

# ORDINANCE NO. 226

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE  
APPROVING ZONE CHANGE NO. 06-01 (Z-06-01) TO CHANGE THE  
EXISTING R1-20 ZONING TO R1-10 AND DELETE THE AG OVERLAY ZONE  
FOR AN 8.26 ACRE PARCEL LOCATED ON THE NORTHERLY SIDE OF  
PICO STREET STARTING APPROXIMATELY 150 FEET EASTERLY OF THE  
INTERSECTION OF PICO STREET AND KINGFISHER ROAD AND  
ENVIRONMENTAL CASE NO. 06-03 (E-06-03) - MITIGATED NEGATIVE  
DECLARATION AS PROVIDED BY THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT**

WHEREAS, the applicant has filed the necessary application to change the existing zoning of R1-20 (Very Low Density Single Family - minimum required area 20,000 sq. ft.) to R1-10 (Low Density Single Family - minimum required area 10, 000 sq. ft.); and

WHEREAS, the existing AG (Agricultural Overlay District) Zone is inappropriate for the site given the increase in density and the proximity of smaller urban lots abutting the site. It is therefore appropriate to include in this change of zone the deletion of the AG (Agricultural Overlay District) Zone for the site; and

WHEREAS, the proposed zoning 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 zoning amendment or within the City; and

WHEREAS, the proposed zoning amendment will not be injurious to property or improvements in the neighborhood or within the City; and

WHEREAS, the proposed zoning amendment will allow the reasonable development of the subject site which is currently impacted by several constraints including the 100 foot wide easement for the California Aqueduct, a 60 foot wide easement to Southern California Edison and the proximity of a water reservoirs which impinges on the easterly side of the site; and

WHEREAS, the proposed project will represent a transition between the larger lots along Blue Mountain Court and the smaller lots located to the north and west of the site along Lark Street and Kingfisher Road; and

WHEREAS, the resulting project density of 2.18 units per acre is not inconsistent with existing development in the area including the existing single family residential homes to the west and south; and

WHEREAS, the proposed zone change, Zone Change No. 06-01, is consistent with the "LDR" (Low Density Residential) land use category of the City's General Plan; and

WHEREAS, in accordance with the provisions of the California Environmental Quality Act, an environmental review for Z- 06-01, as legally describe on Exhibit A, has been conducted and a Mitigated Negative Declaration has been prepared under E-06-03 for this project with the Mitigated Negative Declaration (Exhibit B) having been considered by both the Planning Commission and the City Council; and

WHEREAS, the Planning Commission held properly noticed public hearing on this project on April 20, 2006 and May 18, 2006; and

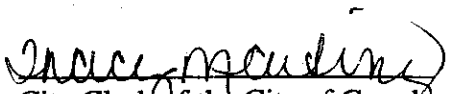
WHEREAS, the Planning Commission following the conclusion of the public hearing on May 18, 2006 recommended that the City Council approve Zone Change No. 06-01 and the associated Mitigated Negative Declaration under Environmental Review No. 06-03, set out in the attached Exhibits A and B, by adopting this Ordinance; and

WHEREAS, the City Council held a properly notice public hearing to consider the Planning Commission's recommendation and other relevant testimony on June 8, 2006, July 13, 2006 and August 10, 2006 for Z-06-01 and E-06-03.

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

- Section 1. Zone Change No. 06-01 to change the existing R1-20 Zoning to R1-10 Zoning and to delete the AG (Agricultural Overlay District) Zone as legally described in Exhibit A, is hereby approved and adopted by the City Council of the City of Grand Terrace.
- Section 2. The Mitigated Negative Declaration on file in the offices of the Community Development Department under E-06-03 is hereby approved as Exhibit B.
- Section 3. Effective Date: This Ordinance shall be in full force and effect at 12:01 a.m. on the 31<sup>st</sup> day of its adoption.
- Section 4 Posting: The City Clerk shall cause this Ordinance to be posted in three (3) public places within fifteen (15) days of its adoption, as designated for such purpose by the City Council.
- Section 5 First read at a regular meeting of the City Council of the City of Grand Terrace held on the 10 day of August, 2006 and finally adopted and ordered posted at a regular meeting of said City Council on the 24<sup>th</sup> day of August, 2006.

ATTEST:

  
City Clerk of the City of Grand  
Terrace and of the City Council

  
Mayor of the City of Grand Terrace  
and of the City Council thereof

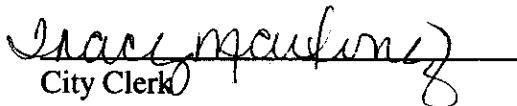
I, Tracey Martinez, Deputy City Clerk of the City of Grand Terrace, California, do hereby certify that the foregoing Ordinance was introduced and adopted at a regular meeting of the City Council of the City of Grand Terrace held on the 24<sup>th</sup> day of August, 2006 by the following vote:

AYES: Councilmembers Hilkey, Garcia, and Miller; Mayor Pro Tem Cortes and Mayor Ferre

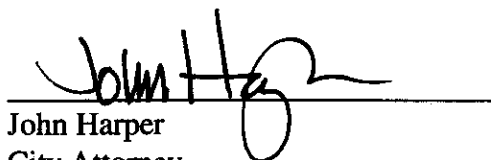
NOES: None

ABSENT: None

ABSTAIN: None

  
City Clerk

Approved as to form:

  
John Harper  
City Attorney

# EXHIBIT A

## LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF THE N.W. 1/4 OF THE S.E. 1/4 AND OF THE  
S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4, ALL SECTION 4, T.2S., R.4W., S.B.M.  
RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



## MITIGATED NEGATIVE DECLARATION

**Document Type:** Negative Declaration (Mitigated)  
**Date:** March 30, 2006  
**Project Title:** Z-06-01, TTM-06-01 and E-06-03  
**Project Location:** An approximately 8.26 acre parcel located on the north side of Pico Street starting approximately 150 feet easterly of the intersection of Pico Street and Kingfisher Road

- **Description of Project:** The proposed project will consist of the changing of the existing R1-20 (Very Low Density Single Family) zoning to R1-10 (Low Density Single Family) Zoning and subdividing the subject site into 18 single family lots with a minimum lot size of about 12,800 square feet.

**Project Proponent:** Karger Homes  
**Lead Agency:** Community Development Department, City of Grand Terrace  
**Contact Person:** Gary L. Koontz, Community Development Director  
(909) 430-2247

**Public Review Period:** **Began:** Thursday, March 30, 2006 **Ended:** Thursday, August 10, 2006

**Public Hearings/Meetings:** Planning Commission – Thursday, April 20, 2006 and May 18, 2006  
City Council - Thursday, June 8, 2006, Thursday, July 13, 2006 and Thursday, August 10, 2006

**Environmental Finding:**

Based on an Initial Study, attached hereto, prepared to evaluate the potential environmental impacts of approving Z-06-01, TTM-06-01 and E-06-03, the said project qualifies for a Mitigated Negative Declaration on the grounds that it will not have a significant adverse impact on the environment with the recommended mitigation conditions.

Signature:   
Gary L. Koontz, Community Development Director

# EXHIBIT B

**City of Grand Terrace**  
Community Development Department  
**Environmental Checklist Form**

1. Project Title: Zone Change No. 06-01, Tentative Tract Map No. 06-01 (County No. 18071) and Environmental Review Case No. 06-03
2. Lead Agency Name and Address: City of Grand Terrace  
Community Development Department  
22795 Barton Road  
Grand Terrace, CA 92313
3. Contact Person and Phone Number: Gary L. Koontz, Community Development Director or John Lampe, Associate Planner (909) 430-2247
4. Project Location: An approximately 8.26 acre, vacant parcel located on the northerly side of Pico Street starting approximately 150 feet easterly of the intersection of Pico Street and Kingfisher Road
5. Project Sponsor's Name: Karger Homes
6. General Plan Designation: "LDR" (Low Density Residential)
7. Zoning: Existing zoning R1-20 (Very Low Density Single Family) to be changed to R1-10 (Low Density Single Family)
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The project will consist of the changing of the existing R1-20 (Very Low Density Single Family) Zoning to R1-10 (Low Density Single Family) Zoning under Z-06-01 and subdividing the subject site into 20 single family residential lots under TTM-06-01 (County No. 18071) in conformance with the proposed R1-10 Zone with a minimum lot size of 10,000 square feet. A proposed grading plan is also shown on the submitted tentative tract map.

9. **Surrounding Land Uses and Settings: (Briefly describe the project's surroundings.)**

**North: Single Family Residential, water reservoir and avocado orchard, Zoned R1-7.2 and R1-20**  
**East: Riverside Highland Water Company water tank reservoir, avocado orchard and open hillside, Zoned R1-20 and RH (Hillside Residential)**  
**South: Single Family Residential, Zoned R1-20**  
**West: Single Family Residential, Zoned R1-7.2**

10. **Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement)**

**City of Grand Terrace Department of Building and Safety—building and grading permits; County of San Bernardino Fire Department—plan check requirements; and City of Grand Terrace Public Works for sewer connection and street improvements. The State of California Department of Water Resources for an encroachment permit over the California Aqueduct.**

**Environmental Factors Potentially Affected:**

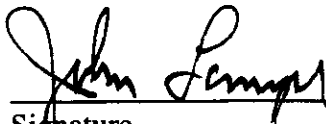
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Land Use and Planning          | <input type="checkbox"/> Transportation/Circulation         | <input type="checkbox"/> Public Services                |
| <input type="checkbox"/> Population and Housing         | <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Utilities and Services Systems |
| <input checked="" type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy and Mineral Resources       | <input type="checkbox"/> Aesthetics                     |
| <input checked="" type="checkbox"/> Water               | <input type="checkbox"/> Hazards                            | <input type="checkbox"/> Cultural Resources             |
| <input checked="" type="checkbox"/> Air Quality         | <input checked="" type="checkbox"/> Noise                   | <input type="checkbox"/> Recreation                     |
|   | <input type="checkbox"/> Mandatory Findings of Significance |   |

**Determination:**

On the basis of this initial evaluation (To be completed by the Lead Agency):

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

  
 \_\_\_\_\_  
 Signature

3/30/06  
 \_\_\_\_\_  
 Date

for Gary L. Koontz  
 \_\_\_\_\_  
 Printed Name

Community Development Director  
 \_\_\_\_\_  
 Title

**Evaluation of Environmental Impacts:**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) “Potential Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potential Significant Impact” entries when the determination is made, and EIR is required.
- 4) “Potential Significant Unless Mitigated Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potential Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier Analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Issues (and Support Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No impact
<b>I. Land Use and Planning.</b> Would the proposal:				
a) Conflict with <u>general plan designation or zoning</u> ? (Source: General Plan Categories Map; and Zoning District Map– The proposed use and new zone are consistent with the Land Use Category of the City’s General Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? ( There are no known agencies where the proposed project would cause a conflict. )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be incompatible with <u>existing land use</u> in the vicinity? (Zoning District Map, Zoning Regulations, City Zoning Code) This project will be a transition between the R1-20 properties to the east and south and the higher density single family development to the west zoned R1-7.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (There are no significant agricultural resources in this part of Grand Terrace )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (The site is relative small in size at 8.26 acres. It lies at the edge of the urban development in the City and will not disrupt or divide any existing part of the City. )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A brief explanation to answer I:

The proposed project at 2.4 dwelling units/acre is consistent with the existing General Plan of the City which allows up to 5 units per acre for the “LDR” category. The project will meet all of the standards of the City including all subdivision and grading standards. The developer will also have to obtain an encroachment permit from the State Department of Water Resources for that part of the proposed subdivision within the 100 foot wide California Aqueduct easement which runs through the middle of the subject site. In addition, there are no agricultural resources on the site as it has been vacant for a number of years. Lastly, the proposal at the edge of existing development will not disrupt or divide the physical arrangement of any established part of the City.

**Issues (and Support Information Sources):**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No impact
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**II. Population and Housing.** Would the proposal:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cumulatively exceed official regional or local population projections? ( This project is relatively small in size with only 20 units. It is consistent with the City's General Plan and population projections for future development under the General Plan.)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? ( This project will not induce any substantial growth as it is at the edge of the urbanized portion of the City and is presently served or can be served with all necessary infrastructure.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace existing housing, especially affordable housing? (The property is vacant and will not displace any existing housing.)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**A brief explanation to answer II:**

The proposed project is a relatively small project which is consistent with the City's General Plan. It will not have any significant effect on regional or local population projections. In addition, the site is presently or can be easily served by all necessary infrastructure. No major expansion of infrastructure will be required; and no growth inducement will result. Lastly, the site is a vacant parcel which was graded a number of years ago for an old subdivision which was never recorded. No displacement of existing housing stock will result from this proposal.

**Issues (and Support Information Sources):**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No impact
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**III Geologic Problems.** Would the proposal result in or expose people to potential impacts involving:

a) Fault rupture? (General Plan MEA/EIR - ES-4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Seismic ground shaking?(GP MEA/EIR-II-1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Seismic ground failure, including liquefaction? (GP MEA/EIR - II-1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Seiches, tsunami, or volcanic hazard? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Landslides or mudflows? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (GP MEA/EIR II-20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Subsidence of the land? (GP MEA/EIR II-1, Append B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soil? (GP MEA/EIR II-1, Append B-4 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I) Unique geologic or physical features? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**A brief explanation to answer III:**

No active or potentially active fault traces cross the site. The only known potential geologic hazard to the site is from seismic ground shaking which is not unusual for any site in Southern California. This and any other geologic hazard will be mitigated by the requirements that all structures shall be designed and constructed to meet the seismic standards of the Uniform Building Code. Also, a soils report will be required before the issuance of a grading permit or building permits for this project for the zone change to R1-10 and subdivision of 20 single family lots. This required soils report will identify any liquefaction potential.

**Finding: Potential impact reduced to a level of insignificance with mitigation measure:** This project must meet the requirements that all structures be designed and constructed to meet the seismic standards of the Uniform Building Code.

Issues (and Support Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No impact
<b>IV. Water.</b> Would the proposal result in:				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (GP MEA/EIR II-1 Append B)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose to people or property to water related hazards such as flooding? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Discharge into surface water or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements? ( )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Changes in the quality of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality? (GP MEA/EIR II-1, and 97 Regional WCA Report)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (GP MEA/EIR II-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A brief explanation to answer IV:

The proposed project is to change the R1-20 Zoning to R1-10 and to subdivide the site into 20 single family lots.. There will be an increase in impermeable surface area with future residential development; however, a hydrology study will be required to analyze how this increase in runoff will be adequately handled. The hydrology study will be required before any grading permits for this project can be issued. In addition, before the grading permits are issued for this project, all NPDES requirements will have to be met which will ensure that many of the impact to water resources will be eliminated. These requirements will be set out in a required "Storm Water Pollution Prevention Plan." Also, a "Water Quality Management Plan" will be required before building permits are issued to ensure the quality of the water runoff from this site.

**Finding: Potential impact reduced to a level of insignificance with mitigation measure:** This project must meet the requirements that prior to the issuance of grading permits, the applicant shall comply with the City of Grand Terrace Stormwater System Ordinance (Ordinance NO: 142, Subsection 1.010, 1993) and the Santa Ana regional Water Quality Boards NPDES Permit for San Bernardino County, as required by the Clean Water Act and submission of a hydrology study.

**Issues (and Support Information Sources):**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No impact
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**V. Air Quality. Would the proposal:**

- |  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (GP MEA/EIR II-14, and AQMP)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b) Expose sensitive receptors to pollutants? (The Element contains an implementing action to reduce such exposure)   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Alter air movement, moisture, or temperature, or cause any change in climate? (Any such implementing actions are designed to have a positive effect on the region's air quality ) | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create objectionable odors? (No specific odor causing proposals are included in the Element )   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**A brief explanation to answer V:**

The proposed project is relatively small size at only 8.26 acres. With only 20 units, it, the project, does not have the capacity to significantly impact the air quality of the region. There will be a very small increase in air pollution primarily from the vehicles of the new residents; however, this will not be significant. However, there may be the potential for generation of dust when the site is graded for the 20 proposed single family lots.

**Finding: Potential impact reduced to a level of insignificance with mitigation measure.** For the grading of the site where dust will be generated, appropriate dust control measures will be integrated into grading plans and activities as required by the City as part of the conditions of the grading permit.

**Issues (and Support Information Sources):**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No impact
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**VI. Transportation/Circulation. Would the proposal result :**

a)	Increase vehicle trips or traffic congestion? (Trans. Engineering and Planning Consultant)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses? ( )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Inadequate emergency access or access to nearby uses? ( )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Hazards or barriers for pedestrians or bicyclists? (TCM Ordinance 147)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (TCM Ordinance 147)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Rail, waterborne or air traffic impacts? ( )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Brief explanation to answer VI:**

Based on the size and nature of the proposed project, it will not have a significant traffic impact on arterial or intersection level of service.

**VII. Biological Resources. Would the proposal result in impacts to:**

a)	Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (GP MEA/EIR II-20, Append C)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Locally designated species (e.g., heritage trees)? (GP MEA/EIR II-20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (GP MEA/EIR II-20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Wetland habitat (e.g., marsh, riparian, and vernal pool)? ( GP MEA/EIR II-20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Wildlife dispersal or migration corridors? (GP MEA/EIR II-20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Issues (and Support Information Sources):**

<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No impact</b>
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**Brief explanation to answer VII:**

No rare or endangered species are known to live in the urban areas of Grand Terrace. In addition, there are no desirable large trees on the site or wetland habitats. No adverse impacts to biological resources are expected to result from the development of this project.

**VIII. Energy and Mineral Resources. Would the proposal:**

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Conflict with adopted energy conservation plans? (GP MEA/EIR II-19, and Append D)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Use non-renewable resources in a wasteful and inefficient manner?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (GP MEA/EIR II-19, and Append B) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Brief explanation to answer VIII:**

No mineral resources have been identified in the City. Therefore the development of this project will not adversely impact any mineral resources. In addition, the project (the 20 individual homes) will have to be constructed in compliance with the energy standards of the building code.

**Issues (and Support Information Sources):**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No impact
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**IX. Hazards.** Would the proposal involve:

- |    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | A risk of accidental explosion or release of hazardous substance (including, but not limited to: oil, pesticides, chemicals, or radiation)? (GP MEA/EIR II-7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) | Possible interference with emergency response plan or emergency evacuation plan? (GT Emergency Plan, and GP MEA/EIR II-13)                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) | The creation of any health hazard or potential health hazard? (GP MEA/EIR II-1)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) | Exposure of people to existing sources of potential health hazards? (GP MEA/EIR II-1)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) | Increase fire hazard in areas with flammable brush, grass, or trees? (GP MEA/EIR II-6)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Brief explanation to answer IX:**

The site lies immediately east of an avocado orchard and not immediately to a hazardous brush area. No hazardous materials are expected except for those household hazardous materials which are expected in all residential development. The Riverside Highland Water Company reservoir to the immediate east lies partly below grade and there are existing drains for emergency conditions.

**X. Noise.** Would the proposal result in:

- |    |   |                          |                                     |                          |                                     |
|----|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) | Increase in existing noise levels? (City Noise Element)         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b) | Exposure of people to severe noise levels? (City Noise Element) | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Issues (and Support Information Sources):**

<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No impact</b>
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Brief explanation to answer X.

There will be some increase in ambient noise level simply from having 20 new homes in the area; however, such residential noise will not be significant. In addition, all construction and grading activity on the site will have to comply with the City's Noise Ordinance.

**Finding: Potential impact reduced to a level of insignificance with mitigation measures.** The construction activity for this development will have to comply with the City's Noise Ordinance which will mitigate any potential noise impacts to less than significant levels.

**XI. Public Services.** Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Fire protection? ( )                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Police protection? ( )                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Schools? ( )  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Maintenance of public facilities,<br>including roads? ( ) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Other governmental services? ( )                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Brief explanation of answer XI.

This proposed project for 20 single family homes is relatively small in size. As for any residential projects, there will be some effect on public services but because of the relatively small size of the project, all of these effects will be less than significant. In addition, there will be an increase in the City's property tax base because of the development of existing vacant land and the developer will also have to pay the school district impact fees for this project before building permits are issued.

**Issues (and Support Information Sources):**

<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No impact</b>
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**XII. Utilities and Services Systems.** Would the proposal result in a need for new systems or supplies, or substantial alternations to the following utilities:

a)	Power or natural gas? (GP MEA/EIR II-32, II-33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Communications systems? (GP MEA/EIR II-33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Local or regional water treatment or distribution facilities? (GP MEA/EIR II-30)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Sewer or septic tanks? (GP MEA/EIR II-30)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Storm water drainage? (GP MEA/EIR II-33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Solid waste disposal? (GP MEA/EIR II-32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Local or regional water supplies? (GP MEA/EIR II-30)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Brief explanation of answer XII.**

This proposed project is relatively small in size. All of the needed services exist for this site including electricity, phone, and natural gas. There will be no impacts resulting from this project on utilities and service systems.

**XIII. Aesthetics.** Would the proposal:

a)	Affect a scenic vista or scenic highway? (GP MEA/EIR II-22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have a demonstrable negative aesthetic effect? ( Proposed site plan and project elevations )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Create light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Brief explanation to answer XIII.**

The proposed project does not lie near scenic highway or will block scenic vistas. In addition, any potential aesthetic impacts will be mitigated by the requirement for a site and architectural review of all 20 houses by the City's Planning Commission before building permits are issued. This review will be made at a public hearing in which are property owners within 300 feet will receive notice.