



City of Grand Terrace Notice of Preparation of Draft EIR and Notice of Scoping Meeting

Date: February 8, 2021

To: Responsible and Trustee Agencies/Interested Organizations and Individuals

Subject: **Notice of Preparation (NOP) of a Draft Environmental Report and Notice of a Public Scoping Meeting**

Lead Agency:

CITY OF GRAND TERRACE
Planning and Development Services
22795 Barton Road
Grand Terrace, CA 92313
909-824-6621

Consulting Firm Preparing the Draft EIR:

KIMLEY-HORN AND ASSOCIATES, INC.
3880 Lemon Street, Suite 420
Riverside, CA 92501
951-543-9869
Contact: Kari Cano, Project Manager

Contact: Steven Weiss, AICP, Planning
and Development Services Director
sweiss@grandterrace-ca.gov

The City of Grand Terrace, serving as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Gateway at Grand Terrace Specific Plan Project.

In accordance with §15082 of the CEQA Guidelines, the City of Grand Terrace has issued this NOP to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects, and to solicit comment on the scope of environmental analysis the City has determined necessary to include in the EIR. This NOP includes a project description and a list of the environmental issues the City intends to be examined in the EIR.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your response to Steven Weiss, Planning and Development Services Director, at the City of Grand Terrace address shown above. Please include the name, phone number, and address of a contact person in your response. Comments will only be accepted by mail or e-mail through March 9, 2021.

Project Title: **Gateway at Grand Terrace Specific Plan EIR**

Location: The Project site comprises 40 existing parcels totaling ±125 acres, located east of Interstate 215 (I-215) in the City of Grand Terrace. The Project site is bounded by Barton Road and vacant land to the north, former Gage Park and industrial uses to the south, Taylor Street and Grand Terrace High School and vacant parcels to the east, and the Burlington Northern Santa Fe railway and industrial/retail uses to the west; refer to **Exhibit 1, Project Location**. Regional access is available via State Route 215 (SR 215) at Main Street and Barton Road. Local access is available via Taylor Street-Commerce Way, Michigan Street, Van Buren Street, De Berry Street, and Main Street.



City of Grand Terrace Notice of Preparation of Draft EIR and Notice of Scoping Meeting

Description

A. Project Setting

The total Project area encompasses approximately 125 acres. Most of the Project site does not support native vegetation because of development or other land uses currently or previously located on-site. Approximately 69.09-acres of the Project site are developed. Developed areas include an electrical substation and basins in the western portion of the site, a public storage facility and a materials stockyard in the northern portion of the site, the Gage Canal along the northwestern portion of the site, and a small horse ranch property in the northern-central portion of the site. It is anticipated that all of these existing uses will remain. The Cage Park property south of the Specific Plan area is no longer maintained, but is still vegetated with ornamental trees. The central undeveloped portion of the property is dominated by non-native grasses and ruderal vegetation; however, it contains a drainage feature that is vegetated with a mixture of native and non-native riparian vegetation. The drainage feature originates from a storm drain outlet at the eastern site boundary and extends to the western property boundary where it enters a culvert under I-215. There are also existing City of Riverside Public Utility well sites located within Pas 14 and 15 that do not serve the Project Site or the City.

The Project site includes widening and extending Taylor Street to Commerce Way, which extends along the eastern edge of the park and substation properties.

B. Project Approvals

The proposed Project is the adoption of The Gateway at Grand Terrace Specific Plan (Gateway SP) to guide the development and operation of the planning areas within the Specific Plan and identify associated on- and off-site supporting infrastructure improvements. The proposed Project consists of applications for a General Plan Amendment (GPA 17-01), Zone Change (Zone Change 17-02), Gateway Specific Plan, a Tentative Tract Map for conveyance purposes, and a Development Agreement. The Project proposes a mix of residential, commercial, business park, park space, open space, roads, utilities, and drainage facilities. Additionally, portions of the Gateway SP will include residential, business park, and public facilities overlays. The Gateway SP, which would be adopted by resolution by the City, would be designed as a mixed-use development consisting of 25 Planning Areas (PAs).

C. Specific Plan

The Gateway SP (SP 17-01) will establish the necessary plans, development standards, regulations, zoning, infrastructure requirements, design guidelines and implementation programs on which subsequent project-related development activities (i.e., future implementing development projects) are to be founded. It is intended that Site and Architectural Review, grading permits and building permits, or any other permitting actions applicable to this area be consistent with the Specific Plan.

The Gateway SP, which would be adopted by resolution by the City, is designed as a mixed-use development consisting of 25 Planning Areas (PAs). The land use types proposed by the Project are summarized in **Table 1, Gateway at Grand Terrace Specific Plan Land Use Summary**. The Gateway SP



City of Grand Terrace Notice of Preparation of Draft EIR and Notice of Scoping Meeting

also proposes three overlay districts to allow for more flexibility in uses in the future. These three overlay districts cover planning areas 14 and 15 (Residential Overlay), planning area 22 (Business Park) and planning areas 3, 19, and 25 (Public Facilities Overlay); refer to **Exhibit 2, Gateway at Grand Terrace Land Use Plan**.

Table 1: Gateway at Grand Terrace Specific Plan Land Use Summary

Planning Area	Gross Acres	Dev. Acres	Max FAR	Max Dev. SF	Res. Density du/ac	Total #
1	8.23	6.40	0.25	69,696		
2	3.00	3.00	0.25	32,670		
3	0.25	0.09	0.2	784		
4	2.83	0.00	0.2	0		
5	1.90	0.03				
6	8.40	6.42	0.25	69,914		
7	0.40	0.40	0.2	3,485		
8	4.65	3.68	0.25	40,075		
9	4.65	4.65	0.25	50,639		
10	0.62	0.62				
11*	14.55	12.38			20	247
12	8.40	7.70			20	154
13	1.26	1.26				
14	0.58	0.40			18	7
15	0.37	0.37			18	6
16	0.52	0.52	0.2	4,530	18	9
17	2.51					
18	14.75	1.07				
19	0.40	0.15				
20*	18.38	18.21			18	327
21	3.10					
22	6.69	6.69	0.3	87,425		
23	2.38					
24	4.05					
25	4.73					
Van Buren Street	1.94					
De Berry Street	1.95					
Taylor Street	1.19					
Riverside Canal	1.91					
Total Area	125.59	74.04	—	359,218	—	750

* Acreage does not include the area west of Commerce Way/Taylor Street



City of Grand Terrace Notice of Preparation of Draft EIR and Notice of Scoping Meeting

C1. Residential Land Uses

The Residential land use designation is proposed to facilitate the development of a variety of housing types in individual neighborhoods, provide architectural interest and housing choices. Permitted for sale, residential uses may include single-family homes, high density detached single family, alley load product types, duplexes, townhomes, stacked flats and supportive recreational amenities. Permitted for-rent residential uses may include duplexes, townhomes, stacked flats, and supportive recreational amenities. The for-sale and for-rent residential uses may be gated or non-gated.

C2. Commercial Land Uses

The Commercial land use designation allows for job and sales tax-producing uses such as retail, eating and drinking establishments, services and offices that are desirous to the community and freeway-generated consumers. A landscape setback is required along all public streets. Parking can be located in front, to the side or to the rear of the buildings.

C3. Business Park Land Uses

The Business Park land use designation allows for the development of industrial, light industrial, business parks, and similar uses at the southern portion of the Project site.

C4. Circulation

The Gateway SP includes 6.99 acres of backbone roadways. Circulation improvements within the Gateway SP include but are not limited to the complete reconstruction and extension of Taylor Street from Main Street to the existing terminus of Commerce Way approximately 1000 linear feet south of Barton Road, and extension of Van Buren Street and De Berry to Commerce Way. New Class II on-street bicycle lanes, sidewalks, and streets will connect the mixed-use areas with the residential neighborhoods, parks, and schools. It is anticipated that the extension of Taylor Street to the existing terminus of Commerce Way will be constructed in two phases, with the eastern half width (interim one lane each direction) constructed in Phase 1 from Taylor to De Berry and full width from De Berry to existing Commerce Way, and the western half width (ultimate two lanes each direction) constructed in Phase 2. The I-215 Barton Road Interchange Project, anticipated to be completed in 2020, is located outside of the Specific Plan area, but will improve the circulation for the roadways surrounding the Gateway SP area.

C5. Open Space and Recreation

The Specific Plan proposes up to a total of 9.18 acres of dedicated public park and open space uses within planning areas 19, 24, and 25. Additionally, it is anticipated that open space areas would be included within the residential planning areas. The applicant is also currently in discussions with the City of Grand Terrace and Colton Unified School District on a proposed joint use sports complex with Grand Terrace High School and City baseball fields and as such, is included in the Project boundaries.

C6. Sewer

Sanitary sewer service is provided by the City through various agreements between the cities of Grand Terrace and Colton. The City of Colton leases and maintains the sewer lines and treats the wastewater. As



City of Grand Terrace Notice of Preparation of Draft EIR and Notice of Scoping Meeting

development is proposed within the various planning areas, sewer capacity analysis and proposed sewer facilities will need to be analyzed and improvements constructed to the requirements and satisfaction of the cities of Grand Terrace and Colton. Additionally, a will serve letter will be required to be obtained for the Project. Wastewater collected from the Project site will continue to be conveyed into an existing 18-inch diameter sewer pipeline under the I-215 freeway to the treatment plant in Colton.

C7. Water

Water service for the Project site is provided by the Riverside Highland Water Company (RHWC). Additionally, a Water Supply Assessment will be prepared for the Project. There are also existing City of Riverside Public Utility well sites located within PAs 14 and 15 that do not serve the Project Site or the City. Implementation of the proposed Project would be required to provide fire suppression systems, looped on-site mains to assure adequate pressure for fire suppression as needed, and fire hydrants. All proposed site-specific water improvements will need to provide a hydraulic analysis to be reviewed and approved by RHWC and improvements constructed to the requirements and satisfaction of the City and RHWC.

C8. Storm Drainage

The Project site is traversed by three major drainage courses. The northern drainage course enters the site at the westerly end of De Berry Street, travels in a southwesterly direction, and enters the San Bernardino County Flood Control District (SBCFCD) channel that eventually direct flows off-site under the I-215 freeway. The second drainage course enters the Project site on the north side of Van Buren Street near the easterly edge of PA 11. These storm water flows travel west and join the SBCFCD channel at the western edge of the Project site. A portion of this drainage course has been identified as possible wetlands area. The third drainage course enters the Project site through Grand Terrace High School near the southeasterly edge of PA 20. The westerly terminus of Pico Street overflows with storm water during large storm events and the storm water travels through the existing Grand Terrace High School site towards Taylor Street and ultimately joins the SBCFCD channel at the western edge of the Project site. The Project includes two planning areas (5 and 18) totaling 16.65 gross acres dedicated to drainage facilities.

The proposed Focused Master Plan of Storm Drains for the Project area includes the grading and construction of regional detention basins on Planning Areas 5 and 18, installation of a 36-inch reinforced concrete pipe from the basins within Van Buren Ave to the intersection of Michigan and Van Buren, installation of catch basins to convey storm water flows to reduce flooding and hazards in the intersection, installation of a 54-inch reinforced concrete pipe along the northerly property line of Grand Terrace High School and the westerly edge of Pico Park to Pico Street, installation of a 48-inch reinforced concrete pipe within Pico to the intersection of Michigan and Pico, and installation of catch basins to convey storm water flows to reduce flooding and hazards in the intersection. The installation of the Van Buren storm drain system will divert flows from the existing natural drainage area north of Van Buren, and discharge to the regional basins. Additional off-site work will include additional curbing and berming upstream of the proposed storm drain systems to safely convey storm water flows within the streets to alleviate potential flooding. Final storm drain sizing and alignments will be evaluated with final engineering.



City of Grand Terrace Notice of Preparation of Draft EIR and Notice of Scoping Meeting

All proposed site-specific drainage improvements will need to be identified and analyzed as part of the entitlement process for future implementing development projects within the GatewaySP.

Environmental Issues to be Evaluated in the EIR

The City of Grand Terrace is serving as the CEQA lead agency for the proposed Gateway at Grand Terrace Specific Plan Project. CEQA Guidelines §15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term and cumulative impacts associated the proposed Project. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The EIR will be comprehensive in nature evaluating all identified issues from the Initial Study Checklist contained as Appendix G of the CEQA Guidelines.

The following issues are anticipated to be addressed in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will address the short- and long-term effects of the Project on the environment, including the impacts of constructing and operating the Project, inclusive of any off-site improvements. The EIR will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulatively considerable impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by §15097 of the CEQA Guidelines. The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, and to identify those environmental issues potentially affected by the Project which should be addressed further by the City of Grand Terrace in the EIR.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).



City of Grand Terrace Notice of Preparation of Draft EIR and Notice of Scoping Meeting

The Environmental Documentation for the Project may be downloaded from the City's website:

https://www.grandterrace-ca.gov/departments/planning_development_services

The Environmental Documentation is also available for review Monday through Friday, between 8 a.m. and 5 p.m. at the following location:

City of Grand Terrace
Planning and Development Services Department
22795 Barton Road
Grand Terrace, CA 92313

Public Scoping Meeting

The City will have a Scoping Meeting to:

- 1) Inform the public and interested agencies about the proposed Project; and
- 2) Solicit public comment on the scope of the environmental issues to be addressed in the EIR.

Date: February 22, 2021

Location: City Council Chambers

Time: 6:00 PM

22795 Barton Road

Grand Terrace, CA 92313

The public is encouraged to speak on this matter. If you would like to participate telephonically, each person is allowed three (3) minutes speaking time. You can access the meeting by dialing:

1-669-900-9128 – Enter Meeting ID: **871 5533 0201** and Enter Password #: **076728**. You will be placed in the waiting room, muted until it is your turn to speak.

The City wants you to know that you can also submit your comments by email to ccpubliccomment@grandterrace-ca.gov. To give the City Clerk adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 5:00 p.m., February 22, 2021. Written comments will be subject to the three (3) minute time limitation (approximately 350 words).



EXHIBIT 1: Project Location
Gateway at Grand Terrace Specific Plan EIR Notice of Preparation

LEGEND

 SPECIFIC PLAN BOUNDARY

 RESIDENTIAL

 COMMERCIAL

 BUSINESS PARK

 PARK

 OPEN SPACE

 DRAINAGE FACILITIES

 UTILITIES

 ROADS

OVERLAYS

 RESIDENTIAL

 BUSINESS PARK

 PUBLIC FACILITIES

