner mailing list keyed to the radius map and a signed mailing list affidavit.

H. Application Fee. In case of ~~administrative site and architectural review and~~ land use applications, the number of plans and specific requirements will be determined by the ~~community development director~~ ***Director of Planning and Development Services or their designee*** on a case-by-case basis according to the scale and impact of projects. The ~~community development director~~ ***Director of Planning and Development Services or their designee*** may require additional information or delete certain requirements from an application depending on the specific situation.

I. Three (3) USB Thumb drives with digital copies of all of the above.

18.63.050 Public hearing.

The ***Planning Commission S***~~s~~ite and ***A***~~a~~rchitectural ***R***~~r~~eview ***B***~~b~~oard shall hold a public hearing on any ~~proposed~~ site and architectural review ***permit*** application and shall notice said hearing in accordance with Section 65091 of the California Government Code, and with Section 18.03.070 (Public hearing notice) of Chapter 18.03 (General provisions).

18.63.060 Approval process.

After review of an application, the ***Planning Commission S***~~s~~ite and ***A***~~a~~rchitectural ***R***~~r~~eview ***B***~~b~~oard shall approve the application only if ***the following findings can be made*:**

~~A. The following findings are made:~~

1. The ~~proposed~~ project is consistent with the intent of this code and the general plan;

2. The location and configuration of all structures associated with this project are visually harmonious with this site and surrounding sites and structures, that they do not interfere with the neighbors' privacy, that they do not unnecessarily block scenic views from other structures and/or public areas and are in scale with the townscape and natural landscape of the area;

3. The architectural design of structures, their materials and colors are visually harmonious with surrounding development, natural landforms, are functional for the proposed project and are consistent with ~~this code~~ ***the City of Grand Terrace Municipal Code***;

4. The plan for landscaping and open spaces provides a functional and visually pleasing setting for the structures on this site and is harmonious with the natural landscape of the area and nearby developments;

5. There is no indiscriminate clearing of property, destruction of trees or natural vegetation or the excessive and unsightly grading of hillsides, thus the natural beauty of the ~~city~~ ***City of Grand Terrace***, its setting and natural landforms are preserved;

6. The design and location of all signs associated with this project are consistent with the scale and character of the building to which they are attached or otherwise associated with and are consistent with this code;

7. Conditions of approval for this project necessary to secure the purposes of ~~this code~~ ***the City of Grand Terrace Municipal Code*** and ***City of Grand Terrace G***~~g~~eneral ***P***~~p~~lan are made a part of this approval.

18.63.070 Appeal process.

The decision of the ***Planning Commission S***~~s~~ite and Architectural Review Board shall be final unless appealed to the City Council within ten ***(10)*** calendar days. Such an appeal may be made by the applicant, any member of the City Council or any other interested person.

A. An appeal of a ~~site and architectural review board~~ ***Planning Commission Site and Architectural Review Board*** decision shall be made in the following manner:

1. Filing with the City Clerk's office a completed application for appeal;

2. Payment of the appropriate appeal fee.

B. After accepting an application for appeal, the City Clerk shall set a date for the City Council to hear the appeal. Notices of the appeal shall be given to the applicant, the ***Planning Commission S***~~s~~ite and Architectural Review Board and the appellant. The notice shall also be provided in accordance with Section 18.63.050 (Public hearing) of Chapter 18.63 (Site and architectural review).

C. The ~~site and architectural review board~~ ***Planning Commission Site and Architectural Review Board*** shall submit a report to the City Council containing the reasons for the ~~board~~ ***Commission***'s decision and the minutes of its meeting regarding the appealed decision.

D. The City Council shall hear the appeal and make its own determination regarding the application and its consistency with this Title and the general plan. Upon such determination, the City Council shall uphold, modify or reverse the ***Planning Commission S***~~s~~ite and Architectural Review Board's decision. If during the City Council's hearing of the appeal, new information is provided that was not considered by the ***Planning Commission S***~~s~~ite and Architectural Review Board, the City Council may refer the application back to the ***Planning Commission S***~~s~~ite and Architectural Review Board for reconsideration of the application with the new information.

18.63.080 Building permit process.

After the appropriate appeal period has ended or after a final determination is made by the City Council, the applicant may submit for building permits.

The application shall include three ***(3)*** sets of the approved site plan, elevations, landscape plan and grading plan, ~~each set shall be approved and signed by the Community Development Director~~ and shall have attached to it a copy of any conditions of approval required by the ***Planning Commission*** Site and Architectural Review Board or the City Council. Two ***(2)*** of the required sets of plans shall be submitted to the Department of Building and Safety along with the appropriate construction specification plans for the approved project. The third set shall be kept on file in the ~~Planning~~ ***Building*** Department ***for pickup by the County Assessor's Office.*** The Department of Building and Safety shall then prepare the appropriate permits in accordance with all applicable state and local codes.

At the time of building permit application, the applicant shall submit all required plans and documents for Building & Safety plan review including plan review fee. Plan review and permit fees shall be paid prior to permit issuance. The applicant shall provide the following plan sets and documents:

A. Building & Safety Plan Submittal Requirements

1. (3) Architectural Plans

2. (3) Structural Plans

3. (2) Structural Calculations

4. (2) Roof and Floor Truss Plans

5. (3) Plot/Site Plans

6. (3) Electrical Plans

7. (3) Electrical Load Calculations

8. (3) Plumbing Plans (water, sewer, gas, and isometrics)

9. (3) Mechanical Plans

10. (3) mechanical Duct Layout Plans

11. (2) Title 24 Energy Calculations

12. Dd (2) Soils and Hydrology Reports

B. Building Code Compliance

All structures shall be designed in accordance with the applicable California Building Standards Code, including the California Building, Mechanical, Plumbing, Electrical, Residential, and Green Building Standards Codes.

C. Public Right-of-Way Work

Any work in the public right-of-way shall comply with the San Bernardino County Public Works Standards or standards approved by the Public Works Director, City Engineer, or their designee.

D. Final Occupancy Coordination

The Developer/Owner is responsible for coordinating all final inspection and occupancy requirements and shall obtain sign-offs from all City departments and divisions on the Building & Safety Job Card prior to requesting final inspection.

E. Inspection Requests

Building & Safety and Public Works inspections may be requested 24 hours in advance by calling (909) 954-5200 or by visiting the Building & Safety public counter.

F. Construction Site Requirements

1. *Construction sites shall be fully secured with fencing and screening at all times.*

2. *Sanitary toilet facilities shall be provided and maintained in compliance with ANSI ZA.3.*

G. Construction Waste Recycling Requirements

Prior to building permit issuance, the applicant shall enter into a construction waste recycling agreement pursuant to Ordinance No. 243. All waste shall be disposed at approved Burrtec Waste Industries facilities. Receipts must be maintained onsite for inspection. Disposal at non-approved facilities may result in forfeiture of the recycling deposit.

H. Temporary Construction Power

Temporary electrical power requires and Electrical Permit. No temporary power shall be issued unless:

1. *A construction trailer is installed; or*

2. *A secure, fenced location for electrical equipment has been established and approved.*

I. Construction Trailers

Construction or sales trailers shall be located on private property only and are prohibited within the public right-of-way. The Department of Building and Safety shall then prepare the appropriate permits in accordance with all applicable state and local codes.

18.63.090 Minor alterations and revisions.

An applicant may request minor alterations or revisions to approved plans by the ***Planning Commission*** Site and Architectural Review Board after the initial approval of the plans as follows:

A. Minor alterations to the approved plans which result in a change to the exterior facade of a structure, any element of the landscaping plan or the design of the site plan may be approved by the ~~Community~~ ***Planning and*** Development ***Services*** Director ***or their designee***. Other minor alterations may be approved by the Building ***Official*** ~~and Safety Director~~. All approved minor alterations shall not result in a substantial change from the approved plans.

B. Any proposed revisions which result in a substantial change to the approved plans shall be submitted to the ***Planning Commission*** Site and Architectural Review Board for consideration pursuant to the procedures set forth in this Chapter for initial application.

18.63.100 Expiration and *E*extensions.

The approval of a site and architectural review application shall expire ~~one~~ ***two (2)*** year***s*** from the date of its approval unless the following actions occur:

A. The applicant applies for a building permit and commits substantial investment in accordance with the approved plans prior to the expiration date.

B. A business license is issued in accordance with this Code, as applicable.

C. The applicant has complied with all applicable conditions of approval.

In case the applicant is not able to comply with Subsection A, B or C of this Section, then the applicant shall apply for an extension of the one ***(1)*** year compliance period prior to expiration date.

The Planning ***and Development Services*** Director may, upon application by the applicant, extend the period of approval for a length of time up to one ***(1)*** year. ~~No approval shall be extended to a date beyond two years from the date of the initial approval.~~

18.63.110 Playhouse *R*~~r~~eview *G*guidelines.

A. Definition. "Playhouses" consist of small structures (maximum of ***one hundred and twenty (***120***)*** square feet, with ground-mounted or elevated floor where raised floor does not exceed six feet in height. Playhouses are made by property owners, "handyman" or premanufactured kits, usually with elevated portions at times connected to other play equipment such as jungle gyms, swings, etc. Playhouses are usually built of wood, painted metal and various other materials. Playhouses are sometimes placed over a tree. These structures are built as children play areas.

It should be noted that premanufactured kits are not pre-approved structures and do not necessarily conform to City codes and to these guidelines. Such kits are subject to the guidelines as much as any playhouses built from scratch by a "handyman" or property owner.

Playhouses are considered accessory structures or "subordinate structures" to the main residence and shall be built in compatibility with the main residence and with surrounding sites and structures.

B. Goals. The review of a playhouse is therefore to achieve the same goals as the site and architectural review of a main residence, as listed in Section 18.63.010, Purpose, of this Chapter:

1. To ensure that the location and configuration of structures are visually harmonious with their sites and surrounding sites and structures, that they do not interfere with neighbors' privacy, that they do not unnecessarily block scenic views from other structures and/or public areas, and be in scale with the townscape and natural landscape of the area;

2. To ensure that the architectural design of structures and their materials and colors are visually harmonious with surrounding development, natural landforms, is functional for the proposed project and is consistent with this title;

3. To ensure the preservation of the natural beauty of the city and its setting, to prevent the indiscriminate clearing of property, the destruction of trees and natural vegetation and the excessive and unsightly grading of hillsides, and to preserve the natural landforms.

C. Specific Review Criteria.

1. Location of playhouse shall minimally meet accessory structure setbacks (ten feet rear and five feet side setbacks from toe or top of slope) and shall not be located on utility easements or public right-of-way. It is recommended that playhouses be located as not to be visible from neighbors' yards, whenever possible.

2. The following criteria apply to all playhouses, but especially to playhouses which are visible from neighbors' yards:

   a. Playhouse windows shall not face neighbors' yards but towards the main residence so as not to interfere with neighbors' privacy.

   b. Ceiling height on elevated playhouses shall not be suitable for adults (maximum of five and one-half feet). An elevated playhouse which functions as an observation tower or elevated deck shall follow a different set of review criteria and may be subject to a public hearing. Playhouses for infants or

toddlers who need constant supervision are strongly encouraged to be ground-mounted. Note that a playhouse shall not be elevated more than six feet from grade, otherwise, the "under floor" will be considered a "story" and the structure will no longer be considered a playhouse.

c. Colors shall be compatible with the main residence and with neighbors' fences in such a manner as to blend in as much as possible. Brightly colored playhouses visible from neighbors' yards are strongly discouraged. Pastel colors such as off-white, cream and light tan are encouraged. This applies to all construction elements, such as walls, pilasters, roof and trim.

d. In case playhouses barely meet the accessory structure setback requirements, a row of London plane trees or other trees are encouraged to be planted surrounding the structure to diminish visual impact of structure on adjacent residences.

e. Construction materials shall not include glass, cardboard or sheet aluminum roofing. No electrical or plumbing elements are allowed. First-quality materials are recommended, since playhouses do not require permits and aesthetics and safety of construction is critical.

f. Playhouses shall be constructed so as not to obstruct scenic views of the mountains or valley and shall be on scale with adjacent development on- and off-site, i.e.:

    i. Hilly areas: In areas of small lots (7,200 square feet or less), a ***one hundred and twenty (***120***)*** square-foot elevated playhouse (***twelve (***12***)*** feet in height) at five ***(5)*** feet from the property line may be perceived as a "huge structure" if seen from a neighbor's yard, especially when in a descendent topography. It is recommended that special attention be given to views when in areas with topographic gradients.

    ii. Areas with existing accessory structures: In the case where other surrounding accessory structures are of eight ***(8)*** to ten ***(10)*** feet in height, a playhouse with height exceeding ten ***(10)*** feet is strongly discouraged. Harmony with scale of surrounding development is to be achieved.

    iii. Flat areas: In case proposed playhouse is the first accessory structure with overall height above six ***(6)*** feet in a specific area (three to four adjacent properties), it is strongly recommended that it be ground-mounted and located so as not to be visible from neighbors' yards (roof can be visible). Preservation of existing feelings of openness and space is desired whenever possible. Unless this structure blends in "perfectly" with its surroundings, it is likely to create significant controversy.

    iv. Playhouses on trees:

(A) When playhouses are installed on a live tree without alterations to the appearance of the tree, they are considered self-screened; however, all other criteria will apply.

(B) When playhouses are installed on a dead or significantly altered or chopped tree with or without posts of support, they are subject to the guidelines as any other playhouse.

Note that in case these structures are larger than ***one hundred and twenty (***120***)*** square feet, they are considered illegal structures and shall be demolished. A building permit is not applicable. Chopping or destroying trees to install tree houses is strongly discouraged.

Trees have several natural functions, such as cooling the environment, cleaning the air by producing oxygen, fertilizing and protecting soil from erosion and many more. Trees help to create the very same scenic view which enhances property values. Observations provide evidence that there is a very significant correlation between amount of trees on private and public spaces with high-image cities and neighborhoods. While one tree may be interrupting a scenic view, all the neighborhood trees, including the one in question, together help maintain and enhance the quality of life and property values in that community.

D. ***Playhouse*** Review Procedures Required.

1. Playhouses exceeding six ***(6)*** feet in overall height are subject to playhouse review criteria and require ~~Community~~ ***Planning and*** Development ***Services*** Director clearance (~~land use approval~~ ***Land Use Permit Approval*** ~~application $33.00 fee~~). Playhouses ***under one hundred and twenty (120) square feet in footprint*** are exempt from ***B***~~b~~uilding ***P***~~p~~ermit.

2. Playhouses which are six ***(6)*** feet or below in overall height are exempt from both ***Building P***~~p~~ermit and planning ***Land Use Permit*** review.

   Note that small structures exceeding ***one hundred and twenty (***120***)*** square feet with second story, are not considered playhouses and are subject to ~~permit~~ ***Building Permit***. When subject to a ~~permit~~ ***Building Permit***, such a structure will need to meet habitable standards, including, but not limited to, Title 24 of the ~~Uniform~~ ***California*** Building ***Standards*** Code, energy conservation, electrical, plumbing, etc. ~~This basically transforms the small structure into a "recreation room" of "accessory living quarters."~~

E. ***Playhouse Approval*** Process. ~~In case your proposed~~ ***A*** playhouse ***that*** meets all criteria~~, an~~ ***qualifies for an*** over-the-counter approval ~~will be granted~~. ~~Otherwise,~~ ***A playhouse that does not meet all criteria is subject to*** noticing to adjacent

neighbors ~~may be required to avoid complaints in the future~~. At the end of two ***(2)*** weeks, if no ~~complaints~~ ***neighbor concerns*** are received ***that cannot be resolved***, the application will be approved subject to the ~~community development director's~~ ***Planning and Development Services Director's*** recommendation. To expedite the process, the applicant has the option to bring support letters from the neighbors ***stating they have reviewed the plans being submitted to the City and are in support of the playhouse***. In case neighbors are concerned, a meeting will take place for exchange of information. Usually, it resolves all questions, and the project can proceed. Ultimately, ~~in case~~ ***if*** the applicant is not accepting of the ~~Community~~ ***Planning and*** Development ***Services*** Director's approval recommendations, then ~~he/she~~ ***they*** can appeal to the Planning Commission per Section 18.63.070.

18.63.120 Mechanical *E*~~e~~quipment *S*~~s~~creening.

In the case of new residential, commercial or industrial units all rooftop mechanical equipment shall be located at a distance from the edge of the building or shielded by means of a lattice or similar materials or parapet, so as not to be visible from the pedestrian level, adjacent roads or adjacent properties. In case of fire-damaged structures, staff will evaluate projects on a one-by-one-case basis before applying requirement."

SECTION 12. Section 18.65.020 "Ministerial Review; Standard for Denial; Courtesy Notice" of Chapter 18.65 – "SECOND UNITS AND TWO-UNIT DEVELOPMENTS" of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"**18.65.020 - Ministerial *R*~~r~~eview; *S*~~s~~tandard for *D*~~d~~enial; *C*~~c~~ourtesy *N*~~n~~otice.**

A. Notwithstanding any other provision of this Code, an application for a second unit or a two-unit development shall be considered ministerially, without discretionary review or a hearing, and shall be approved if it meets all of the requirements of this Chapter.

B. An application for a second unit or a two ***(2)*** unit development shall be reviewed by the Planning ***and Development Services*** Director ***or their designee*** through the ***ministerial*** ~~administrative site and architectural~~ ***Land Use Permit Application*** review process, as described in Chapter 18.63, and the decision may be appealed in accordance with Subsection 18.63.020(C).

C. Notwithstanding Subsection A, the City may deny an application for a second unit or two-unit development if the Building Official, or designee, makes a written finding, based upon a preponderance of the evidence, that the proposed second unit or two-unit development would have a specific, adverse impact, as defined in Subsection (d)(2) of Government Code Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

D. At least seven days prior to making a determination on an application for a second unit or two-unit development, the Planning Director shall mail a courtesy notice to the owner(s) of each property immediately adjacent to the property where the proposed development will be located informing the owner(s) of the submitted application."

SECTION 13. Section 18.69.030 "Review Process; Certificate of Occupancy" of Chapter 18.69 – "ACCESSORY DWELLING UNITS" of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"**18.69.030 - Review *P*~~p~~process; *C*~~c~~ertificate of *O*~~o~~ccupancy.**

A. Applications for accessory dwelling units and junior accessory dwelling units pursuant to this Chapter shall be processed ministerially, without discretionary review or a hearing, through the ~~administrative site and architectural~~ ***Land Use Permit Application*** review process, as described in Chapter 18.63, within ***sixty (***60***)*** days from the date the City receives a complete ***Land Use Permit A~~a~~***application if there is an existing single-family or multifamily dwelling on the lot. If the application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the application for the accessory dwelling unit or the junior accessory dwelling unit until the City acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

B. A certificate of occupancy for an accessory dwelling unit shall not be issued before the City issues a certificate of occupancy for the primary dwelling."

SECTION 14. Section 18.71.070 "Zoning" of Chapter 18.71 – "WIRELESS TELECOMMUNICATION FACILITIES" of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"**18.71.070 - Zoning.**

F. Incentive Processing. A~~n~~ ~~administrative site and architectural~~ ***Land Use Permit Application*** review may be applicable as an incentive to those telecommunication facilities which are concealed completely and integrated into existing structures, and have no aesthetic impacts per the ~~Community~~ ***Planning and*** Development ***Services*** Director ***or their designee***. All standards herein apply."

SECTION 15. Section 18.73.070 "Fence and Wall Height" of Chapter 18.73 – "GENERAL REGULATIONS AND EXCEPTIONS" of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"**18.73.070 - Fence and wall height.**

D. The permitted height of a fence or wall may be increased or reduced if:

1. The ~~Director of~~ Building and Safety ***Official*** determines such an increase or reduction is necessary to maintain proper vehicular and pedestrian safety.

2. The ~~Community~~ ***Planning and*** Development ***Services*** Director through the ~~Administrative Site and Architectural Review Board~~ ***Land Use Permit Application review*** may approve a greater or lesser height."

SECTION 16. Section 18.73.2110 "Temporary Uses Allowed" of Chapter 18.73 – "GENERAL REGULATIONS AND EXCEPTIONS" of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"**18.73.211 - Temporary uses allowed.**

Temporary uses with insignificant adverse, long-term impact on the environment, i.e., parking lot sales, rummage sales, Christmas tree sales, seasonal sales and others through the ***L***~~l~~and ***U***~~u~~se ***Permit Application review and*** approval ~~or administrative site and architectural approval process~~ in accordance with Chapter 18.63~~, Site and Architectural Review~~, in the commercial and industrial uses other than residential."

SECTION 17. The City Council enacts this Ordinance approving ZCA 25-03 under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code Sections 65852.28, 65913.4.5, and 66499.41.

SECTION 18. If any section, subsection, paragraph, sentence, clause or phrase of the Ordinance, or its application to any person or circumstance, is for any reason held to be invalid and unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

SECTION 19. This Ordinance approving ZCA 25-03 shall take effect and be in force thirty (30) days from and after its adoption.

SECTION 20. First read at a regular meeting of the City Council held on the 10th day of February 2026 and adopted the Ordinance after the second reading at a regular meeting held on the ___ day of February 2026.

SECTION 21. 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.

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

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Senate Bill No. 684

CHAPTER 783

An act to add Sections 65852.28, 65913.4.5, and 66499.41 to the Government Code, relating to land use.

[Approved by Governor October 11, 2023. Filed with Secretary of State October 11, 2023.]

LEGISLATIVE COUNSEL'S DIGEST

SB 684, Caballero. Land use: streamlined approval processes: development projects of 10 or fewer residential units on urban lots under 5 acres.

Existing law, the Subdivision Map Act, vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification thereof. The act generally requires a subdivider to file a tentative map or vesting tentative map with the local agency, as specified, and the local agency, in turn, to approve, conditionally approve, or disapprove the map within a specified time period.

The Planning and Zoning Law contains various provisions requiring a local government that receives an application for certain types of qualified housing developments to review the application under a streamlined, ministerial approval process depending on the type of housing development, as specified. Existing law, known as the Starter Home Revitalization Act of 2021, requires a city or county to approve an application for a small home lot housing development project, as defined, on a proposed site to be subdivided unless the city or county makes a finding related to the development's compliance with certain requirements or the development's specific, adverse public health or safety impact.

This bill would require a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets specified requirements. In this regard, the bill would require the proposed subdivision to result in 10 or fewer parcels and the housing development project to, among other things, consist of 10 or fewer residential units, meet certain minimum parcel size and density requirements, and be located on a lot zoned for multifamily residential development that is no larger than 5 acres and is substantially surrounded by qualified urban uses. The bill would exempt the housing development project from certain requirements relating to minimum parcel size and dimensions and the formation of a homeowners' association, except as specified.

This bill also would require a local agency to ministerially consider, without discretionary review or a hearing, an application for a housing development project on a lot that is subdivided pursuant to the provisions of the bill described above. The bill would authorize a local agency to impose on the housing development objective zoning standards, objective subdivision standards, or objective design standards that are related to a housing development or to the design or improvement of a parcel, as specified. However, the bill would prohibit a local agency from imposing on the housing development certain standards, including those that physically preclude the development of a project built to specified densities, impose a requirement that applies to a project solely or partially on the basis that the subdivision or housing development receives approval pursuant to the bill's provision, or impose certain requirements related to parking, setbacks, or floor area ratios, as specified.

This bill would impose streamlining requirements with regard to consideration of an application for a parcel map or a tentative and final map pursuant to the first set of provisions described above or an application for a housing development project pursuant to the 2nd set of provisions described above. Specifically, the bill would require a local agency to approve or deny a completed application submitted to a local agency pursuant to these provisions within 60 days from the date the local agency receives it. Under the bill, if the local agency does not approve or deny the application within 60 days, the application would be deemed approved. If the local agency denies the application, the bill would require the local agency, within 60 days of receipt of the application, to return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the applicant can remedy the application.

This bill would also require, except as specified, a local agency to issue a building permit for one or more residential units that are part of a housing development project consisting of 10 or fewer units on a lot proposed to be subdivided as part of a subdivision if the applicant meets certain requirements. In this regard, the bill would require the applicant to have received a tentative map approval or parcel map approval for the subdivision, to have submitted a building permit application that the local agency deemed complete pursuant to a provision governing local agency review of postentitlement phase permit applications. The bill would authorize a local agency to condition the issuance of the building permit on the applicant submitting a recorded covenant and agreement that conditions the issuance of the building permit on the recording of the final map, as specified.

The Planning and Zoning Law provides for the creation of accessory dwelling units and junior accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions.

Under this bill, a local agency would not be required to permit an accessory dwelling unit or a junior accessory dwelling unit on a parcel created through the exercise of the authority provided by the bill, as described above.

The Subdivision Map Act requires a local agency to ministerially approve a parcel map for an urban lot split that meets certain requirements, as specified. The Planning and Zoning Law requires a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, as specified.

Under this bill, the above-described existing law provisions would not apply to a site that is located within a single-family residential horsekeeping zone designated in a specified master plan if the applicable local government has an adopted housing element that is compliant with applicable law. Under the bill, a local agency would not be required to permit an urban lot split on a parcel created through the exercise of the authority provided by the bill, as described above.

This bill would make the exemption for a site located within a single-family residential horsekeeping zone designated in a specified master plan operative on January 1, 2024, and would make all of the other above-described provisions operative on July 1, 2024.

This bill would make related findings and declarations.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

Because this bill would impose new duties on local governments related to the review and approval of parcel maps, tentative and final maps, and housing development projects, the bill would impose a state-mandated local program.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA does not apply to the approval of ministerial projects.

By establishing a streamlined, ministerial approval process for certain housing developments, this bill would expand the exemption for the ministerial approval of projects under CEQA. Under the bill, an ordinance adopted by a local agency to implement certain provisions of the bill would not be considered a project under CEQA.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares all of the following:

(a) California has a statewide housing crisis, represented by a shortage of nearly 3,500,000 homes.

(b) California's housing crisis stifles economic growth, contributes to the homelessness epidemic, consumes an ever-growing share of the paychecks of working families, and holds millions of households back from realizing the California dream of home ownership.

(c) Restrictive zoning, land use, and burdensome permitting policies at the local and state level are a major cause of the shortfall between California's housing needs and the available supply of housing.

(d) Home ownership is still the primary way in which most Americans build wealth and assets. California has the third-highest median home price in the country and the high cost of housing has pushed what was once a modest goal further and further out of reach for most people of color.

(e) Home ownership rates in California are among the lowest nationwide, and in recent years those numbers have continued downward. Between 2020 and 2022, California home ownership declined by 3.19 percent.

(f) While the home ownership gap is an issue throughout the country, the rate of African American and Latinx home ownership is significantly worse in California. At a national level, African Americans and Latinx have a home ownership rate of 42 percent and 47 percent, respectively, while here in California, that rate drops down to 35 percent and 42 percent, respectively.

(g) The Legislative Analyst's Office has identified a lack of housing supply as one of the culprits for the severe home ownership gap. The office's 2016 housing affordability report found that "the state's housing shortage also makes many Californians, not only low-income residents, more likely to commute longer distances, live in overcrowded housing, and delay or forgo home ownership."

(h) According to the Urban Institute, multifamily construction built for sale accounted for only 5.4 percent of all multifamily starts and only 2.7 percent of all single-family and multifamily home construction for the first three quarters of 2021.

(i) Houses cost more in California due to increased costs, heavy regulatory hurdles, and mandatory features and fees that add tens of thousands of dollars to the cost of each unit.

(j) Access to sustainable home ownership can be expanded with fiscal assistance, housing counseling, sound lending, flexible underwriting that ensures the ability to pay, and backing by Federal Housing Administration (FHA) mortgage insurance.

(k) As production has slowed and changed, for-sale inventory has tightened, particularly for entry-level homes.

(*l*) Higher home prices have translated to less diversity in who is able to purchase a home.

(m) Home ownership is a powerful tool to close the racial and ethnic wealth gap across the State of California and nationwide.

(n) The production of new market-rate housing frees up existing, more affordable elsewhere in the region for sale or rent to middle and lower-income households.

SEC. 2. Section 65852.28 is added to the Government Code, to read:

65852.28. (a) A development proponent may submit an application for a housing development project on a lot that is subdivided pursuant to Section 66499.41 and that meets the requirements of this section.

(b) (1) For any housing development on a lot that is subdivided pursuant to Section 66499.41, a local agency may impose objective zoning standards, objective subdivision standards, or objective design standards that are related to the housing development or to the design or improvement of a parcel, and do not conflict with this section or Section 66499.41.

(2) Notwithstanding paragraph (1), a local agency shall not impose on a housing development on a lot that is subdivided pursuant to Section 66499.41 an objective zoning standard, objective subdivision standard, or objective design standard that does or is any of the following:

(A) Physically precludes the development of a project built to densities as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2. This paragraph does not preclude a local agency from adopting an ordinance that allows developments at a density greater than the maximum density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2.

(B) Imposes any requirement that applies to a project solely or partially on the basis that the subdivision or housing development receives approval pursuant to this section.

(C) Requires a setback between the units, except as required in the California Building Code (Title 24 of the California Code of Regulations).

(D) Requires that parking be enclosed or covered.

(E) Imposes side and rear setbacks from the original lot line inconsistent with subparagraph (B) of paragraph (2) of subdivision (b) of Section 65852.21.

(F) Imposes parking requirements inconsistent with paragraph (1) of subdivision (c) of Section 65852.21.

(G) (i) For a housing development project consisting of three to seven units, inclusive, impose a floor area ratio standard that is less than 1.0.

(ii) For a housing development project consisting of 8 to 10 units, inclusive, impose a floor area ratio standard that is less than 1.25.

(c) (1) A local agency shall ministerially consider, without discretionary review or a hearing, an application submitted to a local agency pursuant to this section.

(2) A local agency shall approve or deny an application for a housing development project submitted to a local agency pursuant to this section within 60 days from the date the local agency receives a completed application. If the local agency does not approve or deny a completed application within 60 days, the application shall be deemed approved. If the

local agency denies the application, the local agency shall, within 60 days from the date the local agency receives the completed application, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the applicant can remedy the application.

(d) A local agency may disapprove a housing development project that meets the requirements of this section if it makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(e) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(f) This section shall become operative on July 1, 2024.

SEC. 3. Section 65913.4.5 is added to the Government Code, to read:

65913.4.5. (a) (1) A local agency shall issue a building permit for one or more residential units that are part of a housing development project consisting of 10 or fewer units on a lot proposed to be subdivided as part of a subdivision pursuant to paragraph (3) if the applicant for the permit has met both of the following requirements:

(A) The applicant has received a tentative map approval or parcel map approval for the subdivision.

(B) The applicant has submitted a building permit application that the local agency deemed complete pursuant to subdivision (b) of Section 65913.3.

(2) The local agency may condition the issuance of a building permit on the applicant submitting proof to the satisfaction of the local agency of a recorded covenant and agreement enforceable by the local agency that states that the applicant and the applicant’s successors and assignees agree that the building permit is issued on the condition that a certificate of occupancy or equivalent final approval for the building will not be issued unless the final map has been recorded.

(3) (A) The local agency shall issue the building permit based upon the tentative or parcel map and its conditions of approval. Any dedication, improvement, and sewer requirements identified in the approved tentative or parcel map or its conditions of approval shall be guaranteed to the satisfaction of the local agency at the time the building permit is issued.

(B) The local agency may require security to ensure faithful performance of the requirements identified in the approved tentative or parcel map or its conditions of approval. The amount of security shall be determined by the local agency and shall not be more than 300 percent of the total estimated cost of the improvements or of the acts to be performed. The security shall be provided in either of the following forms, as determined by the local agency:

(i) Bond or bonds by one or more duly authorized corporate sureties.

(ii) An instrument of credit from an agency of the state, federal, or local government when any agency of the state, federal, or local government provides at least 20 percent of the financing for the portion of the act or agreement requiring security, or from one or more financial institutions subject to regulation by the state or federal government and pledging that the funds necessary to carry out the act or agreement are on deposit and guaranteed for payment, or a letter of credit issued by such a financial institution.

(4) Notwithstanding paragraph (1), a local agency may deny issuance of a building permit if the building official makes a written finding, based upon a preponderance of the evidence, that construction of the proposed structure or structures before recordation of the final map would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(b) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(c) This section shall become operative on July 1, 2024.

SEC. 4. Section 66499.41 is added to the Government Code, to read:

66499.41. (a) A local agency shall ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets all of the following requirements:

(1) The proposed subdivision will result in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units.

(2) The lot proposed to be subdivided meets all of the following sets of requirements:

(A) The lot is zoned for multifamily residential development.

(B) The lot is no larger than five acres and is substantially surrounded by qualified urban uses. For purposes of this subparagraph, the following definitions apply:

(i) “Qualified urban use” has the same meaning as defined in Section 21072 of the Public Resources Code.

(ii) “Substantially surrounded” has the same meaning as defined in paragraph (2) of subdivision (a) of Section 21159.25 of the Public Resources Code.

(C) The lot is a legal parcel located within either of the following:

(i) An incorporated city, the boundaries of which include some portion of an urbanized area.

(ii) An urbanized area or urban cluster in a county with a population greater than 600,000 based on the most recent United States Census Bureau data.

(iii) For purposes of this subparagraph, the following definitions apply:

(I) "Urbanized area" means an urbanized area designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.

(II) "Urban cluster" means an urbanized area designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.

(D) The lot was not established pursuant to this section or Section 66411.7.

(3) (A) Except as specified in subparagraph (B), the newly created parcels are no smaller than 600 square feet.

(B) A local agency may, by ordinance, adopt a smaller minimum parcel size subject to ministerial approval under this subdivision.

(4) The housing units on the lot proposed to be subdivided are one of the following:

(A) Constructed on fee simple ownership lots.

(B) Part of a common interest development.

(C) Part of a housing cooperative, as defined in Section 817 of the Civil Code.

(D) Owned by a community land trust. For the purpose of this subparagraph, "community land trust" means a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that satisfies all of the following:

(i) Has as its primary purposes the creation and maintenance of permanently affordable single-family or multifamily residences.

(ii) All dwellings and units located on the land owned by the nonprofit corporation are sold to qualified owners to be occupied as the qualified owner's primary residence or rented to persons and families of low or moderate income. For the purpose of this subparagraph, "qualified owner" means a person or family of low or moderate income, including a person or family of low or moderate income who owns a dwelling or unit collectively as a member occupant or resident shareholder of a limited-equity housing cooperative.

(iii) The land owned by the nonprofit corporation, on which a dwelling or unit sold to a qualified owner is situated, is leased by the nonprofit corporation to the qualified owner for the convenient occupation and use of that dwelling or unit for a renewable term of 99 years.

(5) The proposed development will, pursuant to the requirements of this division, meet one of the following, as applicable:

(A) If the parcel is identified in the jurisdiction's housing element for the current planning period that is in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1, the development will result in at least as many units as projected for that parcel in the housing element. If the parcel is identified to accommodate any portion of the jurisdiction's share of the regional housing need for low- or very low income households, the development will result in at least as many low- or

very low income units as projected in the housing element. These units shall be subject to a recorded affordability restriction of at least 45 years.

(B) If the parcel is not identified in the jurisdiction's housing element for the current planning period that is in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1, the development will result in at least as many units as the maximum allowable residential density.

(6) The average total area of floorspace for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet.

(7) The housing development project on the lot proposed to be subdivided complies with any local inclusionary housing ordinances adopted by the local agency.

(8) The development of a housing development project on the lot proposed to be subdivided does not require the demolition or alteration of any of the following types of housing:

(A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rent to levels affordable to persons and families of low, very low, or extremely low income.

(B) Housing that is subject to any form of rent or price control through a local public entity's valid exercise of its police power.

(C) Housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.

(D) A parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(9) The lot proposed to be subdivided is not located on a site that is any of the following:

(A) Either prime farmland or farmland of statewide importance, as defined pursuant to 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.

(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(C) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.

(D) A hazardous waste site that is listed pursuant to Section 65962.5 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:

(i) 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 residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5.

(ii) 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 residential use or residential mixed uses.

(E) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

(F) Within a special flood hazard area subject to inundation by the 1-percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this paragraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

(G) 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. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide

that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

(H) Land 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), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or another adopted natural resource protection plan.

(I) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

(J) Land under conservation easement.

(10) The proposed subdivision conforms to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)), except as otherwise expressly provided in this section.

(11) The proposed subdivision complies with all applicable standards established pursuant to Section 65852.28.

(12) Any parcels proposed to be created pursuant to this section will be served by a public water system and a municipal sewer system.

(b) A housing development project on a proposed site to be subdivided pursuant to this section is not required to comply with any of the following requirements:

(1) A minimum requirement on the size, width, depth, or dimensions of an individual parcel created by the development beyond the minimum parcel size specified in, or established pursuant to, paragraph (3) of subdivision (a).

(2) (A) The formation of a homeowners' association, except as required by the Davis-Stirling Common Interest Development Act (Part 5 (commencing with Section 4000) of Division 4 of the Civil Code).

(B) Subparagraph (A) shall not be construed to prohibit a local agency from requiring a mechanism for the maintenance of common space within the subdivision, including, but not limited to, a road maintenance agreement.

(c) A local agency shall approve or deny an application for a parcel map or a tentative map for a housing development project submitted to a local agency pursuant to this section within 60 days from the date the local agency receives a completed application. If the local agency does not approve or deny a completed application within 60 days, the application shall be deemed approved. If the local agency denies the application, the local agency shall, within 60 days from the date the local agency receives the completed application, return in writing a full set of comments to the applicant with a

list of items that are defective or deficient and a description of how the applicant can remedy the application.

(d) Any housing development project constructed on the lot proposed to be subdivided pursuant to this section shall comply with all applicable objective zoning standards, objective subdivision standards, and objective design standards as established by the local agency that are not inconsistent with this section and paragraph (2) of subdivision (a) of Section 65852.28.

(e) A local agency may condition the approval and recordation of a subdivision map upon the completion of a residential structure in compliance with all applicable provisions of the California Building Standards Code that contains at least one dwelling unit on each resulting parcel that does not already contain an existing legally permitted residential structure or is reserved for internal circulation, open space, or common area.

(f) A local agency may deny the issuance of a parcel map, a tentative map, or a final map if it makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(g) Notwithstanding Section 65852.2 or 65852.22, a local agency is not required to permit an accessory dwelling unit or a junior accessory dwelling unit on parcels created through the exercise of the authority contained within this section.

(h) (1) Notwithstanding Section 66411.7, a local agency is not required to permit an urban lot split on a parcel created through the exercise of the authority contained within this section.

(2) Notwithstanding Sections 65852.21 and 66411.7, those sections shall not apply to a site that meet both of the following requirements:

(A) The site is located within a single-family residential horsekeeping zone designated in a master plan, adopted before January 1, 1994, that regulates land zoned single-family horsekeeping, commercial, commercial-recreational, and existing industrial within the plan area.

(B) The applicable local government has an adopted housing element that is compliant with applicable law.

(i) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(j) Paragraph (2) of subdivision (h) shall become operative on January 1, 2024. Subdivisions (a) to (g), inclusive, paragraph (1) of subdivision (h), and subdivision (i) shall become operative on July 1, 2024.

SEC. 5. The Legislature finds and declares that the state faces a severe housing shortage, largely due to the lack of available housing affordable to lower and moderate-income families. By expanding opportunities for ownership of more affordable housing types on smaller, less expensive parcels, this act ensures access to affordable housing and addresses a matter

of statewide concern, rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Section 2 of this act amending Section 65585 of the Government Code and Sections 3, 4, and 5 of this act adding Sections 65852.28, 65913.4.5, and 66499.41 to the Government Code apply to all cities, including charter cities.

SEC. 6. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

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STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Senate Bill No. 1123

CHAPTER 294

An act to amend Sections 65852.28 and 66499.41 of the Government Code, relating to land use.

[Approved by Governor September 19, 2024. Filed with Secretary of State September 19, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1123, Caballero. Planning and zoning: subdivisions: ministerial review.

Existing law, known as the Starter Home Revitalization Act of 2021, among other things, requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets certain requirements, including that the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units, is zoned for multifamily residential development, is no larger than 5 acres, as specified, and the newly created parcels are no smaller than 600 square feet, except as provided. Existing law prohibits a local agency from imposing on the housing development an objective zoning standard, objective subdivision standard, or objective design standard that, among other things, physically precludes the development of a project built to specified densities.

This bill would prohibit, if a local agency chooses to permit accessory dwelling units or junior accessory dwelling units, those units from counting as residential units for purposes of the above-described requirement that a housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units. The bill would revise the requirement that the lot be zoned for multifamily residential development and would instead require that the lot either be zoned for multifamily residential dwelling use or vacant, as defined, and zoned for single-family residential development. The bill would require that a vacant lot zoned for single-family residential development is no larger than 1½ acres, as specified, and that if the parcels are zoned for single-family residential use, the newly created parcels are no smaller than 1,200 square feet. The bill would, notwithstanding the prohibition related to physical preclusion of a development described above, authorize a local agency to impose a specified height limit on a lot that is vacant and zoned for single-family residential development.

The bill would include in the above-described certain requirements that the proposed subdivision will not result in any existing dwelling unit being alienable separate from the title to any other existing dwelling unit on the lot.

Existing law also includes among these certain requirements that the housing units on the lot proposed to be subdivided meet one of specified

conditions, including being constructed on fee simple ownership lots or owned by a community land trust, as defined.

This bill would expand the above-described specified conditions to include being part of a tenancy in common, as specified. The bill would revise the above-described conditions to instead include being constructed on land owned by a community trust. By expanding the duties for a local agency to ministerially consider a housing development project, this bill would impose a state-mandated local program.

Existing law, if a parcel is not identified in the jurisdiction's housing element for the current planning period that is in substantial compliance, as specified, requires a proposed development to result in at least as many units as the maximum allowable residential density.

This bill would instead require the proposed development to result in at least 66% of the maximum allowable residential density as specified by local zoning or 66% of the applicable residential density, as specified, whichever is greater.

Existing law provides that a housing development project on a proposed site to be subdivided under these provisions is not required to comply with certain requirements, including a minimum requirement on the size, width, depth, or dimensions of an individual parcel created by the development beyond the minimum parcel size of 600 square feet, except as provided.

This bill would provide that an above-described housing development is also not required to comply with a minimum requirement on the frontage of an individual parcel created by the development.

This bill would require that its provisions become operative on July 1, 2025.

This bill would make related findings and declarations.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares all of the following:

(a) California has a statewide housing crisis, represented by a shortage of nearly 3,500,000 homes.

(b) California's housing crisis stifles economic growth, contributes to the homelessness epidemic, consumes an ever-growing share of the

paychecks of working families, and holds millions of households back from realizing the California dream of home ownership.

(c) Restrictive zoning, land use, and burdensome permitting policies at the local and state level are a major cause of the shortfall between California's housing needs and the available supply of housing.

(d) Home ownership is still the primary way in which most Americans build wealth and assets. California has the third highest median home price in the country and the high cost of housing has pushed what was once a modest goal further and further out of reach for most people of color.

(e) Home ownership rates in California are among the lowest nationwide, and in recent years those numbers have continued downward. Between 2020 and 2022, inclusive, California home ownership declined by 3.19 percent.

(f) While the home ownership gap is an issue throughout the country, the rate of African American and Latinx home ownership is significantly worse in California. At a national level, African Americans and Latinx have a home ownership rate of 42 percent and 47 percent, respectively, while here in California, that rate drops down to 35 percent and 42 percent, respectively.

(g) The Legislative Analyst's Office has identified a lack of housing supply as one of the culprits for the severe home ownership gap. The office's 2016 housing affordability report found that "the state's housing shortage also makes many Californians, not only low-income residents, more likely to commute longer distances, live in overcrowded housing, and delay or forgo home ownership."

(h) According to the Urban Institute, multifamily construction built for sale accounted for only 5.4 percent of all multifamily starts and only 2.7 percent of all single-family and multifamily home construction for the first three quarters of 2021.

(i) Houses cost more in California due to increased costs, heavy regulatory hurdles, and mandatory features and fees that add tens of thousands of dollars to the cost of each unit.

(j) Access to sustainable home ownership can be expanded with fiscal assistance, housing counseling, sound lending, flexible underwriting that ensures the ability to pay, and backing by Federal Housing Administration (FHA) mortgage insurance.

(k) As production has slowed and changed, for-sale inventory has tightened, particularly for entry-level homes.

(*l*) Higher home prices have translated to less diversity in who is able to purchase a home.

(m) Home ownership is a powerful tool to close the racial and ethnic wealth gap across the State of California and nationwide.

(n) The production of new market-rate housing frees up existing, more affordable housing elsewhere in the region for sale or rent to lower and middle-income households.

SEC. 2. Section 65852.28 of the Government Code is amended to read:

65852.28. (a) A development proponent may submit an application for a housing development project on a lot that is subdivided pursuant to Section 66499.41 and that meets the requirements of this section.

(b) (1) For any housing development on a lot that is subdivided pursuant to Section 66499.41, a local agency may impose objective zoning standards, objective subdivision standards, or objective design standards that are related to the housing development or to the design or improvement of a parcel, and do not conflict with this section or Section 66499.41.

(2) Notwithstanding paragraph (1), a local agency shall not impose on a housing development on a lot that is subdivided pursuant to Section 66499.41 an objective zoning standard, objective subdivision standard, or objective design standard that does or is any of the following:

(A) (i) Physically precludes the development of a project built to densities as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2. This paragraph does not preclude a local agency from adopting an ordinance that allows developments at a density greater than the maximum density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2.

(ii) Notwithstanding clause (i), for a development located on a lot that meets the definition of clause (ii) of subparagraph (A) of paragraph (2) of subdivision (a) of Section 66499.41, a local agency may impose a height limit of no less than the height allowed pursuant to the existing zoning designation applicable to the lot.

(B) Imposes any requirement that applies to a project solely or partially on the basis that the subdivision or housing development receives approval pursuant to this section.

(C) Requires a setback between the units, except as required in the California Building Code (Title 24 of the California Code of Regulations).

(D) Requires that parking be enclosed or covered.

(E) Imposes side and rear setbacks from the original lot line inconsistent with subparagraph (B) of paragraph (2) of subdivision (b) of Section 65852.21.

(F) Imposes parking requirements inconsistent with paragraph (1) of subdivision (c) of Section 65852.21.

(G) (i) For a housing development project consisting of three to seven units, inclusive, impose a floor area ratio standard that is less than 1.0.

(ii) For a housing development project consisting of 8 to 10 units, inclusive, impose a floor area ratio standard that is less than 1.25.

(c) (1) A local agency shall ministerially consider, without discretionary review or a hearing, an application submitted to a local agency pursuant to this section.

(2) A local agency shall approve or deny an application for a housing development project submitted to a local agency pursuant to this section within 60 days from the date the local agency receives a completed application. If the local agency does not approve or deny a completed application within 60 days, the application shall be deemed approved. If the local agency denies the application, the local agency shall, within 60 days

from the date the local agency receives the completed application, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the applicant can remedy the application.

(d) A local agency may disapprove a housing development project that meets the requirements of this section if it makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(e) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(f) This section shall become operative on July 1, 2024.

(g) The amendments made to this section by the act adding this subdivision shall become operative on July 1, 2025.

SEC. 3. Section 66499.41 of the Government Code is amended to read:

66499.41. (a) A local agency shall ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets all of the following requirements:

(1) The proposed subdivision will result in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units, except as provided in subdivision (g).

(2) The lot proposed to be subdivided meets all of the following sets of requirements:

(A) The lot is one of the following:

(i) Zoned to allow multifamily residential dwelling use.

(ii) Vacant and zoned for single-family residential development. For purposes of this paragraph, “vacant” means having no permanent structure, unless the permanent structure is abandoned and uninhabitable. All of the following types of housing shall not be defined as “vacant”:

(I) Housing that is subject to a recorded covenant, ordinance, or law that restricts rent or sales price to levels affordable to persons and families of low, very low, or extremely low income.

(II) Housing that is subject to any form of rent or sales price control through a local public entity’s valid exercise of its police power.

(III) Housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.

(B) (i) A lot zoned to allow multifamily residential dwelling use is no larger than five acres and is substantially surrounded by qualified urban uses.

(ii) A vacant lot zoned for single-family residential development is no larger than one and one-half acres and is substantially surrounded by qualified urban uses.

(iii) For purposes of this subparagraph, the following definitions apply:

(I) "Qualified urban use" has the same meaning as defined in Section 21072 of the Public Resources Code.

(II) "Substantially surrounded" has the same meaning as defined in paragraph (2) of subdivision (a) of Section 21159.25 of the Public Resources Code.

(C) The lot is a legal parcel located within one of the following:

(i) An incorporated city, the boundaries of which include some portion of an urbanized area.

(ii) An urbanized area or urban cluster in a county with a population greater than 600,000 based on the most recent United States Census Bureau data.

(iii) For purposes of this subparagraph, the following definitions apply:

(I) "Urbanized area" means an urbanized area designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.

(II) "Urban cluster" means an urbanized area designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.

(D) The lot was not established pursuant to this section or Section 66411.7.

(3) (A) Except as specified in subparagraphs (B) and (C), the newly created parcels are no smaller than 600 square feet.

(B) If the parcels are zoned for single-family residential use, the newly created parcels are no smaller than 1,200 square feet.

(C) A local agency may, by ordinance, adopt a smaller minimum parcel size subject to ministerial approval under this subdivision.

(4) The housing units on the lot proposed to be subdivided are one of the following:

(A) Constructed on fee simple ownership lots.

(B) Part of a common interest development.

(C) Part of a housing cooperative, as defined in Section 817 of the Civil Code.

(D) Constructed on land owned by a community land trust. For the purpose of this subparagraph, "community land trust" means a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that satisfies all of the following:

(i) Has as its primary purposes the creation and maintenance of permanently affordable single-family or multifamily residences.

(ii) All dwellings and units located on the land owned by the nonprofit corporation are sold to qualified owners to be occupied as the qualified owner's primary residence or rented to persons and families of low or moderate income. For the purpose of this subparagraph, "qualified owner" means a person or family of low or moderate income, including a person

or family of low or moderate income who owns a dwelling or unit collectively as a member occupant or resident shareholder of a limited-equity housing cooperative.

(iii) The land owned by the nonprofit corporation, on which a dwelling or unit sold to a qualified owner is situated, is leased by the nonprofit corporation to the qualified owner for the convenient occupation and use of that dwelling or unit for a renewable term of 99 years.

(E) Part of a tenancy in common, as described in Section 685 of the Civil Code.

(5) The proposed development will, pursuant to the requirements of this division, meet one of the following, as applicable:

(A) If the parcel is identified in the jurisdiction's housing element for the current planning period that is in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1, the development will result in at least as many units as projected for that parcel in the housing element. If the parcel is identified to accommodate any portion of the jurisdiction's share of the regional housing need for low- or very low income households, the development will result in at least as many low- or very low income units as projected in the housing element. These units shall be subject to a recorded affordability restriction of at least 45 years.

(B) (i) If the parcel is not identified in the jurisdiction's housing element for the current planning period that is in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1, the development will result in at least 66 percent of the maximum allowable residential density as specified by local zoning or 66 percent of the applicable residential density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2, whichever is greater.

(ii) Where local zoning does not specify a maximum allowable residential density, the development will result in at least 66 percent of the applicable residential density as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2.

(6) The average total area of floorspace for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet. For purposes of this paragraph, "net habitable square feet" means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.

(7) The housing development project on the lot proposed to be subdivided complies with any local inclusionary housing ordinances adopted by the local agency.

(8) The development of a housing development project on the lot proposed to be subdivided does not require the demolition or alteration of any of the following types of housing:

(A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rent to levels affordable to persons and families of low, very low, or extremely low income.

(B) Housing that is subject to any form of rent or price control through a local public entity's valid exercise of its police power.

(C) Housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.

(D) A parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(9) The lot proposed to be subdivided is not located on a site that is any of the following:

(A) Either prime farmland or farmland of statewide importance, as defined pursuant to 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.

(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(C) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.

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

(i) 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 residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5.

(ii) 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 residential use or residential mixed uses.

(E) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the

development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

(F) Within a special flood hazard area subject to inundation by the 1-percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this paragraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following is met:

(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

(G) 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. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

(H) Land 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), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or another adopted natural resource protection plan.

(I) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game

Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

(J) Land under conservation easement.

(10) The proposed subdivision conforms to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)), except as otherwise expressly provided in this section.

(11) The proposed subdivision complies with all applicable standards established pursuant to Section 65852.28.

(12) Any parcels proposed to be created pursuant to this section will be served by a public water system and a municipal sewer system.

(13) The proposed subdivision will not result in any existing dwelling unit being alienable separate from the title to any other existing dwelling unit on the lot.

(b) A housing development project on a proposed site to be subdivided pursuant to this section is not required to comply with either of the following requirements:

(1) A minimum requirement on the size, width, depth, frontage, or dimensions of an individual parcel created by the development beyond the minimum parcel size specified in, or established pursuant to, paragraph (3) of subdivision (a).

(2) (A) The formation of a homeowners' association, except as required by the Davis-Stirling Common Interest Development Act (Part 5 (commencing with Section 4000) of Division 4 of the Civil Code).

(B) Subparagraph (A) shall not be construed to prohibit a local agency from requiring a mechanism for the maintenance of common space within the subdivision, including, but not limited to, a road maintenance agreement.

(c) A local agency shall approve or deny an application for a parcel map or a tentative map for a housing development project submitted to a local agency pursuant to this section within 60 days from the date the local agency receives a completed application. If the local agency does not approve or deny a completed application within 60 days, the application shall be deemed approved. If the local agency denies the application, the local agency shall, within 60 days from the date the local agency receives the completed application, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the applicant can remedy the application.

(d) Any housing development project constructed on the lot proposed to be subdivided pursuant to this section shall comply with all applicable objective zoning standards, objective subdivision standards, and objective design standards as established by the local agency that are not inconsistent with this section and paragraph (2) of subdivision (a) of Section 65852.28.

(e) A local agency may condition the approval and recordation of a subdivision map upon the completion of a residential structure in compliance with all applicable provisions of the California Building Standards Code that contains at least one dwelling unit on each resulting parcel that does not already contain an existing legally permitted residential structure or is reserved for internal circulation, open space, or common area.

(f) A local agency may deny the issuance of a parcel map, a tentative map, or a final map if it makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(g) Notwithstanding Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1, a local agency is not required to permit an accessory dwelling unit or a junior accessory dwelling unit on parcels created through the exercise of the authority contained within this section. If a local agency chooses to permit accessory dwelling units or junior accessory dwelling units, the units shall not count as residential units for the purposes of paragraph (1) of subdivision (a).

(h) (1) Notwithstanding Section 66411.7, a local agency is not required to permit an urban lot split on a parcel created through the exercise of the authority contained within this section.

(2) Notwithstanding Sections 65852.21 and 66411.7, those sections shall not apply to a site that meet both of the following requirements:

(A) The site is located within a single-family residential horsekeeping zone designated in a master plan, adopted before January 1, 1994, that regulates land zoned single-family horsekeeping, commercial, commercial-recreational, and existing industrial within the plan area.

(B) The applicable local government has an adopted housing element that is compliant with applicable law.

(i) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(j) Paragraph (2) of subdivision (h) shall become operative on January 1, 2024. Subdivisions (a) to (g), inclusive, paragraph (1) of subdivision (h), and subdivision (i) shall become operative on July 1, 2024.

(k) The amendments made to this section by the act adding this subdivision shall become operative on July 1, 2025.

SEC. 4. The Legislature finds and declares that the state faces a severe housing shortage, largely due to the lack of available housing affordable to lower and moderate-income families. By expanding opportunities for ownership of more affordable housing types on smaller, less expensive parcels, this act ensures access to affordable housing and addresses a matter of statewide concern, rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Sections 2 and 3 of this act amending Sections 65852.28 and 66499.41 of the Government Code apply to all cities, including charter cities.

SEC. 5. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and

school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

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AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: Zoning Code Amendment (ZCA) 25-04 – Logistics Use Standards (AB 98 / SB 415)

PRESENTED BY: Gabriel Arguelles, Assistant Planner

RECOMMENDATION: **FIRST READING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (ZCA) 25-04, AMENDING TITLE 18 (ZONING) TO IMPLEMENT ASSEMBLY BILL 98 (2024), AS CLARIFIED BY SENATE BILL 415 (2024), INCLUDING ADDING DEFINITIONS, ESTABLISHING A "LOGISTICS USE" CATEGORY, AND ADDING A NEW CHAPTER 18.75 (LOGISTICAL USE STANDARDS); AND FINDING THAT THE ORDINANCE IS NOT A PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO GOVERNMENT CODE SECTIONS 65852.28(e), 65913.4.5(b), AND 66499.41(i).**

2030 VISION STATEMENT:

This staff report supports City Council Goal #5, "Engage in Proactive Communication" by updating the City's Municipal Code to provide current information regarding City policies.

BACKGROUND:

City staff is recommending approval of Zoning Code Amendment (ZCA) 25-04 to bring the City's zoning regulations into compliance with Assembly Bill 98 (2024), known as the *Planning, Logistics, and Neighborhood Standards Act*, as clarified by Senate Bill 415 (2024). Together, these State laws establish new statewide development standards for logistics uses, including requirements related to site design, building orientation, landscaping, truck circulation, loading bay placement, screening, sustainability measures, and minimum separation from sensitive receptors.

To implement these State mandates, staff has prepared amendments to Title 18 of the Grand Terrace Municipal Code that establish clear and objective development standards applicable to logistics facilities. The proposed amendments ensure consistency with State law, improve internal consistency within the Zoning Code, and provide clearer expectations for applicants, staff, decision-makers, and the public when reviewing logistics-related development projects.

The Ordinance approving Zoning Code Amendment (ZCA) 25-04 is included as *Attachment 1*. Supporting reference materials are provided as exhibits to Attachment 1, including Assembly Bill No. 98 (**EXHIBIT A**), Assembly Bill No. 415 (**EXHIBIT B**), AB 98 Implementation Guidance for Local Agencies (**EXHIBIT C**), and the SB 415 Compliance Update (**EXHIBIT D**).

In 2024, the California State Legislature adopted Assembly Bill 98 (AB 98), known as the *Planning, Logistics, and Neighborhood Standards Act*. AB 98 was enacted in response to increasing statewide

and local concerns regarding the impacts of warehouse and logistics development, particularly when these facilities are located near homes, schools, parks, and other sensitive land uses. The legislation establishes uniform statewide standards governing the design and operation of logistics facilities, including requirements for building placement, buffering, landscaping, truck circulation, loading areas, and overall site layout.

Later in 2024, the Legislature adopted Senate Bill 415 (SB 415), which refined and clarified several provisions of AB 98. SB 415 provides additional guidance on how the standards are to be applied and helps ensure consistent implementation across jurisdictions as cities update their zoning regulations to reflect the new statutory framework.

State law anticipates that local jurisdictions will incorporate these requirements into their zoning codes through locally adopted standards. Accordingly, the City must update its Municipal Code to align with AB 98 and SB 415. Taking action at this time ensures the City's zoning regulations remain current with State law and clearly articulate the standards that apply to logistics uses.

Zoning Code Amendment (ZCA) 25-04 implements these State-mandated requirements by amending Title 18 of the Municipal Code to establish a new chapter dedicated to logistical use standards and by making related updates to definitions and nonresidential use regulations. Collectively, these changes provide a clear and structured framework for reviewing logistics facilities while maintaining protections for nearby residents and other sensitive receptors.

DISCUSSION:

The proposed ordinance updates the City's zoning regulations to comply with Assembly Bill 98 (2024) and Senate Bill 415 (2024). These laws establish statewide, objective development standards for logistics facilities, particularly those located near sensitive receptors such as homes, schools, childcare centers, parks, and medical facilities.

To meet these requirements, the ordinance creates a new chapter dedicated entirely to logistics facilities and updates existing sections of the Municipal Code. Consolidating the standards into one chapter ensures that applicants, staff, and the public can easily understand the rules that apply to logistics projects and how those projects must be designed to protect surrounding neighborhoods.

The ordinance also updates key definitions needed to implement AB 98 and SB 415. A new definition for "Logistics Use" is added, covering facilities where goods are stored or moved using heavy-duty trucks, while clearly excluding retail-serving buildings, rail-served facilities, and strategic intermodal facilities. In addition, the ordinance includes a State-aligned definition of "Sensitive Receptor," identifying the specific types of nearby uses that trigger enhanced buffering and protection requirements.

As part of these updates, the nonresidential use table has been reorganized so that logistics uses are identified as their own distinct category, separate from storage, wholesale, and other industrial uses. This clarification ensures consistency across the Code and makes it clear which projects are subject to the new logistics standards.

Together, these amendments bring the Municipal Code into alignment with State law, establish consistent terminology, and ensure that logistics projects in the City are designed, reviewed, and regulated using clear and objective standards that protect nearby residents and other sensitive uses.

Section 18.27.010 (Nonresidential Use Regulations)

This section updates the City's nonresidential use table to clearly separate "Logistics Use" from other industrial categories. Under the current table, logistics, storage, and wholesale uses are grouped together, which makes it difficult to identify which projects are subject to the new State-required standards.

The revised table reorganizes these categories so that Logistics Use, Storage Use, and Wholesale Use each appear as distinct land uses. This clarification does not change where these uses are permitted, it simply separates them so applicants and staff can easily determine which standards apply.

A new footnote is also added to make clear that all logistics uses must comply with AB 98, including the new logistical development standards related to building orientation, truck circulation, loading bay placement, screening, landscaping, and vehicle routing.

These updates improve clarity and consistency in the Municipal Code while ensuring that logistics uses are regulated in accordance with State law.

New Chapter 18.75 - Logistical Use Standards

This chapter sets objective standards for logistics facilities in line with AB 98. These rules apply to all logistics, warehouse, and distribution uses in the city, with stronger requirements for sites within 900 feet of a sensitive receptor. The section includes clear building setbacks and buffer standards, including the State-required 500-foot setback and additional buffer widths based on the size of the facility and the zoning district. Buffers must include features such as walls or berms, drought-tolerant landscaping, and double-row evergreen trees to help reduce noise, visual impacts, and emissions on nearby homes, schools, parks, childcare centers, and other sensitive uses. The ordinance also sets minimum separation distances for truck loading bays, generally between 300 and 500 feet.

The section includes objective standards for truck access and circulation, such as dedicated truck entry points, required on-site stacking space, limits on where heavy-duty trucks can operate, and a prohibition on truck queuing in the public right-of-way. New building-orientation requirements ensure loading areas face away from sensitive receptors and allow buildings to act as physical buffers for nearby properties. The ordinance also incorporates State-aligned idling limits, upgraded landscaping and screening, and requirements to add shade over paved truck areas over time.

For large logistics facilities of 250,000 square feet or more, the chapter includes AB 98's Tier 1 21st Century Warehouse standards, such as installing electric-vehicle charging for at least 10 percent of employee parking spaces. Additional operational standards apply, including limits on heavy-truck delivery hours near sensitive receptors, lighting controls, compliance with City noise and odor rules, and restrictions on overnight truck parking.

All projects subject to this section must go through discretionary Site and Architectural Review. During that review, the approving body must find that the project's design, buffers, circulation plan, and operations meet the objective standards and adequately protect surrounding neighborhoods.

Together, these requirements ensure that logistics facilities in the City are designed and operated in a way that is compatible with nearby properties and consistent with AB 98.

Discussion – Planning Commission Input and Revisions

On December 18, 2025, the Planning Commission/ Site and Architectural Review Board held a duly

noticed public hearing for Zoning Code Amendment (ZCA) 25-04. After reviewing the staff report, considering public testimony, and evaluating the evidence presented, the Planning Commission voted to recommend approval of the ordinance to the City Council without changes.

Public Hearing Notification

Notice of the City Council public hearing for Zoning Code Amendment (ZCA) 25-03 was provided in accordance with Sections 65090 and 65091 of the California Government Code and Section 18.03.070 (Public Hearing Notice) of Chapter 18.03 (General Provisions) of the Grand Terrace Municipal Code.

The public hearing notice was published in a newspaper of general circulation, the *San Bernardino County Sun*, on January 22, 2026. In addition, the notice was posted by the City Clerk in compliance with applicable State law and the City's adopted noticing requirements.

Conclusion

The Zoning Code Amendment (ZCA 25-04) updates Title 18 of the Municipal Code to align the City's regulations with the requirements of AB 98 and SB 415, ensuring that logistics facilities are designed, reviewed, and operated using consistent and objective standards. These changes strengthen neighborhood protections, bring clarity to applicants and staff, and eliminate ambiguity by consolidating all State-mandated logistics standards into a coordinated local framework.

By adopting ZCA 25-04, the City will modernize its zoning regulations, maintain compliance with State law, and establish a predictable and transparent process for evaluating future logistics-related development. Because the amendment only updates local procedures and does not authorize or approve any specific project, it does not constitute a "project" under CEQA and requires no additional environmental review.

All required findings to support adoption of Zoning Code Amendment (ZCA) 25-04 are included in the ordinance provided as *Attachment 1.*

Staff recommends that the City Council adopt the Ordinance approving Zoning Code Amendment (ZCA) 25-04 and amend Title 18 of the Grand Terrace Municipal Code accordingly.

ENVIRONMENTAL IMPACT:
ZCA The City of Grand Terrace has reviewed the (ZCA) 25-04 project with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq) ("CEQA").

Government Code Section 65852.28(e) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

Government Code Section 65913.4.5(b) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

Government Code 66499.41(i) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

The City Council has determined that the text amendment in this Ordinance is not a project under CEQA pursuant to Government Code Sections 65852.28(e), 659.13.4.5(b), and 66499.41(i) and is therefore not subject to further environmental review under CEQA.

FISCAL IMPACT:

Adoption of Zoning Code Amendment (ZCA) 25-04 is not expected to result in any direct fiscal impact to the City. The ordinance updates the Municipal Code to comply with State law and does not approve or authorize any specific development project.

Any future logistics projects would be subject to the City's existing application fees, plan check fees, and discretionary review processes in effect at the time of application. Implementation of the ordinance will be handled through existing staff resources and standard development review procedures.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (ZCA) 25-04, AMENDING TITLE 18 (ZONING) TO IMPLEMENT ASSEMBLY BILL 98 (2024), AS CLARIFIED BY SENATE BILL 415 (2024), INCLUDING ADDING DEFINITIONS, ESTABLISHING A "LOGISTICS USE" CATEGORY, AND ADDING A NEW CHAPTER 18.75 (LOGISTICAL USE STANDARDS); AND FINDING THAT THE ORDINANCE IS NOT A PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO GOVERNMENT CODE SECTIONS 65852.28(E), 65913.4.5(B), AND 66499.41(I).

WHEREAS, the City of Grand Terrace has adopted a Zoning Code, set forth in Title 18 of the Grand Terrace Municipal Code ("GTMC"), which has been amended from time to time to respond to changes in state law and community needs; and

WHEREAS, on September 29, 2024, the Governor of California signed Assembly Bill 98 ("AB 98"), also known as the Planning, Logistics, and Neighborhood Standards Act, establishing statewide minimum standards applicable to logistics facilities, including requirements related to site design, building placement, buffering from sensitive receptors, lighting, truck routing, energy efficiency, and housing replacement requirements; and

WHEREAS, Assembly Bill 98 (2024) was subsequently refined and clarified by Senate Bill 415 (2024), which amended portions of the Planning, Logistics, and Neighborhood Standards Act, and the City's Zoning Code Amendment (ZCA) 25-04 has been reviewed for consistency with both AB 98 and SB 415 to ensure full compliance with applicable state law; and

WHEREAS, AB 98 is intended to protect public health and welfare by reducing the negative environmental and community impacts of logistics development, especially near sensitive receptors such as residences, schools, and parks; and

WHEREAS, AB 98 defines "logistics use developments" to include warehouses, distribution centers, fulfillment centers, cross-dock facilities, last-mile delivery centers, cold-storage logistics facilities, and similar industrial operations utilizing Class 4 through Class 8 trucks; and

WHEREAS, AB 98 further requires local jurisdictions to clearly identify and classify logistics uses in their land use regulations, necessitating the addition of a "Logistics Use / Logistics Use Development" land-use category within GTMC Table 18.27.010 (Nonresidential Land Use Regulations); and

WHEREAS, AB 98 mandates that local zoning regulations incorporate minimum standards for logistics uses, including requirements for building orientation, screening, landscaping, truck circulation, loading bay placement, and buffer areas from sensitive receptors; and

WHEREAS, AB 98 requires cities to ensure that local zoning codes incorporate minimum state standards for such logistics uses, including but not limited to building placement, façade design, screening, landscaping depth and plantings, truck access and circulation, operational limitations, and orientation of loading bays away from sensitive receptors; and

WHEREAS, to comply with AB 98, the City must amend its zoning code (Title 18) to define "logistics use," revise the M2 Industrial District and MR Restricted Manufacturing District to include the required design, buffer, truck entrance, and operational standards; and

WHEREAS, AB 98 mandates developers to replace demolished housing (in certain cases) when logistics projects displace residential units, thereby contributing to affordable housing for affected communities; and

WHEREAS, Senate Bill 415 (2024) revised and clarified portions of AB 98 to ensure consistent implementation of logistics development standards across California jurisdictions; and

WHEREAS, the City Council desires to adopt this Zoning Code Amendment to ensure that future logistics development in the City meets the state's minimum standards under AB 98, while protecting neighborhood health, safety, and welfare.

WHEREAS, this Ordinance is supported by and based upon related State legislation and guidance materials, including Assembly Bill No. 98 (2024) (**Exhibit A**), Assembly Bill No. 415 (2024) (**Exhibit B**), AB 98 Implementation Guidance for Local Agencies (**Exhibit C),** and the SB 415 Compliance Update (**Exhibit D**), all of which are incorporated herein by this reference.

WHEREAS, notice of the City Council Public Hearing concerning this Ordinance was duly published in a local newspaper at least ten (10) days prior to the Public Hearing and posted by the City Clerk in compliance with the City's Zoning Code and City Council Resolution No. 2019-24, Expanded Public Noticing and Outreach Policy for Public Hearings and Public Workshops; and

WHEREAS, Ordinance No. ___ approving Zoning Code Amendment (ZCA) 25-04 is exempt from California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.28(e), 659.13.4.5(b), and 66499.41(i) and thus is not subject to further environmental review under CEQA; and

WHEREAS, on December 18, 2025, the Planning Commission/Site and Architectural Review Board of the City of Grand Terrace conducted a duly noticed Public Hearing on Zoning Code Amendment (ZCA) 25-04 and considered testimony and evidence presented by the public, city staff, and other interested parties, at the Public Hearing and recommended approval of the ordinance to the City Council without changes; and

WHEREAS, on February 10, 2026, the City Council of the City of Grand Terrace held a duly noticed Public Hearing with respect thereto, and considered testimony and evidence at the Public Hearing on the Ordinance that would approve Zoning Code Amendment (ZCA) 25-04; 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 City Council hereby specifically finds that all the facts set forth in the above Recitals are true and correct and incorporated herein by this reference and made a part hereof.

SECTION 2. Based upon the forgoing and all oral and written testimony by members of the public and City staff (including, but not limited to, staff reports and attachments) made at the Public Hearing, the City Council hereby finds that the Project "Zoning Code Amendment (ZCA) 25-04" is not subject to environmental review pursuant Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i) and thus is not subject to further environmental review under CEQA as follows:

Finding: A project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Facts in Support of Finding: The City of Grand Terrace has reviewed the ZCA 25-04 project with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq) ("CEQA").

Government Code Section 65852.28(e) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

Government Code Section 65913.4.5(b) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with

Section 21000) of the Public Resources Code."

Government Code 66499.41(i) – "A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code."

The City Council has determined that the text amendment in this ordinance is not a project under CEQA pursuant to Government Code Sections 65852.28(e), 659.13.4.5(b), and 66499.41(i) and thus is not subject to further environmental review under CEQA.

SECTION 3. Based upon the forgoing and all oral and written testimony by members of the public and City staff (including, but not limited to, staff reports and attachments) made at the Public Hearing, the City Council determines the findings for Zoning Code Amendment (ZCA) 25-04 pursuant to Grand Terrace Municipal Code Section §18.90.040 can be made supporting the project application as follows:

1) **Finding:** The proposed 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 proposed amendment or within the City.

   Facts in Support of Finding: ZCA 25-04 implements state-mandated AB 98 standards regulating logistics use developments, including mandatory buffers, loading bay orientation requirements, landscaping standards, façade design, and truck routing controls. These standards reduce environmental, noise, and circulation impacts and therefore enhance public health and safety.

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

   Facts in Support of Finding: The zoning amendments ensure that logistics use developments, including warehouses and distribution facilities, are constructed with mandatory state screening, noise-attenuating features, truck circulation requirements, and setbacks that protect adjacent properties. These standards exceed current minimum requirements and reduce potential adverse impacts on surrounding areas.

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

   Facts in Support of Finding: The General Plan designates the MR and M2 districts for industrial and employment-generating uses. AB 98 compliance ensures that such uses develop with appropriate performance standards, environmental protections, and circulation controls. Therefore, the amendments maintain consistency with the General Plan's Land Use and Circulation Elements.

SECTION 4. Section 18.27.010 “Nonresidential Use regulations” of Chapter 18.27 – NONRESIDENTIAL DISTRICTS of the Grand Terrace Municipal Code is hereby amended to read in its entirely as follows:

Deletions as ~~strikethroughs~~; additions as ***bold italics***.

“**18.27.010 Nonresidential Use regulations.**

Uses listed in Table 18.27.010 shall be allowed in one or more of the nonresidential 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 "-" indicates uses which are prohibited.

Permitted Uses[a]	AP	C2	CM	MR	M2	PUB
Agricultural and nursery supplies and services	-	-	-	P	P	-
Amateur "HAM" radio antenna structures (Subject to Chapter 18.72)	P	P	P	P	P	P
Antique shops	C	P	P	P	-	-
Apparel stores	C	P	P	P	-	-
Appliance stores and repair	-	P	P	P	-	-
Art, music and photographic studios and supply stores	-	P	P	P	-	-
Athletic and health clubs and weight-reducing clinics	-	P	P	P	-	-
Bakeries (retail only)	C	P	P	P	-	-
Bakeries (wholesale)	-	-	-	-	P	-
Banks, financial services and institutions	P	-	-	-	-	-
Barber and beauty shops	-	P	P	P	-	-
Bicycle shops	-	P	P	P	-	-
Book, gift and stationary stores (other than adult related material)	C	-	-	-	-	-
Building maintenance services	-	-	C	P	P	-
Building supplies and sales	-	-	C	C	-	-
Building supplies sales, enclosed	-	-	-	P	-	-
Building supplies sales (wholesale and retail), indoor	-	-	-	-	P	-
Building supplies sales (wholesale and retail), outdoor	-	-	-	-	C	-
Building supplies and sales, outdoor	-	-	-	C	-	-
Business and office services	P	-	-	-	-	-
Business and office facilities	-	-	P	P	-	-
Business support services	-	-	P	P	-	-
Camera shop and film processing services	-	P	P	P	-	-
Candy and confectionery stores (retail only)	C	P	P	P	-	-
Carpet and floor covering stores	-	P	P	P	-	-

China and glassware stores	C	P	P	P	-	-
Cleaning and pressing establishments	-	P	P	P	-	-
Computer and software stores	C	P	P	P	-	-
Communication services	-	-	P	P	P	-
Contractor's office and storage yards, indoor	-	-	-	-	P	-
Contractor's office and storage yards, outdoor	-	-	-	C	C	-
Convenience stores	C	P	P	P	-	-
Curtain and drapery shops	-	P	P	P	-	-
Day care centers	C	C	C	C	-	-
Delicatessens and specialty food stores	-	P	P	P	-	-
Drug stores and pharmacies	C	P	P	P	-	-
Emergency shelters subject to Chapter 18.78	-	-	-	-	P	-
Equipment sales and services, indoor	-	-	-	P	-	-
Establishments with on-site alcohol beverage sales and consumption that are not bona fide eating establishments (bars, taverns, cocktail lounges, breweries, distilleries and/or wine making facilities with sales for on-site and off- site consumption)[b]	C	C	C	C	-	-
Florist shops	C	P	P	P	-	-
Funeral homes (without crematory services)	-	-	-	C	-	-
Funeral homes (with crematory services)	-	-	-	-	C	-
Furniture stores	C	P	P	P	-	-
General assembly facilities (other than church facilities)	P	-	-	-	-	-
Government offices and service facilities	-	-	-	-	-	P
Grocery stores and supermarkets	C	P	P	P	-	-
Hardware stores	C	P	P	P	-	-
Heavy equipment rentals, sales and services, indoor	-	-	P	P	P	-
Heavy equipment rentals, sales and services, outdoor	-	-	C	C	C	-
Hobby and craft shops	C	P	P	P	-	-
Ice cream and yogurt shops	-	P	P	P	-	-
Jewelry stores	C	P	P	P	-	-
Laundry (self-service)	-	P	P	P	-	-
Laundry and cleaning services	-	-	-	P	-	-
Laundry and dry-cleaning facilities	-	-	-	-	P	-
Leather goods and luggage stores	C	P	P	P	-	-
Liquor stores	C	P	P	P	-	-
Logistics Use – Warehouse/Distribution	***-***	***-***	***-***	***P***	***P***	
Mail order services	-	-	-	P	P	-
Manufacturing, light facilities	-	-	C	P	P	-

Manufacturing, medium facilities	-	-	-	-	P	-
Medical and dental offices and related health clinics	P	-	-	-	-	-
Modular units for office purpose only	-	-	-	C	-	-
Modular units for business office or headquarter purposes only	-	-	-	-	C	-
Motels and hotels	-	C	C	C	-	-
Nurseries and garden supply stores	C	P	P	P	-	-
Nursing and retirement home facilities	C	-	-	-	-	-
Office supplies store	-	P	P	P	-	-
Outdoor displays/uses shall take place in front of business on site, which have been approved with a conditional use permit. Under special circumstances outdoor uses/displays are allowed without conditional use permits during two city-wide events (the Grand Terrace Days in June and Tour De Terrace Bike Event in October), and in connection with business grand openings. Temporary special event permits will be required for display of associated balloons, banners and special event signs.	-	C	C	C	-	-
Paint, glass and wallpaper stores	C	P	P	P	-	-
Pet shops	-	P	P	P	-	-
Photography and film processing facilities	-	-	-	-	P	-
Plant nurseries, wholesale, outdoor	-	-	-	-	C	-
Printing, blueprinting and reproduction services	-	P	P	P	P	-
Private School Facilities	C	-	-	-	-	-
Public and quasi-public facilities	C	-	-	-	-	-
Public library facilities	-	-	-	-	-	P
Public parks and recreational facilities	-	-	-	-	-	P
Public schools facilities	-	-	-	-	-	P
Public storage facilities, indoor	-	-	P	P	P	-
Public storage facilities, outdoor	-	-	C	C	C	-
Public utility facilities and services	-	-	C	C	C	P
Record, tape and video stores (sales and rental)	-	P	P	P	-	-
Recreational facilities	-	-	C	C	C	-
Recreation vehicle storage, indoor	-	-	-	-	P	-
Recreational vehicle storage, outdoor	-	-	-	-	C	-
Research and development facilities	-	-	P	P	-	-
Research services	-	-	-	P	-	-

Restaurants: With incidental serving of beer and wine (without a cocktail lounge, bar, entertainment or dancing)	-	P	P	P	-	-
Restaurants: With a cocktail lounge, bar, entertainment or dancing)	-	C	C	C	-	-
Restaurants: Fast food (without a drive-thru)	-	P	P	P	-	-
Restaurants: With entertainment and/or serving of alcoholic beverages (other than beer and wine)	-	C	C	C	-	-
Restaurants: Fast food (with a drive-thru)	-	C	C	C	-	-
Secondhand sales	-	C	C	C	-	-
Shoe stores (sales and repair)	-	P	P	P	-	-
Sporting goods stores	C	P	P	P	-	-
Storage Facility	**-**	**-**	**-**	***P***	***P***	
Tailor shops	-	P	P	P	-	-
Temporary uses which are determined by the community development director not to have significant long-term impact on the environment. (Uses such as parking lot sales, Christmas tree sales, seasonal sales, rummage sales, and others with review through the land use approval or administrative site and architectural approval process in accordance with Chapter 18.63, Site and Architectural Review)	-	P	P	P	P	-
Television, radio, VCR, stereo and CD component stores (sales and repair)	-	P	P	P	-	-
Toy stores	C	P	P	P	-	-
Variety department stores	C	P	P	P	-	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): electric vehicle charging stations (accessory use)[c]	P	P	P	P	P	P
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): parts and supplies (retail)	-	P	P	P	P	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): parts and supplies (wholesale)	-	-	-	-	P	-

Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): rentals	-	C	C	C	P	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): repair	-	-	-	C	P	
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): sales (new and used vehicles)	-	C	C	C	C	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): service stations	-	C	C	C	C	-
Veterinary clinic (completely contained in a building)	-	C	C	P	P	-
Watch and clock shops (sales and repair);	C	P	P	P	-	-
Wireless communication facilities subject to Chapter 18.71	C	C	C	C	C	C
Wholesale Facility	***-***	***-***	***-***	***P***	***P***	***-***
~~Wholesale, storage and distribution facilities~~	-	-	-	~~P~~	~~P~~	-
Yardage goods stores	-	P	P	P	-	-

Footnotes:

a. Land uses subject to Chapter 18.27.020 Nonresidential Hours of Operation.

b. "Bona fide public eating place" means a place which is regularly and in a bona fide manner used and kept open for the serving of meals to "guests" for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking and an assortment of foods which may be required for ordinary "meals", the kitchen of which must be kept in a sanitary condition with the proper amount of refrigeration for keeping of food on said premises and must comply with all the regulations of the department of health. "Meals" means the usual assortment of foods commonly ordered at various hours of the day; the service of such food and victuals only as sandwiches or salads shall not be deemed a compliance with this requirement. In addition, the following, and offerings similar to them, do not meet the meal requirement:

- Snacks such as pretzels, nuts, popcorn, pickles, and chips.

- Food ordinarily served as appetizers or first courses such as cheese sticks, fried calamari, chicken wings, pizza bites (as opposed to a pizza), egg rolls, pot stickers, flautas, cups of soup, and any small portion of a dish that may

constitute a main course when it is not served in a full portion or when it is intended for sharing in small portions.

- Side dishes such as bread, rolls, french fries, onion rings, small salads (green, potato, macaroni, fruit), rice, mashed potatoes, and small portions of vegetables.

- Reheated refrigerated or frozen entrees.

- Desserts.

"Guests" shall mean persons who, during the hours when meals are regularly served therein, come to a bona fide public eating place for the purpose of obtaining, and actually order and obtain at such time, in good faith, a meal therein. Nothing in this Section, however, shall be construed to require that any food be sold or purchased with any beverage.

c. Nonresidential 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.

d. ***All Logistics Uses, including logistics warehouses, distribution facilities, fulfillment centers, and cross-dock facilities, shall comply Chapter 18.75 and with Assembly Bill 98 (2024), including but not limited to mandatory building orientation, circulation design, landscaping, screening, truck loading bay placement, and vehicle routing standards. Where conflicts occur between this Code and AB 98, AB 98 shall govern.***

SECTION 5. Chapter 18.75 – Logistical Use Standards is hereby added to Title 18 of the Grand Terrace Municipal Code to read in its entirety as follows:

18.75 - Logistical Use Standards

18.75.010 Purpose

The purpose of this section is to ensure that logistical uses and large-scale warehousing and distribution facilities within the M2 Industrial District are designed and operated in a manner compatible with surrounding nonindustrial uses and consistent with Assembly Bill 98. These standards are intended to minimize potential adverse impacts from noise, air emissions, truck traffic, lighting, and visual intrusion.

18.75.020 Applicability.

1. ***The provisions of this chapter apply to any logistical use or warehousing and distribution facility within the City of Grand Terrace.***

2. ***Any logistical use located within 900 feet of a sensitive receptor shall comply with all standards in this chapter.***

3. ***For purposes of this section, sensitive receptors include residences, schools, childcare centers, hospitals, convalescent facilities, parks, and other similar uses that are sensitive to noise, air quality, and traffic impacts.***

18.75.030 Definitions

1. ***For the purposes of this section, the following definition shall apply:***

   a. ***"Logistics use" means a building in which cargo, goods, or products are moved or stored for later distribution to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks (Class 4 through Class 8) are primarily involved in the movement of the cargo, goods, or products.***

      "Logistics use" does not include any of the following:

      Facilities where food or household goods are sold directly to consumers and are accessible to the public.

      A building primarily served by rail to move cargo, goods, or products.

      Strategic Intermodal Facilities, defined as projects that satisfy all of the following:

      Logistics facilities, including warehousing and transloading facilities, served by rail; and

      Intermodal freight transport services.

      This definition is adopted to comply with Assembly Bill 98 (2024) and California Government Code §65098(d). In the event of any conflict between this local definition and the Government Code, the Government Code shall supersede.

   b. ***A "sensitive receptor" means one or more of the following:***

      Residences, including private homes, apartments, condominium units, group homes, dormitory units, or retirement homes;

      Schools, including preschools, prekindergarten, or schools maintaining kindergarten or any of grades 1 through 12, inclusive;

      Daycare facilities, including in-home daycares;

      Publicly owned parks, playgrounds, and recreational areas or facilities primarily used by children, unless such areas are developed as a condition of approval for a logistics use;

      Nursing homes, long-term care facilities, hospices, convalescent facilities, or similar live-in housing;

Hospitals, as defined in Section 128700 of the California Health and Safety Code.

This definition is consistent with California Government Code §65098(e). If there is a conflict between this Code and the Government Code, the Government Code definition shall control.

18.75.040 – Development and Operational Standards

A. Buffers and Setbacks from Sensitive Receptors.

1. A minimum 500-foot building setback applies for all logistical uses within 900 feet of a sensitive receptor, as required under AB 98.

2. Buffer Requirements by Use Size and Zoning:

a. For logistical uses 250,000 square feet or larger located on a site zoned for industrial use or recently rezoned industrial, the buffer area shall include a solid decorative wall, landscaped berm with wall, or landscaped berm, with drought-tolerant groundcover and solid-screen trees. The minimum buffer width shall be 50 feet.

b. For logistical uses 250,000 square feet or larger located on a site not zoned industrial and requiring rezoning, the buffer area shall include a solid decorative wall, landscaped berm with wall, or landscaped berm, with drought-tolerant groundcover and solid-screen trees. The minimum buffer width shall be 100 feet.

c. For logistical uses less than 250,000 square feet located on a site zoned for industrial use or recently rezoned industrial, the buffer area shall include a solid decorative wall, landscaped berm with wall, or landscaped berm, with drought-tolerant groundcover and solid-screen trees. The minimum buffer width shall be 50 feet.

d. Buffer Planting Standards: Trees used as part of the buffer shall be planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees shall be evergreen, drought-tolerant, low biogenic emission species, with a minimum 36-inch box size at planting, and spaced no greater than 40 feet on center. Palm trees shall not be used.

e. Measurement: Buffers shall be measured from the property line of all adjacent sensitive receptors that fully screen the project from view.

f. The Planning Commission/Site and Architectural Review Board may adjust buffer width, planting density, or berm/wall treatment where natural topography, existing structures, or equivalent mitigation measures provide equal or greater protection to sensitive receptors.

B. Truck Loading Bay Locations

1. For sites not zoned industrial (requiring rezoning) or for logistical uses of 250,000 square feet or more, maintain a minimum distance of 500 feet, measured in a direct straight line, from the property line of the

nearest sensitive receptor to the nearest truck loading bay opening. (CA Gov't Code §65098.1(b)).

2. *For sites of 250,000 square feet or more, zoned for industrial use (or recently rezoned to industrial), maintain a minimum distance of 300 feet, measured in a direct straight line, from the property line of the nearest sensitive receptor to the nearest truck loading bay opening (CA Gov't Code §65098.1(a)).*

C. *Truck Entrances, Exit, and Internal Circulation requirements*

1. *Position entry gates into the truck loading court after a minimum of 50 feet of total available stacking depth inside the property line*
2. *Provide a separate entrance for heavy-duty trucks*
3. *Locate entry, exit, and internal circulation routes away from sensitive receptor*
4. *Prohibit heavy-duty diesel truck drive aisles along building sides directly adjacent to a sensitive receptor property line*

D. *Building and Loading Orientation.*

1. *Loading docks, truck bays, and service doors shall be located on the side or rear of buildings and oriented away from sensitive receptors and public streets, wherever feasible.*
2. *Buildings shall be designed to act as a physical barrier between loading areas and any adjacent nonindustrial properties.*
3. *Truck access points shall be consolidated and located as far as practical from residential property lines and intersections with nonindustrial streets.*
4. *Where truck loading or circulation areas face a sensitive receptor, a combination of solid walls and evergreen screening shall be provided to block views and reduce noise.*

E. *Truck Circulation and Idling.*

1. *Truck access shall be designed to minimize conflicts with passenger vehicles and pedestrians.*
2. *Truck queuing on public streets is prohibited.*
3. *Trucks shall not idle for more than five (5) minutes on-site and are prohibited from idling within 300 feet of a sensitive receptor, consistent with state air quality regulations.*

F. *Landscaping and Screening.*

1. *All perimeter property lines adjacent to nonindustrial uses shall include a minimum 10-foot landscape buffer with evergreen trees and shrubs forming a continuous visual screen.*

2. *Landscaping shall be designed to reduce heat and glare from paved areas and to buffer truck circulation from view.*
3. *Decorative solid walls or berms may be required as part of the screening treatment.*
4. *Interior parking and truck areas shall include tree planting sufficient to shade at least 50 percent of paved surfaces within 15 years of installation.*

G. *Electric Vehicle Charging Requirements (AB 98 – Tier 1 21st Century Warehouse)*

1. *This subsection applies to any logistical use, warehouse, fulfillment center, or distribution facility 250,000 square feet or more, consistent with the definition of a "Tier 1 21st Century Warehouse" under California Government Code §65098(g)(6).*
2. *A minimum of 10 percent of all passenger vehicle parking spaces provided on-site shall be installed with electric vehicle charging stations at the time of project completion.*
3. *When the required number of installed EV charging spaces results in a fractional number, the total shall be rounded up to the next whole number.*
4. *EV charging spaces shall:*
    a. *Be distributed across passenger parking areas to ensure reasonable access for employees; and*
    b. *Be located in safe, accessible areas with clear pedestrian routes to building entries.*
5. *The required minimum number of installed EV charging stations shall not be reduced through shared parking, off-site parking, or parking demand studies.*
6. *Where any conflict exists between this section and California Government Code §65098, the state standard shall govern.*

H. *Operational Standards.*

1. *Logistical uses within 500 feet of a sensitive receptor shall limit truck delivery and heavy-duty vehicle operations to 6:00 a.m. – 10:00 p.m., unless otherwise approved by the reviewing authority.*
2. *Truck routes shall comply with the City's designated truck route map or Circulation Element.*
3. *All exterior lighting shall be fully shielded and directed downward to prevent glare onto adjacent properties.*
4. *Noise, odor, and vibration shall comply with applicable performance standards in Chapter 18.68.*

5. ***Any overnight parking of heavy-duty trucks shall occur only within designated on-site areas screened from view of sensitive receptors.***

I. Review and Findings.

All logistical uses subject to this section shall be reviewed through Site and Architectural Review (Chapter 18.63). In addition to the findings required by that chapter, the Planning Commission/ Site and Architectural Review Board shall find that:

1. ***The site design, building orientation, and landscaping comply with the buffer and screening requirements of this section;***
2. ***The project minimizes potential truck traffic, air quality, and noise impacts on adjacent properties and sensitive receptors; and***
3. ***The project includes operational and physical measures sufficient to comply with the intent of AB 98 and the City's General Plan policies for environmental quality and land use compatibility.***

Figure A: Required Setbacks for Truck Loading Bays

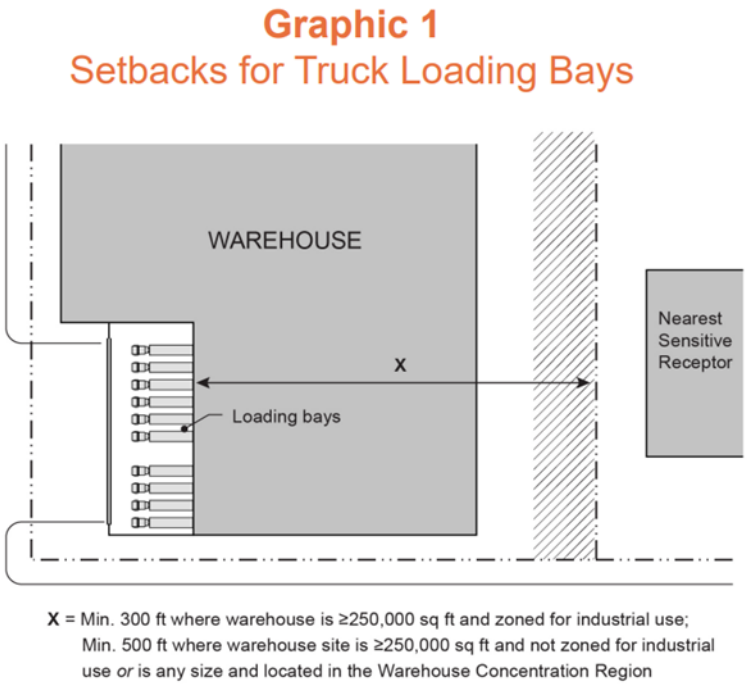
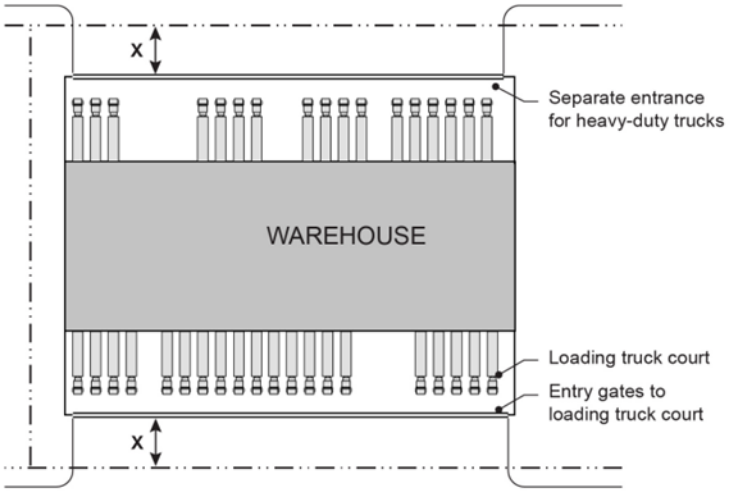


Figure B: Entry Gate Placement and Minimum Stacking Distance (Cross-Dock Layout)

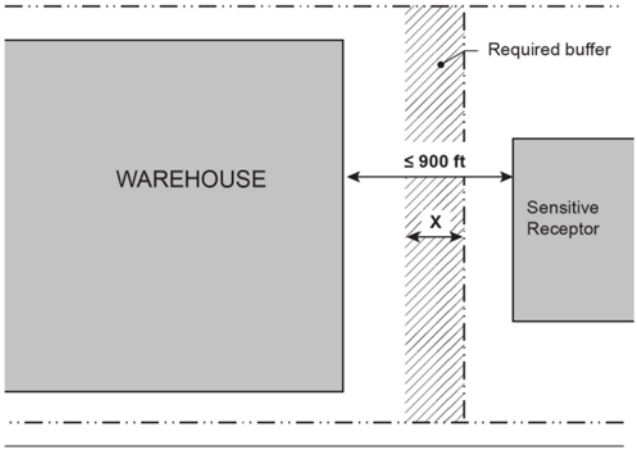
Graphic 2
Entry Gate Location (Cross Docking Example)



X = Min. 50 ft for <70 loading bays;
Min. 120 ft for 70-89 loading bays;
Min. 190 ft for 90-109 loading bays; etc.

Figure C: Required Buffers and Landscape Treatments Near Sensitive Receptors

Graphic 3
Buffering from Sensitive Receptors



X = Min. 100 ft where warehouse is ≥250,000 sq ft and not zoned for industrial use *or* is any size and located in the Warehouse Concentration Region;
Min. 50 ft in all other cases

SECTION 6. The City Council enacts this Ordinance approving ZCA 25-04 under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code Sections 65852.28, 65913.4.5, and 66499.41.

SECTION 7. If any section, subsection, paragraph, sentence, clause or phrase of the Ordinance, or its application to any person or circumstance, is for any reason held to be invalid and unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

SECTION 8. This Ordinance approving ZCA 25-03 shall take effect and be in force thirty (30) days from and after its adoption.

SECTION 9. First read at a regular meeting of the City Council held on the 10th day of February 2026 and adopted the Ordinance after the second reading at a regular meeting held on the ___ day of February 2026.

SECTION 10. 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.

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

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Assembly Bill No. 98

CHAPTER 931

An act to add Section 65302.02 to, and to add Chapter 2.8 (commencing with Section 65098) to Division 1 of Title 7 of, the Government Code, and to add Sections 40458.5 and 40522.7 to the Health and Safety Code, relating to land use.

[Approved by Governor September 29, 2024. Filed with Secretary of State September 29, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

AB 98, Juan Carrillo. Planning and zoning: logistics use: truck routes.

(1) Existing law, the Planning and Zoning Law, sets forth various requirements relating to the review of development project permit applications and the issuance of development permits for specified classes of development projects.

This bill, beginning January 1, 2026, would prescribe various statewide warehouse design and build standards for any proposed new or expanded logistics use developments, as specified, including, among other things, standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage. The bill would except from those design and build standards certain existing logistics use developments, proposed expansions of a logistics use development, and property currently in a local entitlement process to become a logistics use, under prescribed conditions. The bill would require a facility operator, prior to the issuance of a certificate of occupancy, to establish and submit for approval by a city, county, or city and county a truck routing plan to and from the state highway system based on the latest truck route map of the city, county, or city and county, as prescribed. The bill would require a facility operator to enforce the plan. The bill would provide for the revision of the plan in specified circumstances.

The bill would prohibit a city, county, or city and county from approving development of a logistics use that does not meet or exceed the standards outlined in the bill. The bill would require a city, county, or city and county to condition approval of a logistics use on 2-to-1 replacement of any demolished housing unit that was occupied within the last 10 years unless the housing unit was declared substandard by a building official, as specified, and payments to displaced tenants if residential dwellings are affected through purchase, as prescribed. The bill would define terms for these purposes.

(2) The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city and specified land outside its

boundaries that includes, among other specified mandatory elements, a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan. Existing law requires, upon any substantive revision of the circulation element, that the legislative body modify the element to address specified additional issues.

This bill would require a county or city, by January 1, 2028, except as provided, to update its circulation element, as prescribed, including identifying and establishing specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and concentrations of sensitive receptors, as defined. The bill would establish specific standards for truck routes. The bill would require a county or city to provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate idling facility locations. The bill would require a county or city to make truck routes publicly available and share maps of the truck routes with warehouse operators, fleet operators, and truck drivers. The bill would authorize the Attorney General to enforce these provisions, as provided, including by imposition of a fine of up to $50,000 every 6 months if the required updates have not been made.

(3) Existing law provides for the creation of the South Coast Air Quality Management District in those portions of the Counties of Los Angeles, Orange, Riverside, and San Bernardino included within the area of the South Coast Air Basin, as specified. Existing law provides that the south coast district is governed by a board consisting of 13 members and requires the district to adopt rules and regulations to carry out the south coast district air quality management plan that are not in conflict with state and federal laws and rules and regulations.

This bill would require the south coast district to establish a process for receiving community input on how any penalties assessed and collected for violation of the Warehouse Indirect Source Rule are spent, as specified. The bill would require the south coast district, subject to an appropriation for this express purpose, to, beginning on January 1, 2026, and until January 1, 2032, deploy mobile air monitoring systems within the Counties of Riverside and San Bernardino to collect air pollution measurements in communities that are near operational logistics use developments. The bill would require the south coast district to use the data collected to conduct an air modeling analysis to evaluate the impact of air pollution on sensitive receptors from logistics use development operations and to submit its findings to the Legislature on or before January 1, 2033. The bill would also require the district to submit an interim report to the Legislature on or before January 1, 2028, to evaluate the impact of air pollution on sensitive receptors, as defined, from logistics use development operations in the Counties of Riverside and San Bernardino, as provided.

(4) By modifying the duties of local agencies with regard to the approval of logistics use development and requiring the revision of the circulation

element of a general plan, the bill would impose a state-mandated local program.

(5) The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

(6) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Chapter 2.8 (commencing with Section 65098) is added to Division 1 of Title 7 of the Government Code, to read:

Chapter 2.8. Warehouse Design and Build Standards

65098. As used in this chapter:

(a) "21st century warehouse" means a logistics use that meets all of the following:

(1) Complies with or exceeds all requirements of the most current building energy efficiency standards specified in Part 6 (commencing with Section 100) of Title 24 of the California Code of Regulations and the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations), including, but not limited to, the following requirements related to:

(A) Photovoltaic system installation and associated battery storage.

(B) Cool roofing.

(C) Medium- and heavy-duty vehicle charging readiness.

(D) Light-duty electric vehicle charging readiness and installed charging stations.

(2) Has skylights in at least 1 percent of the roof area, or equivalent LED efficient lighting.

(3) Provides conduits and electrical hookups at all loading bays serving cold storage. Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay.

(4) Ensures that any heating, ventilation, and air-conditioning is high-efficiency.

(5) (A) Ensures that all classes of forklifts used on site, pursuant to State Air Resources Board's Zero-Emission Forklifts regulation, as drafted, shall be zero-emission by January 1, 2030, to the extent operationally feasible, commercially off-the shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(6) (A) Ensures that equipment used on site utilizing small off-road engines shall be zero-emission, to the extent operationally feasible, commercially off-the shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(C) Should any equipment used on site utilizing small off-road engines be contracted out, the logistics use facility shall preferentially contract for services utilizing zero-emission small off-road engines.

(b) "Expansion of an existing logistics use" means the expansion of an existing logistics use by 20 percent or more of the existing square footage. Office space shall not be included as part of the existing square footage or in the square footage for the 20-percent expansion threshold.

(c) "Heavy-duty truck" means a class 7 or class 8 truck. As used in this subdivision:

(1) "Class 7 truck" means a truck with a gross vehicle weight rating of 26,001 to 33,000 pounds.

(2) "Class 8 truck" means a truck with a gross vehicle weight rating of greater than 33,000 pounds.

(d) "Logistics use" means a building in which cargo, goods, or products are moved or stored for later distribution to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. "Logistics use" does not include any of the following:

(1) Facilities where food or household goods are sold directly to consumers and are accessible to the public.

(2) A building primarily served by rail to move cargo goods or product.

(3) (A) A Strategic Intermodal Facility.

(B) For purposes of this subdivision, "Strategic Intermodal Facility" means a project that satisfies all of the following requirements:

(i) Logistics facilities, including warehousing and transloading facilities, served by rail.

(ii) Intermodal freight transport services.

(iii) All facility structures and related rail operations are located within a single site footprint.

(e) "Sensitive receptor" means one or more of the following:

(1) A residence, including, but not limited to, a private home, apartment, condominium unit, group home, dormitory unit, or retirement home.

(2) A school, including, but not limited to, a preschool, prekindergarten, or school maintaining kindergarten or any of grades 1 to 12, inclusive.

(3) A daycare facility, including, but not limited to, in-home daycare.

(4) Publicly owned parks, playgrounds, and recreational areas or facilities primarily used by children, unless the development of the park and recreation areas are included as a condition of approval for the development of a logistics use.

(5) Nursing homes, long-term care facilities, hospices, convalescent facilities, or similar live-in housing.

(6) Hospitals, as defined in Section 128700 of the Health and Safety Code.

(f) "Small off-road engines" means spark-ignition engines rated at or below 19 kilowatts.

(g) "Tier 1 21st century warehouse" means a logistics use that meets all of the following:

(1) Complies with or exceeds all requirements of the most current building energy efficiency standards specified in Part 6 (commencing with Section 100) of Title 24 of the California Code of Regulations and the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations), including, but not limited to, the following requirements related to:

(A) (i) Photovoltaic system installation and associated battery storage.

(ii) For purposes of the photovoltaic system installation requirement in clause (i), all warehouse square footage should be considered conditioned space.

(B) Cool roofing.

(C) Medium- and heavy-duty vehicle charging readiness.

(D) Light-duty electric vehicle charging readiness and installed charging stations.

(2) Has skylights in at least one percent of the roof area, or equivalent LED efficient lighting.

(3) Has a microgrid-ready switchgear system capable of supporting distributed energy resources.

(4) Is advanced smart metering ready.

(5) Has a minimum of 50 percent of all passenger vehicle parking spaces preinstalled with conduit and all necessary physical infrastructure to support future charging of electric vehicles.

(6) Has a minimum of 10 percent of all passenger vehicle parking spaces installed with electric vehicle charging stations.

(7) Provides conduits and electrical hookups at all loading bays serving cold storage. Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay.

(8) Ensures that any heating, ventilation, and air-conditioning is high-efficiency.

(9) (A) Ensures that all classes of forklifts used on site, pursuant to State Air Resources Board's Zero-Emission Forklifts regulation, as drafted, shall be zero-emission by January 1, 2028, to the extent operationally feasible, commercially off-the shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(10) (A) Ensures that equipment used on site utilizing small off-road engines shall be zero-emission, to the extent operationally feasible, commercially off-the shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(C) Should any equipment used on site utilizing small off-road engines be contracted out, the logistics use facility shall preferentially contract for services utilizing zero-emission small off-road engines.

(h) "Warehouse concentration region" includes the Counties of Riverside and San Bernardino and the Cities of Chino, Colton, Fontana, Jurupa Valley, Moreno Valley, Ontario, Perris, Rancho Cucamonga, Redlands, Rialto, Riverside, and San Bernardino.

65098.1. (a) Commencing January 1, 2026, any proposed new or expanded logistics use development 250,000 square feet or more where the loading bay is within 900 feet of a sensitive receptor that is utilizing a site zoned for industrial use or any site where an application was submitted to the jurisdiction by September 30, 2024, to rezone as industrial and the rezone to industrial was ultimately approved shall comply with all of the following:

(1) Include all Tier 1 21st century warehouse design elements described in subdivision (g) of Section 65098.

(2) Orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors, to the extent feasible.

(3) Locate truck loading bays a minimum of 300 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.

(4) Have a separate entrance for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

(5) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line.

(6) Include buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(b) Commencing January 1, 2026, except as provided for in subdivision (c), any proposed new or expanded logistics use development that is on land that is not zoned industrial, whether developed or undeveloped, or land that needs to be rezoned, where the loading bay is within 900 feet of a sensitive receptor, shall comply with all of the following:

(1) If the logistics use development is 250,000 square feet or more it shall include all Tier 1 21st century warehouse design elements described in subdivision (g) of Section 65098. If the logistics use development is less than 250,000 square feet it shall include all 21st century warehouse design elements described in subdivision (a) of Section 65098.

(2) Orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors, to the extent feasible.

(3) Locate truck loading bays a minimum of 500 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.

(4) Have a separate entrance for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

(5) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line.

(6) Include buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(c) Commencing January 1, 2026, any proposed new or expanded logistics use development that is on land that is not zoned industrial, whether developed or undeveloped, or land that needs to be rezoned, and is located in the warehouse concentration region, shall comply with all of the following:

(1) If the logistics use development is 250,000 square feet or more it shall include all Tier 1 21st century warehouse design elements described in subdivision (g) of Section 65098. If the logistics use development is less than 250,000 square feet it shall include all 21st century warehouse design elements described in subdivision (a) of Section 65098.

(2) Orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors, to the extent feasible.

(3) Locate truck loading bays a minimum of 500 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.

(4) Have a separate entrance for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

(5) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line.

(6) Include buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(d) Commencing January 1, 2026, any proposed new or expanded logistics use development less than 250,000 square feet where the loading bay is within 900 feet of a sensitive receptor that is utilizing a site zoned for industrial use or any site where an application was submitted to the

jurisdiction by September 30, 2024, to rezone as industrial and the rezone to industrial was ultimately approved shall comply with all of the following:

(1) Orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors, to the extent feasible.

(2) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line.

(3) Include buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(4) Complies with or exceeds all requirements of the most current building energy efficiency standards specified in Part 6 (commencing with Section 100) of Title 24 of the California Code of Regulations and the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations), including, but not limited to, the following requirements related to:

(A) Photovoltaic system installation and associated battery storage.

(B) Cool roofing.

(C) Medium- and heavy-duty vehicle charging readiness.

(D) Light-duty electric vehicle charging readiness and installed charging stations.

(5) Provides conduits at loading bays equal to one truck per every loading bay serving cold storage. Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay.

(6) Ensures that any heating, ventilation, and air-conditioning is high-efficiency.

(7) Have a separate entrance for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

(e) (1) Except as provided in paragraph (2), on or before January 1, 2028, a city, county, or city and county shall update its circulation element to include truck routes, as specified in Section 65302.02.

(2) On or before January 1, 2026, all cities and counties in the warehouse concentration region shall update its circulation element to include truck routes, as specified in Section 65302.02.

65098.1.5. (a) (1) Notwithstanding any other provision of law, any existing logistics use development in existence as of September 30, 2024, shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a new sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(2) Notwithstanding any other provision of law, if, by September 30, 2024, a proposed expansion of a logistics use development is in a local entitlement process, then the proposed expansion shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3)

of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(3) Notwithstanding any other provision of law, if, by September 30, 2024, a property is currently in a local entitlement process to become a logistics use, then the proposed logistics use development shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(b) (1) Any new logistics use developments that require the rezoning of land and must undergo a municipal entitlement process shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if the start of the entitlement process for the logistics use began before any sensitive receptor started its own entitlement or permitting process, unless the proposed sensitive receptor was an existing allowable use according to local zoning regulations.

(2) During a logistics use development's entitlement process for a new or expanded logistics use, if a new sensitive receptor is proposed or established within the distances required by paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, then those distance requirements shall not apply to the logistics use development so long as the logistics use development was not already subject to those requirements prior to the new sensitive receptor being proposed or established.

(c) This chapter shall not apply to any logistics projects that were subject to a commenced local entitlement process prior to September 30, 2024.

(d) The protection afforded by this section shall remain in effect from the time of the initial application submission through the completion of the entitlement process, including any necessary rezoning actions and through the development period. If no development activity occurs within five years of entitlement approvals, the protections shall be waived.

(e) This chapter shall not apply to a logistics project that received an approval by a local agency prior to the effective date of this chapter. For purposes of this subdivision, "approval" shall have the same meaning as set forth in subdivision (a) of Section 15352 of Chapter 3 of Division 6 of Title 14 of the California Code of Regulations.

65098.2. (a) Any new logistics use facility within 900 feet of a sensitive receptor shall have a buffer as follows:

(1) If the logistics use development is subject to the requirements of subdivision (a) or (d) of Section 65098.1, the buffer shall be 50 feet in width measured from the property line of all adjacent sensitive receptors that fully screen the project from the sensitive receptor.

(2) If the logistics use development is subject to either subdivision (b) or subdivision (c) of Section 65098.1, the buffer shall be 100 feet in width

measured from the property line of all adjacent sensitive receptors that fully screen the project from the sensitive receptor.

(b) Buffer areas shall include a solid decorative wall, landscaped berm and wall, or landscaped berm 10 feet or more in height, drought tolerant natural ground landscaping with proper irrigation, and solid-screen buffering trees as described in subdivision (c).

(c) Trees shall be used as part of a solid-screen buffering treatment and planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees used for this purpose shall be evergreen, drought tolerant, to the extent feasible, composed of species with low biogenic emissions, of a minimum 36-inch box size at planting, and spaced at no greater distance than 40 feet on center. Palm trees shall not be utilized.

65098.2.5. The entry gates into the loading truck court for a new or expanded logistics use facility shall be positioned after a minimum of 50 feet of total available stacking depth inside the property line. The stacking depth shall be increased by 70 feet for every 20 loading bays beyond 50 loading bays, to the extent feasible.

65098.2.7. (a) The purpose of this section is to ensure that logistics use developments, beginning January 1, 2026, are sited in locations that minimize adverse impacts on residential communities and enhance transportation efficiency. This is achieved by restricting logistics use development to roadways that are suited to handle the associated traffic and that predominantly serve commercial uses.

(b) (1) Any new logistics use development shall be sited on roadways that meet the following classifications:

(A) Arterial roads.

(B) Collector roads.

(C) Major thoroughfares.

(D) Local roads that predominantly serve commercial uses.

(2) For purposes of this chapter, local roads shall be considered to predominantly serve commercial uses if more than 50 percent of the properties fronting the road within 1000 feet are designed for commercial or industrial use according to the local zoning ordinance.

(c) A waiver may be granted where siting on the designated roadways pursuant to subdivision (b) is impractical due to unique geographic, economic, or infrastructure-related reasons. The waiver shall be approved by the city, county, or city and county, provided that the applicant demonstrates all of the following:

(1) There is no feasible alternative site that exists within the designated roadways.

(2) A traffic analysis has been completed and submitted to the local approving authority.

(3) The site is an existing industrial zone.

(4) The proposed site will incorporate mitigations to minimize traffic and environmental impacts on residential areas to the greatest extent feasible.

65098.3. (a) Anti-idling signs indicating a three-minute heavy-duty truck engine idling restriction shall be posted at logistics use developments along entrances to the site and at the truck loading bays.

(b) Signs shall be installed at all heavy-duty truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan, as described in Section 65098.4, and in the state highway system.

65098.4. Prior to the issuance of a certificate of occupancy, a facility operator shall establish and submit for approval to the planning director or equivalent position for the city, county, or city and county a truck routing plan to and from the state highway system based on the latest truck route map of the city, county, or city and county. The truck routing plan shall describe the operational characteristics of the use of the facility operator, including, but not limited to, hours of operation, types of items to be stored within the building, and proposed truck routing to and from the facility to designated truck routes that, to the greatest extent possible, avoid passing sensitive receptors. The truck routing plan shall include measures, such as signage and pavement markings, queuing analysis, and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The facility operator shall be responsible for enforcement of the truck routing plan. A revised truck routing plan shall be submitted to the planning director or equivalent position prior to a business license being issued by the city, county, or city and county for any new tenant of the property. The planning director or equivalent position shall have discretion to determine if changes to the truck routing plan are necessary, including, but not limited to, any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility.

65098.5. (a) A city, county, or city and county shall not approve development of a logistics use that does not meet or exceed the standards outlined in this chapter.

(b) This section shall not be construed to restrict the existing authority of a city, county, or city and county to deny a logistics use facility altogether.

65098.6. A city, county, or city and county shall condition approval of a logistics use on the following:

(a) Two-to-one replacement of any demolished housing unit that was occupied within the last 10 years, unless the housing unit was declared substandard by a building official, pursuant to Section 17920.3 of the Health and Safety Code, prior to purchase by the developer. For each housing unit demolished, regardless of market value of the unit, two units of affordable housing for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that are deed-restricted shall be built within the jurisdiction. Funds from any fee imposed for the replacement of demolished housing units shall be placed in a housing-specific set-aside account and shall be used for housing within three years of collection.

(b) If residential dwellings are affected through purchase, the developer shall be required to provide any displaced tenant with an amount equivalent to 12 months' rent at the current rate.

65098.7. Nothing in this chapter shall be construed to supersede mitigation measures required by the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

65098.8. The Legislature finds and declares that the movement and storage of freight and the impact of this activity on public health and communities across the state as set forth in this chapter is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this chapter applies to all cities, including charter cities.

65098.9. The provisions of this chapter shall not apply to a logistics use development if it meets both of the following:

(a) The logistics use development is a mixed-use development that may create sensitive receptors on the site of the new logistics use development.

(b) There are no existing sensitive receptors within 900 feet of the loading bay.

SEC. 2. Section 65302.02 is added to the Government Code, to read:

65302.02. By January 1, 2028, except as provided for in subdivision (h), a county or city shall update its circulation element, as required by subdivision (b) of Section 65302, to do all of the following:

(a) Identify and establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and sensitive receptors, as defined by Section 65098.

(b) Maximize the use of interstate or state divided highways as preferred routes for truck routes. The county or city shall also maximize use of arterial roads, major thoroughfares, and predominantly commercially oriented local streets when state or interstate highways are not utilized. Truck routes shall comply with the following:

(1) Major or minor collector streets and roads that predominantly serve commercially oriented uses shall be used for truck routes only when strictly necessary to reach existing industrial zones.

(2) Trucks shall be routed via transportation arteries that minimize exposure to sensitive receptors.

(3) On and after January 1, 2028, all proposed development of a logistics use development, as defined in subdivision (d) of Section 65098, shall be accessible via arterial roads, major thoroughfares, or roads that predominantly serve commercially oriented uses.

(A) The purpose of this section is to ensure that logistics use developments are sited in locations that minimize adverse impacts on residential communities and enhance transportation efficiency. This is achieved by restricting logistics use developments to roadways that are suited to handle the associated traffic and that predominantly serve commercial uses.

(B) For purposes of this section, local roads shall be considered to predominantly serve commercial uses if more than 50 percent of the

properties fronting the road within 1000 feet are designated for commercial or industrial use according to the local zoning ordinance.

(c) The county or city may consult with the Department of Transportation and the California Freight Advisory Committee for technical assistance.

(d) The county or city shall provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate idling facility locations.

(e) The county or city shall make truck routes publicly available in geographic information system (GIS) format and share GIS maps of the truck routes with warehouse operators, fleet operators, and truck drivers.

(f) The city or county shall provide opportunities for the involvement of citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, educational, and other community groups through public hearings and any other means the planning agency deems appropriate, consistent with Section 65351.

(g) The city or county shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the changes required pursuant to this section.

(h) The warehouse concentration region, as defined in Section 65098, shall implement the provisions of this section by January 1, 2026.

(i) The Attorney General may enforce this section.

(1) The Attorney General may impose a fine against a jurisdiction that is in violation of this section of up to fifty thousand dollars ($50,000) every six months if the required updates have not been made.

(2) Upon appropriation by the Legislature, any fines collected shall be distributed by the Attorney General and returned to the local air quality management district in which the fine was imposed and be used for the district's efforts to improve air quality.

SEC. 3. Section 40458.5 is added to the Health and Safety Code, to read:

40458.5. (a) Subject to an appropriation for this express purpose, the south coast district shall, beginning on January 1, 2026, and until January 1, 2032, deploy mobile air monitoring systems within the Counties of Riverside and San Bernardino to collect air pollution measurements in communities that are near operational logistics use developments.

(b) The south coast district shall use the data collected pursuant to subdivision (a) to conduct an air modeling analysis to evaluate the impact of air pollution on sensitive receptors, as defined in Section 65098 of the Government Code, from logistics use development operations in the Counties of Riverside and San Bernardino, including relative pollution concentrations from logistics use developments at varying distances from sensitive receptors.

(c) The south coast district shall submit its findings to the Legislature on or before January 1, 2033. On or before January 1, 2028, the south coast district shall submit an interim report to evaluate the impact of air pollution on sensitive receptors, as defined in Section 65098 of the Government Code, from logistics use development operations in the Counties of Riverside and San Bernardino, including relative pollution concentrations from logistics

use developments at varying distances from sensitive receptors. This report shall be used to assess the effectiveness of setbacks on public health.

(d) (1) The requirement for submitting a report imposed pursuant to subdivision (c) is inoperative on January 1, 2040, pursuant to Section 10231.5 of the Government Code.

(2) A report to be submitted pursuant to subdivision (c) shall be submitted in compliance with Section 9795 of the Government Code.

SEC. 4. Section 40522.7 is added to the Health and Safety Code, to read:

40522.7. The south coast district shall establish a process for receiving community input on how any penalties assessed and collected for violations of the Warehouse Indirect Source Rule are spent. The south coast district shall ensure a wide range of community groups are included in the process and that groups represent the geographic areas where there are high numbers of warehouse facilities.

SEC. 5. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

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STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Senate Bill No. 415

CHAPTER 316

An act to amend Sections 65098, 65098.1, 65098.1.5, 65098.2, 65098.2.5, 65098.2.7, 65098.3, 65098.4, 65098.5, 65098.6, and 65302.02 of, and to add Sections 65098.1.6 and 65098.2.8 to, the Government Code, to amend Sections 40458.5 and 40522.7 of the Health and Safety Code, and to add Section 2429.9 to the Vehicle Code, relating to land use.

[Approved by Governor October 3, 2025. Filed with Secretary of State October 3, 2025.]

LEGISLATIVE COUNSEL'S DIGEST

SB 415, Reyes. Planning and zoning: logistics use developments: truck routes.

Existing law, beginning January 1, 2026, prescribes various statewide warehouse design and build standards for any proposed new or expanded logistics use developments, as specified, including, among other things, standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage. Existing law defines various terms, including "21st century warehouse," and "tier 1 21st century warehouse," for purposes of those provisions as logistics uses that, among other things, comply with specified building and energy efficiency standards, including requirements related to the availability of conduits and electrical hookups to power climate control equipment at loading bays, as specified. Existing law, subject to specified exceptions, defines "logistics use" for these purposes to mean a building in which cargo, goods, or products are moved or stored for later distribution to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products.

This bill would clarify that a 21st century warehouse and a tier 1 21st century warehouse are required to comply with those standards as are in effect at the time that the building permit for a development of a 21st century warehouse is issued and make other clarifying changes relating to permissibility of use of conduits and electrical hookups at loading bays at those locations. The bill would revise the definition of "logistics use" and instead define "logistics use development" for these purposes to mean a building that is primarily used as a warehouse for the movement or the storage of cargo, goods, or products that are moved to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. The bill would make various

other technical and conforming changes to the provisions governing logistics use development.

Existing law requires a facility operator, before issuance of a certificate of occupancy, to establish and submit for approval by a city, county, or city and county a truck routing plan that, among other things, described the operational characteristics of the use of the facility operator. Existing law requires, by January 1, 2028, a county or city to update its circulation element, as provided, and to provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate idling facility locations, as specified. Existing law authorizes the Attorney General to enforce those provisions concerning the circulation element and to impose a fine against a jurisdiction that is in violation of these provisions, as provided.

This bill would, instead, require that the truck routing plan describe the operational characteristics of the logistics use development and of the logistics use development operator. The bill would require a jurisdiction, except as specified, to adopt a prescribed ordinance, on or before January 1, 2028, including that the ordinance establishes specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and sensitive receptors, as provided. The bill would, instead, require a county or city that is located in a warehouse concentration region to update its circulation element, on or before January 1, 2026, as specified. On and after January 1, 2028, or January 1, 2030, as specified, the bill would require that all proposed development of a logistics use development be accessible via arterial roads, major thoroughfares, or roads that predominantly serve commercially oriented uses. The bill would authorize the Attorney General to bring an action against a city, county, or city and county that is in violation of these provisions. The bill would make a city, county, or city and county that has been found by a court to be in violation of these provisions subject to a civil penalty of up to $50,000 every 6 months, accrued from the date of the violation until the violation is cured, specified costs, and other relief deemed appropriate by the court. The bill would require a city or county to provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate locations for idling and parking, among other things.

Existing law requires a city, county, or city and county to condition approval of a logistics use development on (1) 2-to-1 replacement of any demolished housing unit that was occupied within the last 10 years, unless the housing unit was declared substandard by a building official, prior to purchase by the developer, and (2) the provision to any displaced tenant with a specified amount if residential dwellings are affected through purchase, as provided.

This bill would establish that nothing in the provisions described above regarding conditions placed upon approval of a logistics use development shall be construed to preclude the applicability of or compliance with other provisions that, among other things, prohibit an affected city or an affected

county, as defined, from approving a development project that will require the demolition of occupied or vacant protected units, as defined, or that is located on a site where protected units were demolished in the previous 5 years, unless specified requirements are satisfied.

Existing law provides for the creation of the South Coast Air Quality Management District in those portions of the Counties of Los Angeles, Orange, Riverside, and San Bernardino included within the area of the South Coast Air Basin, as specified. Existing law requires the district, subject to an appropriation for the express purpose, to deploy mobile air monitoring systems to collect air pollution measurements in communities that are near operational logistics use developments, use the data collected to conduct an air modeling analysis and submit its findings to the Legislature, and establish a process for receiving community input on how specified penalties assessed and collected are spent.

This bill would delete the requirement that the district use the data collected, as described above, to conduct an air modeling analysis and, instead, based upon the amount of appropriated funds, authorize the district to use a combination of new air monitoring data or other measurement data to evaluate pollutant concentrations, as provided. The bill would also make nonsubstantive changes to references to the South Coast Air Quality Management District contained in those provisions.

Existing law creates in the Transportation Agency, the Department of the California Highway Patrol under the control of a civil executive officer known as the Commissioner of the California Highway Patrol. Existing law requires the commissioner to establish a school for the training and education of the members of the California Highway Patrol, and for other employees of the department deemed necessary, in traffic regulation, in the performance of their duties, and in the proper enforcement of codes and laws respecting use of the highways.

This bill would require the department, on or before January 1, 2027, to make specified training on enforcement of laws relating to commercial vehicles, including, but not limited to, truck route enforcement, available to city and county law enforcement agencies, as specified.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Section 65098 of the Government Code is amended to read:

65098. As used in this chapter:

(a) “21st century warehouse” means a logistics use development that meets all of the following:

(1) Complies with or exceeds all requirements of the most current building energy efficiency standards specified in Part 6 (commencing with Section 100) of Title 24 of the California Code of Regulations and the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations) that are in effect at the time that the building permit is issued, including, but not limited to, the following requirements related to:

(A) Photovoltaic system installation and associated battery storage.

(B) Cool roofing.

(C) Medium- and heavy-duty vehicle charging readiness.

(D) Light-duty electric vehicle charging readiness and installed charging stations.

(2) Has skylights in at least 1 percent of the roof area, or equivalent LED efficient lighting.

(3) (A) Provides conduits and electrical hookups at all loading bays serving cold storage.

(B) Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay and sufficient power is available.

(4) Ensures that any heating, ventilation, and air-conditioning is high-efficiency.

(5) (A) Ensures that all classes of forklifts used on site, pursuant to State Air Resources Board's Zero-Emission Forklifts regulation, as drafted, shall be zero-emission by January 1, 2030, to the extent operationally feasible, commercially off-the-shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the-shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(6) (A) Ensures that equipment used on site utilizing small off-road engines shall be zero-emission, to the extent operationally feasible, commercially off-the-shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the-shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(C) Should any equipment used on site utilizing small off-road engines be contracted out, the logistics use development shall preferentially contract for services utilizing zero-emission small off-road engines.

(b) "Expansion" means the expansion of an existing logistics use development by 20 percent or more of the existing square footage. Office space shall not be included as part of the existing square footage or in the square footage for the 20-percent expansion threshold.

(c) "Heavy-duty truck" means a class 7 or class 8 truck. As used in this subdivision:

(1) "Class 7 truck" means a truck with a gross vehicle weight rating of 26,001 to 33,000 pounds.

(2) "Class 8 truck" means a truck with a gross vehicle weight rating of greater than 33,000 pounds.

(d) "Logistics use development" means a building that is primarily used as a warehouse for the movement or the storage of cargo, goods, or products that are moved to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. "Logistics use development" does not include any of the following:

(1) Facilities where food or household goods are sold directly to consumers and are accessible to the public.

(2) A building primarily served by rail to move cargo goods or product.

(3) (A) A Strategic Intermodal Facility.

(B) For purposes of this subdivision, "Strategic Intermodal Facility" means a project that satisfies all of the following requirements:

(i) Logistics facilities, including warehousing and transloading facilities, served by rail.

(ii) Intermodal freight transport services.

(iii) All facility structures and related rail operations are located within a single site footprint.

(4) A building that serves a primary agricultural use that is actively operated for a single period of 90 consecutive days or less each year.

(e) "Sensitive receptor" means one or more of the following:

(1) A residence, including, but not limited to, a private home, apartment, condominium unit, group home, dormitory unit, or retirement home.

(2) A school, including, but not limited to, a preschool, prekindergarten, or school maintaining kindergarten or any of grades 1 to 12, inclusive.

(3) A daycare facility, including, but not limited to, in-home daycare.

(4) (A) Publicly owned parks, playgrounds, and recreational areas or facilities primarily used by children.

(B) For purposes of subparagraph (A), the following types of park and recreation areas shall not be considered a sensitive receptor:

(i) Parks and recreation areas included as a condition of approval for the logistics use development.

(ii) Land that will be used to ensure the public's right of access to the sea, or other public access, pursuant to the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code) or McAteer-Petris Act (Title 7.2 (commencing with Section 66600)).

(iii) Land developed at or adjacent to an airport or seaport for the express purpose of creating a buffer area between sensitive receptors and an airport or seaport facility.

(5) Nursing homes, long-term care facilities, hospices, convalescent facilities, or similar live-in housing.

(6) Hospitals, as defined in Section 128700 of the Health and Safety Code.

(f) "Small off-road engines" means spark-ignition engines rated at or below 19 kilowatts or 25 horsepower or less.

(g) "Tier 1 21st century warehouse" means a logistics use development that meets all of the following:

(1) Complies with or exceeds all requirements of the most current building energy efficiency standards specified in Part 6 (commencing with Section 100) of Title 24 of the California Code of Regulations and the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations) that are in effect at the time that the building permit is issued, including, but not limited to, the following requirements related to:

(A) (i) Photovoltaic system installation and associated battery storage.

(ii) For purposes of the photovoltaic system installation requirement in clause (i), all logistic use square footage should be considered conditioned space.

(B) Cool roofing.

(C) Medium- and heavy-duty vehicle charging readiness.

(D) Light-duty electric vehicle charging readiness and installed charging stations.

(2) Has skylights in at least one percent of the roof area, or equivalent LED efficient lighting.

(3) Has a microgrid-ready switchgear system capable of supporting distributed energy resources.

(4) Is advanced smart metering ready.

(5) Has a minimum of 50 percent of all passenger vehicle parking spaces preinstalled with conduit and all necessary physical infrastructure to support future charging of electric vehicles.

(6) Has a minimum of 10 percent of all passenger vehicle parking spaces installed with electric vehicle charging stations.

(7) (A) Provides conduits and electrical hookups at all loading bays serving cold storage.

(B) Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay and sufficient power is available.

(8) Ensures that any heating, ventilation, and air-conditioning is high-efficiency.

(9) (A) Ensures that all classes of forklifts used on site, pursuant to State Air Resources Board's Zero-Emission Forklifts regulation, as drafted, shall be zero-emission by January 1, 2028, to the extent operationally feasible, commercially off-the-shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the-shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(10) (A) Ensures that equipment used on site utilizing small off-road engines shall be zero-emission, to the extent operationally feasible, commercially off-the-shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the-shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(C) Should any equipment used on site utilizing small off-road engines be contracted out, the logistics use development shall preferentially contract for services utilizing zero-emission small off-road engines.

(h) "Warehouse concentration region" includes the unincorporated areas within the Counties of Riverside and San Bernardino and the Cities of Chino, Colton, Fontana, Jurupa Valley, Moreno Valley, Ontario, Perris, Rancho Cucamonga, Redlands, Rialto, Riverside, and San Bernardino.

(i) "Logistics park" means a development consisting of multiple buildings containing logistics use developments.

SEC. 2. Section 65098.1 of the Government Code is amended to read:

65098.1. (a) Commencing January 1, 2026, any proposed new or expanded logistics use development 250,000 square feet or more where the loading bay is within 900 feet of a sensitive receptor that is utilizing a site zoned for industrial use or any site where an application was submitted to the jurisdiction by September 30, 2024, to rezone as industrial and the rezone to industrial was ultimately approved shall comply with all of the following:

(1) Include all Tier 1 21st century warehouse design elements described in subdivision (g) of Section 65098.

(2) Orient truck loading bays on the side of the logistics use development that is away from the nearest sensitive receptor, to the extent feasible.

(3) Locate truck loading bays a minimum of 300 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.

(4) Have a separate entrance to the logistics use development or logistics park for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial, agricultural, or industrial uses. A separate entrance for heavy-duty trucks may include a driveway with a lane dedicated to heavy-duty trucks and a lane dedicated for other vehicles.

(5) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the logistics use development that are directly adjacent to a sensitive receptor property line.

(6) Comply with buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(b) Commencing January 1, 2026, except as provided for in subdivision (c), any proposed new or expanded logistics use development that is on land that is not zoned industrial, whether developed or undeveloped, or land that needs to be rezoned, where the loading bay is within 900 feet of a sensitive receptor, shall comply with all of the following:

(1) If the logistics use development is 250,000 square feet or more it shall include all Tier 1 21st century warehouse design elements described

in subdivision (g) of Section 65098. If the logistics use development is less than 250,000 square feet it shall include all 21st century warehouse design elements described in subdivision (a) of Section 65098.

(2) Orient truck loading bays on the side of the logistics use development that is away from the nearest sensitive receptor, to the extent feasible.

(3) Locate truck loading bays a minimum of 500 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.

(4) Have a separate entrance to the logistics use development or logistics park for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial, agricultural, or industrial uses. A separate entrance for heavy-duty trucks may include a driveway with a lane dedicated to heavy-duty trucks and a lane dedicated to automobiles.

(5) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the logistics use development that are directly adjacent to a sensitive receptor property line.

(6) Comply with buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(c) Commencing January 1, 2026, any proposed new or expanded logistics use development that is on land that is not zoned industrial, whether developed or undeveloped, or land that needs to be rezoned, and is located in the warehouse concentration region, shall comply with all of the following:

(1) If the logistics use development is 250,000 square feet or more it shall include all Tier 1 21st century warehouse design elements described in subdivision (g) of Section 65098. If the logistics use development is less than 250,000 square feet it shall include all 21st century warehouse design elements described in subdivision (a) of Section 65098.

(2) Orient truck loading bays on the side of the logistics use development that is away from the nearest sensitive receptor, to the extent feasible.

(3) Locate truck loading bays a minimum of 500 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.

(4) Have a separate entrance to the logistics use development or logistics park for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial, agricultural, or industrial uses. A separate entrance for heavy-duty trucks may include a driveway with a lane dedicated to heavy-duty trucks and a lane dedicated to automobiles.

(5) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the logistics use development that are directly adjacent to a sensitive receptor property line.

(6) Comply with buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(d) Commencing January 1, 2026, any proposed new or expanded logistics use development less than 250,000 square feet where the loading bay is within 900 feet of a sensitive receptor that is utilizing a site zoned for industrial use or any site where an application was submitted to the jurisdiction by September 30, 2024, to rezone as industrial and the rezone to industrial was ultimately approved shall comply with all of the following:

(1) Orient truck loading bays on the side of the logistics use development that is away from the nearest sensitive receptor, to the extent feasible.

(2) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the logistics use development that are directly adjacent to a sensitive receptor property line.

(3) Comply with buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(4) Complies with or exceeds all requirements of the most current building energy efficiency standards specified in Part 6 (commencing with Section 100) of Title 24 of the California Code of Regulations and the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations) that are in effect at the time that the building permit is issued, including, but not limited to, the following requirements related to:

(A) Photovoltaic system installation and associated battery storage.

(B) Cool roofing.

(C) Medium- and heavy-duty vehicle charging readiness.

(D) Light-duty electric vehicle charging readiness and installed charging stations.

(5) (A) Provides conduits at loading bays equal to one truck per every loading bay serving cold storage.

(B) Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay and sufficient power is available.

(6) Ensures that any heating, ventilation, and air-conditioning is high-efficiency.

(7) Have a separate entrance for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

(e) For purposes of this section, "rezone" does not include land that meets both of the following requirements:

(1) The land is annexed by a jurisdiction through a boundary change.

(2) The zoning in the new jurisdiction is consistent with the zoning assigned by the original jurisdiction.

SEC. 3. Section 65098.1.5 of the Government Code is amended to read:

65098.1.5. (a) (1) Notwithstanding any other law, except as provided in Section 65098.1.6, any existing logistics use development in existence as of September 30, 2024, shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a

new sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(2) Notwithstanding any other law, except as provided in Section 65098.1.6, if by September 30, 2024, a proposed expansion of a logistics use development is in a local entitlement process, then the proposed expansion shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(3) Notwithstanding any other law, except as provided in Section 65098.1.6, if by September 30, 2024, a property is currently in a local entitlement process to become a logistics use development, then the proposed logistics use development shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(b) (1) Any proposed new logistics use developments that require the rezoning of land and must undergo a municipal entitlement process shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if the start of the entitlement process for the logistics use development began before any sensitive receptor started its own entitlement or permitting process, unless the proposed sensitive receptor was an existing allowable use according to local zoning regulations.

(2) During a logistics use development's entitlement process for a new or expanded logistics use development, if a new sensitive receptor is proposed or established within the distances required by paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, then those distance requirements shall not apply to the logistics use development so long as the logistics use development was not already subject to those requirements prior to the new sensitive receptor being proposed or established.

(c) The protection afforded by this section shall remain in effect from the time of the initial application submission through the completion of the entitlement process, including any necessary rezoning actions and through the development period. If no construction activity occurs within five years of entitlement approvals, the protections shall be waived.

SEC. 4. Section 65098.1.6 is added to the Government Code, to read:

65098.1.6. (a) Notwithstanding any other law, this chapter shall not apply to any logistics use development that was subject to a local entitlement process that began before September 30, 2024.

(b) Notwithstanding any other law, this chapter shall not apply to a logistics use development that received an approval by a local agency before the date upon which this chapter became effective.

(c) For purposes of this section, "approval" shall have the same meaning as is set forth in subdivision (a) of Section 15352 of Chapter 3 of Division 6 of Title 14 of the California Code of Regulations.

SEC. 5. Section 65098.2 of the Government Code is amended to read:

65098.2. (a) Any new logistics use development within 900 feet of a sensitive receptor shall have a buffer as follows:

(1) If the logistics use development is subject to the requirements of subdivision (a) or (d) of Section 65098.1, the buffer shall be 50 feet in width measured from the property line of all adjacent sensitive receptors that, in accordance with subdivisions (b) and (c), fully screen the logistics use development from the sensitive receptor.

(2) If the logistics use development is subject to either subdivision (b) or subdivision (c) of Section 65098.1, the buffer shall be 100 feet in width measured from the property line of all adjacent sensitive receptors that, in accordance with subdivisions (b) and (c), fully screen the logistics use development from the sensitive receptor.

(b) Buffer areas shall include a solid decorative wall, landscaped berm and wall, or landscaped berm 10 feet or more in height, drought tolerant natural ground landscaping with proper irrigation, and solid-screen buffering trees as described in subdivision (c) and may include other hardscape, access, and passenger vehicle parking improvements.

(c) Trees shall be used as part of a solid-screen buffering treatment and planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees used for this purpose shall be evergreen, drought tolerant, to the extent feasible, composed of species with low biogenic emissions, of a minimum 36-inch box size at planting, and spaced at no greater distance than 40 feet on center. Palm trees shall not be utilized. The buffer area may include any landscaped areas within a public right-of-way or public or private pedestrian walkways.

SEC. 6. Section 65098.2.5 of the Government Code is amended to read:

65098.2.5. The entry gates into the loading truck court for a new or expanded logistics use development shall be positioned after a minimum of 50 feet of total available stacking depth inside the property line. The stacking depth shall be increased by 70 feet for every 20 loading bays beyond 50 loading bays, to the extent feasible.

SEC. 7. Section 65098.2.7 of the Government Code is amended to read:

65098.2.7. (a) The purpose of this section is to ensure that logistics use developments, beginning January 1, 2026, are sited in locations that minimize adverse impacts on residential communities and enhance transportation efficiency. This is achieved by restricting logistics use development to roadways that are suited to handle the associated traffic and that predominantly serve commercial, agricultural, or industrial uses.

(b) (1) Any new logistics use development shall be sited on roadways that meet the following classifications:

(A) Arterial roads.

(B) Collector roads.

(C) Major thoroughfares.

(D) Local roads that predominantly serve commercial, agricultural, or industrial uses.

(2) For purposes of this chapter, local roads shall be considered to predominantly serve commercial, agricultural, or industrial uses if more than 50 percent of the properties fronting the road within 1,000 feet of the site's truck entrances and exits are designated for commercial, agricultural, or industrial use according to the local zoning ordinance.

(c) A waiver may be granted where siting on the designated roadways pursuant to subdivision (b) is impractical due to unique geographic, economic, or infrastructure-related reasons. The waiver shall be approved by the city, county, or city and county, provided that the applicant demonstrates all of the following:

(1) There is no feasible alternative site that exists within the designated roadways.

(2) A traffic analysis has been completed and submitted to the local approving authority.

(3) The site is an existing industrial zone or an existing industrial or agricultural zone for an agricultural-related logistics use project.

(4) The proposed site will incorporate mitigations to minimize traffic and environmental impacts on residential areas to the greatest extent feasible.

SEC. 8. Section 65098.2.8 is added to the Government Code, to read:

65098.2.8. (a) Except as specified in subdivision (b), a jurisdiction that is not in a warehouse concentration region shall adopt an ordinance, on or before January 1, 2028, that shall do all of the following:

(1) Identify and establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and sensitive receptors, as defined in Section 65098.

(2) Maximize the use of interstate or divided highways as preferred routes for truck routes. The county or city shall also maximize use of arterial roads, major thoroughfares, and local roads that predominantly serve commercial, agricultural, or industrial uses when state or interstate highways are not utilized. Truck routes shall comply with all of the following.

(A) Major or minor collector streets and local roads that predominantly serve commercial, agricultural, or industrial uses shall be used for truck routes only when strictly necessary to reach existing industrial zones.

(B) Trucks shall be routed via transportation arteries that minimize exposure to sensitive receptors.

(C) On and after January 1, 2028, or January 1, 2030, for a jurisdiction that is subject to subdivision (b), all proposed development of a logistics use development, as defined in subdivision (d) of Section 65098, shall be accessible via arterial roads, major thoroughfares, or local roads that predominantly serve commercial, agricultural, or industrial uses.

(i) The purpose of this section is to ensure that logistics use development are sited in locations that minimize adverse impacts on residential communities and enhance transportation efficiency. This is achieved by restricting logistics use developments to roadways that are suited to handle

the associated traffic and that predominantly serve commercial, agricultural, or industrial uses.

(ii) For purposes of this section, local roads shall be considered to predominantly serve commercial, agricultural, or industrial uses if more than 50 percent of the properties fronting the road within 1,000 feet are designed for commercial, agricultural, or industrial use according to the local zoning ordinance.

(D) Notwithstanding any other provision in this paragraph, an ordinance may, but is not required to, regulate traffic from a primary agricultural use facility, located in that jurisdiction. For purposes of this subparagraph, a primary agricultural use facility means a logistics use facility that is less than 20,000 square feet, located in an unincorporated area, in which one or more agricultural commodities or forest products is produced, processed, or packaged, and that may include storage of those commodities or products incidental to production, processing, or packaging.

(b) A jurisdiction that is a city with a population that is equal to, or less than, 50,000 persons or a county with a population that is equal to, or less than, 100,000 persons shall adopt the ordinance required pursuant to subdivision (a) on or before January 1, 2030.

(c) The city or county may consult with the Department of Transportation and the California Freight Advisory Committee for technical assistance.

(d) The city or county shall provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate idling facility locations.

(e) The city or county shall make truck routes publicly available in geographic information system (GIS) format and share GIS maps of the truck routes with warehouse operators, fleet operators, and truck drivers.

(f) The city or county shall provide opportunities for the involvement of citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, educational, and other community groups through public hearings and any other means that the planning agency deems appropriate, consistent with Section 65351.

(g) The city or county shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the changes required pursuant to this section.

(h) The requirement to adopt an ordinance pursuant to this section shall not apply to a city, county, or city and county that as of January 1, 2025, did not have any logistics use development within its jurisdiction. If any proposed new logistics use development is approved within a jurisdiction after January 1, 2025, a city, county, or city and county shall comply with the requirements in this section within two years after the date of final approval of a logistics use development.

(i) (1) An action may be brought by the Attorney General against a city, county, or city and county that is in violation of this section. A city, county, or city and county that has been found by a court to be in violation of this section shall be subject to any of the following:

(A) A civil penalty of up to fifty thousand dollars ($50,000) every six months, accrued from the date of the violation until the violation is cured.

(B) Costs of investigating and prosecuting this action, including expert fees, reasonable attorney's fees, and costs.

(C) Other relief deemed appropriate by the court, including equitable and injunctive relief.

(2) In determining the application of the remedies available under this section, the court shall consider whether there are any mitigating circumstances delaying the jurisdiction from coming into compliance with this section. The court may consider whether a city, county, or city and county is making a good faith effort to come into substantial compliance or is facing substantial undue hardships.

(j) Civil penalties collected pursuant to this section shall be paid to the office of the Attorney General. Upon appropriation by the Legislature, any civil penalties collected pursuant subdivision (i) shall be distributed by the Attorney General and returned to the local air quality management district in which the civil penalty was imposed for the district's efforts to improve air quality.

SEC. 9. Section 65098.3 of the Government Code is amended to read:

65098.3. (a) Anti-idling signs indicating a three-minute heavy-duty truck engine idling restriction shall be posted at logistics use developments along entrances to the site and at the truck loading bays.

(b) Signs shall be installed at all heavy-duty truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan, as described in Section 65098.4, and to the state highway system.

SEC. 10. Section 65098.4 of the Government Code is amended to read:

65098.4. (a) Prior to the issuance of a certificate of occupancy, a logistics use development operator shall establish and submit for approval to the planning director or equivalent position for the city, county, or city and county a truck routing plan to and from the state highway system based on the latest truck route map of the city, county, or city and county. The truck routing plan shall describe the operational characteristics of the logistic use and of the logistics use development operator, including, but not limited to, hours of operation, types of items to be stored within the building, and proposed truck routing to and from the logistics use development to designated truck routes that, to the greatest extent possible, avoid passing sensitive receptors. The truck routing plan shall include measures, such as signage and pavement markings, and queuing analysis for preventing truck queuing, circling, stopping, and parking on public streets. The logistics use development operator shall be responsible for communication of the truck routing plan internally and to external parties who may dispatch trucks to the facility.

(b) A revised truck routing plan shall be submitted to the planning director or equivalent position prior to a business license being issued by the city, county, or city and county for any new tenant of the property. The planning director or equivalent position shall have discretion to determine if changes to the truck routing plan are necessary, including, but not limited to, any

additional measures to alleviate truck routing and parking issues that may arise during the life of the logistics use development.

(c) This section shall not be construed to expand or restrict any authority that the planning director may have pursuant to any local ordinance or regulation to regulate hours of operation.

SEC. 11. Section 65098.5 of the Government Code is amended to read:

65098.5. (a) A city, county, or city and county shall not approve development of a logistics use development that does not meet or exceed the standards outlined in this chapter.

(b) A city, county, or city and county shall not adopt or enforce any ordinance, standard, rule, or regulation to the extent that the ordinance, standard, rule, or regulation would prohibit or have the effect of physically precluding any physical feature of a logistics use development that is required by paragraphs (1) to (4), inclusive, of subdivision (a) of Section 65098, paragraphs (1) to (7), inclusive, of subdivision (g) of Section 65098, paragraphs (1), (4), and (6) of subdivision (a) of Section 65098.1, paragraphs (1), (4), and (6) of subdivision (b) of Section 65098.1, paragraphs (1), (4), and (6) of subdivision (c) of Section 65098.1, paragraphs (3) to (5), inclusive, and paragraph (7) of subdivision (d) of Section 65098.1, Section 65098.2, or Section 65098.2.5.

(c) This section shall not be construed to restrict the existing authority of a city, county, or city and county to do either of the following:

(1) Deny a logistics use development altogether.

(2) Adopt or enforce an ordinance, standard, rule, or regulation that prohibits or has the effect of physically precluding a new logistics use development or the expansion of a logistics use development on any parcel.

SEC. 12. Section 65098.6 of the Government Code is amended to read:

65098.6. A city, county, or city and county shall condition approval of a logistics use development on the following:

(a) Two-to-one replacement of any demolished housing unit that was occupied within the last 10 years, unless the housing unit was declared substandard by a building official, pursuant to Section 17920.3 of the Health and Safety Code, prior to purchase by the developer. For each housing unit demolished, regardless of market value of the unit, two units of affordable housing for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that are deed-restricted shall be built within the jurisdiction. Funds from any fee imposed for the replacement of demolished housing units shall be placed in a housing-specific set-aside account and shall be used for housing within three years of collection.

(b) If residential dwellings are affected through purchase, the developer shall be required to provide any displaced tenant with an amount equivalent to 12 months' rent at the current rate.

(c) Nothing in this section shall be construed to limit or preclude the applicability of Article 2 (commencing with Section 66300.5) of Chapter 12 to logistics uses. A logistics use that is subject to Article 2 (commencing with Section 66300.5) of Chapter 12 shall first comply with that article.

Any additional replacement housing obligations or payments to displaced tenants that are not required pursuant to that article shall comply with this section.

SEC. 13. Section 65302.02 of the Government Code is amended to read:

65302.02. (a) A county or city that is located in a warehouse concentration region, as defined in Section 65098, shall update its circulation element, as required by subdivision (b) of Section 65302, to do all of the following on or before January 1, 2026:

(1) Identify and establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and sensitive receptors, as defined by Section 65098.

(2) Maximize the use of interstate or state divided highways as preferred routes for truck routes. The county or city shall also maximize use of arterial roads, major thoroughfares, and local roads that predominantly serve commercial, agricultural, or industrial uses when state or interstate highways are not utilized. Truck routes shall comply with the following:

(A) Major or minor collector streets and local roads that predominantly serve commercial, agricultural, or industrial uses shall be used for truck routes only when strictly necessary to reach existing industrial zones.

(B) Trucks shall be routed via transportation arteries that minimize exposure to sensitive receptors.

(b) On and after January 1, 2028, all proposed development of a logistics use development, as defined in subdivision (d) of Section 65098, shall be accessible via arterial roads, major thoroughfares, or local roads that predominantly serve commercial, agricultural, or industrial uses.

(c) The purpose of this section is to ensure that logistics use developments are sited in locations that minimize adverse impacts on residential communities and enhance transportation efficiency. This is achieved by restricting logistics use developments to roadways that are suited to handle the associated traffic and that predominantly serve commercial, agricultural, or industrial uses.

(d) For purposes of this section, local roads shall be considered to predominantly serve commercial, agricultural, or industrial uses if more than 50 percent of the properties fronting the road within 1,000 feet of the truck entrances and exits are designated for commercial, agricultural, or industrial use according to the local zoning ordinance.

(e) The county or city may consult with the Department of Transportation and the California Freight Advisory Committee for technical assistance.

(f) The county or city shall provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate locations for idling and parking.

(g) The county or city shall make truck routes publicly available in geographic information system (GIS) format and share GIS maps of the truck routes with warehouse operators, fleet operators, and truck drivers.

(h) The city or county shall provide opportunities for the involvement of citizens, California Native American Indian tribes, public agencies, public

utility companies, and civic, educational, and other community groups through public hearings and any other means the planning agency deems appropriate, consistent with Section 65351.

(i) The city or county shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the changes required pursuant to this section.

(j) (1) An action may be brought by the Attorney General against a jurisdiction that is in violation of this section. A city, county, or city and county found by a court to be in violation of this section shall be subject to any of the following:

(A) A civil penalty of up to fifty thousand dollars ($50,000) every six months, accrued from the date of the violation until the violation is cured.

(B) All costs of investigating and prosecuting this action, including expert fees, reasonable attorney's fees, and costs.

(C) Other relief deemed appropriate by the court, including equitable and injunctive relief.

(2) In determining the application of the remedies available pursuant to this section, the court shall consider whether there are any mitigating circumstances delaying the jurisdiction from coming into compliance with this section. The court may consider whether a city, county, or city and county is making a good faith effort to come into substantial compliance or is facing substantial undue hardship.

(k) Civil penalties collected pursuant to this section shall be paid to the office of the Attorney General. Upon appropriation by the Legislature, any civil penalties collected pursuant to subdivision (j), shall be distributed by the Attorney General and returned to the local air quality management district in which the civil penalty was imposed for the district's efforts to improve air quality.

SEC. 14. Section 40458.5 of the Health and Safety Code is amended to read:

40458.5. (a) Subject to an appropriation for this express purpose, the South Coast Air Quality Management District shall, beginning on January 1, 2026, and until January 1, 2032, deploy mobile air monitoring systems within the Counties of Riverside and San Bernardino to collect air pollution measurements in communities that are near operational logistics use developments.

(b) Based on the amount of appropriated funds, the district may use a combination of new air monitoring data or other measurement data to evaluate pollutant concentrations at varying distances away from new logistics use projects.

(c) The South Coast Air Quality Management District shall submit its findings to the Legislature on or before January 1, 2033. On or before January 1, 2028, the South Coast Air Quality Management District shall submit an interim report to evaluate the impact of air pollution on sensitive receptors, as defined in Section 65098 of the Government Code, from logistics use development operations in the Counties of Riverside and San Bernardino, including relative pollution concentrations from logistics use

developments at varying distances from sensitive receptors. This report shall be used to assess the effectiveness of setbacks on public health.

(d) (1) The requirement for submitting a report imposed pursuant to subdivision (c) is inoperative on January 1, 2040, pursuant to Section 10231.5 of the Government Code.

(2) A report to be submitted pursuant to subdivision (c) shall be submitted in compliance with Section 9795 of the Government Code.

SEC. 15. Section 40522.7 of the Health and Safety Code is amended to read:

40522.7. The South Coast Air Quality Management District shall establish a process for receiving community input on how any penalties assessed and collected for violations of the Warehouse Indirect Source Rule are spent. The South Coast Air Quality Management District shall ensure a wide range of community groups are included in the process and that groups represent the geographic areas where there are high numbers of warehouse facilities.

SEC. 16. Section 2429.9 is added to the Vehicle Code, immediately following Section 2429.7, to read:

2429.9. (a) On or before January 1, 2027, the Department of the California Highway Patrol shall make the following available to city and county law enforcement agencies subject to this section:

(1) At no charge, training on enforcement of laws related to commercial vehicles, as defined in Section 260 of the California Vehicle Code, including, but not limited to, truck route enforcement.

(2) Course completion certificates for city and county law enforcement personnel who have completed the training described in paragraph (1).

(b) All jurisdictions that are required to update a circulation element or to adopt an ordinance pursuant to Section 65098.1 of the Government Code shall have at least one enforcement officer that has received a completion certificate pursuant to paragraph (2) of subdivision (a) by the date upon which that circulation element is updated or ordinance is adopted.

(c) Nothing in this section shall be construed to require the department to provide training for which it has not received funding or to require a jurisdiction to have an enforcement officer that has received a course completion certificate if the department has not made the training described in subdivision (a) available to law enforcement personnel at no charge.

SEC. 17. No reimbursement is required by this act pursuant to Section 6 of Article XIIIB of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

O

Fehr & Peers

AB 98 Implementation

Guidance for Local Agencies

Prepared for:

Western Riverside Council of Governments &
San Bernardino County Transportation Authority

Submitted on:

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Table of Contents

Development Standards **1**
AB 98 Zoning Regulation Guidance 1
Truck Route Requirements **3**
General Plan Mobility/Circulation Element 5
Truck Route Analysis & Identification 5

Appendices

Appendix A. AB 98 10
Appendix B. Southern California Association of Governments Geotab Technical Guidance 25
Appendix C. Municipal Code Guidance 34

List of Tables

Table 1. Roadway Characteristics (Example) 9
Table 2. Land Use and Active Transportation Characteristics (Example) 9
Table 3. Geotab Analysis Modules ..... **Error! Bookmark not defined.**

AB 98 Overview

Assembly Bill 98 – Warehouse Standards (AB 98, 2024) legislation is intended to focus on three key components of warehouse developments – (1) warehouse development standards, such as locating loading areas and other truck-serving components away from sensitive receptors, (2) requirement for local agencies to update their circulation elements to incorporate a truck route map, that also needs to be available in a GIS format, identifying truck routes and locating them away from sensitive receptors, and (3) a requirement that, if a warehouse development displaces housing that the housing be replaced under specific requirements. Although all agencies must update their circulation elements before January 1, 2028, agencies within a defined "warehouse concentration region" must update their circulation elements by January 1, 2026, which leaves a very short timeframe for complying with the legislative requirements.

An overview of the legislative requirements is described in detail below:

Development Standards

AB 98 prescribes various statewide warehouse design and build standards that go into effect on January 1, 2026. The legislation applies to any proposed new or expanded "logistics use" development, defined as:

> *"a building in which cargo, goods, or products are moved or stored for later distribution to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. "Logistics use" does not include any of the following:*
>
> *(1) Facilities where food or household goods are sold directly to consumers and are accessible to the public.*
>
> *(2) A building primarily served by rail to move cargo goods or product.*
>
> *(3) (A) A Strategic Intermodal Facility.*
>
> *(B) For purposes of this subdivision, "Strategic Intermodal Facility" means a project that satisfies all of the following requirements:*
>
> *(i) Logistics facilities, including warehousing and transloading facilities, served by rail.*
>
> *(ii) Intermodal freight transport services.*
>
> *(iii) All facility structures and related rail operations are located within a single site footprint."*

The law specifies standards for building and site design that go above and beyond the California Green Building Code. AB 98 in its entirety is provided as **Appendix A**.

AB 98 Zoning Regulation Guidance

The following is a brief list of "things to know" about AB 98 ahead of updating a jurisdiction's zoning regulations.

- AB 98 provides crucial definitions for “logistics uses” and “sensitive receptors.”
- AB 98 uses the threshold of 250,000 square feet to regulate logistics uses (i.e., logistics uses under and over 250,000 square feet are regulated differently).
- AB 98 is expected to be amended through subsequent legislation to clean up some of the ambiguous requirements, but that legislation is not anticipated to be adopted until late 2025.
- Special zoning regulations apply to jurisdictions within the “warehouse concentration region” defined by the legislation as follows:
    - Unincorporated Riverside County
    - Unincorporated San Bernardino County
    - City of Chino
    - City of Colton
    - City of Fontana
    - City of Jurupa Valley
    - City of Moreno Valley
    - City of Ontario
    - City of Perris
    - City of Rancho Cucamonga
    - City of Redlands
    - City of Rialto
    - City of Riverside
    - City of San Bernardino
- AB 98 only applies to logistic uses that have sensitive receptors within 900 feet of the loading bay.
- AB 98 does not apply to logistics use developments that are mixed-use developments that may create sensitive receptors on the site of the new logistics use development.
- AB 98 zoning regulations applies to all jurisdictions beginning January 1, 2026.

The following information provides an overview of key updates that local agencies should make to their municipal codes. Please note, a detailed checklist and sample illustrations are provided as **Appendix B** and are intended to provide guidance to local agencies to ensure compliance and consistency with the design standards requirements of AB 98.

Definitions

AB 98 provides definitions that should be incorporated into local zoning codes either by adding the definition or referencing the definition contained in California Government Code §65098(d). If the definition is added directly to the code, it is recommended that additional language state that Government Code supersedes the zoning code to avoid potential conflicts should subsequent legislation change the definition.

Conflict and Implementation Checklist

AB 98 uses different square footages for regulating logistics uses, whereby logistics uses larger than 250,000 square feet are regulated differently. Local zoning codes that use square footage thresholds

other than 250,000 square feet will conflict with AB 98 standards. As such, it is recommended to remove any square footage threshold that is not consistent with the State's defined 250,000 square feet threshold to ensure consistency with AB 98 requirements.

California Government Code §65098.6 requires a two-for-one replacement for any demolished residential housing unit that occurs to construct a logistics use. It also includes a requirement for relocation assistance to displaced residents. As such, local jurisdictions must amend their zoning codes to add these housing requirements or reference the noted Government Code.

Setbacks for truck loading "bays" are specifically defined in in AB 98. As such, a local agency's zoning code may require the addition of a definition for Truck Loading Bay which is different than a Loading Dock. A loading bay refers to any space on a site where goods are loaded to/from a truck. A parking space on the edge of the site used for this purpose would be required to conform with the setback standards of 300-500 feet from sensitive receptors as defined in the legislation.

New buffer requirements for facilities that are planned within 900 feet of a sensitive receptor is now required per AB 98. The setback ranges from 50 to 100 feet. Planned facilities in the Warehouse Concentration Region require 100-foot buffers, as do sites over 250,000 square feet proposed on a site that is not zoned industrial. Local agencies should understand these nuances and incorporate the requirements into their zoning codes.

Truck Route Requirements

The AB 98 truck route requirements described herein have been codified in Section 65098.2.7 and Section 65302.02. Excerpts from the legislation relevant to the implementation guidance provided in this document are provided below.

> ***65098.2.7.***
>
> *(a) The purpose of this section is to ensure that* ***logistics use developments****, beginning January 1, 2026, are sited in locations that minimize adverse impacts on residential communities and enhance transportation efficiency. This is achieved by restricting logistics use development to roadways that are suited to handle the associated traffic and that predominantly serve commercial uses.*
>
> *(b) (1) Any new logistics use development shall be sited on roadways that meet the following classifications:*
>
> *(A) Arterial roads.*
>
> *(B) Collector roads.*
>
> *(C) Major thoroughfares.*
>
> *(D) Local roads that predominantly serve commercial uses.*
>
> *(2) For purposes of this chapter, local roads shall be considered to predominantly serve commercial uses if more than 50 percent of the properties fronting the road within 1,000 feet are designed for commercial or industrial use according to the local zoning ordinance.*

(c) A waiver may be granted where siting on the designated roadways pursuant to subdivision (b) is impractical due to unique geographic, economic, or infrastructure-related reasons. The waiver shall be approved by the city, county, or city and county, provided that the applicant demonstrates all of the following:

(1) There is no feasible alternative site that exists within the designated roadways.

(2) A traffic analysis has been completed and submitted to the local approving authority.

(3) The site is an existing industrial zone.

(4) The proposed site will incorporate mitigations to minimize traffic and environmental impacts on residential areas to the greatest extent feasible.

65098.3.

(a) Anti-idling signs indicating a three-minute heavy-duty truck engine idling restriction shall be posted at logistics use developments along entrances to the site and at the truck loading bays.

(b) Signs shall be installed at all heavy-duty truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan, as described in Section 65098.4, and in the state highway system.

65302.02.

Pursuant to Section 65302, jurisdictions within the Warehouse Concentration Region must comply with the following by January 1, 2026, and all other agencies must comply by January 1, 2028:

(a) Identify and establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and sensitive receptors, as defined by Section 65098.

*(b) Maximize the use of interstate or state divided highways as preferred routes for truck routes. The county or city shall also **maximize use of arterial roads**, major thoroughfares, and predominantly commercially oriented local streets when state or interstate highways are not utilized. Truck routes shall comply with the following:*

> *(1) **Major or minor collector streets and roads** that predominantly serve commercially oriented uses **shall be used for truck routes only when strictly necessary** to reach existing industrial zones.*
>
> *(2) Trucks shall be routed via transportation **arteries that minimize exposure** to sensitive receptors.*

(d) The county or city shall provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate idling facility locations.

*(e) The county or city shall make truck routes publicly available in geographic information system (GIS) format and **share GIS maps of the truck routes** with warehouse operators, fleet operators, and truck drivers.*

General Plan Mobility/Circulation Element

The following section provides guidance on how to evaluate, identify, and incorporate AB 98–compliant truck routes into general plan circulation elements by the AB 98 implementation deadline.

Truck Route Analysis & Identification

The United States Department of Transportation (USDOT) established truck size and weight standards pursuant to the 1982 Surface Transportation Assistance Act (STAA). The California Motor Vehicle Code also contains size and weight standards for "California Legal" trucks. STAA trucks are slightly longer and require more turning radius than California Legal trucks. In California, STAA routes must be approved by Caltrans, appropriately signed, and are strictly enforced. From a lay-person's perspective, there is little difference between the two truck types. They are both seen as "big rigs". Most of the trucks that are the focus of AB 98 are California Legal trucks, which are permitted on all roadways unless expressly prohibited by state or local regulations. AB 98 aims to limit where all heavy-duty trucks, including California Legal trucks, travel by requiring local agencies to designate, post signage, and enforce truck routes on local roadways.

The first step in designating truck routes is understanding where trucks are traveling in local communities, and why. The next step is to consider future land use and zoning that may require truck access. And the final step is to identify and implement the most direct, yet least impactful, local truck routes. If changes to the General Plan are necessary to reflect revised or new truck routes, a General Plan amendment will be required, which will trigger the California Environmental Quality Act (CEQA). The following steps are recommended for updating or establishing local truck routes.

STEP 1: CONFIRM EXISTING TRUCK ROUTES (IF NO TRUCK ROUTES EXISTS, SKIP TO STEPS 3 AND 4)

This first step entails reviewing the general plan and/or researching local ordinances to identify existing truck routes. If the truck routes are contained in the General Plan, the jurisdiction need only confirm that the truck routes meet the AB 98 requirements (see Step 5). If the general plan does not contain designated truck routes, but truck routes were previously adopted by ordinance, a general plan amendment will be required to incorporate the truck routes, but the CEQA process may be more streamlined. For jurisdictions that do not have designated truck routes either in the general plan or by ordinance, a CEQA impact analysis may be required. It is recommended that local agencies consult the CEQA approach with a CEQA practitioner, CEQA legal counsel, and/or the agency's attorney (City Attorney/County Council (or similar)).

STEP 2: LAND USE ANALYSIS

This step entails a review of existing land uses to determine where truck-served uses are located, what roads provide direct access to those facilities, and the proximity of sensitive receptors to roads used to access truck-served facilities. The general plan land use map is a good place to start, particularly if its availably in GIS and can be overlayed with existing truck routes (if designated), but in addition, some land uses defined as sensitive receptors by AB 98 occur in commercial districts, such as daycare facilities. These also need to be considered in the truck routing decision-making process.

STEP 3: ROADWAY CLASSIFICATIONS OF EXISTING TRUCK ROUTES

A GIS map has been developed for SBCTA and WRCOG member agencies that compiles and documents existing truck routes in the SBCTA and WRCOG jurisdictional areas and can be accessed at: https://fehrandpeers.maps.arcgis.com/apps/mapviewer/index.html?webmap=3182123c01ec4416ab84a99856aaccc6

In addition, the Caltrans Local Truck Routes web page provided the starting point for this GIS mapping effort:

https://dot.ca.gov/programs/traffic-operations/legal-truck-access/local-truck-routes.

Some of the information, particularly on the Caltrans' local truck routes webpage, is outdated. Local jurisdictions are encouraged to review the truck route data posted on the site and provide Caltrans with any necessary updates. Routes shown on the webpage were compared to current general plans and ordinances for each agency (as found on city websites) and incorporated into the WRCOG/SBCTA GIS truck route map.

AB 98 references roadway classifications. It is our understanding that the classifications refer to Caltrans road functional classifications, rather than general plan roadway classifications. For this reason, the WRCOG/SBCTA GIS truck route layer includes both local agency and Caltrans functional classifications. Where the classifications are the same, the map shows the truck route in blue. Where the classifications contrast, the truck route is shown in red. For local agency truck routes that are located on roadways with a local classification of arterial but Caltrans classification of collector or local, it is recommended that agencies initiate reclassification with Caltrans (see Step 4).

STEP 4: RECLASSIFICATION OF ROADWAYS

The Federal Highway Administration (FHWA) identifies functional classification as a key criterion for identifying where to invest federal funds with priority given to arterials at the local level. Caltrans, in coordination with FHWA, has a process for local agencies to request reclassification of local roadways. The FHWA designation is based on existing lane miles and average annual daily traffic (AADT) volumes. This differs from local general plan roadway classifications. At the local level, general plans consider future land use and traffic projections. For this reason, roadway classifications at the local and federal levels may differ for a time until development occurs, traffic volumes increase, and a request for reclassification is approved.

AB 98 requires that a county or city …"shall maximize interstate or state divided highways as preferred routes for truck routes. The county or city shall also maximize use of arterial roads…" For local agencies that have designated truck routes on locally designated arterials, and Caltrans shows it as a collector or local road, it is recommended that the city or county submit a request to Caltrans to reclassify the road by visiting the Caltrans Functional Classification webpage at:

https://dot.ca.gov/programs/research-innovation-system-information/office-of-highway-system-information-performance/functional-classification

STEP 5: ALTERING OR CREATING A NEW TRUCK ROUTE

The next step in this process is to understand where trucks are traveling and if they are using designated truck routes or not. It is also important to understand how trucks travel throughout the

region so that neighboring jurisdictions can work together to identify preferred truck routes. For this exercise, Fehr & Peers utilized Geotab data collected from telematics devices in freight vehicles that monitor vehicle speeds, near-misses, hard-braking occurrences, etc. for the primary purpose of contacting emergency responders when a crash is detected. Unlike modeled datasets, Geotab is based on observed data to show where, when, and how freight moves through a roadway network both locally and regionally. Since Geotab only purchases data from manufacturers of heavy-duty trucks, it is a sample of the overall vehicle fleet, typically encapsulating between one and twenty-five percent of the total truck fleet operating on a roadway. Using Geotab data for a 60-day period (May and June 2024), two different dashboards were created, one for San Bernardino County and one for Riverside County. Links to the two dashboards are provided below:

San Bernardino County:
https://www.arcgis.com/apps/dashboards/8120f0262a914c589f50fb0b81dbffde

Riverside County:
https://fehrandpeers.maps.arcgis.com/apps/dashboards/58a241e8e29f4e1695f91959893fd7c3

The intent of this data is two-fold: (1) to confirm that trucks are currently utilizing designated truck routes, and (2) to identify how trucks are operating on non-truck routes. The latter is useful for investigating changes to existing truck routes or adding new truck routes.

Once a jurisdiction has reviewed the Geotab data, if changes to the truck route network are needed, Geotab can be used to assist with identifying where to collect traffic counts. For example, if a city currently has a designated truck route that is on a roadway fronted primarily by homes, schools, and other sensitive receptors, the truck route is shown in Geotab as red (carrying a significant amount of truck traffic). If there is a parallel route with fewer sensitive receptors that the city would like to use instead, the city should collect traffic counts on the existing and the proposed truck route. These counts will assist the city with analyzing potential effects of the truck route change, such as noise, vibration, air quality, and safety benefits to residents along the existing route, and potential impacts created by shifting trucks to the proposed route.

In addition to the environmental impacts identified above, the design and structural section of the roadways should also be considered. Heavy-duty trucks have a maximum weight limit of 80,000 pounds (40 tons). Truck routes should be designed to support this much heavier weight. In addition, California Legal trucks require a turning radius of 50 feet. Intersecting truck routes should be designed to accommodate this.

STEP 6:

The sixth and final step is preparing a matrix that combines the information gathered in the prior steps.

1. Locations of existing truck routes (if applicable) within and adjacent to the jurisdiction
2. General plan and Caltrans functional classifications of designated truck routes
3. Truck utilization of existing and/or proposed truck routes
4. Truck classification counts: it is recommended that counts be collected if:
    a. Existing truck routes operate on routes fronted by more than 50% sensitive uses
    b. Existing truck routes are being eliminated resulting in a potential shift of truck traffic to parallel roadways
    c. New truck routes are being proposed

5. Designated truck route roadway design standards should be updatedto accommodate heavy-duty trucks

For jurisdictions that have designated truck routes and can substantiate that the routes comply with AB 98, it is recommended that they document the following findings:

1. Truck routes are designated on arterials;
2. Designated truck routes provide the most direct access to truck-generating land uses;
3. Designated truck routes avoid sensitive receptors to the greatest extent feasible; and,
4. Trucks are utilizing the designated truck routes and avoiding use of non-truck routes.

Tables 1 and 2 below provide examples for collecting and analyzing information to assist with confirming, changing, or creating new truck routes.

Table 1. Roadway Characteristics (Example)

Truck Route Segment	GP Functional Classification	Caltrans Functional Classification	Distance to State Highway or Interstate	Connects to Truck Route in Adjacent Jurisdiction	Pavement designed for trucks	Turning radius of intersecting truck route	Truck Volumes	GP Functional Classification
Main St from A to B	Arterial	Collector	0.5 miles	Yes	Yes	50 feet	1,200	Arterial

Table 2. Land Use and Active Transportation Characteristics (Example)

Truck Route Segment	Percentage of Sensitive Receptors fronting segment	Provides direct access to truck-generating land uses	Fronted by or only access to Logistics Use	Class II Bike Lane	Bicycle Volumes	Transit Corridor with stops	Sidewalks	Pedestrian Volumes
Main St from A to B	30%	Yes	Yes	No	0	No	Yes	10

Appendix A. AB 98

Assembly Bill No. 98[1]

CHAPTER 931

An act to add Section 65302.02 to, and to add Chapter 2.8 (commencing with Section 65098) to Division 1 of Title 7 of, the Government Code, and to add Sections 40458.5 and 40522.7 to the Health and Safety Code, relating to land use.

[Approved by Governor September 29, 2024. Filed with Secretary of State September 29, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

AB 98, Juan Carrillo. Planning and zoning: logistics use: truck routes.

(1) Existing law, the Planning and Zoning Law, sets forth various requirements relating to the review of development project permit applications and the issuance of development permits for specified classes of development projects.

This bill, beginning January 1, 2026, would prescribe various statewide warehouse design and build standards for any proposed new or expanded logistics use developments, as specified, including, among other things, standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage. The bill would except from those design and build standards certain existing logistics use developments, proposed expansions of a logistics use development, and property currently in a local entitlement process to become a logistics use, under prescribed conditions. The bill would require a facility operator, prior to the issuance of a certificate of occupancy, to establish and submit for approval by a city, county, or city and county a truck routing plan to and from the state highway system based on the latest truck route map of the city, county, or city and county, as prescribed. The bill would require a facility operator to enforce the plan. The bill would provide for the revision of the plan in specified circumstances.

The bill would prohibit a city, county, or city and county from approving development of a logistics use that does not meet or exceed the standards outlined in the bill. The bill would require a city, county, or city and county to condition approval of a logistics use on 2-to-1 replacement of any demolished housing unit that was occupied within the last 10 years unless the housing unit was declared substandard by a building official, as specified, and payments to displaced tenants if residential dwellings are affected through purchase, as prescribed. The bill would define terms for these purposes.

(2) The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city and specified land outside its boundaries that includes, among other specified mandatory elements, a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan. Existing law requires, upon

[1] Assembly Bill 98 accessed online on September 4, 2025 at: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202320240AB98

any substantive revision of the circulation element, that the legislative body modify the element to address specified additional issues.

This bill would require a county or city, by January 1, 2028, except as provided, to update its circulation element, as prescribed, including identifying and establishing specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and concentrations of sensitive receptors, as defined. The bill would establish specific standards for truck routes. The bill would require a county or city to provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate idling facility locations. The bill would require a county or city to make truck routes publicly available and share maps of the truck routes with warehouse operators, fleet operators, and truck drivers. The bill would authorize the Attorney General to enforce these provisions, as provided, including by imposition of a fine of up to $50,000 every 6 months if the required updates have not been made.

(3) Existing law provides for the creation of the South Coast Air Quality Management District in those portions of the Counties of Los Angeles, Orange, Riverside, and San Bernardino included within the area of the South Coast Air Basin, as specified. Existing law provides that the south coast district is governed by a board consisting of 13 members and requires the district to adopt rules and regulations to carry out the south coast district air quality management plan that are not in conflict with state and federal laws and rules and regulations.

This bill would require the south coast district to establish a process for receiving community input on how any penalties assessed and collected for violation of the Warehouse Indirect Source Rule are spent, as specified. The bill would require the south coast district, subject to an appropriation for this express purpose, to, beginning on January 1, 2026, and until January 1, 2032, deploy mobile air monitoring systems within the Counties of Riverside and San Bernardino to collect air pollution measurements in communities that are near operational logistics use developments. The bill would require the south coast district to use the data collected to conduct an air modeling analysis to evaluate the impact of air pollution on sensitive receptors from logistics use development operations and to submit its findings to the Legislature on or before January 1, 2033. The bill would also require the district to submit an interim report to the Legislature on or before January 1, 2028, to evaluate the impact of air pollution on sensitive receptors, as defined, from logistics use development operations in the Counties of Riverside and San Bernardino, as provided.

(4) By modifying the duties of local agencies with regard to the approval of logistics use development and requiring the revision of the circulation element of a general plan, the bill would impose a state-mandated local program.

(5) The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

(6) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Digest Key

Vote: MAJORITY Appropriation: NO Fiscal Committee: YES Local Program: YES

Bill Text

The people of the State of California do enact as follows:

SECTION 1.

Chapter 2.8 (commencing with Section 65098) is added to Division 1 of Title 7 of the Government Code, to read:

CHAPTER 2.8. Warehouse Design and Build Standards

65098.

As used in this chapter:

(a) "21st century warehouse" means a logistics use that meets all of the following:

(1) Complies with or exceeds all requirements of the most current building energy efficiency standards specified in Part 6 (commencing with Section 100) of Title 24 of the California Code of Regulations and the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations), including, but not limited to, the following requirements related to:

(A) Photovoltaic system installation and associated battery storage.

(B) Cool roofing.

(C) Medium- and heavy-duty vehicle charging readiness.

(D) Light-duty electric vehicle charging readiness and installed charging stations.

(2) Has skylights in at least 1 percent of the roof area, or equivalent LED efficient lighting.

(3) Provides conduits and electrical hookups at all loading bays serving cold storage. Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay.

(4) Ensures that any heating, ventilation, and air-conditioning is high-efficiency.

(5) (A) Ensures that all classes of forklifts used on site, pursuant to State Air Resources Board's Zero-Emission Forklifts regulation, as drafted, shall be zero-emission by January 1, 2030, to the extent operationally feasible, commercially off-the shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(6) (A) Ensures that equipment used on site utilizing small off-road engines shall be zero-emission, to the extent operationally feasible, commercially off-the shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(C) Should any equipment used on site utilizing small off-road engines be contracted out, the logistics use facility shall preferentially contract for services utilizing zero-emission small off-road engines.

(b) "Expansion of an existing logistics use" means the expansion of an existing logistics use by 20 percent or more of the existing square footage. Office space shall not be included as part of the existing square footage or in the square footage for the 20-percent expansion threshold.

(c) "Heavy-duty truck" means a class 7 or class 8 truck. As used in this subdivision:

(1) "Class 7 truck" means a truck with a gross vehicle weight rating of 26,001 to 33,000 pounds.

(2) "Class 8 truck" means a truck with a gross vehicle weight rating of greater than 33,000 pounds.

(d) "Logistics use" means a building in which cargo, goods, or products are moved or stored for later distribution to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. "Logistics use" does not include any of the following:

(1) Facilities where food or household goods are sold directly to consumers and are accessible to the public.

(2) A building primarily served by rail to move cargo goods or product.

(3) (A) A Strategic Intermodal Facility.

(B) For purposes of this subdivision, "Strategic Intermodal Facility" means a project that satisfies all of the following requirements:

(i) Logistics facilities, including warehousing and transloading facilities, served by rail.

(ii) Intermodal freight transport services.

(iii) All facility structures and related rail operations are located within a single site footprint.

(e) "Sensitive receptor" means one or more of the following:

(1) A residence, including, but not limited to, a private home, apartment, condominium unit, group home, dormitory unit, or retirement home.

(2) A school, including, but not limited to, a preschool, prekindergarten, or school maintaining kindergarten or any of grades 1 to 12, inclusive.

(3) A daycare facility, including, but not limited to, in-home daycare.

(4) Publicly owned parks, playgrounds, and recreational areas or facilities primarily used by children, unless the development of the park and recreation areas are included as a condition of approval for the development of a logistics use.

(5) Nursing homes, long-term care facilities, hospices, convalescent facilities, or similar live-in housing.

(6) Hospitals, as defined in Section 128700 of the Health and Safety Code.

(f) "Small off-road engines" means spark-ignition engines rated at or below 19 kilowatts.

(g) "Tier 1 21st century warehouse" means a logistics use that meets all of the following:

(1) Complies with or exceeds all requirements of the most current building energy efficiency standards specified in Part 6 (commencing with Section 100) of Title 24 of the California Code of Regulations and the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations), including, but not limited to, the following requirements related to:

(A) (i) Photovoltaic system installation and associated battery storage.

(ii) For purposes of the photovoltaic system installation requirement in clause (i), all warehouse square footage should be considered conditioned space.

(B) Cool roofing.

(C) Medium- and heavy-duty vehicle charging readiness.

(D) Light-duty electric vehicle charging readiness and installed charging stations.

(2) Has skylights in at least one percent of the roof area, or equivalent LED efficient lighting.

(3) Has a microgrid-ready switchgear system capable of supporting distributed energy resources.

(4) Is advanced smart metering ready.

(5) Has a minimum of 50 percent of all passenger vehicle parking spaces preinstalled with conduit and all necessary physical infrastructure to support future charging of electric vehicles.

(6) Has a minimum of 10 percent of all passenger vehicle parking spaces installed with electric vehicle charging stations.

(7) Provides conduits and electrical hookups at all loading bays serving cold storage. Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay.

(8) Ensures that any heating, ventilation, and air-conditioning is high-efficiency.

(9) (A) Ensures that all classes of forklifts used on site, pursuant to State Air Resources Board's Zero-Emission Forklifts regulation, as drafted, shall be zero-emission by January 1, 2028, to the extent operationally feasible, commercially off-the shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(10) (A) Ensures that equipment used on site utilizing small off-road engines shall be zero-emission, to the extent operationally feasible, commercially off-the shelf available, and adequate power available on site.

(B) (i) If not operationally feasible, commercially off-the shelf available, or if there is inadequate power available on site, the cleanest technology commercially available shall be used.

(ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.

(C) Should any equipment used on site utilizing small off-road engines be contracted out, the logistics use facility shall preferentially contract for services utilizing zero-emission small off-road engines.

(h) "Warehouse concentration region" includes the Counties of Riverside and San Bernardino and the Cities of Chino, Colton, Fontana, Jurupa Valley, Moreno Valley, Ontario, Perris, Rancho Cucamonga, Redlands, Rialto, Riverside, and San Bernardino.

65098.1.

(a) Commencing January 1, 2026, any proposed new or expanded logistics use development 250,000 square feet or more where the loading bay is within 900 feet of a sensitive receptor that is utilizing a site zoned for industrial use or any site where an application was submitted to the jurisdiction by September 30, 2024, to rezone as industrial and the rezone to industrial was ultimately approved shall comply with all of the following:

(1) Include all Tier 1 21st century warehouse design elements described in subdivision (g) of Section 65098.

(2) Orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors, to the extent feasible.

(3) Locate truck loading bays a minimum of 300 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.

(4) Have a separate entrance for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

(5) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line.

(6) Include buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(b) Commencing January 1, 2026, except as provided for in subdivision (c), any proposed new or expanded logistics use development that is on land that is not zoned industrial, whether developed or undeveloped, or land that needs to be rezoned, where the loading bay is within 900 feet of a sensitive receptor, shall comply with all of the following:

(1) If the logistics use development is 250,000 square feet or more it shall include all Tier 1 21st century warehouse design elements described in subdivision (g) of Section 65098. If the logistics use

development is less than 250,000 square feet it shall include all 21st century warehouse design elements described in subdivision (a) of Section 65098.

(2) Orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors, to the extent feasible.

(3) Locate truck loading bays a minimum of 500 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.

(4) Have a separate entrance for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

(5) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line.

(6) Include buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(c) Commencing January 1, 2026, any proposed new or expanded logistics use development that is on land that is not zoned industrial, whether developed or undeveloped, or land that needs to be rezoned, and is located in the warehouse concentration region, shall comply with all of the following:

(1) If the logistics use development is 250,000 square feet or more it shall include all Tier 1 21st century warehouse design elements described in subdivision (g) of Section 65098. If the logistics use development is less than 250,000 square feet it shall include all 21st century warehouse design elements described in subdivision (a) of Section 65098.

(2) Orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors, to the extent feasible.

(3) Locate truck loading bays a minimum of 500 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.

(4) Have a separate entrance for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

(5) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line.

(6) Include buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(d) Commencing January 1, 2026, any proposed new or expanded logistics use development less than 250,000 square feet where the loading bay is within 900 feet of a sensitive receptor that is utilizing a site zoned for industrial use or any site where an application was submitted to the jurisdiction by September 30, 2024, to rezone as industrial and the rezone to industrial was ultimately approved shall comply with all of the following:

(1) Orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors, to the extent feasible.

(2) Locate truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line.

(3) Include buffering and screening to mitigate for light and noise, as described in Section 65098.2.

(4) Complies with or exceeds all requirements of the most current building energy efficiency standards specified in Part 6 (commencing with Section 100) of Title 24 of the California Code of Regulations and the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations), including, but not limited to, the following requirements related to:

(A) Photovoltaic system installation and associated battery storage.

(B) Cool roofing.

(C) Medium- and heavy-duty vehicle charging readiness.

(D) Light-duty electric vehicle charging readiness and installed charging stations.

(5) Provides conduits at loading bays equal to one truck per every loading bay serving cold storage. Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay.

(6) Ensures that any heating, ventilation, and air-conditioning is high-efficiency.

(7) Have a separate entrance for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

(e) (1) Except as provided in paragraph (2), on or before January 1, 2028, a city, county, or city and county shall update its circulation element to include truck routes, as specified in Section 65302.02.

(2) On or before January 1, 2026, all cities and counties in the warehouse concentration region shall update its circulation element to include truck routes, as specified in Section 65302.02.

65098.1.5.

(a) (1) Notwithstanding any other provision of law, any existing logistics use development in existence as of September 30, 2024, shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a new sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(2) Notwithstanding any other provision of law, if, by September 30, 2024, a proposed expansion of a logistics use development is in a local entitlement process, then the proposed expansion shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(3) Notwithstanding any other provision of law, if, by September 30, 2024, a property is currently in a local entitlement process to become a logistics use, then the proposed logistics use development shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph

(3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if a sensitive receptor is constructed, established, or permitted after the effective date of this chapter.

(b) (1) Any new logistics use developments that require the rezoning of land and must undergo a municipal entitlement process shall not be subject to the requirements described in paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, if the start of the entitlement process for the logistics use began before any sensitive receptor started its own entitlement or permitting process, unless the proposed sensitive receptor was an existing allowable use according to local zoning regulations.

(2) During a logistics use development's entitlement process for a new or expanded logistics use, if a new sensitive receptor is proposed or established within the distances required by paragraph (3) of subdivision (a) of, paragraph (3) of subdivision (b) of, or paragraph (3) of subdivision (c) of Section 65098.1, as applicable, then those distance requirements shall not apply to the logistics use development so long as the logistics use development was not already subject to those requirements prior to the new sensitive receptor being proposed or established.

(c) This chapter shall not apply to any logistics projects that were subject to a commenced local entitlement process prior to September 30, 2024.

(d) The protection afforded by this section shall remain in effect from the time of the initial application submission through the completion of the entitlement process, including any necessary rezoning actions and through the development period. If no development activity occurs within five years of entitlement approvals, the protections shall be waived.

(e) This chapter shall not apply to a logistics project that received an approval by a local agency prior to the effective date of this chapter. For purposes of this subdivision, "approval" shall have the same meaning as set forth in subdivision (a) of Section 15352 of Chapter 3 of Division 6 of Title 14 of the California Code of Regulations.

65098.2.

(a) Any new logistics use facility within 900 feet of a sensitive receptor shall have a buffer as follows:

(1) If the logistics use development is subject to the requirements of subdivision (a) or (d) of Section 65098.1, the buffer shall be 50 feet in width measured from the property line of all adjacent sensitive receptors that fully screen the project from the sensitive receptor.

(2) If the logistics use development is subject to either subdivision (b) or subdivision (c) of Section 65098.1, the buffer shall be 100 feet in width measured from the property line of all adjacent sensitive receptors that fully screen the project from the sensitive receptor.

(b) Buffer areas shall include a solid decorative wall, landscaped berm and wall, or landscaped berm 10 feet or more in height, drought tolerant natural ground landscaping with proper irrigation, and solid-screen buffering trees as described in subdivision (c).

(c) Trees shall be used as part of a solid-screen buffering treatment and planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees used for this purpose shall be evergreen, drought tolerant, to the extent feasible, composed of species with low biogenic emissions, of a minimum 36-inch box size at planting, and spaced at no greater distance than 40 feet on center. Palm trees shall not be utilized.

65098.2.5.

The entry gates into the loading truck court for a new or expanded logistics use facility shall be positioned after a minimum of 50 feet of total available stacking depth inside the property line. The stacking depth shall be increased by 70 feet for every 20 loading bays beyond 50 loading bays, to the extent feasible.

65098.2.7.

(a) The purpose of this section is to ensure that logistics use developments, beginning January 1, 2026, are sited in locations that minimize adverse impacts on residential communities and enhance transportation efficiency. This is achieved by restricting logistics use development to roadways that are suited to handle the associated traffic and that predominantly serve commercial uses.

(b) (1) Any new logistics use development shall be sited on roadways that meet the following classifications:

(A) Arterial roads.

(B) Collector roads.

(C) Major thoroughfares.

(D) Local roads that predominantly serve commercial uses.

(2) For purposes of this chapter, local roads shall be considered to predominantly serve commercial uses if more than 50 percent of the properties fronting the road within 1000 feet are designed for commercial or industrial use according to the local zoning ordinance.

(c) A waiver may be granted where siting on the designated roadways pursuant to subdivision (b) is impractical due to unique geographic, economic, or infrastructure-related reasons. The waiver shall be approved by the city, county, or city and county, provided that the applicant demonstrates all of the following:

(1) There is no feasible alternative site that exists within the designated roadways.

(2) A traffic analysis has been completed and submitted to the local approving authority.

(3) The site is an existing industrial zone.

(4) The proposed site will incorporate mitigations to minimize traffic and environmental impacts on residential areas to the greatest extent feasible.

65098.3.

(a) Anti-idling signs indicating a three-minute heavy-duty truck engine idling restriction shall be posted at logistics use developments along entrances to the site and at the truck loading bays.

(b) Signs shall be installed at all heavy-duty truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan, as described in Section 65098.4, and in the state highway system.

65098.4.

Prior to the issuance of a certificate of occupancy, a facility operator shall establish and submit for approval to the planning director or equivalent position for the city, county, or city and county a truck routing plan to and from the state highway system based on the latest truck route map of the city, county, or city and county. The truck routing plan shall describe the operational characteristics of the use of the facility operator, including, but not limited to, hours of operation, types of items to be stored within the building, and proposed truck routing to and from the facility to designated truck routes that, to the greatest extent possible, avoid passing sensitive receptors. The truck routing plan shall include measures, such as signage and pavement markings, queuing analysis, and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The facility operator shall be responsible for enforcement of the truck routing plan. A revised truck routing plan shall be submitted to the planning director or equivalent position prior to a business license being issued by the city, county, or city and county for any new tenant of the property. The planning director or equivalent position shall have discretion to determine if changes to the truck routing plan are necessary, including, but not limited to, any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility.

65098.5.

(a) A city, county, or city and county shall not approve development of a logistics use that does not meet or exceed the standards outlined in this chapter.

(b) This section shall not be construed to restrict the existing authority of a city, county, or city and county to deny a logistics use facility altogether.

65098.6.

A city, county, or city and county shall condition approval of a logistics use on the following:

(a) Two-to-one replacement of any demolished housing unit that was occupied within the last 10 years, unless the housing unit was declared substandard by a building official, pursuant to Section 17920.3 of the Health and Safety Code, prior to purchase by the developer. For each housing unit demolished, regardless of market value of the unit, two units of affordable housing for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that are deed-restricted shall be built within the jurisdiction. Funds from any fee imposed for the replacement of demolished housing units shall be placed in a housing-specific set-aside account and shall be used for housing within three years of collection.

(b) If residential dwellings are affected through purchase, the developer shall be required to provide any displaced tenant with an amount equivalent to 12 months' rent at the current rate.

65098.7.

Nothing in this chapter shall be construed to supersede mitigation measures required by the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

65098.8.

The Legislature finds and declares that the movement and storage of freight and the impact of this activity on public health and communities across the state as set forth in this chapter is a matter of

statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this chapter applies to all cities, including charter cities.

65098.9.

The provisions of this chapter shall not apply to a logistics use development if it meets both of the following:

(a) The logistics use development is a mixed-use development that may create sensitive receptors on the site of the new logistics use development.

(b) There are no existing sensitive receptors within 900 feet of the loading bay.

SEC. 2.

Section 65302.02 is added to the Government Code, to read:

65302.02.

By January 1, 2028, except as provided for in subdivision (h), a county or city shall update its circulation element, as required by subdivision (b) of Section 65302, to do all of the following:

(a) Identify and establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and sensitive receptors, as defined by Section 65098.

(b) Maximize the use of interstate or state divided highways as preferred routes for truck routes. The county or city shall also maximize use of arterial roads, major thoroughfares, and predominantly commercially oriented local streets when state or interstate highways are not utilized. Truck routes shall comply with the following:

(1) Major or minor collector streets and roads that predominantly serve commercially oriented uses shall be used for truck routes only when strictly necessary to reach existing industrial zones.

(2) Trucks shall be routed via transportation arteries that minimize exposure to sensitive receptors.

(3) On and after January 1, 2028, all proposed development of a logistics use development, as defined in subdivision (d) of Section 65098, shall be accessible via arterial roads, major thoroughfares, or roads that predominantly serve commercially oriented uses.

(A) The purpose of this section is to ensure that logistics use developments are sited in locations that minimize adverse impacts on residential communities and enhance transportation efficiency. This is achieved by restricting logistics use developments to roadways that are suited to handle the associated traffic and that predominantly serve commercial uses.

(B) For purposes of this section, local roads shall be considered to predominantly serve commercial uses if more than 50 percent of the properties fronting the road within 1000 feet are designated for commercial or industrial use according to the local zoning ordinance.

(c) The county or city may consult with the Department of Transportation and the California Freight Advisory Committee for technical assistance.

(d) The county or city shall provide for posting of conspicuous signage to identify truck routes and additional signage for truck parking and appropriate idling facility locations.

(e) The county or city shall make truck routes publicly available in geographic information system (GIS) format and share GIS maps of the truck routes with warehouse operators, fleet operators, and truck drivers.

(f) The city or county shall provide opportunities for the involvement of citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, educational, and other community groups through public hearings and any other means the planning agency deems appropriate, consistent with Section 65351.

(g) The city or county shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the changes required pursuant to this section.

(h) The warehouse concentration region, as defined in Section 65098, shall implement the provisions of this section by January 1, 2026.

(i) The Attorney General may enforce this section.

(1) The Attorney General may impose a fine against a jurisdiction that is in violation of this section of up to fifty thousand dollars ($50,000) every six months if the required updates have not been made.

(2) Upon appropriation by the Legislature, any fines collected shall be distributed by the Attorney General and returned to the local air quality management district in which the fine was imposed and be used for the district's efforts to improve air quality.

SEC. 3.

Section 40458.5 is added to the Health and Safety Code, to read:

40458.5.

(a) Subject to an appropriation for this express purpose, the south coast district shall, beginning on January 1, 2026, and until January 1, 2032, deploy mobile air monitoring systems within the Counties of Riverside and San Bernardino to collect air pollution measurements in communities that are near operational logistics use developments.

(b) The south coast district shall use the data collected pursuant to subdivision (a) to conduct an air modeling analysis to evaluate the impact of air pollution on sensitive receptors, as defined in Section 65098 of the Government Code, from logistics use development operations in the Counties of Riverside and San Bernardino, including relative pollution concentrations from logistics use developments at varying distances from sensitive receptors.

(c) The south coast district shall submit its findings to the Legislature on or before January 1, 2033. On or before January 1, 2028, the south coast district shall submit an interim report to evaluate the impact of air pollution on sensitive receptors, as defined in Section 65098 of the Government Code, from logistics use development operations in the Counties of Riverside and San Bernardino, including relative pollution concentrations from logistics use developments at varying distances from sensitive receptors. This report shall be used to assess the effectiveness of setbacks on public health.

(d) (1) The requirement for submitting a report imposed pursuant to subdivision (c) is inoperative on January 1, 2040, pursuant to Section 10231.5 of the Government Code.

(2) A report to be submitted pursuant to subdivision (c) shall be submitted in compliance with Section 9795 of the Government Code.

SEC. 4.

Section 40522.7 is added to the Health and Safety Code, to read:

40522.7.

The south coast district shall establish a process for receiving community input on how any penalties assessed and collected for violations of the Warehouse Indirect Source Rule are spent. The south coast district shall ensure a wide range of community groups are included in the process and that groups represent the geographic areas where there are high numbers of warehouse facilities.

SEC. 5.

No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

Appendix B. Southern California Association of Governments (SCAG) Geotab Technical Guidance

Overview

Geotab's Altitude platform is a roadway analytics tool built using data from telematics devices in freight vehicles. Unlike modeled datasets, Geotab is based on observed data to show where, when, and how freight moves through a roadway network both locally and regionally. Geotab data is a sample of the overall vehicle fleet, typically encapsulating 1-25%. Geotab can be used to guide truck route planning efforts by efficiently providing big data based on real-world activity at a low cost. This guide is intended to help agency staff determine the most appropriate data needs for their projects and understand the necessary inputs when making a request.

How the Geotab Subscription Works

Geotab data is accessible through SCAG's regional subscription by submitting a request through the Streetlight Online Request form. Analyses are typically delivered within 1-3 weeks of a submittal. The standard Geotab subscription determines access to three main components of the platform:

- Geography – Which counties, cities, or other geographic zones can be analyzed.
- Time Period – What months of data are able to be accessed.
- Analysis Types – Which specific analytics tools and queries are available, including the ability to filter analyses by vehicle weight class (e.g., Class 1-8 or Light-, Medium, and Heavy-Duty Trucks) and vehicle type (e.g., Truck, Multi-Purpose Vehicles, Bus, etc.).

The SCAG Geotab subscription offers access to all analysis types and all geography types within the SCAG region, with data ranging from January 1st, 2022, to December 31st, 2024.

Analysis Capabilities

The core analytical capabilities fall into four major modules for truck route planning: Traffic Analysis, Origin/Destination (O/D), Regional Travel Metrics, and Stop Analytics (Table 1). Each offers various analysis tools that can provide a variety of outputs as needed. The full catalogue of analysis requests available are detailed as "queryTypes" on the Altitude API Guide. Additionally, for hands-on, self-guided tours of specific types of analyses, refer to the Altitude Product Demo page.

Table 3. Geotab Analysis Modules

Module	Description	Use Cases	Spatial Scale
Traffic Analysis 	Evaluates truck movement along corridors or within zones, with metrics on speed, travel times, and harsh driving events.	• Identify potential bottlenecks that could undermine truck route efficiency • Compare corridor efficiency (travel time reliability, speed variability, total observations)	Corridor / road segment scale
Origin/ Destination (O/D) 	Analyzes freight demand and trip patterns between zones or generators, including route compliance and common O/D pairs.	• Assess route compliance according to designated truck routes between freight generators • Determine top freight generating O/D pairs within an area to support routing decisions • Determine trip distances and flows	Area zones (e.g., Census Geographies, TAZs, City Boundaries) to regional
Regional Travel Metrics 	Provides regional freight demand/activity trends by industry, vehicle class, or geography. Includes counts and fuel economy.	• Identify high-demand freight corridors • Quantify freight demand/generation • Track freight trends over time	Multi-corridor / multi-segment
Stop Analysis 	Identifies stop locations, durations, idling, and trip distances before/after stops. Highlights dwelling or parking patterns.	• Detect ruck parking/idling hot spots • Identify rest area coverage gaps • Support enforcement/signage	Point locations / clusters

Note: Each analysis module allows for truck metrics to be pulled annually, seasonally, daily, and hourly.

Defining a Truck Trip

Unlike personal autos, trucks often operate as multi stop tours (pickups, deliveries, staging, fueling, breaks) that blur where one "trip" begins and ends. The right definition depends on your use case

(O/D analysis, truck parking demand analytics, capacity calculations, etc.). Table 2 provides a breakdown of common trip definitions.

Table 2. Trip Definitions

Trip Definition	Description
Dwell-Threshold (stop-based) Segmentation	End a trip when the device shows little/no movement for a set period and distance (e.g., *no movement >5 m for ≥5 minutes; min trip length ≥3 minutes and ≥500 m*). This is a widely used rule in commercial platforms; it's simple and scalable but can split long-haul legs at brief fuel/rest stops.
Ignition / Hours of Service (HOS) Segmentation	Bound trips with engine on/off or driver duty-status changes. This aligns with operational reality and curbs over-splitting, but availability varies by provider and policy. This rule is clear but it can ignore Less than Truck Loads (LTL) activities, where they have a short stop for delivery or pick up while the engine is on.
Geofence-to-Geofence (facility-anchored) trips	Define trips as movements between polygons (e.g., warehouse ↔ customer, yard ↔ port gate). This is powerful for OD analysis and trip generation, because it explicitly credits activity to known sites; however, it can miss mid-stream activity unless you model intermediary geofences (fuel, staging).
Tour Linking (leg consolidation)	Start with stop-based legs, then link adjacent legs into a single tour when intermediate stops are short (e.g., fueling) or "non-productive." This preserves long-haul continuity and is feasible when persistent vehicle IDs exist (e.g., datasets where IDs remain stable over multiple days).

In platforms like Geotab, users have the flexibility to define the trip:

- **Single Trips** – defined when a vehicle starts moving until it stops with ignition turned off, idles for 3 minutes and 20 seconds, or is shifted to park for 30 seconds.
- **Chained Trips** – defined as connected consecutive trips, ignoring stops that are shorter than a defined threshold.

Requesting Geotab Data

Prior to making a data request through the StreetLight Online Request form, users should follow these general preparation steps to ensure that they receive the most relevant and valuable data in a timely manner:

1. **Define the Planning Objective –** What question(s) should the analysis answer?
2. **Define the Analysis Type and Function** – Determine the most suitable analysis module by reviewing the available analysis modules described in Table 1. Once an analysis module is selected, review the list of query types that are available under that module as defined in the Altitude API Guide.
3. **Determine the Geography of the Analysis** – Determine the geographic scope for the analysis. The allowable geographic inputs include standard Census geographics (e.g., Census Tracts, Census Block Groups) and individual road segments. When requesting data at the segment level, filter your data by road type, as defined by OpenStreetMap (e.g., motorway, primary, secondary, trunk, tertiary). For more information on OpenStreetMap road types, visit the OpenStreetMap Highway Wiki.
4. **Determine the Time of the Analysis** – Determine the temporal resolution of the analysis by specifying specific date, day, and time ranges. The output will be a sum of observations within the specified date, day, and time range.
    a. **Date Range** – specify the Date From and Date To range (e.g., 2024-01-01 to 2024-01-31).
    b. **Days** – isolate specific days of the week (e.g., individual days, weekdays, all days).
    c. **Time Range** – specify the Time From and Time To range (e.g., 00:00:00 to 23:59:59)
5. **Apply Additional Filters** – Determine additional filters to narrow the data output. Additional filters to consider include vehicle class, road class, and industry.
6. **Consider Journey Definitions** – Geotab allows users to filter by journeys which are defined as single trips or consecutive chained trips. Refer to Table 2 for more specific trip definitions, and definitions of allowable trip definitions within the Geotab platform.

Example Request – Origin/Destination

To request Origin-Destination data from one more zones within the SCAG region, as well as the observed counts by segments, and top routes between zones, use the following analysis parameters in your request:

1. **Planning Objective** – Produce an Origin-Destination matrix showing where Heavy-Duty Trucks trips travel to/from for the major logistics center south of Mission Boulevard in the City of Ontario. Additionally, identify the top routes between major O/D pairs.
2. **Define the Analysis Type and Function**
    a. **Module** – Origin/Destination (O/D)
    b. **Query Type** – Get Origin/Destination Matrix
3. **Determine the Geography of the Analysis**
    a. **Origin Zones** – provide the Census Geographies (Census FIPS code) for all origin zones of interest.

b. **Destination Zones** – provide the Census Geographies (Census FIPS code) for all destination zones of interest. Alternatively, specify all Census Geographies within the SCAG region to return a broader set of destinations.

4. **Determine the Time of the Analysis** – provide O/D for all of January, on weekdays, for the entire day.
    a. **Date Range** – Time From: 2024-01-01, Time To: 2024-01-31
    b. **Days** – Weekdays (Monday – Friday)
    c. **Time Range** – All Day (00:00:00 to 23:59:59)
5. **Apply Additional Filters**
    a. **Truck Classification** – Heavy-Duty Trucks

Example Request – Segment-Level Observed Counts

To request segment-level observed counts for a specific area, city, or county, use the following analysis parameters in your request:

1. **Planning Objective** – Identify highly traveled roadway segments for Heavy-Duty truck trips that start or end within the City of Riverside.
2. **Define the Analysis Type and Function**
    a. **Module** – Regional Travel Metrics
    b. **Query Type** – Get Observed Counts
3. **Determine the Geography of the Analysis**
    a. **Zone(s)** – City of Riverside (FIPS Code 06065).
    b. **Road Type(s)** – Motorway, primary, secondary, tertiary
4. **Determine the Time of the Analysis** – provide O/D for all of January, on weekdays, for the entire day.
    a. **Date Range** – Time From: 2024-01-01, Time To: 2024-01-31
    b. **Days** – All Days (Monday – Sunday)
    c. **Time Range** – All Day (00:00:00 to 23:59:59)
5. **Apply Additional Filters**
    a. **Truck Classification** – Heavy-Duty Trucks

Interpreting and Visualizing Geotab Data

Truck movement data from Geotab is often highly detailed and dense data. This section provides a generalized process for interpreting, summarizing, and visualizing Geotab data in a digestible way that supports effective decision-making.

Understanding the Output

Regardless of the format, every dataset output will include a combination of one or more of the following depending on the analysis: spatial features, temporal characteristics, and vehicle or trip characteristics. To understand what is needed out of the output, users should consider the following basic methods of data aggregation and relate it back to the planning objective.

Geographic Aggregation – Outputs can be aggregated by spatial categories, such as by corridor, census tracts, or road class. Geographic aggregation can answer questions such as:

- Which roads have the highest truck usage or longest stop durations?
- Where are trucks speeding the most?

Temporal Aggregation – Outputs can be aggregated by month, day of week, or even hour of day. Temporal aggregation can answer questions such as:

- When are industrial areas most active?
- How does truck activity vary month-by-month?

Vehicle or Trip Aggregation – Outputs can be aggregated by vehicle or trip categories, such as vehicle class and industry to answer questions such as:

- How long do heavy-duty trucks travel on City roads compared to medium-duty trucks?
- How do top routes for heavy-duty trucks differ compared to medium-duty trucks between two major freight generators?

Understanding these aggregations and looking at them as a whole can reveal hidden patterns and answer advanced questions supporting truck route planning decisions, such as:

- On truck routes near sensitive receptors, where do trucks tend to speed during off-peak hours?
- Where are the hot spots for long-duration stops near sensitive receptors and when do they occur?

Visualizing the Data

The results gleaned from aggregating the data needs to be visualized to be digestible and compelling to stakeholders. Visualizations should answer the planning objectives or questions. Most visualizations will either be maps or charts.

Maps

Maps are the most intuitive way to reveal spatial patterns, hot spots, and illustrate how truck behavior interacts with land use and infrastructure. There are a variety of map types that can be used to

illustrate Geotab outputs. **Roadway-based line maps** are best for portraying volumes or speed values. By symbolizing with graduated colors or line-widths, users can identify heavily used corridors and speed bottlenecks. **Heat maps or hot spot maps** are best suited for portraying stop or idling related metrics, identifying significant staging areas or gaps in truck parking. **Interactive web maps or dashboards** can relay multiple metrics of truck behavior, consolidating relevant information to one location for stakeholders. Figure 1 and Figure 2 below showcase segment-level heavy-duty truck sample observations.

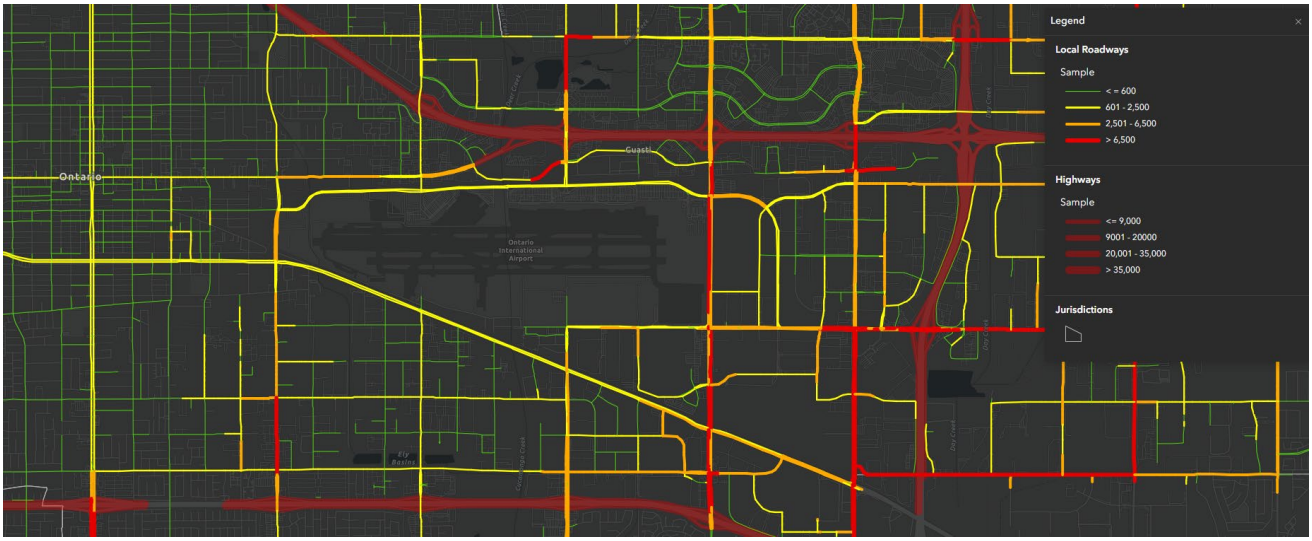


Figure 1. Heavy-duty truck sample observations in the City of Ontario



Figure 2. Heavy-duty truck sample observations in the City of Riverside

Charts

Charts can also support visualizing temporal trends and zone or corridor comparisons. Charts often complement map-based visualizations by providing supporting metrics on truck behavior. **Line charts**

can highlighting hourly or daily patterns in truck volumes or speeds, revealing peak freight periods. **Bar charts** can be used to effectively rank corridors, OD pairs, or zones by metrics such as trip count or travel time. Stacked bar charts can break down truck activity by vehicle class or industry type. **Histograms or box plots** are useful for understanding variation and outliers in metrics like speed and stop duration on specific corridors. Charts are also able to be included on web maps and dashboards.

Appendix C. Municipal Code Guidance

AB 98 Zoning Guidance

May 2025



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AB 98 Zoning Considerations

Things to Know About AB 98

The following is a brief list of “things to know” about AB 98 ahead of updating your jurisdiction’s zoning regulations. Some items will be reminders from the previous meeting.

- AB 98 provides crucial definitions for “logistics uses” and “sensitive receptors.”
- AB 98 uses the threshold of 250,000 square feet to regulate logistics uses (i.e., logistics uses under and over 250,000 square feet are regulated differently).
- AB 98 is expected to be amended.
- Special zoning regulations apply to jurisdictions within the warehouse concentration region. In the checklist, “warehouse concentration region" will be highlighted and bolded in **RED**. Warehouse concentration region includes:
    - Unincorporated Riverside County
    - Unincorporated San Bernardino County
    - City of Chino
    - City of Colton
    - City of Fontana
    - City of Jurupa Valley
    - City of Moreno Valley
    - City of Ontario
    - City of Perris
    - City of Rancho Cucamonga
    - City of Redlands
    - City of Rialto
    - City of Riverside
    - City of San Bernardino
- AB 98 only applies to logistics uses that have sensitive receptors within 900 feet of the loading bay.
- AB 98 does not apply to logistics use developments that are mixed-use developments that may create sensitive receptors on the site of the new logistics use development.
- AB 98 zoning regulations apply to all jurisdictions beginning January 1, 2026.

AB 98 Conflict and Implementation Checklist

The checklist below is a to-do list for reviewing your jurisdiction's zoning regulations in light of new standards under AB 98. **The goal of this checklist is to ensure local zoning regulations do not conflict with AB 98 and to implement or refer to AB 98 regulations.**

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST

☐ **Define "logistics use" per the definition under AB 98.**

The AB 98 definition of "logistics use" is found below and in California Government Code §65098(d).

> "Logistics use" means a building in which cargo, goods, or products are moved or stored for later distribution to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. "Logistics use" does not include any of the following:
>
> (1) Facilities where food or household goods are sold directly to consumers and are accessible to the public.
>
> (2) A building primarily served by rail to move cargo goods or product.
>
> (3) (A) A Strategic Intermodal Facility.
>
> (B) For purposes of this subdivision, "Strategic Intermodal Facility" means a project that satisfies all of the following requirements:
>
> i. Logistics facilities, including warehousing and transloading facilities, served by rail.
>
> ii. Intermodal freight transport services.

Complete one of the following as appropriate:

- **Add** AB 98 definition for "logistics uses" in your local zoning regulations / **Edit** existing zoning code definition of "logistics uses" to match AB 98; OR
- Add **reference** stating that "logistics use" is defined in accordance with AB 98 (California Government Code §65098(d)).

Note: This definition may change in the future. If you choose to add the definition directly to the zoning code, it may be best to add that the Government Code definition supersedes.

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST

☐ **Define "sensitive receptor" per the definition under AB 98.**

The AB 98 definition of "sensitive receptor" is found below and in California Government Code §65098(e).

> "Sensitive receptor" means one or more of the following:
>
> (1) A residence, including, but not limited to, a private home, apartment, condominium unit, group home, dormitory unit, or retirement home.
>
> (2) A school, including, but not limited to, a preschool, prekindergarten, or school maintaining kindergarten or any of grades 1 to 12, inclusive.
>
> (3) A daycare facility, including, but not limited to, in-home daycare.
>
> (4) Publicly owned parks, playgrounds, and recreational areas or facilities primarily used by children, unless the development of the park and recreation areas are included as a condition of approval for the development of a logistics use.
>
> (5) Nursing homes, long-term care facilities, hospices, convalescent facilities, or similar live-in housing.
>
> (6) Hospitals, as defined in Section 128700 of the Health and Safety Code.

Edit Zoning Code definition to match AB 98 or ensure logistics uses are regulated using the AB 98 definition of "sensitive receptor."

Complete one of the following as appropriate:

- **Add** AB 98 definition for "sensitive receptor" in your local zoning regulations / **Edit** existing zoning code definition of "sensitive receptor" to match AB 98; OR
- Add **reference** stating that "sensitive receptor" is defined in accordance with AB 98 (California Government Code §65098(e)).

Note: This definition may change in the future. If you choose to add the definition directly to the zoning code, it may be best to add that the Government Code definition supersedes.

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST

☐ **Ensure local regulations create no conflict in regulating logistics uses based on square footage.**

AB 98 regulates logistics uses larger or smaller than 250,000 square feet differently. Because of this, local zoning that regulate logistics uses by a square footage threshold other than 250,000 square feet will conflict with AB 98 standards and cause complications in implementation. Jurisdictions must ensure that these regulations do not conflict with AB 98.

It may be easier to remove any square footage threshold that is not 250,000 square feet.

☐ **Require 2-to-1 replacement housing and/or rental assistance when appropriate.**

Local jurisdictions must condition approval of logistics uses on the following:

- 2-to-1 replacement of any demolished housing unit that was occupied within the last 10 years[1] prior to purchase by the developer.
    - For each housing unit demolished (regardless of market value of the unit) 2 units of affordable housing for persons and families of low or moderate income [2] that are deed-restricted shall be built within the jurisdiction.
    - Funds from any fee imposed for the replacement of demolished housing units shall be placed in a housing-specific set-aside account and shall be used for housing within three years of collection.
- If residential dwellings are affected through purchase, the developer shall be required to provide any displaced tenant with an amount equivalent to 12 months' rent at the current rate.

[1] Unless the housing unit was declared substandard by a building official, pursuant to Section 17920.3 of the Health and Safety Code

[2] As defined in Section 50093 of the Health and Safety Code.

Complete one of the following as appropriate:

- **Add** this AB 98 housing replacement/assistance requirement / **Edit** existing zoning code housing replacement/assistance requirement; OR
- Add **reference** to this housing replacement/assistance requirement (California Government Code §65098.6).

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST

☐ **Set back truck loading bays per AB 98.**

Truck loading bays must be set back 300-500 feet from sensitive receptors depending on size and zoning. You can decide to add these if you do not currently have any in your zoning regulations. Otherwise, simply add a reference to AB 98.

All logistics uses must orient truck loading bays on the opposite side of the logistics use development away from sensitive receptors to the extent feasible. In addition, the following regulations apply:

Truck Loading Bay Location Restrictions			
Logistics Use Type	**Site Type (Zone)**	**Truck Loading Bay Location**	**Reference**
250,000 square feet or more	Site zoned for industrial use (or recently rezoned industrial) [1]	Min 300 ft from property line of nearest sensitive receptor to the nearest truck loading bay opening (using a direct straight-line method)	CA Gov't Code §65098.1(a)
	Site not zoned industrial / needs to be rezoned	Min 500 ft from property line of nearest sensitive receptor to the nearest truck loading bay opening (using a direct straight-line method)	CA Gov't Code §65098.1(b)
All sizes in WAREHOUSE CONCENTRATION REGION	Site not zoned industrial / needs to be rezoned	Min 500 ft from property line of nearest sensitive receptor to the nearest truck loading bay opening (using a direct straight-line method)	CA Gov't Code §65098.1(c)
Less than 250,000 square feet	Site zoned for industrial use (or recently rezoned industrial) [1]	n/a	CA Gov't Code §65098.1(d)

[1] Any site where an application to rezone to industrial was submitted to the jurisdiction by September 30, 2024. Only relevant for rezones that were ultimately approved.

Complete one of the following as appropriate:

- **Add** these truck loading bay location restrictions to your local zoning regulations / **Edit** existing zoning code truck loading bay location restrictions; OR
- Add **reference** to these requirements (see California Government Code references above).

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST

☐ **Regulate truck entrance, exit, and internal circulation location as appropriate.**

Truck entrances, exits, and internal circulation are regulated depending on size and zoning. The following regulations apply:

Truck Entrance, Exit, and Internal Circulation Requirements

Logistics Use Type	Land Type	Location Requirements	Reference
250,000 square feet or more	Site zoned for industrial use (or recently rezoned industrial) [1]	Require entry gates into the loading truck court to be positioned after a min of 50 feet of total available stacking depth inside the property line [2] Require a separate entrance for heavy-duty trucks [3] Locate entry, exit, and internal circulation away from sensitive receptors Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line	CA Gov't Code §65098.1(a) & §65098.2.5
	Site not zoned industrial / needs to be rezoned		CA Gov't Code §65098.1(b) & §65098.2.5
All sizes in WAREHOUSE CONCENTRATION REGION	Site not zoned industrial / needs to be rezoned		CA Gov't Code §65098.1(c) & §65098.2.5
Less than 250,000 square feet	Site zoned for industrial use (or recently rezoned industrial) [1]		CA Gov't Code §65098.1(d) & §65098.2.5

[1] Any site where an application to rezone to industrial was submitted to the jurisdiction by September 30, 2024. Only relevant for rezones that were ultimately approved.

[2] The stacking depth shall be increased by 70 feet for every 20 loading bays beyond 50 loading bays, to the extent feasible.

[3] Accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

Complete one of the following as appropriate:

- **Add** these truck entrance, exit, and internal circulation location restrictions to your local zoning regulations / **Edit** existing zoning code truck entrance, exit, and internal circulation location restrictions; OR
- Add **reference** to these requirements (see California Government Code references above).

AB 98 CONFLICT AND IMPLEMENTATION CHECKLIST

☐ **Require buffers for new logistics uses within 900 feet of a sensitive receptor.**

AB 98 requires buffers for any new facility within 900 feet of a sensitive receptor as follows:

Logistics Use Buffers

Logistics Use Type	Land Type	General Buffer Requirement	Special Buffer Requirement, Min Width	Reference
250,000 square feet or more	Site zoned for industrial use (or recently rezoned industrial) [1]	Buffer area shall include: • A solid decorative wall, landscaped berm and wall, or landscaped berm 10 feet or more in height; • Drought tolerant natural ground landscaping with proper irrigation, and • Solid-screen buffering trees [1]	50 feet [1]	CA Gov't Code §65098.2
	Site not zoned industrial / needs to be rezoned		100 feet [1]	
All sizes in WAREHOUSE CONCENTRATION REGION	Site not zoned industrial / needs to be rezoned		100 feet [1]	
Less than 250,000 square feet	Site zoned for industrial use (or recently rezoned industrial) [1]		50 feet [1]	

[1] Trees shall be used as part of a solid-screen buffering treatment and planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees used for this purpose shall be evergreen, drought tolerant, to the extent feasible, composed of species with low biogenic emissions, of a minimum 36-inch box size at planting, and spaced at no greater distance than 40 feet on center. Palm trees shall not be utilized.

[2] Measured from the property line of all adjacent sensitive receptors that fully screen the project from the sensitive receptor.

Complete one of the following as appropriate:

- **Add** these buffer requirements to your local zoning regulations / **Edit** existing zoning code buffer requirements; OR
- Add **reference** to these buffer requirements (see California Government Code references above).

☐ **Require 10% of passenger vehicle spaces for large logistics uses to be installed with electric vehicle stations.**

AB 98 requires that every "Tier 1 21st Century warehouse" must have a minimum of "10 percent of all passenger vehicle parking spaces installed with electric vehicle stations."

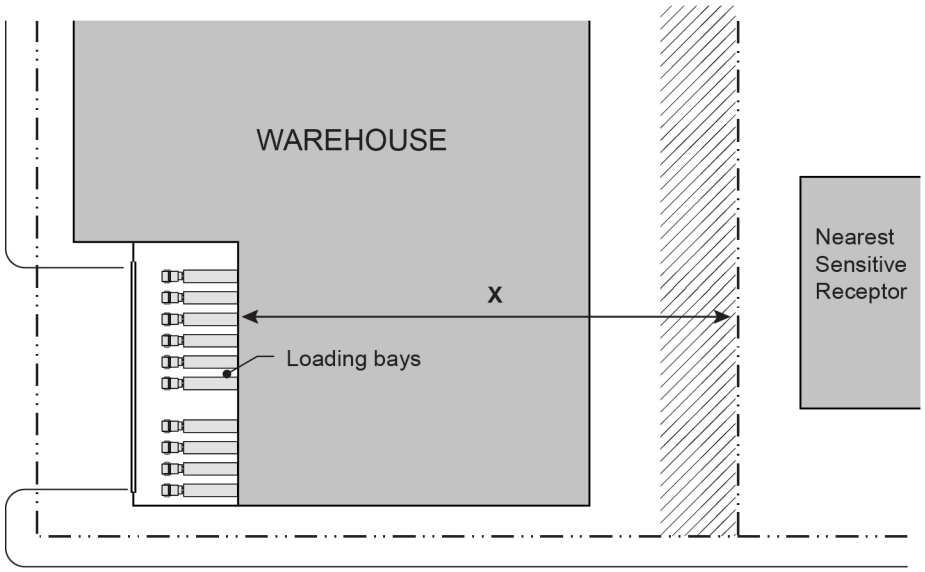
This requirement is contained in the definition of Tier 1 21st Century Warehouse.[1] This term, as a general rule of thumb, means a logistics use that is 250,000 square feet or larger.

[1] *California Government Code §65098(g)(6).*

Complete one of the following as appropriate:

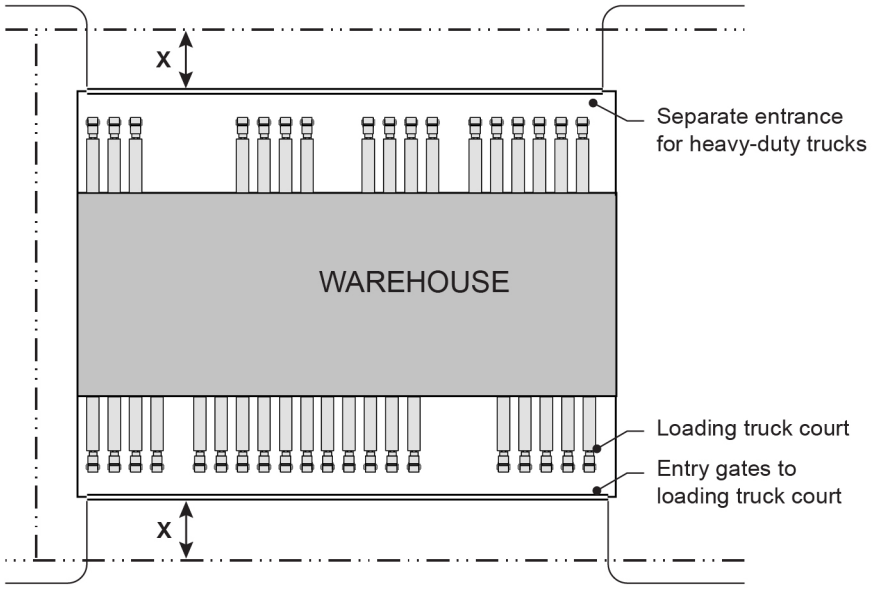
- **Add** this EV charging station requirement for all logistics uses 250,000 square feet or more / **Edit** any existing zoning code EV charging stations requirements that conflict with AB 98; OR
- Add **reference** to these EV charging station requirements (see California Government Code references\ above).

Graphic 1
Setbacks for Truck Loading Bays



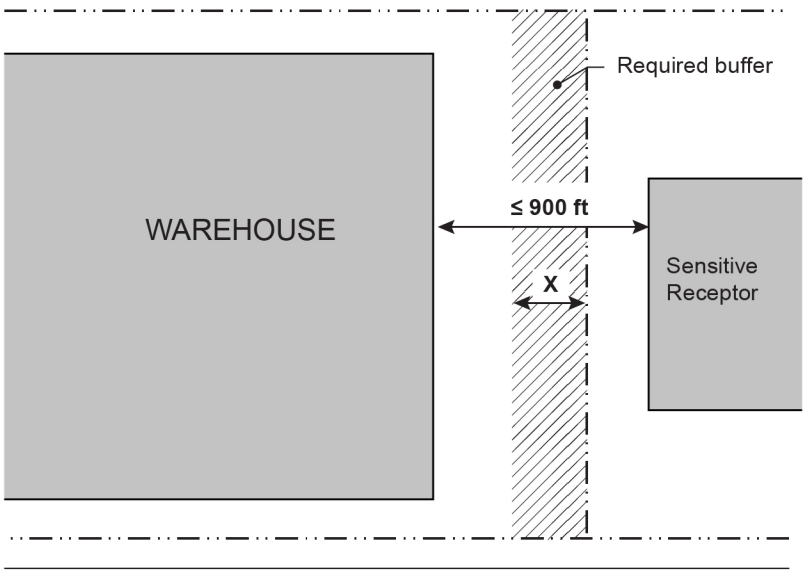
X = Min. 300 ft where warehouse is ≥250,000 sq ft and zoned for industrial use;
Min. 500 ft where warehouse site is ≥250,000 sq ft and not zoned for industrial use *or* is any size and located in the Warehouse Concentration Region

Graphic 2
Entry Gate Location (Cross Docking Example)



X = Min. 50 ft for <70 loading bays;
Min. 120 ft for 70-89 loading bays;
Min. 190 ft for 90-109 loading bays; etc.

Graphic 3
Buffering from Sensitive Receptors



X = Min. 100 ft where warehouse is ≥250,000 sq ft and not zoned for industrial use *or* is any size and located in the Warehouse Concentration Region; Min. 50 ft in all other cases

AB 98 Clean-Up Update (SB 415)

Compliance Pathways for SBCTA/SBCOG Member Agencies

The following table outlines the new truck routing compliance requirements under SB 415 of 2025, the clean-up bill related to AB 98 of 2024, as applied to SBCTA member agencies. For additional detail on how SB 415 updated statewide warehousing/logistics law, please refer to the full AB 98 Clean-Up Update included with this attachment.

Tier	Definition	Member Agencies	Compliance Path	Compliance Timeline
Warehouse Concentration Region (WCR)	Jurisdictions listed in Gov. Code §65098(h).	• San Bernardino County (Unincorporated areas) • Chino • Colton • Fontana • Ontario • Rancho Cucamonga • Redlands • Rialto • City of San Bernardino	General Plan	January 1, 2026
Large Jurisdictions (Not in WCR)	>50,000 population cities / >100,000 unincorporated population counties	• Apple Valley • Chino Hills • Hesperia • Highland • Upland • Victorville • Yucaipa	Ordinance	January 1, 2028
Small Jurisdictions (Not in WCR)	≤50,000 population (cities) / ≤100,000 (counties, unincorporated pop. only)	• Adelanto • Barstow • Big Bear Lake • Grand Terrace • Loma Linda • Montclair • Needles • Twentynine Palms • Yucca Valley	Ordinance	January 1, 2030

AB 98 Clean-Up Update (SB 415, 2025)

SB 415 Signed into law on October 3, 2025

Assembly Bill 735 (Carrillo)[1] and Senate Bill (SB) 415 (Reyes)[2] were introduced early in the 2025 California legislative session as companion measures to address the clean-up commitments and implementation challenges that followed passage of AB 98 (2024). The two bills moved together through the session with nearly identical provisions, shaped by negotiations with local governments, environmental justice advocates, industry stakeholders, and the Attorney General's office. SB 415 ultimately became the vehicle for the final clean-up package. Governor Newsom signed SB 415 into law on October 3, 2025, with most provisions taking effect January 1, 2026.

Key Changes Enacted by SB 415

- **Truck-Routing Ordinance Outside WCR:** Jurisdictions outside the Warehouse Concentration Region (WCR) must adopt a truck-routing **ordinance** by Jan 1, 2028 (or Jan 1, 2030 for smaller cities and counties) instead of updating their circulation element (Gov. Code § 65098.2.8(a)–(b)). See new compliance pathways and timelines below and the attachment for how member agencies are impacted.

Tier	Definition	Compliance Path	Compliance Timeline
Warehouse Concentration Region (WCR)	Jurisdictions listed in Gov. Code §65098(h).	General Plan	January 1, 2026
Large Jurisdictions (Not in WCR)	>50,000 population (cities) / >100,000 population (counties, unincorporated pop. only)	Ordinance	January 1, 2028
Small Jurisdictions (Not in WCR)	≤50,000 population (cities) / ≤100,000 (counties, unincorporated pop. only)	Ordinance	January 1, 2030

- **Off-Ramp for Non-Warehouse Jurisdictions:** Jurisdictions with no logistics-use developments as of Jan 1, 2025, are not required to adopt an ordinance unless they later approve a qualifying project. Once approved, they have two years to adopt a compliant ordinance (Gov. Code § 65098.2.8(h)).

[1] **Bill text:** https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB735
[2] **Bill text:** https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB415

Key Changes Enacted by SB 415 (Continued)

- **Safe Harbor on Enforcement:** Civil penalties of up to $50,000 every six months may still be imposed, but courts must now consider good-faith efforts and undue hardship before penalties are applied. Civil penalty proceeds are directed to local air districts (Gov. Code § 65098.2.8(i)-(j)); § 65302.02(j)-(k)).
- **Required Officer Training Subject to Funding:** Upon allocation of funding, the California Highway Patrol (CHP) must provide truck-route enforcement training to local agencies by Jan 1, 2027. Each jurisdiction must have at least one trained officer in place by the date its ordinance or circulation element is adopted if the program is available (Veh. Code § 2429.9(a)–(c)).
- **Clarifications and Clean-Up:** SB 415 clarifies previously unclear definitions and provisions, including the definitions of "logistics use development" (Gov. Code § 65098(d)) and "sensitive receptor" (§ 65098(e)).
- Affirms compatibility with the Housing Crisis Act (§ 65098.6(c)).

What Remains Unchanged

Core provisions of AB 98 remain largely unchanged, including:

- **Circulation element updates by Jan 1, 2026 for WCR jurisdictions** (Gov. Code § 65302.02).
- **Design and siting standards for new or expanded warehouses,** including:
  - 21st Century/Tier 1 warehouse standards (§ 65098(a), § 65098(g)).
  - Orientation & siting for loading bays (§ 65098.1(a)(2), (b)(2), (c)(2)).
  - Buffer and screening standards (§ 65098.2(a)–(c)).
  - Truck gate stacking depth (§ 65098.2.5).
  - Roadway siting requirements (§ 65098.2.7).
- **Housing replacement requirements** (§ 65098.6(a)–(c)).
- **Anti-idling signage** (§ 65098.3) **and truck routing plan requirements** (§ 65098.4).

Implementation Timeline

- **Jan 1, 2026:** Most AB 98/SB 415 provisions take effect, including the deadline for WCR circulation element updates, new warehouse design/siting standards, anti-idling and routing signage, and AQMD monitoring.
- **Jan 1, 2027:** CHP must make truck-route enforcement training available statewide.
- **Jan 1, 2028 / 2030:** Non-WCR jurisdictions must adopt truck-routing ordinances (2030 applies to smaller cities/counties as defined).
- **2028 / 2033:** South Coast AQMD must submit interim (2028) and final (2033) air quality monitoring reports.

Attachment

Included with this update is a compliance pathways chart summarizing how SB 415's provisions apply specifically to San Bernardino County Transportation Authority member agencies.

Questions on this update?

Please contact Taylor Libolt Varner at (909) 639-1857 or via email at tlvarner@amplifycommunities.com.

Disclaimer

This memo is provided for informational purposes only and does not constitute legal advice. Stakeholders should consult legal counsel for project- or jurisdiction-specific guidance.

AGENDA REPORT

MEETING DATE: February 10, 2026

TITLE: 2025-26 Mid-Year and Year-End Budget Review

PRESENTED BY: Christine Clayton, Finance Director

RECOMMENDATION: **RECEIVE AND FILE THE FY2025-26 MID-YEAR AND YEAR-END REPORT**

2030 VISION STATEMENT:
This staff report supports City Council Goal #1, "Ensure Our Fiscal Viability," through the continuous monitoring of revenue receipts and expenditure disbursements against approved budget appropriations.

BACKGROUND:
The purpose of the Mid-Year Budget Review is to provide the City Council with the following information:

1. Budget-to-actual results through the first half of the fiscal year;
2. Projections for a balanced budget at fiscal year-end; and
3. Any proposed budget adjustments/recommendations for consideration, if any.

The Mid-Year Budget Review for Fiscal Year (FY) 2025-26 focuses on the City's General Fund.

DISCUSSION:
FY 2025-26 as of December 31, 2025

Operating Revenues
As of December 31, 2025, which represents 50% of the fiscal year, the General Fund operating revenues received were $3,874,928, or 44.5% of the approved budget of $8,710,104. There is a timing difference for revenues such as property taxes and sales tax. Property tax is received in two large sums in December and the other in April. Sales tax payments are two months behind.

Operating Expenditures
As of December 31, 2025, which represents 50% of the fiscal year, the General Fund operating expenditures were $3,978,689, which represents 43.8% of the approved expenditures of $9,075,851. This figure includes expenditures that were carried over from the prior fiscal year of $173,351.

FY 2025-26 Year-end Projections

Projected Revenues
For this fiscal year, total revenues are projected at $9,969,384. This shows a surplus result of $1,259,280 against the annual budget of $8,710,104. The resulting increase is primarily from the following:

1. Property Tax: Increased $1.29M
2. Sales Tax: Decreased $227,000.
3. Increases and decreases in various revenues make up the difference.

As a result of all the variances listed above, the net result is an increase in General Fund revenues resulting in a projected surplus of $1.26M.

Projected Expenditures
Expenditures at June 30th are projected at $9,963,628 which includes $173,351 of carryover expenditures from FY2024-25. If expenditures continue at the same rate, then year-end expenditures will be $9,075,851. City staff is proposing additional expenditures of $887,777 in year-end expenses to bring expenditures to $9,963,628 vs. approved expenditures of $9,075,851. This overage is due in large part to law enforcement, improvements at the senior center, city hall and miscellaneous capital expenditures.

Below is the projected 2025-26 year-end revenue and expense statement for the General Fund.
Table 1

City of Grand Terrace						
FY 2025-26 General Fund Financial Report						
Year-end Projection						
		Approved Budget	Dec YTD Actuals	Year-end Projection	2024-25 Actuals	Year-end vs. Appr Budget
REVENUES						
Property Tax		5,190,000	2,247,450	6,478,224	5,187,316	1,288,224
Franchise Fees		675,000	158,386	708,466	737,287	33,466
Sales Tax		1,600,000	445,483	1,372,683	1,365,441	(227,317)
License, Fees & Permits		505,320	261,972	470,389	606,029	(34,931)
Charges for Services		132,500	29,239	47,914	101,065	(84,586)
Fines & Forfeitures		41,000	12,149	21,591	59,664	(19,409)
Miscellaneous		33,624	12,695	12,696	53,326	(20,928)

Use of Money & Property		72,660	200,463	331,830	257,018	259,170
		Approved Budget	Dec YTD Actuals	Year-end Projection	2024-25 Actuals	Year-end vs. Appr Budget
Intergovernmental Rev/Grants		58,500	25,291	43,791	74,017	(14,709)
Proceeds from Sale of Property		0	0	0	1,325	0
Transfers In			0	0	69,717	0
Waste Water Receipts		401,500	481,800	481,800	401,500	80,300
OPERATING REVENUES		**8,710,104**	**3,874,928**	**9,969,384**	**8,913,705**	**1,259,280**
EXPENDITURES						
City Council	10-110	110,522	52,019	109,088	117,661	1,434
City Manager						
City Manager	10-120	800,291	336,844	881,948	716,938	(81,657)
Information Tech.	10-380	125,425	79,703	134,853	129,404	(9,428)
Senior Citizens Prgm	10-805	71,116	43,431	83,732	81,997	(12,616)
Emergency Oper.	10-808	18,000	4,281	33,206	44,236	(15,206)
		1,014,832	464,259	1,133,739	972,575	(118,907)
City Clerk						
City Clerk	10-125	307,618	152,552	303,264	346,428	4,354
Hist. & Cult. Comm.	10-804	2,000	649	1,849	1,414	151
		309,618	153,201	305,113	347,842	4,505
City Attorney	10-160	207,500	105,888	294,888	219,259	(87,388)
Finance	10-140	838,726	276,838	759,139	666,855	79,587

		Approved Budget	Dec YTD Actuals	Year-end Projection	2024-25 Actuals	Year-end vs. Appr Budget
Planning & Dev.						
Building & Safety	10-172	381,278	178,673	343,040	343,819	38,238
Code Enforcement	10-185	324,081	139,200	307,669	268,500	16,412
Enforcement Prgm	10-187	45,450	26,120	57,473	53,151	(12,023)
Community Dev.	10-370	408,340	167,898	426,346	602,336	(18,006)
Planning Comm.	10-801	9,175	428	10,268	1,996	(1,093)
		1,168,324	512,319	1,144,796	1,269,802	23,528
Public Works						
Public Works	10-175	780,070	314,610	805,610	1,003,020	(25,540)
Facilities Maint.	10-195	94,480	59,374	184,829	191,448	(90,349)
Parks Maint.	10-450	451,753	198,272	815,252	493,323	(363,499)
NPDES	10-625	81,400	67,931	73,431	69,961	7,969
Storm Drain Maint.	10-631	129,774	42,158	108,723	89,327	21,051
		1,537,477	682,345	1,987,845	1,847,079	(450,368)
Law Enforcement	10-410	2,941,250	1,023,888	2,982,396	2,668,483	(41,146)
Non-Departmental						
Non-Departmental	10-190	1,091,400	707,932	1,087,117	1,001,429	4,283
Transfers Out	10-199	138,152	0	249,652	1,667,722	(111,500)
Overhead Alloc.	10-999	(281,950)	0	(90,145)	(90,145)	(191,805)
		947,602	707,932	1,246,624	2,579,006	(299,022)

TOTAL EXPENDITURES		**9,075,851**	**3,978,689**	**9,963,628**	**10,688,562**	**(887,777)**
		Approved Budget	Dec YTD Actuals	Year-end Projection	2024-25 Actuals	Year-end vs. Appr Budget
REVENUE & EXPENSE SUMMARY						
REVENUES		8,710,104	3,874,928	9,969,384	8,913,705	1,259,280
FY24-25 C/O EXP		(173,351)	(173,351)	(173,351)		0
FY 25-26 EXP		(8,902,500)	(3,805,338)	(9,790,277)	(10,688,562)	(887,777)
NET		**(365,747)**	**(103,761)**	**5,756**	**(1,774,857)**	**371,503**

REVENUE & EXPENSE VARIANCE		
REVENUE OVERAGE		1,259,280
LESS: EXPENDITURE OVERAGE		(887,777)
NET		**371,503**

FUND BALANCE	FY23-24	FY24-25	FY25-26
PRIOR YEAR ENDING FUND BAL	7,219,257	10,507,293	8,732,436
REVENUES	11,175,713	8,913,705	9,969,384
PY C/O EXPENDITURES		(676,209)	(173,351)
EXPENDITURES	(7,887,677)	(10,012,353)	(9,790,277)
FUND BAL	10,507,293	8,732,436	8,738,192

ENVIRONMENTAL IMPACT:
None.

FISCAL IMPACT:
There is no fiscal impact to receiving and filing this report.