



CITY OF GRAND TERRACE
Planning Commission/Site and Architectural
Review Board
AGENDA • March 19, 2026

Council Chambers

Regular Meeting

6:30 PM

Grand Terrace Civic Center • 22795 Barton Road

COMMENTS FROM THE PUBLIC

The public is encouraged to address the Planning Commission/Site & Architectural Review Board on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Board, 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 Chair 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 Planning Secretary 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 them, please call the Planning Secretary's Office at (909) 954-5206 by 5:00 p.m.

If you wish to have your comments read to the Planning Commission/Site & Architectural Review Board 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 Planning Commission/Site & Architectural Review Board 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) 954-5206, or via e-mail at jsegovia@grandterrace-ca.gov.

Any documents provided to a majority of the Planning Commission/Site & Architectural Review Board 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

Convene the Meeting of the Planning Commission/Site and Architectural Review Board.

PLEDGE OF ALLEGIANCE

AB 2449 DISCLOSURES

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

ROLL CALL

APPROVAL OF AGENDA

PRESENTATIONS - NONE

PUBLIC ADDRESS

Public address to the Commission shall be limited to three minutes unless extended by the Chairperson. Should you desire to make a longer presentation, please make a written request to be agendaized to the Director of Planning and Development Services. 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 Planning Commission 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 Chairperson may also request a brief response from staff to questions raised during public comment or may request a matter be agendaized for a future meeting.

A. CONSENT CALENDAR

- 1) Approval of Minutes — Regular Meeting - December 18, 2025

DEPARTMENT: City Clerk

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

- 2) Zone Code Amendment (ZCA) 26-1 – Agricultural Employee Housing (Housing Element Program 12)

RECOMMENDATION: A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE INCLUDING CHAPTERS 18.53 (AG-1 AGRICULTURAL OVERLAY DISTRICT), 18.56 (AG-2 AGRICULTURAL OVERLAY DISTRICT), AND ADDING CHAPTER 18.58 (AGRICULTURAL EMPLOYEE HOUSING) TO IMPLEMENT HOUSING ELEMENT PROGRAM 12 AND ENSURE CONSISTENCY WITH THE CALIFORNIA EMPLOYEE HOUSING ACT (HEALTH AND SAFETY CODE SECTIONS 17021.5 AND 17021.6); AND RECOMMENDING THAT THE CITY COUNCIL DETERMINE THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3).

DEPARTMENT: Planning & Development Services

- 3) Site and Architectural Permit 22-01 and Minor Deviation 22-01 – One-Year Time Extension Request (22881 Barton Road)

RECOMMENDATION: IT IS RECOMMENDED THAT THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD ADOPT A RESOLUTION (ATTACHMENT 1) GRANTING A ONE (1) YEAR TIME EXTENSION FOR SITE AND ARCHITECTURAL PERMIT 22-01 AND MINOR DEVIATION 22-01, A REQUEST BY LAN’S INTERNATIONAL REAL ESTATE INVESTMENTS, LLC (HEREINAFTER, “THE APPLICANT”), TO CONSTRUCT A 4,706 SQUARE-FOOT MULTI-TENANT SHOPPING CENTER ON THE VACANT 0.51-ACRE LOT LOCATED AT 22881 BARTON ROAD.

DEPARTMENT: Planning & Development Services

D. INFORMATION TO COMMISSIONERS

E. INFORMATION FROM COMMISSIONERS

ADJOURN

Adjourn to the next scheduled meeting of the Planning Commission/Site & Architectural Review Board to be held on April 2, 2026, at 6:30 p.m.



CITY OF GRAND TERRACE
Planning Commission/Site and
Architectural Review Board
MINUTES • December 18, 2025

Council Chambers

Regular Meeting

6:30 PM

Grand Terrace Civic Center • 22795 Barton Road

CALL TO ORDER

Chair Edward Giroux convened the Regular Meeting of the Planning Commission/Site & Architectural Review Board for Thursday, December 18, 2025, at 6:35 PM.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Scot Mathis.

AB 2449 Disclosures

None.

Roll Call

Present:	Chair Edward Giroux Vice-Chair Tara Ceseña Commissioner David Alaniz Commissioner Aron Burian Commissioner Scot Mathis
Absent:	

APPROVAL OF AGENDA

RESULT:	APPROVED 5 TO 0
MOVER:	Vice-Chair Ceseña
SECONDER:	Commissioner Mathis
AYES:	Chair Giroux, Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
ABSTAIN:	None
NAYS:	None

PRESENTATIONS

None.

PUBLIC ADDRESS

None.

A. CONSENT CALENDAR

RESULT:	APPROVED - UNANIMOUS
MOVER:	Commissioner Alaniz
SECONDER:	Chair Giroux
AYES:	Chair Giroux, Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
ABSTAIN:	None
NAYS:	None

- 1) Approval of Minutes - Regular Meeting - October 16, 2025

B. ACTION ITEMS

None.

C. PUBLIC HEARINGS

- 2) A Resolution recommending that the City Council Adopt Zoning Code Amendment 25-03 Amending Title 17 (Subdivisions) and Title 18 (Zoning) of the Municipal Code to Implement State Small-Lot Subdivision Requirements Under Senate Bill 684 (2023) and Senate Bill 1123 (2024), to Update Ministerial Land Use Permit Procedures for Code-Compliant Single-Family Residences, and Determining that Zoning Code Amendment 25-03 Is Not a Project Under the California Environmental Quality Act (CEQA)

Gabriel Arguelles, Assistant Planner, provided the [PowerPoint](#) Presentation for this item.

Chair Giroux opened the public hearing at 7:56pm.

PUBLIC COMMENT

None.

Chair Giroux closed the public hearing at 7:56pm.

RECOMMENDATION: ADOPT A RESOLUTION OF THE PLANNING COMMISSION / SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CODE AMENDMENT 25-03 AMENDING TITLE 17 (SUBDIVISIONS) AND TITLE 18 (ZONING) OF THE MUNICIPAL CODE TO IMPLEMENT STATE SMALL-LOT SUBDIVISION REQUIREMENTS UNDER SENATE BILL 684 (2023) AND SENATE BILL 1123 (2024), TO UPDATE MINISTERIAL LAND USE PERMIT PROCEDURES FOR CODE-COMPLIANT SINGLE-FAMILY RESIDENCES, AND DETERMINING THAT ZONING CODE AMENDMENT 25-03 IS NOT A PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

COMMISSIONER ALANIZ MOVED, SECONDED BY COMMISSIONER MATHIS, TO APPROVE THE STAFF RECOMMENDATIONS WITH THE FOLLOWING AMENDMENTS: REMOVAL OF SUBSECTIONS (G) AND (H) OF SECTION 18.10.100 DUE TO DUPLICATION, AND ADDITION OF LANGUAGE TO SECTION 17.29.030(N) TO REQUIRE SEPTIC SYSTEM APPROVAL FROM THE REGIONAL WATER BOARD.

RESULT:	APPROVED 4 To 1
MOVER:	Commissioner Alaniz
SECONDER:	Commissioner Mathis
AYES:	Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
NAYS:	Chair Giroux

- 3) Resolution recommending that the City Council adopt an Ordinance approving Zoning Code Amendment (ZCA) 25-04 to amend Title 18 (Zoning) of the Grand Terrace Municipal Code to establish development standards for logistical uses consistent with Assembly Bill 98 (2024) as refined by Senate Bill 415 (2024), and to Recommend City Council Determine that the Ordinance is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3), and therefore is not subject to further environmental review under CEQA.

Gabriel Arguelles, Assistant Planner, provided the [PowerPoint](#) Presentation for this item.

Chair Giroux opened the public hearing at 8:08pm.

PUBLIC COMMENT

None.

Chair Giroux closed the public hearing at 8:08pm.

RECOMMENDATION: ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONING CODE AMENDMENT (ZCA) 25-04 TO AMEND TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE TO ESTABLISH DEVELOPMENT STANDARDS FOR LOGISTICAL USES CONSISTENT WITH ASSEMBLY BILL 98 (2024) AS REFINED BY SENATE BILL 415 (2024), AND TO RECOMMEND CITY COUNCIL DETERMINE THAT THE ORDINANCE IS NOT A PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15060(C)(2) AND 15061(B)(3), AND THEREFORE IS NOT SUBJECT TO FURTHER ENVIRONMENTAL REVIEW UNDER CEQA.

COMMISSIONER ALANIZ MOVED, WITH A SECOND BY VICE-CHAIR CESEÑA TO APPROVE THE STAFF RECOMMENDATIONS.

RESULT:	APPROVED - UNANIMOUS
MOVER:	Commissioner Alaniz
SECONDER:	Vice-Chair Ceseña
AYES:	Chair Giroux, Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
NAYS:	None

D. INFORMATION TO COMMISSIONERS

Gabriel Arguelles, Assistant Planner, thanked the commissioners and expressed enthusiasm for the upcoming year, during which major code updates are planned to obtain state certification of the adopted Housing Element to benefit the city overall.

E. INFORMATION FROM COMMISSIONERS

Chair Giroux, submitted a written [proposal](#) for the record recommending joint training with the City Council related to fire safety and building code considerations on agenda items to support recommendations and updates.

Alyssa R. Daskas, Associate, advised that any approval of the training would need to be agendized for City Council consideration rather than acted upon by the Commission. The Commission reached consensus to forward the recommendation to City Council, with suggested participation from the Fire Marshal, fire industry insurance representatives, and the Community Emergency Response Team.

ADJOURN

Chair Giroux adjourned the regular Meeting of the Planning Commission/Site and Architectural Review Board at 8:08p.m. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, January 15, 2026, at 6:30 p.m.

Edward Giroux, Chairman

Daysi Alcocer, City Clerk



AGENDA REPORT

MEETING DATE: March 19, 2026

TITLE: Zoning Code Amendment (ZCA) 26-01 – Agricultural Employee Housing (Housing Element Program 12)

PRESENTED BY: Gabriel Arguelles, Assistant Planner

RECOMMENDATION: **A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE INCLUDING CHAPTERS 18.53 (AG-1 AGRICULTURAL OVERLAY DISTRICT), 18.56 (AG-2 AGRICULTURAL OVERLAY DISTRICT), AND ADDING CHAPTER 18.58 (AGRICULTURAL EMPLOYEE HOUSING) TO IMPLEMENT HOUSING ELEMENT PROGRAM 12 AND ENSURE CONSISTENCY WITH THE CALIFORNIA EMPLOYEE HOUSING ACT (HEALTH AND SAFETY CODE SECTIONS 17021.5 AND 17021.6); AND RECOMMENDING THAT THE CITY COUNCIL DETERMINE THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3).**

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) 26-01 to implement Housing Element Program 12 – Employee Housing. The City of Grand Terrace adopted its 6th Cycle Housing Element (2021–2029), which includes a series of housing programs intended to address the City’s Regional Housing Needs Allocation (RHNA) and remove governmental constraints to housing development. As part of the Housing Element, the City is obligated to update its Zoning Code to ensure consistency with State housing laws, including those related to agricultural employee housing.

The California Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5) establishes statewide policy encouraging the development of adequate housing for agricultural employees. The law requires cities to permit agricultural employee housing and treat certain types of employee housing as either agricultural or residential uses depending on their size.

Under Health and Safety Code Section 17021.6, employee housing consisting of up to twelve units or thirty-six beds is considered an agricultural land use and generally cannot be subject to discretionary zoning approval if similar agricultural uses are permitted in the same zone. In addition, employee housing serving six or fewer employees must be treated as a single-family dwelling and allowed in the

same manner as other residential uses of that type.

To implement these State requirements and fulfill the City's Housing Element obligations, staff prepared amendments to Title 18 of the Grand Terrace Municipal Code that define agricultural employee housing, establish development standards, and provide a ministerial review process for qualifying projects.

The draft Ordinance is provided as Exhibit A to Attachment 1, along with supporting materials including the applicable Housing Element program (Exhibit B) and the relevant sections of State law that guide the regulation of agricultural employee housing (Exhibits C and D).

DISCUSSION:

Zoning Code Amendment (ZCA) 26-01 updates Title 18 of the Grand Terrace Municipal Code to establish regulations for agricultural employee housing within the City. The amendment modifies Chapters 18.53 (AG-1 Agricultural Overlay District) and 18.56 (AG-2 Agricultural Overlay District) and adds a new chapter, Chapter 18.58 – Agricultural Employee Housing.

The new chapter defines agricultural employee housing and establishes development standards and ministerial approval procedures consistent with the California Employee Housing Act. These updates allow agricultural employee housing to be developed in the City's agricultural areas while ensuring projects meet basic standards related to site design, infrastructure, access, and compatibility with surrounding land uses.

Chapter 18.58 introduces several categories of agricultural employee housing, including small-scale permanent housing, large-scale permanent housing, seasonal housing, and temporary agricultural residences. The chapter also outlines development standards addressing parcel size, unit size, water and wastewater service, access and emergency services, and verification that the housing is occupied by agricultural employees.

Together, these provisions provide a clear framework for reviewing agricultural employee housing while ensuring that projects are developed in a way that supports agricultural operations and protects public health and safety.

PUBLIC HEARING NOTIFICATIONS

Notice of the Planning Commission public hearing for Zoning Code Amendment (ZCA) 26-01 was provided in accordance with Government Code Sections 65090 and 65854 and the City of Grand Terrace Public Hearing and Project Noticing Policy. Public notice for zoning ordinances must be published at least 20 days prior to the hearing, consistent with State law.

The notice was published in a newspaper of general circulation, City News Group – Grand Terrace City News, announcing that the Planning Commission / Site and Architectural Review Board would hold a public hearing on March 19, 2026 at 6:30 P.M. in the City Council Chambers located at 22795 Barton Road, Grand Terrace, California.

The notice was also posted by the City Clerk in accordance with the City's noticing requirements.

CONCLUSION

Zoning Code Amendment (ZCA) 26-01 updates Title 18 of the Grand Terrace Municipal Code to define and regulate agricultural employee housing consistent with the California Employee Housing Act. The proposed amendments implement Housing Element Program 12, which requires the City to update its zoning regulations to ensure agricultural employee housing is permitted in accordance with State law.

The ordinance establishes clear definitions, development standards, and a ministerial review process for agricultural employee housing within the City's agricultural overlay districts. These updates provide a predictable framework for reviewing future projects while ensuring compliance with State housing requirements.

Because the amendment consists only of regulatory text changes and does not approve any specific development project, the action is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

All required findings supporting adoption of Zoning Code Amendment (ZCA) 26-01 are included in the draft Ordinance provided as Exhibit A to Attachment 1. Staff recommends that the Planning Commission adopt the Resolution recommending that the City Council approve the Ordinance amending Title 18 of the Grand Terrace Municipal Code.

The Planning Commission public hearing for this item was duly noticed and conducted in accordance with State law and the City's adopted noticing requirements.

ENVIRONMENTAL IMPACT:

The City of Grand Terrace has reviewed Zoning Code Amendment (ZCA) 26-01 for compliance with the California Environmental Quality Act (CEQA). The proposed amendment consists only of text changes to the Municipal Code and does not approve or authorize any specific development project.

Because the amendment establishes regulatory provisions and will not result in any direct physical change to the environment, it can be seen with certainty that the action will not have a significant environmental effect. Therefore, the amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

FISCAL IMPACT:

Adoption of Zoning Code Amendment (ZCA) 26-01 is not expected to have any direct fiscal impact to the City. The ordinance updates the Municipal Code to comply with State law and does not approve any specific development project. Any future agricultural employee housing projects would be subject to the City's standard application fees and review procedures.

RESOLUTION NO. 2026-xx

A RESOLUTION OF THE PLANNING COMMISSION / SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE INCLUDING CHAPTERS 18.53 (AG-1 AGRICULTURAL OVERLAY DISTRICT), 18.56 (AG-2 AGRICULTURAL OVERLAY DISTRICT), AND ADDING CHAPTER 18.58 (AGRICULTURAL EMPLOYEE HOUSING) TO IMPLEMENT HOUSING ELEMENT PROGRAM 12 AND ENSURE CONSISTENCY WITH THE CALIFORNIA EMPLOYEE HOUSING ACT (HEALTH AND SAFETY CODE SECTIONS 17021.5 AND 17021.6), AND RECOMMENDING THAT THE CITY COUNCIL DETERMINE THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3).

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, the City of Grand Terrace adopted the 6th Cycle Housing Element (2021–2029) of the General Plan, which identifies programs and actions intended to remove governmental constraints to housing development and address the City’s Regional Housing Needs Allocation; and

WHEREAS, Housing Element Program 12 – Employee Housing requires the City to amend its Zoning Code to define and permit agricultural employee housing consistent with the California Employee Housing Act; and

WHEREAS, the proposed ordinance amends Title 18 (Zoning) of the Grand Terrace Municipal Code including Chapters 18.53 (AG-1 Agricultural Overlay District) and 18.56 (AG-2 Agricultural Overlay District) and adds Chapter 18.58 (Agricultural Employee Housing) to establish definitions, development standards, and ministerial approval procedures for agricultural employee housing; and

WHEREAS, the proposed amendments are intended to implement Housing Element Program 12 and ensure the City’s Zoning Code is consistent with the requirements of the California Employee Housing Act; and

WHEREAS, CEQA Guidelines Section 15061(b)(3) provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment; and

WHEREAS, the proposed Zoning Code Amendment consists solely of text amendments to the Zoning Code and does not authorize, approve, or entitle any specific development project; and

WHEREAS, because the ordinance is not a project under CEQA, and because it can be seen with certainty that the text amendments will not result in any reasonably foreseeable physical impacts, no further environmental review is required.

WHEREAS, on March 19, 2026, the Planning Commission / Site and Architectural Review Board conducted a duly noticed public hearing on the proposed Zoning Code Amendment at the Grand Terrace Council Chambers located at 22795 Barton Road, Grand Terrace, California, at which time all interested persons were given an opportunity to be heard; and

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

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Grand Terrace:

SECTION 1. The Planning Commission / Site and Architectural Review Board hereby finds that all the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by this reference.

SECTION 2. Based upon the entire record, including all oral and written testimony received from the public and City staff at the duly noticed public hearing, the Planning Commission / Site and Architectural Review Board hereby finds that Zoning Code Amendment (ZCA) 26-01 is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) 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 proposed Zoning Code Amendment with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA").

The proposed amendment modifies the Grand Terrace Municipal Code to define and permit agricultural employee housing and establish ministerial approval procedures consistent with the California Employee Housing Act.

The ordinance does not authorize any specific development project or physical change to the environment. Instead, it establishes regulatory provisions applicable to future projects that may be proposed.

Therefore, it can be seen with certainty that adoption of the ordinance will not result in a significant effect on the environment and the amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

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 Planning Commission/Site and Architectural Review Board determines the findings for Zoning Code Amendment (ZCA) 26-01 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 26-01 establish definitions and development standards for agricultural employee housing consistent with the California Employee Housing Act. These provisions ensure that agricultural employee housing may be developed in a manner that protects public health and safety while providing housing opportunities for agricultural workers.

- 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 amendments establish development standards including requirements related to parcel size, building size, setbacks, infrastructure, and access for agricultural employee housing. These standards ensure compatibility with surrounding agricultural land uses and protect neighboring properties from potential adverse impacts.

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

Facts in Support of Finding: The amendments implement Housing Element Program 12 by removing governmental constraints to agricultural employee housing and ensuring compliance with the California Employee Housing Act. The amendments therefore support the goals and policies of the Housing Element and maintain consistency with the General Plan.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Grand Terrace, California, at a regular meeting held on the 19th day of March 2026.

Daysi Alcocer
City Clerk

Ed Giroux
Chairman

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, AMENDING TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE INCLUDING CHAPTERS 18.53 (AG-1 AGRICULTURAL OVERLAY DISTRICT), 18.56 (AG-2 AGRICULTURAL OVERLAY DISTRICT), AND ADDING CHAPTER 18.58 (AGRICULTURAL EMPLOYEE HOUSING) TO IMPLEMENT HOUSING ELEMENT PROGRAM 12 AND ENSURE CONSISTENCY WITH THE CALIFORNIA EMPLOYEE HOUSING ACT (HEALTH AND SAFETY CODE SECTIONS 17021.5 AND 17021.6)

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, the City of Grand Terrace adopted the 6th Cycle Housing Element (2021–2029) of the General Plan, which identifies programs and actions necessary to address the City’s Regional Housing Needs Allocation and remove governmental constraints to housing development; and

WHEREAS, Housing Element Program 12 – Employee Housing requires the City to amend its Zoning Code to define and permit agricultural employee housing in compliance with the California Employee Housing Act; and

WHEREAS, the California Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5) establishes the policy of the State of California to permit and encourage the development of sufficient employee housing to meet the needs of agricultural employees; and

WHEREAS, the proposed Zoning Code Amendment establishes definitions, use classifications, development standards, and ministerial approval procedures for agricultural employee housing consistent with state law; and

WHEREAS, the proposed amendments modify Chapters 18.53 (AG-1 Agricultural Overlay District) and 18.56 (AG-2 Agricultural Overlay District) and add a new Chapter 18.58 (Agricultural Employee Housing) to the Grand Terrace Municipal Code; and

WHEREAS, the proposed amendments will facilitate the development of agricultural employee housing while ensuring that such housing complies with applicable development standards and state regulatory requirements; and

WHEREAS, the Planning Commission – Site and Architectural Review Board held a duly noticed public hearing on March 19, 2026 to consider Zoning Code Amendment ZCA 26-01 and Environmental Determination E 26-05; and

WHEREAS, following the public hearing, the Planning Commission adopted a resolution recommending that the City Council adopt the ordinance approving ZCA 26-01; and

WHEREAS, the City Council held a duly noticed public hearing on March 7, 2026 to consider Zoning Code Amendment ZCA 26-01, received and considered all testimony and written

evidence presented at the hearing, and determined that the amendment is consistent with the General Plan and the Housing Element; and

WHEREAS, the City Council finds that the adoption of this ordinance will help remove governmental constraints to housing and facilitate the development of agricultural employee housing in accordance with Housing Element Program 12; and

WHEREAS, the City Council further finds that the adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), because it can be seen with certainty that the ordinance will not result in a significant effect on the environment; and

WHEREAS, this Ordinance is supported by applicable State law and the City's Housing Element programs, including the Housing Programs of the City of Grand Terrace Housing Element (2021–2029) (Exhibit A), Health and Safety Code Section 17021.5 (Exhibit B), and Health and Safety Code Section 17021.6 (Exhibit C), 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 twenty (20) 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, 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) 26-01" is not subject to environmental review pursuant to CEQA Guidelines Section 15061(b)(3) 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 Zoning Code Amendment (ZCA 26-01) project with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA").

The proposed amendment modifies the Grand Terrace Municipal Code to define and permit Agricultural Employee Housing and establish ministerial approval procedures consistent with the California Employee Housing Act.

The ordinance is a regulatory zoning update that does not approve or authorize any specific development project or physical change to the environment. Instead, it establishes development standards and procedures applicable to future agricultural employee housing projects that may be proposed.

Because the ordinance establishes only regulatory provisions and does not authorize any physical development, it can be seen with certainty that adoption of the ordinance will not result in a significant effect on the environment.

Therefore, the ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

SECTION 3. Based upon the foregoing 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) 26-01 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 26-01 implements Housing Element Program 12 by establishing definitions, development standards, and ministerial approval procedures for Agricultural Employee Housing consistent with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). These provisions ensure that agricultural employee housing is developed in a manner that protects public health and safety while providing housing opportunities for agricultural workers.

- 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 code amendments establish objective development standards, including requirements related to parcel size, building size, setbacks, access, and infrastructure such as water and wastewater systems. These standards ensure that agricultural employee housing developments are compatible with surrounding land uses and will not adversely affect nearby properties.

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

Facts in Support of Finding: The proposed zoning amendments implement the City's adopted Housing Element (2021–2029) by removing governmental constraints to agricultural employee housing and ensuring consistency with the California Employee Housing Act. The amendments support the goals and policies of the Housing Element by facilitating housing opportunities for agricultural workers while maintaining compatibility with agricultural land uses designated in the General Plan.

SECTION 4. Chapters 18.53 (AG-1 Agricultural Overlay District) and 18.56 (AG-2 Agricultural Overlay District) of the Grand Terrace Municipal Code are hereby amended, and a new Chapter 18.58 (Agricultural Employee Housing) is hereby added, to read in their entirety as follows

Deletions as ~~strikethroughs~~; additions as ***bold italics***.

Chapter 18.53 AG-AGRICULTURAL (AG-1) OVERLAY DISTRICT

Sections:

18.53.010 Purpose.

The purpose of the **Agricultural (AG-1) Overlay District** is to permit limited agricultural uses in areas of the City which have historically contained such uses and where current lot size is sufficient to provide a compatible relationship between the limited agricultural uses and the underlying **zoning** district's residential uses. ~~In order~~ **To** ensure a quality living environment and to protect the public health, safety and general welfare, this Chapter establishes certain regulations regarding the type, size, number and location of such agricultural uses permitted in the **Agricultural (AG-1) Overlay District**. The regulations contained in this Chapter are in addition to the regulations of the underlying **zoning** district **that the Agricultural (AG-1) Overlay District is layered upon**. In the case of a conflict between the regulations of the **Agricultural (AG-1) Overlay District** and the underlying **zoning** district, the regulations of the **Agricultural (AG-1) Overlay District** shall prevail.

18.53.020 Permitted uses.

Uses permitted in the **Agricultural (AG-1) Overlay District** shall be as identified in Table 18.53.020.

18.53.030 Conditionally permitted uses.

Uses permitted in the **Agricultural (AG-1) Overlay District** with a conditional use permit shall be as identified in Table 18.53.020.

18.53.035 Agricultural Employee Housing permitted uses.

Employee housing land uses permitted in the Agricultural (AG-1) Overlay District with ministerial zoning approval from the Planning and Development Services Department shall be as identified in Table 18.58.040.

18.53.040 Total number of animals.

The combined total number of animals kept on any one site shall not exceed the maximum number and combination of animals allowable as identified in Table 18.53.020.

18.53.050 Location of animals.

All animals, excepting household pets, shall be kept at a minimum distance of **seventy (70)** feet from any adjacent dwelling, school or church located on adjoining parcels.

18.53.060 Offspring.

Young animals born to a permitted animal may be kept until such animals are weaned (cats and dogs: four **(4)** months, large animals: six **(6)** months, horses: **twelve (12)** months).

18.53.070 Sale of products.

One temporary stand for display and sale of seasonal items such as Christmas trees and pumpkins produced on the premises may be approved for a specific length of time by the Planning **and Development Services Department** Director.

18.53.080 County health department.

The contents of this Chapter shall in no way be interpreted to relax any of the requirements of the San Bernardino County **Department of Public (DPH) Health Code** as adopted by the City.

18.53.090 Temporary sheep grazing.

In no event shall there be a limit to the permitted number of sheep which may be grazed per acre, where said grazing operation is conducted on fields for the purposes of cleaning up harvested crops, stubble, volunteer or wild growth and further where said grazing operation is not conducted for more than four **(4)** weeks in any six **(6)** month period. Special application for such temporary grazing shall be made in writing, and approved by the Planning **and Development Services Department** Director prior to such grazing can begin.

TABLE 18.53.020
Agricultural (AG-1) Overlay District Standards

<u>Type of Animal or Use</u>	<u>Minimum Site Area per Animal or Use (square feet)</u>	<u>Maximum Number of Animals</u>	<u>Permitted Use (P) or Conditionally Permitted Use (C)</u>
Each horse, mule, donkey or pony ^a	10,000 sq. ft.	6	P
Each large animal other than a horse, mule, donkey or pony ^a	20,000 sq. ft.	3	C
Each small animal;sup;sup;	4,000 sq. ft.	12 ^c	P
Each 5 birds or rodents	4,000 sq. ft.	25	P
Exotic or wild animals	20,000 sq. ft.	3	C

Horticultural crops or tree farming	20,000 <i>sq. ft.</i>	NA	P
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Footnotes:

- a. A pony, defined as any horse measuring 14 hands and two inches or less in height at the withers, may be kept in addition to the keeping of two horses on a 20,000 square foot parcel.
- b. A "small animal" shall be defined as an animal weighing less than 250 pounds.
- c. No more than one male goat shall be permitted.

Chapter 18.56 AG-2 AGRICULTURAL (AG-2) OVERLAY DISTRICT

Sections:

18.56.010 Purpose.

The purpose of the Agricultural-2 (**AG-2**) Overlay (**AG-2**) **District** is to permit limited commercial agricultural uses with single-family residential as an accessory use to support the commercial agricultural uses. In order to ensure a quality living environment and to protect the public health, safety and general welfare, this chapter establishes certain regulations regarding the type, size, number and location of such agricultural uses permitted in the **Agricultural (AG-2) Overlay District**. The regulations contained in this chapter are in addition to the regulations of the underlying **zoning** district. In the case of a conflict between the regulations of the **Agricultural (AG-2) Overlay District** and the underlying **zoning** district, the regulations of the **Agricultural (AG-2) Overlay District** shall prevail. ~~The contents of this chapter shall in no way be interpreted to relax any of the requirements of the San Bernardino County Health Code as adopted by the City.~~

18.56.020 Permitted uses.

Uses permitted in the **Agricultural (AG-2) Overlay District** are as follows:

- A. Temporary uses which are determined by the **Planning and Development Services Department** ~~Community Development Director~~ not to have significant long-term impact on the environment. **Include but are not limited to the following:** ~~(Uses such as parking lot sales, Christmas tree sales, seasonal sales, rummage sales, and others with shall be reviewed and approved through the land use approval and/or temporary use permit administrative site and architectural approval process in accordance with Chapter 18.63, Site and Architectural Review.)~~

18.56.030 Conditionally permitted uses.

Uses permitted in the **Agricultural (AG-2) Overlay District** with a conditional use permit are as follows:

- A. **Animal keeping and boarding.** All animals, excepting household pets, shall be kept at a minimum distance of **seventy (70)** feet from any structure or area used for human habitation or public assembly (e.g. parks, churches, etc.) on adjoining property. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage

buildings. The combined total number of animals kept on any one site shall not exceed the maximum number and combination of animals allowable as identified in Table 18.56.030.

- B. Apiaries, provided that no hives or boxes housing bees are kept closer than **two hundred (200)** feet from any dwelling other than that occupied by the property owner.
- C. Orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, including the drying, packing, canning, freezing, or other acceptable methods of processing of fruits, nuts, vegetables and other horticultural products where such processing is primarily in conjunction with a farming operation and the structures used for such processing are located at least **twenty (20)** feet from the property line.
- D. Sale of fruit, vegetables, produce and flowers and other similar products grown on the property; provided, however, that roadside stands used for such sales shall not exceed **two-hundred and fifty (250)** square feet.
- E. Riding stables and academies; provided that the minimum lot size for such uses shall be not less than five (**5**) acres, and that all buildings for the housing, feeding, or rental of such animals shall be at least **one hundred (100)** feet from any property line, and **five hundred (500)** feet from any residential zone, church, school, park or hospital.
- F. Sheep grazing only for the purpose of clearing unharvested crops or stubble, with no limit on the number of animals, for a period not exceeding **thirty (30)** days in any six (**6**) month period. Special application for such temporary grazing shall be made in writing, and approved by the Planning **and Development Services** Director prior to commencement.
- G. Single-family residences, provided that such use is ancillary to a commercial agricultural use, and that residential uses and structures, including accessory residential uses and structures, do not occupy more than **twenty five (25%)** percent of the site area.
- H. Accessory structures and uses. Private garages used by persons residing on the premises, cabanas, laundry rooms, workshops, stables, barns, tack rooms, pens, corrals, and similar animal keeping/agricultural structures, provided these structures shall not be used as a habitable dwelling or space, as defined by the adopted ~~Uniform~~ **California** Building Code. Approval shall be through a ~~minor-conditional~~ **land** use permit **and/or temporary use permit** review.
- I. Other uses which are determined by **the Planning Commission Site and Architectural Review Board** ~~City Council~~ to be similar in nature to a use listed in this Section.

TABLE 18.56.030

Type of Animal	Minimum Site Area per Animal or Use (square feet)	Maximum Number of Animals (per parcel)
Poultry	25 per acre	100

Cattle or buffalo	6,000	-
Horses, mules, donkey or pony	6,000	-
Fish raising	1 pond/acre	-
	Maximum pond size = ½ lot area and maximum 4 ponds per parcel	
Hogs	12,000	-
Sheep, female goats and similar livestock	4,000	
Adult male goats	-	1
Rabbits and chinchillas	200	200
Ostriches, emus, alpacas, llamas	4,000	-

Notes:

1. Young animals born to a permitted animal may be kept until such animals are weaned (cats and dogs: four (4) months, large animals: six (6) months, horses: twelve (12) months).

18.56.040 Prohibited uses.

- A. Commercial composting facilities.
- B. Commercial recycling facilities.
- C. Animal slaughtering.

18.56.050 Agricultural Employee Housing permitted uses.

Employee housing land uses permitted in the Agricultural (AG-2) Overlay District with ministerial zoning approval from the Planning and Development Services Department shall be as identified in Table 18.58.040.

18.56.050 Existing legal non-conforming residential uses.

Existing legal nonconforming residential uses on Assessor Parcel Numbers 0275-191-58 and 0275-191-43 may continue; pursuant to Chapter 18.76 Non-Conforming Uses and Structures.

18.56.055 Animal keeping.

Animal keeping shall be pursuant to the provisions of Chapter 18.53 Agricultural Overlay District.

18.56.060 Site development standards.

Animal keeping areas shall be limited to portions of the lot with no more than a four (4%) percent grade. Other site development standards in the **Agricultural (AG-2)** Overlay District are as follows:

Development Issue	Standard
Lot Area (Minimum)	1 acre (<i>minimum</i>)
Lot Width (Minimum linear feet)	150 <i>linear feet (minimum)</i>
Lot Depth (Minimum linear feet)	200 <i>linear feet (minimum)</i>
Setbacks (Minimum linear feet)	
front yard setback	40 <i>linear feet (minimum)</i>
rear yard setback	35 <i>linear feet (minimum)</i>
side yard setback (interior lot)	20 <i>linear feet (minimum)</i>
side yard (corner lot)	20

Height (primary structure) (Maximum linear feet)	35 <i>linear feet (maximum)</i>
Building Lot Coverage (Maximum percent, less the required parking, setbacks, and landscaping)	40% <i>(maximum)</i>

18.56.070 Standards for accessory buildings.

- A. Accessory buildings shall not occupy more than ten percent of the rear yard.
- B. Accessory buildings shall be a minimum of **fifteen (15)** feet from the main buildings
- C. Accessory buildings shall be located no closer to the side and rear property lines than:
 - 1. Ten **(10)** feet for one **(1)** story non-residential accessory buildings.
 - 2. Fifteen **(15)** feet for two **(2)** story nonresidential accessory buildings and one **(1)** or two **(2)** story buildings used for residential purposes.

18.56.080 Screening and trash enclosures.

- A. Trash storage areas shall be enclosed by a wall not less than six **(6)** feet in height, and shall not be located within **forty (40)** feet of any **property** district-zoned for residential use. 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.
- B. All outdoor animal uses and/or animal enclosures shall be screened in a manner determined by the **Planning Commission Site and Architectural Review Board** ~~City Council~~ in consideration of the type of animals being kept.

18.56.090 Off-street parking.

The number of off-street parking spaces shall be determined by the **Planning Commission Site and Architectural Review Board** ~~City Council~~ as part of the conditional use permit. The provisions of Chapter 18.60 shall apply in determining the size and location of required parking spaces.

18.56.100 Signs.

Signs in the **Agricultural (AG-2) A-4 Overlay District** shall be limited to one (1) unlighted sign per site not exceeding **twelve (12)** square feet pertaining to products offered for sale on the premises.

18.56.110 County health department.

The contents of this Chapter shall in no way be interpreted to relax any of the requirements of the San Bernardino County Department of Public (DPH) Health Code

Chapter 18.58 AGRICULTURAL EMPLOYEE HOUSING

Sections:

18.58.010 Purpose.

The purpose of agricultural employee housing is to provide increased flexibility and available options of agricultural employee housing, streamlined permitting and approval, as well as prevention of misuse for non-applicable housing types in Grand Terrace's Agricultural Overlays.

18.58.015 Applicability.

This Chapter is applicable within the City of Grand Terrace's Agricultural Overlay Districts that allow agriculture on specific properties above and beyond the land uses granted by the underlying land use and zoning of those properties.

18.58.020 Definitions.

"Agricultural employee" means an agricultural employee, operator, or owner primarily engaged in an agricultural operation.

"Agricultural operation" means farming and ranching in all their forms.

"Agricultural Employee Housing" means a housing unit that must be occupied by individuals who are primarily engaged in an agricultural operation. Family members of such individuals may also live in the same unit. Agricultural employee housing is not required to be located on the same property as an agricultural operation.

"Small-scale permanent housing facility" means a residential development that includes no more than six (6) dwelling units or eighteen (18) beds in group living quarters. This may include mobile homes and manufactured homes. Complete individual or shared living, sleeping, eating, cooking, and sanitation facilities, including a full kitchen and bathroom, shall be provided on the same lot.

"Large-scale permanent housing facility" means a residential development that include seven (7) or more dwelling units or nineteen (19) or more beds in group living quarters, or housing that does not meet the supplemental use regulations for small-scale agricultural employee housing. Complete individual or shared living, sleeping, eating, cooking, and

sanitation facilities, including a full kitchen and bathroom, shall be provided on the same lot.

“Seasonal temporary housing facility” means temporary housing that is present on site for no more than one-hundred and twenty (120) days per year and is not subject to the Special Occupancy Parks Act, Health & Safety Code § 18860 et seq. Complete individual or shared living, sleeping, eating, cooking, and sanitation facilities, including a full kitchen and bathroom, shall be provided on the same lot. This housing is limited to movable tiny homes, which for the purpose of seasonal agricultural employee housing, may be located on a lot without a primary residence. The property owner shall declare the specific occupancy period dates for each housing unit annually and submit that information to the Planning and Development Services Department by February 1st of each year. All such housing shall be removed from the site outside of the declared occupancy period dates.

“Temporary Agricultural Residence” means a recreational vehicle or movable tiny home that provides temporary housing to a person engaged in an on-site agricultural operation, and their family members. For the purposes of temporary agricultural residences, a movable tiny home or recreational vehicle may be located on a property without a primary residence on-site.

18.58.030 Permitted Uses By-Right.

The residential use categories (“Small-scale permanent,” “Large-scale permanent,” “Seasonal,” and “Temporary” agricultural residences) can be approved through an administrative Land Use Permit and/or Temporary Use Permit with the Planning and Development Services Department. No discretionary permit and no public hearing is required for “Small-scale permanent,” “Large-scale permanent,” “Seasonal,” or “Temporary” agricultural residences.

18.58.040 Agricultural Employee Housing Land Use Regulations

Employee Housing Land Uses listed in Table 18.58.040 below shall be allowed in both Agricultural Overlays as indicated in the columns below each district heading. Permitted uses are indicated by the letter “P.” A “P” permitted agricultural employee housing land use requires approval of a ministerial Land Use Permit from the Planning and Development Services Department to verify compliance with site development standards identifying within this Chapter 18.58 and the underlying zoning and/or agricultural overlay.

Table 18.58.040 Agricultural Employee Housing Land Uses and Permit Requirements for Agricultural Overlays						
LAND USE	OVERLAY					
	Agricultural District	(AG-1)	Overlay	Agricultural District	(AG-2)	Overlay
Small-Scale Permanent		P			P	

Large-Scale Permanent	P	P
Seasonal	P	P
Temporary	P	P

18.58.050 Site development standards.

All Agricultural Employee Housing shall comply with the setback, lot coverage, height, and other development standards applicable to the zone and/or agricultural overlay within which it is located, unless otherwise indicated in this section.

(a) Requirements for Small-Scale and Large-Scale Permanent Agricultural Employee Housing

- (1) Minimum Parcel Size: Permanent Agricultural Employee Housing shall be located on parcels of five (5) or more acres having an agricultural overlay designation.**
- (2) Permanent Agricultural Employee Housing shall be no more than a two (2) story structure.**
- (3) Unit Size: Individual dwelling units shall not exceed twelve hundred (1,200) square feet and group living quarters and supporting facilities shall not exceed five hundred (500) square feet per agricultural employee.**
- (4) Water and Wastewater Treatment: All Permanent Agricultural Employee Housing shall be directly connected or have on-site access to approved water and wastewater treatment systems that comply with the requirements of the Riverside Highland Water Company and the City of Colton Water and Wastewater Department.**
- (5) Siting Requirements: All Permanent Agricultural Housing shall comply with all of the following requirements:**
 - a. Residential setbacks and all other development standards of the underlying zoning district and/or agricultural overlay shall apply.**
 - b. All structures and improvements shall be located outside of a floodway, as designated by the Federal Emergency Management Agency (FEMA) and as delineated in the applicable Flood Boundary and Floodway Map.**
 - c. Proof of adequate utility access and infrastructure, including water supply, electrical, and gas distribution systems.**
 - d. All development shall occur on a legally established lot with legal access to a public road.**
 - e. There shall be safe and adequate access for fire and emergency vehicles.**
- (6) All Permanent Agricultural Employee Housing shall be occupied exclusively by agricultural employees and their family members for at least a total of one-hundred and twenty (120) days per calendar year. Compliance with these**

occupancy requirements shall be verified annually by the City Building and Safety Department.

(7) All Permanent Agricultural Employee Housing shall have fire sprinklers, comply with county and state health regulations.

(b) Requirements for Seasonal Agricultural Employee Housing.

(1) Minimum Parcel Size: Seasonal Agricultural Employee Housing shall be located on parcels of five (5) or more acres having an agricultural overlay designation.

(2) Unit Size: Individual dwelling units shall not exceed twelve hundred (1,200) square feet and group living quarters and supporting facilities shall not exceed five hundred (500) square feet per agricultural employee.

(3) Water and Wastewater Treatment: All Seasonal Agricultural Employee Housing shall be directly connected or have on-site access to approved water and wastewater treatment systems that comply with the requirements of the Riverside Highland Water Company and the City of Colton Water and Wastewater Department.

(4) Siting Requirements: All Seasonal Agricultural Housing shall comply with all of the following:

a. Residential setbacks and all other development standards of the underlying zoning district and/or agricultural overlay shall apply.

b. All structures and improvements shall be located outside of a floodway, as designated by the Federal Emergency Management Agency (FEMA) and as delineated in the applicable Flood Boundary and Floodway Map.

c. Proof of adequate utility access and infrastructure, including water supply, electrical, and gas distribution systems.

d. All development shall occur on a legally established lot with legal access to a public road.

e. There shall be safe and adequate access for fire and emergency vehicles.

(5) All Seasonal Agricultural Employee Housing shall be occupied exclusively by agricultural employees and their family members for at least a total of one hundred and twenty (120) days per calendar year. Compliance with these occupancy requirements shall be verified annually by the City Building and Safety Department.

(c) Requirements for Temporary Agricultural Residences.

(1) Occupancy: At least one occupant shall be primarily engaged in an on-site agricultural operation or the development of an on-site agricultural operation. Family members of the person engaged in the on-site agricultural operation may also live in the residence.

- (2) On-site operations: The applicant shall demonstrate to the satisfaction of the Planning and Development Services Department the existence of an on-site agricultural operation, or an acceptable plan to establish an agricultural operation, and the need for on-site employee housing in support of the existing or planned agricultural operation.**
- (3) Cash Deposit: The applicant shall post financial security with the City of Grand Terrace in the amount of \$100,000.00 to ensure timely removal of the temporary agricultural residence.**
- (4) Termination: The temporary agricultural residence shall be removed from the property no later than two (2) years after the planning clearance is issued for the residence.**
- (5) Water and Wastewater Treatment: All Temporary Agricultural Residences shall be directly connected or have on-site access to approved water and wastewater treatment systems that comply with the requirements of the Riverside Highland Water Company and the City of Colton Water and Wastewater Department.**
- (6) Siting Requirements: All Temporary Agricultural Residences shall comply with all the following requirements:**
 - a. Residential setbacks and all other development standards of the underlying zoning district and/or agricultural overlay shall apply.**
 - b. All structures and improvements shall be located outside of a floodway, as designated by the Federal Emergency Management Agency (FEMA) and as delineated in the applicable Flood Boundary and Floodway Map.**
 - c. Proof of adequate utility access and infrastructure, including water supply, electrical, and gas distribution systems.**
 - d. All development shall occur on a legally established lot with legal access to a public road.**
 - e. There shall be safe and adequate access for fire and emergency vehicles.**
- (7) All Temporary Agricultural Residences shall be occupied exclusively by agricultural employees and their family members for at least a total of forty-five (45) days per calendar year. Compliance with these occupancy requirements shall be verified annually by the City Building and Safety Department.**

18.58.060 Verification and Discontinuance.

- (a) Annual Verification: Agricultural Employee Housing shall only be occupied by farm workers and members of their household. The owner of each parcel containing agricultural employee housing shall submit a completed annual verification form to the**

Planning and Development Services Department no later than February 1st of each year. The Planning and Development Services Department shall prepare and maintain a verification form for this purpose. The complete verification form and supporting documentation shall require the property owner to meet all of the following requirements:

(1) Verify and provide substantial evidence that any permanent agricultural employee housing (including seasonal) was occupied by agricultural employees for a minimum of one-hundred and eighty (180) days during the preceding calendar year.

a. Substantial evidence may include at least two of the following documents, as applicable.

- 1. Employee's income tax return.**
- 2. Employee's pay receipts.**
- 3. Employer's DE-34 form.**
- 4. Employer's ETA 790 form.**
- 5. Employee's W-2 form.**
- 6. Employer's DLSE-NTE form.**
- 7. A document signed by both the employer and the employee, which states that the occupant of Agricultural Employee Housing is employed in agricultural operations and includes a description of the employee's job duties.**

(2) Verification for Small-Scale or Large Scale Permanent Agricultural Employee Housing: Declare that any permanent agricultural employee housing will be occupied by agricultural employees for a minimum of one hundred and eighty (180) days during the current calendar year.

(3) Verification for Seasonal Permanent Agricultural Employee Housing.

a. Designate the specific days (not exceeding one-hundred and eighty (180) days) that any seasonal agricultural employee housing will be occupied during the calendar year and verify that the units will be removed from the property outside of the designated occupancy dates.

b. Verify and provide substantial evidence, through a site plan or map, of the location of all proposed seasonal agricultural employee housing and any shared facilities such as kitchens, cooking facilities, showers, and restrooms, adequate to support the occupancy.

(b) Recordation of Notice: For permanent agricultural employee housing, a notice shall be recorded that such housing shall be used only for agricultural employee housing and the conditions and requirements applicable to such use. A property owner shall also

provide written disclosure of all such conditions and requirements before any sale, lease or financing of the property.

(c) State and Federal Requirements: Any owner or operator of agricultural employee housing shall comply with all state and federal requirements applicable to such housing, including but not limited to the following:

- 1. Where required by state law, a person intending to operate agricultural employee housing shall obtain and maintain a permit to operate (or exemption) from the California Department of Housing and Community Development (HCD) pursuant to the Employee Housing Act (Health & Safety Code § 17000 et seq.) and regulations promulgated thereunder (California Code of Regulations, Title 25, § 600 et seq.).**
- 2. Where mobile homes, movable tiny homes, and manufactured homes are used for agricultural employee housing, additional state permitting requirements may apply under the Mobile Home Parks Act (Health & Safety Code § 18200 et seq.) or the Special Occupancy Parks Act (Health & Safety Code § 18860 et seq.) and regulations promulgated thereunder.**

(d) Deed Restriction & Discontinuance of Use: A deed restriction in a form approved by the City Attorney's Office that runs with the land shall be recorded with the San Bernardino County Assessor-Recorder-County Clerk Office, prior to the issuance of the necessary permits for construction for all agricultural worker housing except for temporary trailers, limiting the use of such housing to agricultural worker housing and setting forth the conditions and requirements applicable to such use. The property owner shall also be required to provide written disclosure of all such conditions and requirements before any sale, lease or financing of the subject lot(s) and dwelling units. This restriction shall not be amended, released, terminated, or removed from the property without the prior written consent of the Planning and Development Services Department. In the event the agricultural worker housing use is terminated and/or structures are removed in accordance with other applicable law as confirmed in writing by the Planning and Development Services Department, the deed restriction that accompanies the development shall be released and removed from the property. This restriction shall not be amended, released, terminated, or removed from the property without the prior written consent of the Planning and Development Services Department. The Planning and Development Services Department may require the removal of a housing unit and restoration of the site (including any affected agricultural soils) based on the unpermitted or unverified use of Agricultural Employee Housing units, or based on other violations of the above section.

SECTION 6. The City Council enacts this Ordinance approving ZCA 26-01 under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code Sections 65850–65863

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 26-01 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 7th day of January 2026 and adopted the Ordinance after the second reading at a regular meeting held on the 21st day of April 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



Housing Programs

This section describes the City’s housing programs for the 2021-2029 planning period, including the responsible agency, timeframe, funding source and objectives. It should be noted that where funding sources list “General Fund”, these may consist of in-kind staff services, expedited permit processing, and/or reduced permitting fees.

Programs to Provide Adequate Sites for Housing

Program 1 Adequate Sites to Accommodate Regional Housing Needs

To accommodate for a shortfall of sites and provide for adequate sites, the City is rezoning 97.3 total acres to allow for housing at a density of 20 – 40 du/acre. By upzoning for considerable capacity beyond the RHNA, the City is encouraging housing mobility, creating housing opportunity, and ensuring there is adequate capacity to meet the RHNA.

The City has identified 20 parcels (24.2 acres) from this rezone to meet the RHNA. Rezoned sites will comply with the requirements of Government Code Sec. 65583.2(h) which states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. Rezoned sites needed to meet the RHNA shall comply with the following:

- Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
- Accommodate a minimum of 16 units per site;
- Require a minimum density of 20 units per acre;
- Or, at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project.

Additionally, the six RHNA sites with existing, single-family residential uses will be subject to a replacement housing policy. The replacement housing policy will comply with all provisions of Government Code section 65915, subdivision (c) (3).

Pursuant to the statutory requirements of Government Code Sections 65583.2(c), amend the Zoning Ordinance to require by-right approval of any “reuse” 4th and 5th Cycle sites being used to meet the 6th Cycle RHNA, if 20 percent of the units in the development are affordable to lower-income households. There are four sites in the housing element that are subject to this provision, APNs 116720103, 027521109, 027641102, and 027641127.

Responsible Agency: Community Development
 Objective: Rezone the identified 20 parcels (24.2 acres) with sufficient area and development standards to accommodate the City’s RHNA allocation



throughout the planning period. Update Zoning and Land Use maps accordingly. Monitor progress through Annual Progress Reports.

Timing: Amendments by October 2024; Ongoing implementation through the planning period. Rezones as soon as possible following adoption.

Funding sources: General Fund, Filing fees

AFFH Themes: New Opportunities in High Resource Areas, Housing Mobility

Program 2 No Net Loss and Adequate Sites Reporting

Pursuant to Senate Bill (SB) 166 (No Net Loss), the City must always maintain adequate sites to accommodate the remaining RHNA requirement. The City will monitor the entitlement and production of housing sites to ensure the remaining unmet RHNA by each income category is maintained at all times. Findings have to be made to reduce density/downzone a potential housing site to show that there are still adequate sites available to meet RHNA in a specific income category or a rezone has to occur within 180 days to accommodate the net loss of RHNA in said income category.

The City will develop a procedure by October 2024, to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

The City will conduct a mid-cycle review of units built and capacity to meet the RHNA in 2026. If the entitled projects are not anticipated to be completed during the 6th Cycle at this time, the City will identify additional sites from the larger rezone efforts described above in Program 1 Programs to Provide Adequate Sites for Housing and/or programs to adequately meet the RHNA.

Responsible Agency: Community Development

Objective: Ensure compliance with SB 166

Timing: Procedures developed by October 2024; Ongoing implementation through planning period

Funding sources: Filing fees, General Fund

Programs to Assist the Development and/or Availability of Affordable Housing

Program 3 Facilitate Development of Affordable and Special Needs Housing

The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. Special needs households covers all types of special needs households including persons with disabilities, persons experiencing

homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed.

Specifically, the City will:

- Allow and assist developers in using Planned Residential Development standards, which allows for density bonuses when energy efficient construction is incorporated into projects.
- Provide density bonus and other incentives consistent with state law
- Provide expedited processing for projects that provide housing for lower-income and/or special needs households, including senior, extremely-low income households, housing for those with disabilities, or any other identified special needs household
- Assistance in preparing applications for lower-income households and households with special needs, including seniors, those with disabilities, or any other identified special needs household
- As funding allows, reduce development fees for extremely-low income housing projects. Seek funding sources to assist with extremely-low income housing development.
- Seek funding to support the health and quality of the mobile homes in the northwestern area of the City through funding opportunities including but not limited to the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP) and Manufactured Housing Opportunity and Revitalization Program (MORE).

Additionally, the City will annually contact developers of all special needs and lower income housing to assist in development where feasible by:

- Assisting and supporting new applications.
- Providing priority processing,
- Evaluate fee deferrals or subsidies and design modifications.
- Facilitating site acquisition.
- Hosting an annual workshop, or comparable outreach, to developers to provide information on the City’s regulations regarding housing development, opportunities and sites available for development, and the City’s development incentives.

Responsible Agency: Community Development
 Objective: Support affordable and special needs housing production
 Timing: Ongoing through planning period; annual outreach event for developers, seek funding opportunities annually with at least one mobile home funding application by Q3 2026, establish internal expedited permit process by Q1 2026.
 Funding sources: Filing fees, General Fund
 AFFH Themes: New Opportunities in High Resource Areas, Housing Mobility



Program 4 Density Bonus Consistent with State Law

Consistent with state law, the City must offer density bonus incentives for senior housing projects and projects that reserve a portion of the units as housing affordable to very low-, low-, and moderate-income households. In conjunction with the density bonus, the City must also offer incentives or regulatory concessions to facilitate affordable housing development. Incentives and concessions considered by the City include planned development standards and assistance with infrastructure requirements, such as water or sewer extensions when energy efficient construction is incorporated into projects. The City will revise the Planned Residential Development section of the zoning code (18.10.090) to include the density bonus incentives and concessions.

To qualify for a density bonus and concessions or other incentives, the developer of a proposed housing project (at least five units) must provide housing units affordable to very low-, low-, or moderate-income households, and/or housing for seniors.

The City will revise the zoning code to be consistent with state density bonus law by Q1 2026.

Responsible Agency: Housing Authority, Community Development
 Objective: Facilitate lower-income housing production, special needs housing
 Timing: Amend the Zoning Code by Q1 2026.
 Funding sources: General Fund

Program 5 Section 8 Rental Assistance

The City will facilitate access to Section 8 Rental Assistance for lower-income households through the San Bernardino County Housing Authority by assisting the County with publicity whenever the waiting list is opened, by posting the phone number and website of the Housing Authority on the City’s website. Additionally, whenever the waiting list is open, the City will provide technical assistance and support to residents to add their information to the waiting list.

Responsible Agency: Community Development/Planning
 Objective: Support housing availability. Provide information to 25 households annually, when waiting list is open. Provide technical assistance to 15 households when waiting list is open.
 Timing: Ongoing as notified by the San Bernardino County Housing Authority
 Funding sources: General Fund
 AFFH Themes: Fair Housing Enforcement and Outreach, Housing Mobility

Program 6 First-Time Homebuyer Assistance

The San Bernardino County CDH Department participates in the CRHMFA Homebuyers Fund (CHF) program that provides down payment, payment, and closing costs assistance to County residents. The Mortgage Credit Certificate Program provides a federal income tax credit for first-time homebuyers, which may be claimed as long as the homebuyer occupies the home and pays interest on the mortgage.

Information on this Program will be provided on the City’s website, including links to the respective Programs and posted biennially in the local newspaper.

San Bernardino County residents meeting income eligibility requirements may be eligible to participate in the CalHOME funding program that provides down payment assistance for first-time homebuyers. The CalHOME is administered by various organizations; locally Neighborhood Housing Services of the Inland Empire (NHSIE) and Neighborhood Partnership Housing Services, Inc. (NPHS) administer CalHOME programs. Prospective homeowners could qualify for down payment assistance to be paid back through a “silent second” mortgage.

Information on this Program will be provided on the City’s website, including links to the NHSIE and NPHA websites, and posted biennially in the local newspaper. The City will provide technical assistance and support to residents for application to both programs.

Responsible Agency: Community Development/Planning and San Bernardino County CDH
 Objective: Production of affordable housing. Provide information to 20 households annually. Provide technical assistance to 10 households throughout the planning period.
 Timing: Throughout the planning period
 Funding sources: Federal and state grants

Program 7 Multifamily Housing Bonds

The San Bernardino County CDH Department operates a Multifamily Residential Rental Housing Revenue Bond program. This Program can be used for new construction, acquisition, and/or rehabilitation of multifamily housing developments. A specified number of units are required to remain affordable to eligible, low-income households for a specified number of years after the initial financing is provided.

Information on this Program will be provided on the City’s website, including links to the respective Programs and posted biennially in the local newspaper. The City will provide technical assistance to applicants who are looking to participate in this program in Grand Terrace.

Responsible Agency: Community Development and San Bernardino County CDH
 Objective: Produce, acquire, and/or rehabilitate at least 10 units of affordable multi-family housing throughout the planning period. Technical assistance to two projects in the planning period.
 Timing: Continuously throughout the planning period
 Funding sources: Federal and state grants
 AFFH Theme: New Opportunities in High Resource Areas, Housing Mobility

Programs to Mitigate Governmental Constraints

Program 8 Reasonable Accommodation for Persons with Disabilities

Chapter 18.68 (Reasonable Accommodations) of the Municipal Code provides a streamlined process for persons with disabilities to request deviations from the City’s code requirements to accommodate their disability. Over the planning period the City will continue to implement this

program. The City will review the reasonable accommodations procedure once during the planning period to ensure that it continues to provide a streamlined and clear process for any reasonable accommodations requests. When requests are received, the City will apply its reasonable accommodations process.

Responsible Agency: Community and Economic Development Department
 Objective: Support fair housing for persons with disabilities
 Timing: Throughout the planning period when requests for reasonable accommodations are received. Review reasonable accommodations procedure by Q1 2027.
 Funding sources: Filing fees

Program 9 Incentivize Accessory Dwelling Units

The City will process a Code amendment in 2024 to update ADU regulations to be consistent with current law.

The City will create a dedicated webpage on the City website for ADU information. The page will include necessary information for the construction of ADUs and will include a set of FAQs, a flow chart of the development process, and links to resources for the development of affordable ADUs, and other ADU resources.

The City will also make a variety of pre-approved ADU plan sets available to facilitate reduced applicant cost and expedited review for ADUs by 2025. The City will ensure that example plans provide choices and diversity in size to accommodate a variety of household sizes and types. The program may be modeled after successful programs implemented in other cities and utilize SBCTA and/or other regional plans.

The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets (an average of 1.5 ADUs annually) the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints; Increase ADU trends from 1.5 to 3 ADUS per year.
 Timing: Annual review, ADU code amendment in 2024. Create ADU webpage by Q4 2025. Additional actions within six months of any identified shortfall.
 Funding sources: General Fund, Filing fees
 AFFH Theme: New Opportunities in High Resource Areas

Program 10 Priority Water and Wastewater Service for Affordable Housing Developments.

Pursuant to Government Code 65589.7, work with public service providers to establish written procedures for the prioritization of water and sewer services to housing developments serving lower-income households.

Ensure that water and sewer service providers receive a copy of the housing element upon adoption.

Responsible Agency: Community Development and Planning Services / Municipal Utilities and Engineering Department

Objective: Mitigate governmental constraints

Timing: October 2023

Funding sources: General Fund, Filing fees

Program 11 Zoning Ordinance Amendments for Housing for Persons with Special Housing Needs

A Zoning Ordinance amendment will be processed in 2024 to update City regulations for emergency shelters, transitional and supportive housing, residential care facilities, and low barrier navigation centers consistent with current state law. The follow amendments will be made:

- The Zoning Ordinance allows emergency shelters by-right in the M2 – Industrial zone district in compliance with state law. AB 139 (2019) amended parking standards that may be required for emergency shelters.
- State law requires that transitional and supportive housing be allowed as a residential use subject to the same standards as other residential uses of the same type in the same zone. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria.
- AB 101 (2019) added the requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.
- Amend the Zoning Ordinance to permit residential care facilities for seven or more persons in the R-3-S, R-3-20, R-3-24.
- Remove the AUP requirement for residential care facilities for seven or more persons
- Revise the definition of emergency shelters pursuant to AB 2339.
- Remove the Specific Plan requirement for senior housing in Section 18.10.020.
- Remove the bedroom limit for Duplex, Triplex, Four-plex and Multiple Family residential in the R-2 and R-3 districts in Section 18.10.040 (scheduled for 2024 updates)



- Revise site development standards to decrease the minimum living area to 675 square feet for one bedroom units, 850 square feet for two bedroom units, and 1,025 square feet for three bedroom units, with an 175 square feet required for each additional bedroom beyond three (scheduled for 2024 updates).

Responsible Agency: Community Development/Planning
 Objective: Amend the Development Code by October, 2025 unless otherwise noted for specific code amendment items. Then, annually monitor the effectiveness of the amended Development Code in addressing the following:
Emergency Shelters, Transitional Housing, and Supportive Housing
Single-Room Occupancy
Low Barrier Navigation Centers
 Timing: Code amendment in 2025
 Funding sources: General Fund

Program 12 Employee Housing

Pursuant to Health and Safety Code section 17021.5, define and permit employee housing in compliance with the Employee Housing Act. Revise zoning to allow farmworker housing in all agricultural zones throughout the City.

Pursuant to Health and Safety Code section 17021.6, employee housing for six or fewer employees is treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Revise zoning to allow employee.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: Code Amendment 2024
 Funding sources: General Fund

Program 13 Objective Standards

Pursuant to SB 330, adopt objective design standards to ensure development standards, design guidelines, and findings are objective, promote certainty in the planning and approval process.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: This amendment was completed by Ordinance 348 in 2023.
 Funding sources: General Fund



Program 14 Parcel Level Transparency

Pursuant to Assembly Bill 1483, the City will compile specific financial information, development standards, zoning information for each parcel to an easily accessible online location on the City’s website. The City will update its zoning and general plan maps to provide a high quality, parcel-specific reference.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: Code Amendment 2024
 Funding sources: General Fund

Program 15 Permit Streamlining (SB 35 Compliance)

The City is adding a program to comply with the provisions of the Permit Streamlining Act (SB 35) to ensure that any applications submitted pursuant to the act are processed in accordance with state law. The City will establish and implement expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with SB 35 and SB 330).

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: Code Amendment 2022
 Funding sources: General Fund

Program 16 Ministerial Processing of Single Family Homes

The City will revise the processing procedures for single family homes to shorten the approval process. The typical family home is currently subject to a discretionary approval and public hearing requirement.

The City will revise the zoning code so that single family homes that do not require a variance and are compliant with zoning and general plan designations are processed ministerially and are no longer subject to a public hearing requirement.

- Responsible Agency: Community Development/Planning
- Objective: Shortened review time of single family homes.
- Timing: By the end of 2025.
- Funding sources: General Fund

Programs to Conserve and Improve Existing Housing Stock

Program 17 Code Enforcement

The City will continue code enforcement efforts to maintain the value and safety of structures. The program addresses substandard structures, accumulation of trash and debris, inoperable vehicles,

graffiti, and land use violations. Programs include, but are not limited to non-owner occupied inspection program, and exploring new methods for eliminating deteriorated or unsightly property conditions in residential areas. The City’s Code Enforcement Department operates on a reactive basis and investigates approximately 700 code cases annually. Based on code enforcement trends, the City estimates that approximately 20 cases annually will be inspected for a variety of safety issues. Code enforcement will investigate and provide information on housing assistance programs in such cases.

Additionally, the City’s Code Enforcement operates the City’s Non-Owner Occupied/Rental Property Program, which consists of an annual exterior inspection to ensure the property is maintained and to check if violations exist and are a habitual condition of the property. If violations are discovered during the exterior inspection, the property owner is notified and given ample time to make corrections. The inspections help to ensure the quality of the rental housing stock in the City. The City will continue to operate this program and will provide property owners with violations information on housing assistance and funding opportunities to improve their units (see Program 18 below).

To evaluate the current housing conditions provide a better understanding of the amount of substandard housing, the City will conduct a ground survey of a sample of units geographically spread throughout the City. At least 30 units across the City will be included, and the survey will be conducted by Q2 2026. A sample of this windshield survey is included in APPENDIX D:.

Responsible Agency:	Community Development/Code Enforcement
Objective:	Maintenance and conservation; provide information on housing assistance to 30 households annually.
Geographic Targeting	Northwestern area of the City
Timing:	Ongoing throughout the planning period
Funding sources:	Self-funding inspection fees CDBG for enhanced services in CDBG census tracts

Program 18 Home Improvement

Neighborhood Housing Services of the Inland Empire (NHSIE) is a non-profit organization that operates a low-cost Homes N’ Hammer program designed to educate residents on minor home improvements and repairs. The four-hour workshop includes: functioning of the home’s major plumbing and electric systems, repair methods, replacing and maintaining drywall, replacing window screens, fixing garbage disposals, toilet mechanisms, health and safety issues and tips for hiring a professional contractor for home repairs, etc.

Neighborhood Partnership Housing Services, Inc. (NPHS) is a non-profit organization that operates a Healthy Homes Grant program. This program provides home safety repair grants to low-income senior homeowners and homeowners with permanent mobility disabilities.

Information on these programs will be provided on the City’s website, including web links to the NHSIE and NPHS websites, and posted biennially in the local newspaper. The City will reach out to NHSIE and NPHS during the planning period to explore partnership options for expanding

programs in Grand Terrace and opportunities for the City to provide technical assistance to homeowners participating in these programs.

Responsible Agency: Community Development/Planning
 Objective: Maintenance and conservation of at least 20 homes
 Timing: Schedule one workshop per year throughout the planning period; post information about these organizations biennially in the local newspaper. Coordination with NHSIE and NPHS annually.
 Geographic Targeting: 15% of assistance to households in the northwest area.
 Funding sources: Private funding
 AFFH Theme: Fair Housing Enforcement and Outreach, Place-based Improvements, Displacement Prevention

Program 19 Place-Based Improvements

The City has multiple projects in its Capital Improvements Plan identified to improve mobility, and active transportation opportunities, and park quality in the northwestern part of the City. The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities.

Specific efforts include:

- Street improvement and sidewalk repair (\$1.3 million in pavement rehabilitation and \$160,000 in neighborhood street lighting, sidewalk repair projects along Barton Road)
- Upzoning to allow increased housing choice and opportunities private investment.
- Geographic targeting of assistance programs in northwestern areas of the City.

Responsible Agency: Community Development/Planning
 Objective: Improve lower resource areas of the City through CIP projects, with 20% of funding and improvements in the northwest portion of the City. Implement at least two CIP projects during the planning period.
 Geographic Targeting: Northwestern area of the City
 Timing: As planned in CIP schedule
 Funding sources: CDBG, General Fund
 AFFH Theme: Fair Housing Enforcement and Outreach, Housing Mobility, Place-based Improvements, Displacement Prevention



Programs to Promote Equal Housing Opportunities

Program 20 Fair Housing Outreach and Resources

The City will advertise the services of and collaborate with the County’s contracted fair housing provider, currently the Inland Fair Housing and Mediation Board website. Advertise the information quarterly in the Blue Mountain Outlook. The City will provide information on fair housing on the City’s website.

To assist in the enforcement of fair housing laws, the City will make educational and training resources available to tenants, landowners, homeowners, and any other residents who may be affected by fair housing policy. These materials will include information on fair housing testing, arbitration, reporting health risks and discrimination, best rental practices, and more. The services will include fair housing presentations, mass media communications, and multilingual literature distribution. This will include a workshop at least twice in the planning period. The programs will use alternative formats for fair housing education workshops such as pre-taped videos and/ or recordings. Staff will distribute fair housing pamphlets provided by fair housing organizations at the public information counter at City Hall, at the Senior Center, on the City’s website, and at in person community events as appropriate.

Staff will continue to refer all fair housing complaints to the fair housing service provider.

The City will also participate in the Regional Analysis of Impediments to Fair Housing Choice, which is updated every five years. The City will work with the County to publicize the outreach program for the update.

- Responsible Agency: Community Development/Planning
- Objective: Provide workshops or information fairs with the County fair housing provider or another qualified fair housing provider at least twice in the planning period. Provide fair housing resources or referrals to 50 households annually.
- Timing: Throughout the planning period
- Funding sources: General Fund
- AFFH Theme: Fair Housing Enforcement and Outreach

Program 21 Homeless Assistance and Coordination

The City will continue to participate in and provide staff support for the various homeless programs operated by the San Bernardino County Homeless Partnership, including participation in the Point-in-Time Homeless Survey.

- Responsible Agency: Community Development/Planning
- Objective: Support efforts to reduce homelessness
- Timing: Ongoing throughout the planning period
- Funding sources: General Fund, Filing fees
- AFFH Theme: Place-based Improvements



Quantified Objectives

The City’s quantified objectives for the development, rehabilitation and conservation of housing during the 2021-2029 planning period are summarized in Table 8.36. These objectives recognize the significant reductions in City resources in recent years due to the dissolution of redevelopment agencies and cuts to other housing programs at the county level.

**Table 8.36
Summary of 2021-2029 Quantified Objectives**

Income Category	New Construction	Rehabilitation	Conservation
Extremely Low*	95	0	0
Very Low-Income	94	2	5
Low-Income	92	3	5
Moderate-Income	106	0	5
Above Moderate	243	0	5
Totals	630	5	25

*Local jurisdictions are required to establish an objective for extremely-low-income households and may determine that 50% of the very-low-income need is for extremely-low-income households.

State of California

HEALTH AND SAFETY CODE

Section 17021.5

17021.5. (a) Any employee housing which has qualified, or is intended to qualify, for a permit to operate pursuant to this part may invoke the provisions of this section.

(b) Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) or local building codes.

(c) Except as otherwise provided in this part, employee housing that serves six or fewer employees shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject. Nothing in this subdivision shall be construed to forbid the imposition of local property taxes, fees for water services and garbage collection, fees for normal inspections, local bond assessments, and other fees, charges, and assessments to which other family dwellings of the same type in the same zone are likewise subject. Neither the State Fire Marshal nor any local public entity shall charge any fee to the owner, operator or any resident for enforcing fire inspection regulations pursuant to state law or regulation or local ordinance, with respect to employee housing which serves six or fewer persons.

(d) For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing which serves six or fewer employees shall be considered a residential use of property and a use of property by a single household, notwithstanding any disclaimers to the contrary. For purposes of this section, "employee housing" includes employee housing defined in subdivision (b) of Section 17008, even if the housing accommodations or property are not located in a rural area, as defined by Section 50101.

(e) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local

needs. This section shall apply equally to any charter city, general law city, county, city and county, district and any other local public entity.

(Amended by Stats. 1993, Ch. 952, Sec. 1. Effective January 1, 1994.)

State of California

HEALTH AND SAFETY CODE

Section 17021.6

17021.6. (a) The owner of any employee housing who has qualified or intends to qualify for a permit to operate pursuant to this part may invoke this section.

(b) Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to Section 17021.8, shall be deemed an agricultural land use for the purposes of this section. Except as provided in Section 17021.8, for the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

(c) Except as otherwise provided in this part, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other agricultural activities in the same zone are not likewise subject. This subdivision does not forbid the imposition of local property taxes, fees for water services and garbage collection, fees for normal inspections, local bond assessments, and other fees, charges, and assessments to which other agricultural activities in the same zone are likewise subject. Neither the State Fire Marshal nor any local public entity shall charge any fee to the owner, operator, or any resident for enforcing fire inspection regulation pursuant to state law or regulations or local ordinance, with respect to employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household.

(d) For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to Section 17021.8, shall be considered an agricultural use of property, notwithstanding any disclaimers to the contrary. For purposes of this section, "employee housing" includes employee housing defined in subdivisions (b) and (c) of Section 17008, even if the housing accommodations or property are not located in a rural area, as defined by Section 50101.

(e) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers

and types of employee housing facilities as are commensurate with local need. This section shall apply equally to any charter city, general law city, county, city and county, district, and any other local public entity.

(f) If any owner who invokes the provisions of this section or Section 17021.8 fails to maintain a permit to operate pursuant to this part throughout the first 10 consecutive years following the issuance of the original certificate of occupancy, both of the following shall occur:

(1) The enforcement agency shall notify the appropriate local government entity.

(2) The public agency that has waived any taxes, fees, assessments, or charges for employee housing pursuant to this section may recover the amount of those taxes, fees, assessments, or charges from the landowner, less 10 percent of that amount for each year that a valid permit has been maintained.

(g) Subdivision (f) shall not apply to an owner of any prospective, planned, or unfinished employee housing facility who has applied to the appropriate state and local public entities for a permit to construct or operate pursuant to this part prior to January 1, 1996.

(Amended by Stats. 2019, Ch. 866, Sec. 10. (AB 1783) Effective January 1, 2020.)



AGENDA REPORT

MEETING DATE: March 19, 2026

TITLE: Site and Architectural Permit 22-01 and Minor Deviation 22-01 – One-Year Time Extension Request (22881 Barton Road)

PRESENTED BY:

RECOMMENDATION: **IT IS RECOMMENDED THAT THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD ADOPT A RESOLUTION (ATTACHMENT 1) GRANTING A ONE (1) YEAR TIME EXTENSION FOR SITE AND ARCHITECTURAL PERMIT 22-01 AND MINOR DEVIATION 22-01, A REQUEST BY LAN'S INTERNATIONAL REAL ESTATE INVESTMENTS, LLC (HEREINAFTER, "THE APPLICANT"), TO CONSTRUCT A 4,706 SQUARE-FOOT MULTI-TENANT SHOPPING CENTER ON THE VACANT 0.51-ACRE LOT LOCATED AT 22881 BARTON ROAD.**

2030 VISION STATEMENT:

This item supports Goal 3 to Promote Economic Development and Goal 2.3 to Provide a wide range of retail and service commercial opportunities designated to meet the needs of the City's residents, businesses, and visitors while also providing employment opportunities. This item supports the overall goal to create a dynamic "downtown" commercial center that is attractive and of high quality, unifying community design image, and providing an economically viable setting for a balanced mixture of commercial and administrative/professional uses with safe, efficient circulation and access.

BACKGROUND:

On March 2, 2023, the Planning Commission approved Resolution 2023-02 for Site and Architectural Permit 22-01 and Minor Deviation 22-01. The entitlements were for a new Multi-Tenant Shopping Center on the vacant 0.51-acre lot located at 22881 Barton Road. The Multi-Tenant Shopping Center was submitted to the City for building permit plan check review. The engineer of record on the project left and had to be replaced causing a delay. Additionally, the architect of record is still working to revise the development plans to satisfy all required Conditions of Approval applied to the Project. The Site and Architectural Permit and Minor Deviation approvals have been ministerially extended and are coming upon their expiration date of March 2, 2026. Any additional time extension must be approved by the Planning Commission / Site and Architectural Review Board as staff only can extend it for two (2) years and this would be a third-year extension.

DISCUSSION:

The approval of a site and architectural permit and minor deviation application shall expire unless the applicant applies to the Planning Department for an extension of the approval prior to the expiration date.

Project Status: The Project as approved by the Planning Commission on March 2, 2023, remains unchanged by this time extension request, and all Conditions of Approval remain in full force and effect. The building permit check is working through the Conditions of Approval ensuring that they are

complied with. The Applicant is still required to circle back to the Planning Commission for review and approval of a Sign Program and Public Art Piece. The Applicant is also required to provide the street dedication documents and circle back to the City Council for acceptance of both dedications of public rights-of-way on Preston and Barton Road.

General Plan Consistency: The Project is consistent with the following goal and policy of the General Plan: GOAL 2.3 -Provide a wide range of retail and service commercial opportunities designed to meet the needs of the City's residents, businesses, and visitors while also providing employment opportunities. by maintaining and continuing development of Grand Terrace's established commercial areas, as an encouragement of new commercial development (Policy 2.3.2)

CONCLUSION:

Staff recommends that the Planning Commission / Site and Architectural Review Board adopt the attached Resolution (Attachment 1), granting the Applicant's one (1) year time extension request (Attachment 2) for Site and Architectural Permit 22-01 and Minor Deviation 22-01. This time extension will provide the Applicant the additional time needed to complete the Project.

ENVIRONMENTAL IMPACT:

On March 2, 2023, the Planning Commission approved Resolution No. 2023-02 adopting Environmental Review 22-01, a Section 15332, infill exemption. Section 15332 exempts infill projects when the project is compatible with the General Plan and Zoning Code; is on less than five acres substantially surrounded by urban uses; the property has no value as habitat for rare, endangered, or threatened species; the site is served by public utilities and services; and there are no impacts to traffic noise, air quality, or water quality. The Notice of Exemption was filed and posted with the County on March 8, 2023.

FISCAL IMPACT:

Development of the vacant property will result in a reassessment of the property tax and provide new retail space for retail sales tax producing businesses. The above will generate revenue for the City that would otherwise not occur if the Project does not happen.

RESOLUTION NO. PC 2026-__

A RESOLUTION OF THE PLANNING COMMISSION / SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, GRANTING A ONE-YEAR TIME EXTENSION FOR SITE AND ARCHITECTURAL PERMIT 22-01 AND MINOR DEVIATION 22-01

WHEREAS, on March 2, 2023, the Planning Commission adopted Resolution 2023-02, approving Site and Architectural Permit 22-01 and Minor Deviation 22-01, a request by Lan's International Real Estate Investments, LLC (hereinafter, "the Applicant"), for a 4,706 square-foot Multi-Tenant Shopping Center on the vacant 0.51-acre lot located at 22881 Barton Road, within the City of Grand Terrace, APN: 0276-202-25-0000 (hereinafter, "the Project"); and

WHEREAS, the subject property is zoned Barton Road Specific Plan Planning Area 3 Administrative Professional Zone (BRSP PA3 AP); and

WHEREAS, the City of Grand Terrace wishes to protect and preserve the quality of the Administrative Professional Zone and surrounding areas of the City, as well as the quality of life throughout the City, through effective land use and planning; and

WHEREAS, Municipal Code Section §18.63.100 of the Grand Terrace Municipal Code states that a Site and Architectural Permit approval shall not be extended to a date beyond two (2) years from the date of the initial approval by the Director of Planning and Development Services; and

WHEREAS, the approval of Site and Architectural Permit 22-01 is coming upon the end of the two (2) year extension on March 2, 2026, and the Applicant is requesting an additional one (1) year extension which must be approved by the Planning Commission / Site and Architectural Review Board; and

WHEREAS, Municipal Code Section §18.63.090 of the Grand Terrace Municipal Code states that a Minor Deviation approval shall not be extended to a date beyond two (2) years from the date of the initial approval by the Director of Planning and Development Services; and

WHEREAS, the approval of Minor Deviation 22-01 is coming upon the end of the two (2) year extension on March 2, 2026, and the Applicant is requesting an additional one (1) year extension which must be approved by the Planning Commission / Site and Architectural Review Board; and

WHEREAS, commencement of the Project pursuant to Site and Architectural Permit 22-01 / Minor Deviation 22-01 has not yet commenced due to a change of engineers and integration of Conditions of Approval into a revised set of plans; and

WHEREAS, the Applicant has filed an application for an extension (**EXHIBIT B**) of time for the Project pursuant to Site and Architectural Permit 22-01 / Minor Deviation 22-01, as required by the City Municipal Code; and

WHEREAS, the approvals for Site and Architectural Permit 22-01 and Minor Deviation 22-01 expired during the processing of the requested time extension; however, the Planning

Commission / Site and Architectural Review Board finds that good cause exists to grant the extension and that the expiration was not the result of any fault or neglect of the Applicant; and

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

NOW THEREFORE, THE PLANNING COMMISSION / SITE ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE RESOLVES AS FOLLOWS:

SECTION 1. The foregoing Recitals set forth above are true and correct and incorporated herein by this reference and made a part hereof.

SECTION 2. The Planning Commission / Site and Architectural Review Board hereby finds that the Applicant has demonstrated and shown good cause for approval of a time extension for Site and Architectural Permit 22-01 / Minor Deviation 22-01 due to delay beyond the reasonable control of the Applicant, caused by development team members changing and working on revisions, and that there have been no significant changes in the General Plan, applicable specific plans, Development Code, Municipal Code, or character of the surrounding area which would cause the approved Project entitlements to be injurious to the public convenience, health, safety, or general welfare.

SECTION 3. The Planning Commission / Site and Architectural Review Board hereby extends the effective date of Site and Architectural Permit 22-01 / Minor Deviation 22-01 retroactively from March 2, 2026, for an additional 365 days, to March 2, 2027, to allow the Applicant additional time to complete plan check and commence construction. All plans and Conditions of Approval established in Resolution 2023-02 (**EXHIBIT A**) shall remain in full force and effect.

SECTION 4. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase contained approved by this Resolution, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission / Site and Architectural Review Board hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

APPROVED AND ADOPTED by the Planning Commission / Site and Architectural Review Board of the City of Grand Terrace, California, at a regular Public Hearing held on the 19th day of March 2026.

ATTEST:

Daysi Alcocer
City Clerk

Edward A. Giroux
Chairman

RESOLUTION NO. 2023-02

A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, ADOPTING AND FINDING AN ENVIRONMENTAL EXEMPTION FOR THE PROPOSED PROJECT PURSUANT TO SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES (ENVIRONMENTAL 22-01), AND APPROVING SITE AND ARCHITECTURAL REVIEW 22-01 AND MINOR DEVIATION 22-01 TO CONSTRUCT A MULTI-TENANT SHOPPING CENTER LOCATED AT 22881 BARTON ROAD (APN: 0276-202-25-0000)

WHEREAS, Lan's International Real Estate Investments, LLC ("Applicant") represented by Jonathan L. Zane of Jonathan L. Zane Architecture, has filed Site and Architectural Review 22-01 (SA 22-01), Minor Deviation 22-01 (MD 22-01), and Environmental 22-01 (E 22-01), (collectively referred to herein as the "Project"), proposing to construct a 4,706 square-foot Multi-Tenant mixed use Shopping Center on 0.51-acres, located at 22881 Barton Road, within the City of Grand Terrace, APN: 0276-202-25-0000 ("Site"). The Site improvements for this proposal include, landscaping, parking, trash enclosure, loading area, access, lighting, street dedication, and street improvements; and

WHEREAS, the Applicant has applied for a Site and Architectural Review (SA 22-01) for the construction of the Project; and

WHEREAS, the Applicant has applied for a Minor Deviation (MD 22-01) for a minor encroachment (14%) for the trash enclosure and two parking spaces into the front landscaping setback; and

WHEREAS, the Project requires a Sign Program that has been included as a condition of approval to be reviewed and approved by the Planning Commission prior to the issuance of the first certificate of occupancy; and

WHEREAS, the Project Site is zoned Barton Road Specific Plan (BRSP), Administrative Professional; and

WHEREAS, the Project qualifies for a categorical exemption, pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines, which exempts infill projects that (a) are consistent with the general plan designation and zoning designation and regulations; (b) the development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water

quality; and (e) the site can be adequately served by all required utilities and public services; and,

WHEREAS, on March 2, 2023, the Planning Commission conducted a duly noticed public hearing at a regular meeting on the Project at the Grand Terrace City Council Chambers located at 22795 Barton Road, Grand Terrace, California 92313 and concluded the hearing on said date; and

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

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

1. The recitals set forth above are true and correct and incorporated herein by this reference.
2. Based upon the forgoing and having considered all oral and written communications from members of the Applicant, the public, and City staff (including, but not limited to, all oral and written staff reports and attachments) presented at the March 2, 2023, public hearing, the Planning Commission/Site and Architectural Review Board hereby finds that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA regulation 15332, and adopts Environmental 22-01 Notice of Exemption. The Notice of Exemption prepared in connection with the Project has been reviewed and considered and reflects the independent judgment of the Planning Commission/Site and Architectural Review Board and is hereby adopted.
3. Based upon the forgoing and all oral and written communications from members of the public and City staff (including, but not limited to, all oral and written staff reports and attachments) presented at the March 2, 2023, public hearing, the Planning Commission/Site and Architectural Review Board finds as follows with respect to Site and Architectural Review 22-01:
 - a. The Project is consistent with the intent of the Grand Terrace Municipal Code and General Plan. The BRSP provides that Site and Architectural review shall be consistent with the City's design standards, including title 18 of the City's Municipal Code.

Zoning Map

The project is zoned Barton Road Specific Plan-Administrative Professional ("BRSP-AP"), this zoning designation is intended to accommodate office/commercial uses and multi-family development. The Project meets development standards of the BRSP-AP, Master Plan Area 5 relating to commercial buildings, architecture, color, and scale. The Project also meets

structural, building height, building coverage, and parking requirements. The landscaping setbacks follow the Minor Deviation stipulations on the north landscaping area.

General Plan Land Use Map

The property is designated Office Commercial ("OC") on the General Plan Land Use Map. The proposed development is consistent with the General Office Commercial Land Use Element which supports growth of undeveloped properties within the City, promotes new commercial development, and increases administrative, commercial and retail opportunities designed to meet the needs of the City's residents, businesses, and visitors. Properties designated Office Commercial are primarily located along the east of Barton Road and create a buffer between residential and general commercial areas.

The Project is consistent with the Circulation Element. Barton Road is a Major Highway with a 100-foot right-of-way, which provides direct service to major commercial areas and provides a well-maintained roadway system. The proposed Project will provide the ultimate street improvements at Barton Road and Preston Street as determined by the Public Works Department. The Project is proposing 25 parking spaces, which meets the parking requirements of the City's Municipal Code. The project is also consistent with the City's Vehicle Miles Traveled (VMT) Resolution and Traffic Impact Analysis Guidelines established in July 2020. The proposed on-site circulation and parking demand can support the Project and no traffic study is required.

During the Planning Commission meeting the Commissioners raised concerns regarding the right-turn only access located on the eastern side of the project. Commissioner Alaniz recommended the construction of a "raised 'pork chop' pedestrian refuge island/right-turn-only" in addition to the "right-turn-only signage". Commissioner Burian recommended the possibility to analyze and support a U-turn at the intersection at Barton Road and Preston Street.

The Commission's direction was to address the right-turn only by providing at least three different mitigation measures as directed by the City Engineer. The mitigation measures recommended by the Commissioners included, the construction of a raised pork chop right turn island and double striping on Barton Road.

Commissioner Burian raised concerns regarding the headlight screening for the parking located at the north side of the project and asked if the artwork wall could be extended or if there would be screening shrubs. A determination was made to use shrubs a minimum of three feet high to screen and mitigate the parking lot headlights fronting the northern parking lot area.

The following conditions and recommendations were made by the Planning Commission, subject to approval by the City Engineer:

1. The easterly egress and ingress access shall have a minimum of three methods of enforcing right-turn only, including but not limited to a “right-turn only” pole sign, a “right-turn only arrow” lane-use pavement marking, and double yellow lines with yellow diagonal stripes as a painted median to identify to drivers that left turns into the easterly access is not permitted.
2. The northerly facing parking shall include shrubs a minimum of 3-feet high along the parking perimeter landscape area to prevent vehicle headlights from glaring into the existing residential property across Barton Road.
3. The westerly and easterly ingress and egress access slopes shall include “concrete safety grooves,” and the slope grade at the ingress and egress access needs to be verified and adjusted, as necessary, to avoid cars “bottoming out,” subject to approval by the City Engineer.

The Project is consistent with the Noise Element. The Project site is adjacent to residential uses. The zoning to the west and south is designated BRSP-AP and the zoning to the north and east is designated R1-7.2-Single Family Residential. The proposed multi-tenant building has been oriented so that the main entrance to the building and the vehicular ingress and egress access takes place exclusively off of Barton Road. The east and south side of the building will not have any direct access to the residential area at Preston Street; however, the architecture and landscape areas will complement the surrounding development. The orientation of the building will serve as a noise buffer between the multi-tenant building and the existing residential; therefore, the Project will not cause noise impacts to adjacent properties. In addition, the Project will incorporate noise barriers such as decorative perimeter block walls with a combination of landscape and evergreen trees. The City’s Noise Element residential and general commercial uses have the maximum exterior noise standard of 65dB. The proposed use is no different from other existing retail/office uses located in the surrounding area; consequently, there will be no anticipated noise impacts. In addition, the Project is not proposing extended after-hours operation activities for tenants; therefore, the Project has been conditioned for compliance with the Noise Ordinance for hours of operation, business activities, and deliveries. The Municipal Code requires after-hours of operation activities to be reviewed and approved with a CUP review process.

In compliance with the Open Space and Conservation Element, the Applicant has prepared a Water Quality Management Plan and a Preliminary Soils Engineering Investigation Report. The structure will be built in compliance with the Building Code and San Bernardino County Fire Department Regulations.

- b. 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. The four-sided architecture of the building will be visually harmonious on an otherwise vacant lot. The structure has been oriented towards the eastern side of the property allowing for the main entrances to be located to the north and west sides of the building; thereby, restricting vehicular and pedestrian access exclusively to Barton Road. The rear side of the building located at Preston Street will not include customer access; this location will include an enhanced perimeter landscape providing privacy for adjacent residents and creating a good transition between uses. The Project's perimeter to the south and west will include decorative retaining walls and landscaping perimeter areas that will create a separation between adjacent uses. Overall, the Project will not interfere with the neighbors' privacy and there are no scenic views in the area that can be blocked by the proposed development.

- c. The architectural design of structures, their materials, and colors are visually harmonious with the surrounding development, natural landforms, are functional for the Project and are consistent with the Grand Terrace Municipal Code. The proposed building structure will comply with the general architectural guidelines for all development established by the BRSP. The four-sided architecture of the building will include significant massing, vertical wall articulation, significant arch details, stone veneer to accent all the columns, and decorative trim. The earthy color palette includes browns/neutral shades consistent with the natural landforms of the city. The proposed building height is consistent with the zoning, and it ranges from 10'-8" to the highest architectural parapet element at 23'-8". The Project's architecture will complement surrounding development. Overall, the Project is consistent with the BRSP goals and objectives to create a "dynamic" commercial center, promote economic development, and enhance the downtown character.

- d. 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. The Project requires a total of 20% landscape area (15% landscape site area, plus 5% parking landscape). The Project is proposing a 25% landscape area, including a fifteen-foot landscaping setback to the north (Barton Road), a ten-foot landscape setback to the east (Preston Street), and a five-foot perimeter landscape setback to the south and west. The proposed perimeter landscaped areas will include evergreen trees, such as Little Gem Magnolias, Bottlebrush, and Evergreen Pear trees. The Projects planting material includes Orchid Rock Rose, Pink Rock Rose, Rosemary, Pink Lady, Lantanas, African Lily, Coyote Brush, and Hacienda Creeper Vine. The proposed trash enclosure will be

conditioned to include planting vines and bushes around the perimeter to enhance and disguised the structure. The streetscape will include Magnolia trees, groundcover, and Rosa Iceberg (Floribunda Rose) will be conditioned to be included. The Applicant will be required to enhance all the landscaping areas; therefore, the Landscape and Irrigation Plan will be conditioned to include a variety of multiple-colored drought tolerant and pollinating species, to be reviewed and approved by the Planning Division during the plan checking stage. Overall, the Project is proposing a landscape area greater than the minimum requirement that will be harmonious with the natural landscape of the area and surrounding uses. The landscape will be conditioned for compliance with the Municipal Code and with the most recent Model Water Efficient Landscape Ordinance by the State of California.

- e. 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, its setting and natural landforms are preserved. Necessary Grading is proposed to accommodate the project. The perimeter retaining walls will include landscape areas to soften the look. There will be no destruction of trees or natural vegetation.
 - f. 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 the Grand Terrace Municipal Code. A Sign Program is required for all new multi-tenant developments. The Sign Program will establish specific sign regulations and design characteristics to achieve architectural consistency. The reviewing and approving authority is the Planning Commission Site and Architectural Review Board. The Project will be condition to submit a Sign Program Application and receive Planning Commission Approval prior to the issuance of a Certificate of Occupancy. The anticipated Sign Program will include a monument sign and wall sign areas for each of the tenant suites. The proposed signs will be required to be consistent with the scale and character of the building and meet the Municipal Code sign requirements.
 - g. Conditions of approval for this Project necessary to secure the purposes of the Grand Terrace Municipal Code and General Plan have been applied to the Project.
5. Based upon the forgoing and all oral and written communications from members of the public and City staff (including, but not limited to, all oral and written staff reports and attachments) presented at the March 2, 2023, public hearing, the Planning Commission/Site and Architectural Review Board hereby finds as follows with respect to Minor Deviation 22-01:
- a. A special circumstance regarding the size, shape, topography, location, or surroundings of the subject property exists. The site is restricted by its size and irregular quadrilateral shape; the Property's width in the east side is

approximately 49-feet larger than the west side. In addition, the topography slopes from the southeast corner towards the northwest corner by 10-feet. Due to these special circumstances, a Minor Deviation has been applied for a small encroachment. The north corner of the proposed trash enclosure and the north corner of the two parking spaces located on the northwest side encroach into the fifteen-foot landscaping setback requirement. A Minor Deviation can be supported for a modification to the setback requirements as long as the modification does not exceed 20%. This small landscape reduction will be compensated by enhancing all proposed landscaping areas, especially the areas fronting Barton Road and Preston Street.

- b. Because of the special circumstance, the strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other property in the vicinity and under identical zoning classification. The project is proposing a minimal encroachment into the fifteen-foot landscaping setback located on the north side of the property. In accordance with Section 18.89.050 of the Zoning Code a Minor Deviation may be granted for a modification that is 20% or less from the requirement. The minor encroachment of the trash enclosure and the minor encroachment of the two parking spaces into the landscaping setback are within the Minor Deviation stipulation; therefore, the proposal is in accordance with the General Plan and Zoning Ordinance.
- c. The granting of the Minor Deviation will not constitute the grant of special privileges inconsistent with the limitations upon other properties in the vicinity and district in which the property is situated. The Minor Deviation represents approximately 14% of the required 15-foot landscape area; well within the 20% reduction allowance; therefore, the granting of this Minor Deviation will not constitute the granting of special privileges.
- d. The granting of the Minor Deviation will not authorize a use or activity which is not otherwise expressly authorized by the BSRP governing the parcel of property. The minor reduction of fifteen-foot landscape front setback to accommodate a portion of the two parking spaces and a portion of the trash enclosure will not authorize a use or activity not permitted in the underlying zone district. The proposed multi-tenant commercial development is a permissible use in the BRSP-AP zoning designation. The Minor Deviation is permissible within the Municipal Code and a Variance is not being considered.
- e. The granting of the Minor Deviation will not result in a situation inconsistent with the latest adopted General Plan. The project is consistent with the General Plan Land Use designation as it promotes growth of undeveloped properties, promotes new commercial development and increases administrative, commercial and retail opportunities in the community.
- f. Conditions necessary to secure the above findings are made a part of the approval of the Minor Deviation.

BE IT FURTHER RESOLVED that, based upon the forgoing and all oral and written communications from members of the public and City staff (including, but not limited to, all oral and written staff reports and attachments) presented at the March 2, 2023, public hearing, Site and Architectural Review 22-01 and Minor Deviation 22-01 are hereby approved subject to the following conditions:

Project Description

1. Site and Architectural Review (SA 22-01), Minor Deviation (MD 22-01), and Environmental (E 22-01) are approved to construct a 4,706 square foot multi-tenant commercial building on a site measuring 0.51 acres, located at 22881 Barton Road APN: 0276-202-25-0000), zoned Barton Road Specific Plan, Administrative Professional (BRSP-AP). The Project includes three tenant spaces measuring 1,412 square-feet, 4,479 square-feet, and 1,812 square-feet. The site improvements for this proposal include, landscaping, parking, trash enclosure, loading area, access, lighting, street dedication, and street improvements. A Minor Deviation has been submitted for a minor encroachment of the trash enclosure and two parking spaces within the front landscaping setback. The Sign Program has not been submitted but it has been conditioned to the project. Pursuant to Ordinance No. 343 a Public Art piece has been included as a condition to the project. This approval is based on the application and materials submitted by Lan's International Real Estate Investments, LLC, represented by Jonathan Zane of "Jonathan Zane Architecture", on January 4, 2022, including color material board, Preliminary Soils Investigation Report, Water Quality Management Plan and revised project plans dated September 8, 2022, and January 30, 2023. These plans are approved as submitted and conditioned herein and shall not be further altered except as modified by these conditions of approval, and unless reviewed and approved by the affected city departments.

General Conditions

2. If not appealed, this approval shall become effective on the eleventh (11th) day after the date of the Planning Commission's approval; or the next city business day following such eleventh (11th) day when the eleventh (11th) day is not a city business day. This approval shall expire twelve (12) months from the date of adoption of this resolution unless building permits have been issued and a substantial investment in reliance of those permits has occurred; all conditions of approval have been met; or a time extension has been granted by the City, in accordance with Chapter 18.63-Site and Architectural Review and Chapter 18.89-Minor Deviation of the Zoning Code. Time extensions shall be filed at least sixty (60) days prior to the expiration date.
3. Within 24 hours of this approval of the subject Project, the Applicant shall deliver a payment of \$50.00 and (check should be made out to the **Clerk of the Board of Supervisors**) to enable the City to file the Notice of Exemption. If within such 48 hour period the payment has not been delivered to the Community Development

Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.

4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission/Site and Architectural Review Board. Minor modification to the plan(s) shall be subject to approval by the Planning and Development Services Director upon submittal of the required application(s) and fee(s). Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refiling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
 - a. On-site circulation and landscaping;
 - b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors and modification of finished materials that do not alter or compromise the previously approved theme; and
 - d. A reduction in density or intensity of a development project.
5. Minor modifications to this approval which are determined by the Planning and Development Services Director to be in substantial conformance with the approved site plan, and which do not intensify or change the use or require any deviations from adopted standards, may be approved by the Planning and Development Services Director upon submittal of the required application(s) and fee(s).
6. The Applicant shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the Project and the approvals granted herein. Furthermore, the Applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which the Applicant's Project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity.
7. In the event that this approval is legally challenged, the City will promptly notify the Applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the Applicant agrees to defend, indemnify, and hold harmless the city, their affiliate's officers, agents and employees from any claim, action or proceeding against the City of Grand Terrace. The Applicant further

agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve Applicant of his or her obligation under this condition.

8. This permit or approval is subject to all the applicable provisions of the Grand Terrace Municipal Code in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts, or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
9. In the event that exhibits, and written conditions are inconsistent, the written conditions shall prevail.
10. Upon approval of these conditions and prior to becoming final and binding, the Applicant must sign and return an "Acceptance of Conditions" form. The form and content shall be prepared by the Planning and Development Services Department.
11. During construction of the site, the Project shall comply with Grand Terrace Municipal Code Section 8.108.040 (Special Activities) which prohibits construction-related activities between the hours of 8:00 p.m. to 7:00 a.m. Monday through Saturday, and no construction activity shall take place at any time on Sunday or national holidays.
12. Under no condition shall there be stockpiling of material prior to the issuance of the first grading permit and related condition of approval for the grading permit have been obtained.
13. Prior to the construction of perimeter decorative block walls on shared property lines, the Applicant shall submit a Fence/Wall agreement signed by the adjacent property owners. In the absence of a Fence/Wall agreement, the construction plans shall demonstrate the perimeter decorative block walls to be constructed entirely inside the property.
14. The Applicant shall comply with the National Pollutant Discharge Elimination System (NPDES).
15. Comply with all applicable SCAQMD rules and regulations including Rules 402 nuisance which require the implementation of Best Available Control Measures (BACM) for each fugitive dust source; and the AQMP, which identifies Best Available Control Technologies (BACT) for area sources and point sources, respectively.

16. The Applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
 - a. Water active grading areas and staging areas at least twice daily as needed;
 - b. Ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - c. Ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - d. Suspend grading activities when wind gusts exceed 25 mph;
 - e. Sweep public paved roads if visible soil material is carried off-site;
 - f. Enforce on-site speed limits on unpaved surface to 15 mph; and
 - g. Discontinue construction activities during Stage 1 smog episodes.
17. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
18. The Applicant shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
19. The Applicant shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
20. All equipment used in earthwork must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
21. Construction personnel shall be informed of ride sharing and transit opportunities.
22. Comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.
23. If it is determined that hazardous wastes are or will be generated by the proposed operation of the facility, the wastes shall be managed in accordance with the California Hazardous Waste Control Law and the Hazardous Waste Control Regulations.
24. The Applicant shall work with the City's franchised solid waste hauler to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials
25. All Development Impact fees shall be paid to the City of Grand Terrace prior to the issuance of any building and/or construction permits. The Applicant shall pay all

required development impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.

26. Prior to issuance of any Building and/or Construction Permits, the Applicant shall submit to the Community Development Services Department proof of payment or waiver from Riverside Highland Water, City of Colton for sewer capacity fees, and Colton Unified School District for school impact fees.
27. Separate submittals and permits are required for all accessory structures such as, but not limited to, street improvements, trash enclosures, patios, block walls, and storage buildings.
28. Construction activities and business operational activities associated with the Project shall comply with the regulations of the City's Noise Ordinance, Chapter 8.108 of the Grand Terrace Municipal Code.
29. All contractors shall acquire a valid City business license and be in compliance with all City Codes.
30. The applicant shall incorporate into the project design all proposed and existing easements within the project boundaries or obtain abandonment of said easement from the affected easement holder(s). If this requirement cannot be accomplished, the project shall be redesigned.
31. Four (4) copies of the construction plans, including grading and site plans shall be submitted to the Building and Safety Division for review and approval, which shall include approval by the Planning and Engineering Divisions.
32. The location and method of screening for all roof-mounted shall be located inside the roof structure. All ground mounted equipment shall be screened from public view and designed to be an integral component of the building design. All roof-mounted equipment shall be screened from view by parapet walls or other architectural means. The Applicant shall demonstrate to the satisfaction of the Planning and Development Services Director that no roof-mounted equipment will be visible from the public right-of-way.
33. All ground mounted equipment, including utility boxes and backflow devices shall comply with all utility and Fire Department requirements and be screened in a manner that does not impede traffic visibility.
34. Proposed lighting shall conform to the Municipal Code requirements and shall not exceed eighteen feet in height measured from the finished grade of the surface. No lighting shall create illumination on an adjacent property which exceeds five footcandles measure at the ground level and lighting shall be designed to reflect away from residential district and public roadways.

35. The Applicant shall contact the Planning Division for a final inspection a minimum two weeks prior to the inspection date requested.

Landscaping

36. Prior to the issuance of building permits, the Applicant shall submit three (3) copies of the landscape and irrigation plan prepared by a state licensed landscape architect, to be reviewed and approved by the Planning and Development Services Department. The landscape and irrigation plans shall be prepared in accordance with the City's Water Efficient Landscape Ordinance (Chapter 15.56) Landscaping Standards contained in Chapter 18.60 of the Zoning Code and in compliance with the most recent version of the State Model Ordinance. The plans shall demonstrate the following:
- a. Include the total square footage of the proposed landscape area including grass areas, planter areas and ground cover area.
 - b. Include an image of the proposed plant material.
 - b. Ensure that proposed plant material, at maturity, will maintain clear line visibility at all intersections as determined by the City's Traffic Engineer.
 - c. Plant material adheres to spacing recommendations based on plant and shrub species.
 - d. Note the material that will be placed in planter areas, i.e. mulch, decorative rock, etc.
 - e. Incorporate drip irrigation system to all planting areas, except turf.
 - f. All trees shall be a minimum size of 24-inch box, having a minimum height of 10-feet at the time of planting.
 - g. Shrubs shall be a minimum of 5-gallon size at the time of planting.
 - h. Plants shall be a minimum of 5-gallon size at the time of planting.
 - i. Ground cover shall be healthy, dense foliage, and well rooted cuttings, or one-gallon container plants.
 - j. The spacing of trees and shrubs shall be appropriate for the species used.
 - k. Twenty percent of planting material shall be pollinating plants.
 - l. Approval must be obtained for removal of all trees having a trunk diameter of 10 inches or more measured 48 inches above existing grade.
 - m. Show location and number of existing trees to be removed on the legend.

- n. Monument signs shall be included on the sign program to be reviewed and approved separately by the Planning Commission and shall include four square feet of landscape area for each square foot of sign area (measured by one side only).
 - o. Projects shall comply with the site landscape requirements of the underlying zoning designation and shall comply with the parking landscaping requirements per Municipal Code, Chapter 18.60.
 - p. Submit an initial deposit of \$2,000 deposit for landscape plan check review.
 - q. The Applicant shall contact the Planning and Development Services Department for a final inspection a minimum one week prior to the inspection date requested.
37. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these Conditions of Approval.
 38. The landscaping plan shall be consistent with the site plan and any and all wall and fencing shall be illustrated on the final landscape plan.
 39. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Planning Division prior to issuance of permits.
 40. The Applicant and/or future property owner shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation within 60 days.
 41. The Applicant shall maintain the landscaping at a three feet height maximum within the landscape setback areas.
 42. Tree removal or replacement shall be in accordance with the Tree Removal Municipal Code requirements.
 43. Applicant shall be responsible of the parkway maintenance, including irrigation and landscaping.

Signs

44. Signs are not approved as a part of this permit. The Applicant shall process a Sign Program Application to be reviewed and approved by the Planning Commission prior to the issuance of the first Certificate of Occupancy. The sign program shall meet the Municipal Code requirements pursuant to Chapter 18.80-Signs, shall receive approval by the Planning Commission, and shall obtain a construction permit from the Building Division.

Project Specific Conditions

45. The Applicant “Lan’s International Real Estate Investments, LLC” shall obtain a City’s Business License from the Finance Division and shall be renewed annually,

at the beginning of each calendar year, during the month of January, for as long as the leasing business remains in operation.

46. Site and Architectural review 22-01 approved hours of operation shall be between 6:00 a.m. and 11:00 p.m.
47. Future uses proposing to operate at anytime between 11:00 p.m. and 6:00 a.m. shall be listed on the BRSP-AP, Table I, Land Use Matrix and shall comply with the submittal requirements identified on the BRSP, pursuant to Ordinance No. 332. The application shall include an operations plan addressing impacts to the quality of life of adjacent properties, detailed information for the proposed overnight security, security cameras, lighting plan, noise analysis, trash, loitering, and site and building maintenance plan.
48. All assembly uses are prohibited at this site, including but not limited to Athletic and Health Gyms, Music Dance and Exercise Studios, Schools Business and Professional.
49. Uses supported at this site shall be identified on the BRSP-AP zoning and shall not exceed the site's parking requirement as approved on the plans of one parking space per 200 square feet of gross area. Uses supporting one parking space per 200 square feet of gross area shall be identified per Municipal Code, Chapter 18.60-Off Street Parking.
50. Delivery activities shall be in compliance with the Municipal Code, Noise Chapter 8.108. No person shall create or cause to be created loud and excessive noise in connection with the loading or unloading of motor trucks and other vehicles, so as to disturb the peace and quiet of adjacent residential neighborhoods, between the hours of 10:00 p.m. and 7:00 a.m.
51. The Applicant shall ensure that all individual business tenants contact the Planning Division to verify potential uses are supported in the zoning prior to finalizing a lease agreement. The Applicant shall ensure tenants obtain a business license from the Finance Division. The Business License shall be renewed annually, at the beginning of each calendar year, during the month of January, for as long as each tenant business remains in operation.
52. Future tenants shall obtain Land Use approval by the Planning Division, shall obtain all required clearances by the Building and Safety Division, including but not limited to tenant improvements and Certificate of Occupancy. In addition, future tenants shall obtain all required clearances by pertaining agencies as determined by the City.
53. Future tenants shall obtain a Business License from the Finance Division to be renewed annually as long as businesses remain in operation.

54. Future uses shall submit the appropriate application to the Planning and Development Services Division as identified on the BRSP-AP zoning designation.
- a. Uses shall be reviewed and approved by the Planning Division prior to the issuance of a Certificate of Occupancy by the Building Division.
 - b. Tenant improvements shall be prepared by a licensed architect and/or engineer and shall be reviewed and approved by the Building and Safety Division prior to the issuance of a Certificate of Occupancy.
 - c. A Business License application shall be obtained prior to initiating business operations. The business license shall be renewed annually during the month of January for as long as the business remains in operation.
55. Prior to the issuance of a building permit, the applicant shall provide a draft of the proposed street dedication, which shall be recorded at the Office of the County of San Bernardino Recorder's Office. The street dedication document shall be reviewed and approved by the City Engineer and City Attorney prior to recordation, and all cost for said review shall be borne by the Applicant.
- a. Barton Road dedication shall be of 10-feet.
 - b. Preston Street dedication shall be of 3-feet.
 - c. Parkway maintenance shall be the responsibility of the property owner at Barton Road and Preston Street, and shall be consistent with this approval.
 - d. Access rights shall be granted to the City to allowing access over the drainage, lighting, and sewer easements and for public utility easements, if applicable.
 - e. A \$2,000.00 deposit shall be submitted for the review
56. The ultimate street improvements shall be provided at the Project's Street frontage at Barton Road, including but not limited to providing a 10-foot dedication to meet the "Major Highway" 100-foot right-of-way, grinding and repaving to half street, curb, gutter, sidewalk, street landscape, fire hydrant, and any additional requirements as requested by the City Engineer.
57. The ultimate street improvements shall be provided at the Project's Street frontage at Preston Street, including but not limited to providing a 3-foot dedication to meet the "Collector" 66-foot right-of-way, grinding and repaving to half street, curb, gutter, sidewalk, street landscape, fire hydrant, and any additional requirements as requested by the City Engineer.
58. The Construction Plans:

- a. shall identify the proposed dedications at Barton Road (10-feet) and Preston Street (3-feet), and a description of the dedication shall be included on the project notes.
 - b. shall include complete identification of the street frontages (Barton Road and Preston Street), including street name, centerline, curb line, right-of-way, street widths, and utility's location.
 - c. shall include a note identifying there are no easements on the Project site.
 - d. shall include a legend listing the perimeter retaining block walls, location, height, and decorative material.
59. The Project shall construct a decorative retaining wall to the south side of the property. The retaining wall shall be a minimum of six feet in height, measured from the highest grade.
60. The Projects existing retaining wall located to the west side of the property shall be reconstructed and shall be engineered to support the proposed surcharge.
- a. The retaining wall shall be constructed with decorative material and shall be a minimum of six feet in height, measured from the highest grade.
 - b. The portion of the retaining wall located within the fifteen feet landscape setback shall have an initial height of three feet and shall gradually increase up to six feet.
61. The Project shall include a bike rack with a minimum of two spaces. The design of the bike rack shall be creative/artistic and shall be reviewed and approved by the Planning and Development Services Director.
62. The vehicular ingress and egress vehicular access located to the east side of the property shall be designated "right side only." A "right side only" sign location shall be determined by the Public Works Engineer prior to installation.
63. The easterly egress and ingress access shall have a minimum of three methods of enforcing right-turn only as determined by the City Engineer, including but not limited to the construction of a raised pork chop, placing a "right-turn only" pole sign, adding "right-turn only arrow" lane-use pavement marking, and adding double yellow lines with diagonal stripes as a painted median to identify to drivers that a left turn into the easternly access is not permitted.
64. The northerly facing parking shall include 3-foot high shrubs (at the time of planting) along the northern parking perimeter landscape area to prevent vehicle headlights from glaring into the existing residential properties across Barton Road.
65. The westerly and easterly ingress and egress access slopes shall include "concrete safety grooves."

66. As directed and approved by the City Engineer, the slope grades at the ingress and egress access shall be verified and adjusted, as necessary, to avoid cars from bottoming out.
67. The Projects open walk areas leading to the suite's spaces shall be hardscaped with patterned colored concrete (stamped concrete or pavers). The color and design shall be identified on the construction plans and shall be reviewed and approved by the Planning and Development Services Department.
68. The Construction Plans, elevation sheet
 - a. shall include a legend identifying the material and color for the faux window located on the east side of the building. The material shall be reviewed and approved by the Planning and Development Services Division.
 - b. shall include a detail of the proposed wall lighting fixtures, to be reviewed and approved by the Planning and Development Services Division.
69. The two proposed ingress and egress access located at Barton Road shall include a fifteen-foot width of decorative pavers in a chevron pattern and match the "terracotta" color used along the Barton Road corridor. The fifteen-foot width shall be measured from the property line. No decorative pavers shall be constructed on the city's right-of-way. The pattern and the color shall be included in the included on all pertaining sheets of the construction plans and shall be reviewed and approved by the Planning and Development Services Division.
70. The sidewalk improvements and proposed landscape at Preston Street shall be revised on the Landscaping Plan to match the proposed site plan.
71. The Irrigation and Landscaping Plans shall include a variety of planting material, including Rosa Iceberg (Floribunda Rose) to Barton Road and Preston Street, and pollinating plants to be reviewed and approved by the Planning Division.
72. The Applicant shall comply with all requirements of the City of Grand Terrace Building and Safety Division, including the Conditions of Approval contained in the Building and Safety Memorandum dated October 5, 2022, attached hereto as Exhibit 1.
73. The Applicant shall comply with all requirements of the City of Grand Terrace Public Works Division, including the Conditions of Approval contained in the Public Works Memorandum dated October 10, 2022, attached hereto as Exhibit 2.
74. Prior to the issuance of building permits, the Applicant shall comply with the Conditions of Approval contained in the San Bernardino County Fire Department, permit number FPLN-2023-00027, attached hereto as Exhibit 3.


75. Prior to the issuance of building permits, the Applicant shall comply with Burrtec's requirements, including but not limited to meeting the service truck radius. Under no condition shall the Applicant, tenant or assignee contract for construction, solid waste, recycling, or green waste services with any independent disposal service.
76. Future uses shall obtain all clearances by the San Bernardino County Division of Environmental Health Services (DEHS) for food service tenants.
77. Prior to the issuance of building permits, the Applicant shall obtain all requisite permits and clearances from Riverside Highland Water Company (RHWCO).
78. Prior to the issuance of building permits, the Applicant shall comply with all the requirements of the City of Colton Water and Wastewater Department, relating to sewer service requirements.
79. Loading and unloading delivery activities of motor trucks and other vehicles shall be prohibited from 10:00 p.m. to 7:00 a.m.
80. The proposed lighting shall not glare onto adjoining properties and may need to be shielded per the approved photometric plan. Lighting shall not exceed eighteen feet in height from the finished grade and shall be designed to reflect away from residential uses and public roadways.
81. Prior to issuance of building permits for the perimeter decorative block walls on shared property lines, the Applicant shall submit a Fence/Wall Agreement signed by the adjacent property owners authorizing construction of the wall on the shared property line. In the absence of a Fence/Wall agreement, the construction plans shall demonstrate the perimeter decorative block walls to be constructed entirely inside the property.
82. The trash enclosure shall comply with Burrtec requirements and shall be constructed of decorative block walls, with solid metal gates attached to posts, embedded in concrete, and roofed. The space between the wall and the roof shall be gated with decorative wrought iron fencing to prevent illegal dumping.
83. The perimeter planting areas around the trash enclosure shall include planning vines and a perimeter of bushes to disguise the trash enclosure within the landscaping areas.
84. The Public Art shall be located on the landscape area fronting Barton Road, the final artwork shall be reviewed and approved by the Planning Division and shall comply with the Art in Public Places Ordinance No. 343.
85. The location and method of screening for all roof-mounted and building-mounted equipment shall be demonstrated on the elevations. All equipment shall be screened from public view and designed to be an integral component of the

building design. All roof-mounted equipment shall be screened from view by parapet walls or other architectural means. The Applicant shall demonstrate to the satisfaction of the Planning and Development Services Director that no roof-mounted equipment will be visible from the public right-of-way.

86. All ground mounted equipment, including backflow devices, shall be screened in a manner that does not impede traffic visibility. The proposed screening shall be included on the construction plans. The screening may include wrapping (landscaping graphic) and landscaping bushes to be reviewed and approved by the Planning Division.
87. The Applicant shall be responsible for regular and ongoing upkeep and maintenance of the site, including parking lot paving condition and striping, clearing of trash, weeds and debris, lighting, and other site improvements. All parking facilities shall be maintained in good condition. The maintenance thereof may include but shall not be limited to the repaving, sealing, and striping of a parking area and the repair, restoration and/or replacement of any parking area design features when deemed necessary by the City to insure the health, safety, and welfare of the general public.
88. The Applicant shall contact the Planning Division for a final inspection a minimum two weeks prior to the inspection date requested.
89. Upon approval of these conditions and prior to becoming final and binding, the Applicant must sign and return an "Acceptance of Conditions" form. The form and content shall be prepared by the Planning and Development Services Department.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Grand Terrace, California, at a public hearing/special meeting held on the 2nd day of March 2023.

ATTEST:


Debra L. Thomas
City Clerk


Edward A. Giroux
Chairman

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

I Lanita Perez, Planning Secretary of the CITY OF GRAND TERRACE, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2023-02 was duly passed, approved and adopted by the Planning Commission, approved and signed by the Chairman, and attested by the City Clerk, at the regular meeting of said Planning Commission held on the 2nd day of March 2023, and that the same was passed and adopted by the following vote:

AYES: Chairman Giroux, Commissioner Alaniz, Commissioner Burian, and Commissioner Mathis

NOES: None.

ABSENT: Vice-Chairman Ceseña

ABSTAIN: None.

RECUSE: None.

Executed this 2nd day of March 2023, at Grand Terrace, California.



Lanita Perez
Department Secretary



Building and Safety Conditions of Approval

Date: October 5, 2022

File No: SA 22-01, V 22-01, E 22-01

Applicant: Jonathan L. Zane

Address of Applicant: 5033 Arlington Avenue, Suite A2 Riverside, CA 92504

Project Address: 22881 Barton Road

APN: 0276-202-25-0000

Provide four (4) sets of construction plans and documentation for plan review of the proposed project. Below you will find a list of the plans and documents Building and Safety will need for plan review. The initial plan review will take approximately two weeks on most projects.

Provide the following sets of plans and documents.

Building and Safety submittal required at first plan review.

- (4) Architectural Floor Plans & Elevations
- (2) Structural Plans
- (2) Structural Calculations
- (4) Plot/Site Plans
- (2) Electrical Plans
- (2) Electrical Load Calculations
- (2) Plumbing Plans/Isometrics, Water, Sewer and Gas
- (2) Mechanical Plans
- (2) Mechanical Duct Layout Plans
- (2) Roof and Floor Truss Plans if applicable
- (2) Title 24 Energy Calculations
- (2) Precise Grading Plans (Reviewed by Public Works)
- (2) Water Quality Management Plan (WQMP) (Reviewed by Public Works)
- (2) Soils Reports
- (2) Stormwater Pollution Prevention Plan (SWPPP) (Reviewed by Public Works)
- (2) Best Management Plan (BMP) (Reviewed by Public Works)



Building and Safety Conditions of Approval

Building & Safety General Information

All structures shall be designed in accordance with the currently adopted building codes by the State of California and City of Grand Terrace Municipal Code as adopted at time of plan submittal. Note if a new code has been adopted prior to the submittal, then all structures shall be designed to the current model code year.

The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Job Card or Certificate of Occupancy Clearance Form.

Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection. Please contact 909-825-3825. You may also request inspections at the Building & Safety counter.

All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained at all times to protect pedestrians.

Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non sewer type shall conform to ANSI ZA.3.

Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Division.

- (A) Installation of a construction trailer, or,
- (B) Security fenced area where the electrical power will be located.

Installation of construction/sales trailers must be located on private property. No trailers can be located in the public street right of way.

Separate plan submittals and permits are required for all accessory structures including but not limited to patios, block walls, storage buildings, community playgrounds, etc.

Pursuant to the California Business and Professions Code Section 6735, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner



Building and Safety Conditions of Approval

or developer should review the section of the California Codes and comply with the regulation.

Building & Safety Conditions

1. A building permit shall be required for the proposed development with compliance to the currently adopted 2019 California Building Codes and City of Grand Terrace Municipal Code.
2. Prior to the issuance of a building permit, the applicant shall pay any associated Development Impact Fees to the City; this also includes school fees, Public Works fees, and outside agency fees including but not limited to Colton Wastewater, Riverside-Highland Water Co., and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.
3. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES), and the San Bernardino County MS-4 Storm Water Permit.
4. Prior to building permit issuance, the applicant shall establish haul services for construction waste material with Burrtec to facilitate the recycling of all recoverable/recyclable material as required per the California Green Code and City of Grand Terrace Municipal Code. No self-hauling is allowed.
5. The applicant shall submit a completed Construction & Demolition (C&D) Waste Diversion Program / Waste Management Plan (WMP) form along with the required C&D deposit based per square footage of construction and/or demolition prior to building permit issuance.
6. Prior to issuance of building permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and setbacks of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.



Building and Safety Conditions of Approval

7. Installation of conduit, raceways, and other components to easily accommodate future installation of electric vehicle chargers shall be provided to the parking lot.
8. A minimum of (2) parking stalls shall be reserved for clean air vehicles or EV charging if chargers are to be installed including one van accessible space.
9. The detached trash enclosure shall be accessible for disabled access from the building to the structure with a dedicated path of travel and accessible entrance and clear maneuvering for a wheelchair inside the structure, 60" minimum turning radius.
10. Separate permits will be required for the following items: block walls, new proposed building, trash enclosure, EV chargers (if any), site/parking lot lighting, signs (wall mounted or monument), and additional items requiring a permit as per 2019 California Building Code (CBC) 105.1.
11. The multitenant building shall have NFPA approved fire sprinklers installed.



Public Works Comments

Date: October 10, 2022

File:

Applicant: Lan's International Real Estate Investments LLC

Site Location: 22881 Barton Road, APN 0276-202-25

Subject: Proposed Commercial Business Complex

Conditions of Approval:

1. All work shall be in accordance with the latest edition of the Standard Specifications for Public Works Construction (Green Book), County of San Bernardino Standards, and City of Grand Terrace Standards.
2. Design and construct all public utilities to serve the site in accordance with City standards and requirements of the serving utility, including gas, electric, telephone, water, sewer and cable TV.
3. Proposed public sewer improvement plans shall be submitted to the City of Colton Wastewater Department and Public Works for plan review and approval.
4. Proposed public water improvements plans shall be submitted to Riverside Highland Water Company for review and approval.
5. Proposed water improvement plans for fire hydrants shall be submitted to the County of San Bernardino Fire Department for plan review and approval.
6. All utilities shall be undergrounded if not already along the project frontages.
7. Pavement restoration and trench repair for any street cuts shall be in conformance with San Bernardino County standards or as approved by the City Engineer.
8. The developer shall restore any public improvements damaged during construction.
9. A drainage study will be required for the project and prepared in accordance with the San Bernardino County hydrology manual. Any drainage improvements needed to mitigate increase in runoff (for the 100-year storm event), mitigate downstream impacts, and protect the development shall be designed and constructed at the developer's expense.



10. Concentrated drainage directed to the public street shall not be conveyed across the sidewalk or driveway approaches, but rather through parkway culverts/under sidewalk drains in accordance with San Bernardino County, SPPWC standards plans or as approved by the City Engineer.
11. A final WQMP submittal will be required during final engineering stage. If an infiltration treatment BMP is proposed as part of the design, site specific infiltration testing shall be conducted to substantiate the design infiltration rate used in the WQMP calculations.
12. All proposed pavement sections shall be substantiated with pavement section recommendations (based on the appropriate R and TI values), which shall be included as part of the soils report.
13. An Onsite Improvement Plan shall be prepared by a California registered civil engineer and include a grading plan, erosion control plan, onsite water and sewer improvements, onsite storm drain system, onsite signing & striping, and all necessary details for construction of the proposed improvements.
14. An Offsite Street Improvement Plan for work within the public right-of-way, prepared by a California registered civil engineer, shall be submitted for review and approval prior to construction. All offsite improvements shall be clearly called out/detailed on the plan.
15. If non-standard retaining walls are proposed or if any surcharge is proposed on existing or new walls, supporting structural calculations shall be submitted for review and approval.
16. Backflow preventers shall be installed for any building with the finished floor elevation below the rim elevation of the nearest upstream manhole.
17. Survey Monumentation. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.
18. Record of Survey or Corner Record. Pursuant to Sections 8726(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
 - a. Monuments set to mark property lines or corners;
 - b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
 - c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

Barton Road (Major Highway - 100' Right-of-way, 72' Roadway)

19. Dedicate sufficient Right-of-Way along Barton Road for an ultimate half R/W width of 50 feet.



20. Where the existing Curb & Gutter (C&G) is damaged and/or requires replacement, construct new 8" C&G per San Bernardino County standard 115.
21. Existing sidewalk is in poor condition and/or is not ADA compliant. Construct new curb adjacent sidewalk along project frontage per San Bernardino County standard plan 109, type "C".
22. Existing curb return is damaged and has a substandard radius of 20 feet. The existing curb ramp is not ADA compliant. Construct a new curb return and ADA compliant ramp per San Bernardino County standard 110. The new curb return radius shall be 30 feet unless a smaller radius is approved by the City Engineer. Relocation of the existing traffic signal pole may be required.
23. Existing curb return spandrel is damaged. Construct a new spandrel per San Bernardino County standard 119.
24. Dedicate sufficient R/W to accommodate the curb ramp design.
25. The new commercial driveway approach shall be constructed per San Bernardino County standard 128B. The standard may be modified for a reduced curb return radius. The BCR or ECR of the approach shall not extend past the project frontage.
26. Add new bike lane legend for the existing bike lane.

Preston Street (Collector Street - 66' Right-of-way, 44' Roadway)

27. Dedicate an addition 3' of Right-of-Way along Preston Street for an ultimate half R/W width of 33 feet.
28. Where the existing Curb & Gutter (C&G) is damaged and/or requires replacement, construct new 8" C&G per San Bernardino County standard 115.
29. The existing driveway approach along Preston Street shall be closed and replaced with full height 8" C&G.
30. The existing pavement along Preston Street shall be rehabilitated with an asphalt grind & 2" overlay along the project frontage. The grind & overlay shall extend to the center line of the roadway.
31. Construct new curb adjacent sidewalk along the full frontage of Preston Street per San Bernardino County standard plan 109, type "C".

Required Submittals for final engineering phase

32. Geotechnical Investigation
33. Onsite Improvement Plan. Upon completion of construction, an asbuilt shall be submitted and approved for final project acceptance.
34. Pad Certifications prepared by a licensed Civil Engineer registered in the State of California shall be submitted and approved prior to issuance of building permits.
35. Wall structural calculations (if applicable)

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36. Final WQMP
37. Drainage Study
38. Offsite Street Improvement Plan. Upon completion of construction, an asbuilt shall be submitted and approved for final project acceptance.
39. Traffic Signal Modification Plan (if relocation of traffic signal pole is required)

If there are questions, please contact Johnny Ghazal PE, QSD, consulting civil engineer.
jghazal@willdan.com, 909-963-0563



San Bernardino County Fire Department

San Bernardino Office— SBGC	North Desert Office— HDGC	East Valley Office— San Bernardino City	South Desert Office
(909) 387-4140	(760) 995-8201	(909) 918-2201	(760) 995-8201

Date: 02/22/2023

Project Name: Barton Road
Project Description: Proposed 4,998 square feet Business Complex Shell Building.
Permit Number: FPLN-2023-00027
Location: 22881 BARTON RD, GRAND TERRACE, CA 92324
APN: 0276-202-25-0000
Project Type: Site Plan Review
City Project Proposal: New business complex

Dear Applicant,

With respect to the conditions of approval regarding the above referenced project, the San Bernardino County Fire Department requires the following fire protection measures to be provided in accordance with applicable local ordinances, codes, and/or recognized fire protection standards.

The **Fire Conditions Attachment** of this document sets forth the FIRE CONDITIONS and STANDARDS which are applied to this project.

Sincerely,

*The Office of the Fire Marshal
 Community Safety Division
 San Bernardino County Fire Department*

FIRE CONDITIONS ATTACHMENT



Date: 02/22/2023

Permit Number: FPLN-2023-00027

Location: 22881 BARTON RD,
GRAND TERRACE, CA
92324

APN: 0276202250000

FIRE CONDITIONS AND STANDARDS

F01 Jurisdiction

The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

F02 Fire Fee

The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

F03 Fire Condition Letter Expiration

Fire Condition Letters shall expire on the date determined by the Planning Division or Building and Safety.

F06 Inspection by Fire Department

Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

F09 Building Plans

Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

F10 Combustible Protection

Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.

F19 Surface

Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter ($\frac{3}{4}$) inch stroke.

F55 Key Box

An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Lock (Knox ®).

F70 Additional Requirements

In addition to the Fire requirements stated herein, other onsite and off-site improvements may be required which cannot be determined at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

F71 Proposal Changes

Any changes to this proposal shall require new Fire Department condition letter.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

F22 Primary Access Paved

Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

F24 Fire Lanes

The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.

F26 Fire Flow Test

Please provide a fire flow test report from your water purveyor that has been completed in the last six months demonstrating that the fire flow demand is satisfied.

F35 Hydrant Marking

Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs, or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.

F37 Fire Sprinkler-NFPA #13

An automatic fire sprinkler system complying with NFPA Pamphlet #13 and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacturers specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

F40 Roof Certification

A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

F45 Fire Extinguishers

Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

F51 Commercial Addressing

Dear Ms. Lambarena

I am writing to request an extension for 22881 Barton Rd.. We require additional time to continue work on the project, as our architect has not yet provided the necessary responses, and we are in the process of determining the best approach to move forward with construction.

We appreciate your understanding and consideration, and we will continue to keep the city updated on our progress to ensure the project is completed efficiently and in compliance with all requirements.

Please let us know if any additional information or documentation is needed to process this extension request.

Thank you for your attention to this matter.