



# CITY OF GRAND TERRACE

City Council

AGENDA • May 12, 2026

---

**Council Chambers**

**Regular Meeting**

**6:00 PM**

Grand Terrace Civic Center • 22795 Barton Road

---

## COMMENTS FROM THE PUBLIC

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

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

**Meeting ID: 882 7448 2875**

**Passcode: 979689**

**+16699009128**

**Council Member Jeff Allen will be participating remotely from:  
The Citizen Hotel Autograph Collection 926 J St, Sacramento, CA 95814  
Public Lounge Area on Second Floor Above Lobby Area**

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

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

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

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

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

## **AMERICANS WITH DISABILITIES ACT**

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

## **CALL TO ORDER**

## **INVOCATION**

## **PLEDGE OF ALLEGIANCE**

## **AB 2449 DISCLOSURES**

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

## **ROLL CALL**

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

### **B. PUBLIC COMMENT**

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

### **C. SPECIAL PRESENTATIONS**

Certificate of Recognition - Elysia Fernandez

Housing & Community Development Presentation — Jose Armando Jauregui, Section Chief for the Planning Grants and Incentives

### **D. CLOSED SESSION**

#### **1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**

##### **Significant Exposure to Litigation**

##### **[Pursuant to Government Code sections 54954.5(c), 54956.9 (d)(3), (e)(1)]**

Based on existing facts and circumstances, this closed session is only to decide whether a closed session is authorized pursuant to Government Code section 54956.9(d)(2), which provides: "A point has been reached where, in the opinion of the legislative body of the local

agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency.” Reference No. 2026-003.

Number of cases: 1

## **E. CONSENT CALENDAR**

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

- 1) Waive Full Reading of, and Direct the City Attorney to Read by Title only for, Ordinances on the Agenda
- 2) Approval of Minutes - Regular Meeting - March 24, 2026  
Approval of Minutes - Special Meeting Joint Workshop - March 26, 2026  
Approval of Minutes - Regular Meeting - April 14, 2026  
Approval of Minutes - Special Meeting - April 14, 2026

DEPARTMENT: City Clerk

- 3) Renewal of Memorandum of Understanding with Institute for Public Strategies and California Health Collaborative

**RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE RENEWAL OF THE MEMORANDUM OF UNDERSTANDING (MOU) AMONG THE INSTITUTE FOR PUBLIC STRATEGIES (IPS), THE CALIFORNIA HEALTH COLLABORATIVE (CHC), AND THE CITY OF GRAND TERRACE TO CONTINUE PROVIDING SUBSTANCE USE PREVENTION EDUCATION, OUTREACH, AND TECHNICAL ASSISTANCE TO THE GRAND TERRACE COMMUNITY; AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RENEWED MOU AND TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE PARTNERSHIP**

DEPARTMENT: City Manager

- 4) Approve Additional Appropriations for Legal Services with Fennemore LLP in Connection with The Anthony Petta and Angeline Petta Family Trust Litigation

**RECOMMENDATION: APPROVE ADDITIONAL APPROPRIATIONS OF \$25,000.00 FOR LEGAL SERVICES WITH FENNEMORE LLP IN CONNECTION WITH THE ANTHONY PETTA AND ANGELINE PETTA FAMILY TRUST LITIGATION.**

DEPARTMENT: Finance

- 5) Amendment No. 1 to the Regional Partnership Agreement for Animal Shelter Services with the City of San Bernardino

**RECOMMENDATION: THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE REGIONAL PARTNERSHIP AGREEMENT FOR ANIMAL SHELTER SERVICES WITH THE CITY OF SAN BERNARDINO, AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDED AGREEMENT,**

**WHICH UPDATES THE COST OF SERVICE ALLOCATION**

DEPARTMENT: City Manager

- 6) 2025 Annual Progress Report for the City's 2021–2029 Housing Element

**RECOMMENDATION: RECEIVE AND FILE THE CITY OF GRAND TERRACE 2025 ANNUAL PROGRESS REPORT FOR THE 2021–2029 HOUSING ELEMENT; AND**

**AUTHORIZE STAFF TO SUBMIT THE ANNUAL PROGRESS REPORT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION**

DEPARTMENT: Planning & Development Services

- 7) Approval of Amendment No. 2 to the Agreement for Contract Services with Revenue & Cost Specialists for Development Impact Fee Implementation Services, Including a Storm Drainage Fee Nexus Study, Fee Program Revisions, and Staff Training

**RECOMMENDATION: APPROVE AMENDMENT NO. 2 TO THE AGREEMENT FOR CONTRACT SERVICES WITH REVENUE & COST SPECIALISTS TO EXTEND THE AGREEMENT TERM THROUGH AUGUST 31, 2026, EXPAND THE SCOPE OF SERVICES TO INCLUDE A STORM DRAINAGE FEE NEXUS STUDY, DEVELOPMENT IMPACT FEE PROGRAM REVISIONS, AND A DEVELOPMENT IMPACT FEE ADMINISTRATION WORKSHOP, AND INCREASE THE CONTRACT AMOUNT BY \$8,000, FOR A REVISED NOT-TO-EXCEED TOTAL OF \$50,600; AND**

**AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENT NO. 2, SUBJECT TO CITY ATTORNEY APPROVAL AS TO FORM; AND**

**APPROVE AN APPROPRIATION IN THE AMOUNT OF \$8,000 TO FUND THE ADDITIONAL CONSULTANT SERVICES; AND**

**DETERMINE THAT THE PROPOSED ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15306 – INFORMATION COLLECTION (CLASS 6 CATEGORICAL EXEMPTION).**

DEPARTMENT: Planning & Development Services

- 8) 2026-27 Landscape & Lighting Assessment District 89-1 Public Hearing Intent

**RECOMMENDATION: ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, INITIATING PROCEEDINGS TO LEVY ANNUAL ASSESSMENTS FOR THE 2026-27 FISCAL YEAR FOR THE CITY OF GRAND TERRACE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 89-1 AND ORDERING THE ENGINEER TO PREPARE AND FILE A REPORT IN ACCORDANCE WITH ARTICLE IV OF CHAPTER 1 OF SAID ACT; AND**

**ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, GIVING PRELIMINARY APPROVAL OF THE ENGINEERS REPORT FOR LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 89-1, AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026-27; AND**

**ADOPT RESOLUTION A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON JUNE 19, 2026, ON LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 89-1, AND TO LEVY AND COLLECT ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026-27**

DEPARTMENT: Public Works

- 9) Award LED Sports Field Lighting Retrofit to F.E.C. Electric Inc. for \$202,106

**RECOMMENDATION: APPROVE A CONTRACT WITH F.E.C. ELECTRIC INC. IN THE AMOUNT OF \$183,733 FOR THE BALLFIELD LIGHTING RETROFIT PROJECT AND APPROVE A 10% CONTINGENCY OF \$18,373 FOR UNFORESEEN COSTS, FOR A TOTAL PROJECT AMOUNT OF \$202,106; AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT SUBJECT TO CITY ATTORNEY APPROVAL AS TO FORM**

DEPARTMENT: Public Works

- 10) Amendment No. 3 to Willdan Group Agreement for On-Call Engineering and Building & Safety Plan Check Services

**RECOMMENDATION: APPROVE AMENDMENT NO. 3 TO THE AGREEMENT WITH WILLDAN GROUP, INC. FOR ON-CALL ENGINEERING AND BUILDING & SAFETY PLAN CHECK SERVICES (DATED JUNE 11, 2024), INCREASING THE TOTAL NOT-TO-EXCEED AMOUNT TO \$340,000**

DEPARTMENT: Public Works

- 11) Award of Agreement for St. Francis Electric for Traffic Signal Maintenance and On-Call Emergency Services

**RECOMMENDATION: AWARD AND APPROVE A CONTRACTOR AGREEMENT TO ST. FRANCIS ELECTRIC, LLC FOR TRAFFIC SIGNAL MAINTENANCE AND ON-CALL EMERGENCY SERVICES FOR AN AMOUNT NOT TO EXCEED \$177,500 FOR AN INITIAL TERM OF FIVE (5) YEARS, WITH THE OPTION TO EXTEND FOR ONE ADDITIONAL TWO (2) YEAR TERM; AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT, SUBJECT TO CITY ATTORNEY APPROVAL AS TO FORM**

DEPARTMENT: Public Works

## F. PUBLIC HEARINGS

- 12) First Reading & Introduction of an Ordinance approving Zone Code Amendment (ZCA) 26-02, Zone Change (ZC) 26-01, and Environmental Review (E) 26-03 and adopting a Resolution approving General Plan Amendment (GPA) 26-01

**RECOMMENDATION: FIRST READING AND INTRODUCTION OF AN ORDINANCE APPROVING ZONING CODE AMENDMENT (ZCA) 26-02, ZONE CHANGE (ZC) 26-01, AND ENVIRONMENTAL REVIEW (E) 26-03, ADOPT A RESOLUTION APPROVING GENERAL PLAN AMENDMENT (GPA) 26-01; AND DIRECT STAFF TO RETURN WITH THE ORDINANCE FOR SECOND READING AND ADOPTION; THEREBY AMENDING THE GENERAL PLAN LAND USE ELEMENT AND LAND USE MAP, THE CITY ZONING MAP, AND TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE TO ESTABLISH THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT, ALLOW RESIDENTIAL DEVELOPMENT AT A DENSITY OF 20 TO 40 DWELLING UNITS PER ACRE, AND REZONE APPROXIMATELY 97.1 ACRES OF PROPERTY LOCATED THROUGHOUT THE CITY TO THE R3-40 DESIGNATION, CONSISTENT WITH PROGRAM 1 (ADEQUATE SITES) OF THE CITY'S 2021- 2029 HOUSING ELEMENT**

DEPARTMENT: Planning & Development Services

- 13) First Reading & Introduction of an Ordinance – Zoning Code Amendment (ZCA) 26-01 – Agricultural Employee Housing (Housing Element Program 12)

**RECOMMENDATION: FIRST READING & INTRODUCTION OF AN ORDINANCE APPROVING ZONING CODE AMENDMENT (ZCA) 26-01 AND ENVIRONMENTAL REVIEW (E) 26-05; AND DIRECT STAFF TO RETURN WITH THE ORDINANCE FOR SECOND READING AND ADOPTION; THEREBY 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 PROGRAM 12 (EMPLOYEE HOUSING) OF THE CITY'S 2021-2029 HOUSING ELEMENT AND ENSURE CONSISTENCY WITH THE CALIFORNIA EMPLOYEE HOUSING ACT (HEALTH AND SAFETY CODE SECTIONS 17021.5 AND 17021.6)**

DEPARTMENT: Planning & Development Services

## G. UNFINISHED BUSINESS - NONE

## H. NEW BUSINESS

- 14) Informational Report on the J.C. Wallace Residential Care Facility

**RECOMMENDATION: THAT THE CITY COUNCIL RECEIVE AND FILE THIS REPORT FOR INFORMATIONAL PURPOSES ONLY**

DEPARTMENT: City Manager

- 15) Selection of a Site for New Pickleball Courts

**RECOMMENDATION: THAT THE CITY COUNCIL SELECT A LOCATION FOR NEW PICKLEBALL COURTS AND PROVIDE DIRECTION TO STAFF TO PROCEED WITH DESIGN AND IMPLEMENTATION.**

DEPARTMENT: Public Works

- 16) First Reading and Introduction of an Ordinance Formalizing Public Works Standard Plans and Streetlight Design Standards

**RECOMMENDATION: FIRST READING AND INTRODUCTION OF AN ORDINANCE OF THE CITY OF GRAND TERRACE ADOPTING PUBLIC WORKS STANDARD PLANS AND SPECIFICATIONS AND STREETLIGHT DESIGN STANDARDS**

DEPARTMENT: Public Works

- 17) Community Benefit Fund Grant Award to the Grand Terrace High School Titan Wrestling Booster Club

**RECOMMENDATION: APPROVE THE COMMUNITY BENEFIT FUND GRANT APPLICATION FROM THE GRAND TERRACE HIGH SCHOOL TITAN WRESTLING BOOSTER CLUB IN THE AMOUNT OF \$2,000.00 AND TRANSFER OF FUNDS FROM ACCOUNT 61-461-200-000-000 TO 61-461-100-000-000**

DEPARTMENT: Finance

- 18) Policy Governing Remote Participation and Enhancement of Public Participation in City Council and Commission Meetings to implement Senate Bill No. 707

**RECOMMENDATION: ADOPT THE ATTACHED RESOLUTION TO ADOPT A POLICY ENTITLED "POLICY GOVERNING REMOTE PARTICIPATION AND ENHANCEMENT OF PUBLIC PARTICIPATION IN CITY COUNCIL AND COMMISSION MEETINGS" TO IMPLEMENT SENATE BILL NO. 707**

DEPARTMENT: City Attorney

## I. FUTURE AGENDA ITEMS

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

**J. CITY COUNCIL COMMUNICATIONS**

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

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

City Manager Konrad Bolowich

Lieutenant Kevin Fries

Assistant Fire Chief Gary Jager

**L. ADJOURN**

The next Regular City Council Meeting will be held on May 26, 2026, at 6:00 PM. Any request to have an item placed on a future agenda must be made in writing and submitted to the City Clerk's office.