

Section 3.0 Errata to the Draft EIR

3.1 INTRODUCTION TO THE ERRATA

In accordance with Section 15132 of the CEQA Guidelines, the FEIR for The Gateway at Grand Terrace Specific Plan (Project) includes the DEIR, dated June 2023, as well as any proposed revisions or changes to the DEIR.

The changes to the DEIR do not affect the overall conclusions of the environmental document, and instead represent changes to the DEIR to provide clarification, amplification and/or insignificant modifications, as needed as a result of public comments on the DEIR, or due to additional information received during the public review period. These clarifications and corrections do not warrant recirculation of the DEIR pursuant to CEQA Guidelines Section 15088.5.

None of the changes or information provided in the comments identify a new significant environmental impact, a substantial increase in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted. In addition, the changes do not reflect a fundamentally flawed or conclusory DEIR.

Changes to the DEIR are listed by Section, page, paragraph, etc. to best guide the reader to the revision. Changes are identified as follows:

Deletions are indicated by ~~strikeout text~~.

Additions are indicated by underlined text.

3.2 CHANGES TO THE DRAFT EIR

Cover Page, under Draft Environmental Impact Report

State Clearinghouse No. 202102011

Cover Page, under Zone Change 17-02

Zoning Code Amendment 24-01

Page 1-5, 3rd Paragraph, 1st Sentence

The No Commercial Alternative assumes that the Project Applicant would not develop any commercial development and would limit the Project's commercial component as a zone change only.

Page 1-5, 4th Paragraph, 1st Sentence

The Project also includes various discretionary approvals including applications for a Specific Plan, Zone Change, Zoning Code Amendment, General Plan Amendment, Tentative Tract Map, and Development Agreement.

Executive Summary, Table 1-1, Mitigation Measure AQ-2, 2nd Sentence

The TDM plan shall be approved by the City of Grand Terrace prior to the issuance of building permits and incorporated into the Project's ~~Codes-Covenants~~Covenants, Conditions, and Restrictions (CC&Rs).

Executive Summary, Table 1-1, Mitigation Measure AQ-4, 1st Sentence

Prior to the issuance of occupancy permits, the Planning Division shall confirm that the Project's ~~Codes-Covenants~~Covenants, Conditions, and Restrictions (CC&Rs) and/or tenant lease agreements include contractual language that all landscaping equipment used on-site shall be 100 percent electrically powered.

Executive Summary, Table 1-1, Addition of new Mitigation Measure BIO-3

MM BIO-3 If the Crotch bumble bee is no longer a candidate or listed species under the California Endangered Species Act, then this mitigation measure shall not be required.

The Project site was surveyed for Crotch bumble bees and found to have a low potential for Crotch bumble bees. No bees were observed on the Project Site. As such, the following measures shall be implemented to reduce potential impacts to this species:

- Survey: To the extent feasible, construction activities (i.e., demolition, earthwork, clearing, and grubbing) shall occur outside of the Crotch's bee flight season (February 1 through October 31). If construction activities must occur during the flight season, a qualified biologist shall conduct a survey for Crotch's bumble bee queens, gynes, and colonies. The survey shall be conducted during optimal weather conditions (e.g., warm, sunny days between 65 and 90 degrees Fahrenheit and with wind conditions less than 8 miles per hour). If the survey is negative, no further assessment shall be required, and construction activities shall be allowed to proceed without any further requirements.

If Crotch bumble bee is detected during the survey, the following measures shall be implemented:

- CESA Compliance: Prior to issuance of a grading permit, it shall be demonstrated that CESA-required consultation with CDFW regarding the project's effects on Crotch bumble bees has occurred. If take of Crotch bumble bee is expected, an incidental take permit (ITP) shall be obtained from CDFW. In addition, if an incidental take permit is issued for the project that covers Crotch bumble bees, that document shall supersede any inconsistent measures provided in this report.
- Compensatory Mitigation: Compensatory mitigation for permanent direct impacts to suitable Crotch's bumble bee habitat shall be offset through compensatory mitigation, which may include, but is not necessarily limited to, on-site or off-site habitat preservation, enhancement, restoration, and/or creation at a ratio of no less than 1:1. However, if an incidental take permit is issued for the project that

covers Crotch’s bumble bee, that document(s) shall supersede any measures and mitigation ratios provided in this report.

Executive Summary, Table 1-1, Revised Mitigation Measure BIO-3 to BIO-4

MM ~~BIO-3~~BIO-4: In addition to obtaining permits from the USACE, RWQCB, and CDFW, impacts to CDFW jurisdiction will require a Streambed Alteration Agreement and the Project shall implement mitigation consisting of one or more of the following options (mitigation would be required at a minimum 1:1 ratio to offset impacts):

- 1) Avoidance and conservation of on-site waters;
- 2) Establishment and/or enhancement of wetlands/riparian habitat on-site;
- 3) Establishment and/or enhancement of wetlands/riparian habitat off-site;
- 4) Purchase of credits from an approved mitigation bank/in-lieu fee program

Executive Summary, Table 1-1, Mitigation Measure GHG-1

MM GHG-1: Residential Renewable Energy Generation. Prior to issuance of ~~each~~ residential building’s permits for each development’s phase, residential development within the Project site shall be required to submit plans for the installation of solar photovoltaic (PV) panels or another source of renewable electricity generation on-site, based on the maximum roof area available for solar (i.e., solar-ready zone). The PV panels or alternative shall be installed prior to the issuance of Certificate of Occupancy (or the final Certificate of Occupancy within the development phase, if Virtual Net Metering is utilized). ~~The s~~Solar-ready zones shall comply with Section 110.10 of the 2022 California Energy Code and meet ~~with~~ access, pathway, ventilation, and spacing requirements, and exclude skylight area.

Each residential building (or development phase, if VNEM is utilized) shall include an electrical system and other infrastructure sufficiently sized to accommodate the PV arrays. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage. The schedule of photovoltaic system locations may be updated as needed.

Executive Summary, Table 1-1, Mitigation Measure GHG-2, 1st Sentence

Prior to the issuance of building permits, future development within the Project shall be designed to exceed 2022 Title 24 energy efficiency standards by a minimum of 15 percent through any of the following methods: achieving Leadership in Energy and Environmental Design (LEED) standards or ~~meet or exceed~~meeting or exceeding CALGreen Tier 2 standards in effect at the time. ~~in order to exceed 2022 Title 24 energy efficiency standards by a minimum of 15 percent.~~ Alternatively, the Project design shall include on-site renewable energy for future commercial development, for example the incorporation of solar panels into future Project commercial development, such that 15 percent of the on-site energy consumption is offset.

Executive Summary, Table 1-1, Mitigation Measure HAZ-1

Applicable to future development projects within the Project site, if signs of soil contamination, including staining or odor are encountered during ground-disturbance activities, construction shall halt, and the project-specific applicant/contractor is required to prepare a Phase II ESA to evaluate the potential environmental concern. If test results are positive for a potential impact show RECs, HRECs, and/or CRECs, then remediation would be required to clean and detoxify the site subject to approval of regulatory oversight by the County, DTSC or RWQCB, prior to continuing ground-disturbing activities.

Executive Summary, Table 1-1, Impact Statement 4.15-3, 1st Sentence

~~No mitigation is required.~~ **MM TRA-1:** Upon the City's acquisition of the area on Van Buren Street necessary to connect the project's sidewalk to the remainder of Van Buren Street, the applicant will pay its fair share of the cost of construction of that portion of the sidewalk.

Executive Summary, Table 1-1, Mitigation Measure TCR-1

MM TCR-1: Discovery of Tribal Cultural Resources. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) the Augustine Band of Cahuilla Indians tribe will be notified and work shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input. The archaeologist shall complete an isolate record for the find and submit this document to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians.

Page 2-7, 1st Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-17~~17-01), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 2-7, 2nd Paragraph

Specific Plan (SP ~~00-17~~17-01) – The Gateway at Grand Terrace Specific Plan document (Project) establishes 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.

Page 2-7, After Paragraph 5

5. Zoning Code Amendment (ZCA 24-01) – is required to amend the Zoning Code (Title 18 of the city of Grand Terrace Municipal Code) to create a new Specific Plan District, the Gateway at Grand Terrace Specific Plan District and its new zoning designations as listed in ZC 17-02 above.

Page 2-7, 6th Paragraph

~~6.5. Development Agreement – A Development Agreement is proposed to identify parties responsible for the construction of major infrastructure improvements, phasing schedule of development and infrastructure improvements, financial commitments for the construction of the infrastructure improvements, vesting of applicable codes and standards, and vesting of development impact fees for a specified term and appropriate extension metrics.~~ **Development Agreement and Exchange Agreement –** A Development Agreement and Exchange Agreement are proposed to identify parties responsible for the construction of major infrastructure improvements, phasing schedule of development and infrastructure improvements, financial commitments for the construction of the infrastructure improvements, vesting of applicable codes and standards, vesting of development impact fees for a specified term and appropriate extension metrics, and the terms and conditions for the exchange of developer owned land for city property.

Page 3-3, 4th Paragraph, 2nd Sentence

The Project site consists predominately of vacant land, as well as storage commercial uses, and ~~six~~five non-conforming residences.

Page 3-3, 4th Paragraph, 3rd Sentence

concrete-lined storm channel carries runoff from a storm drain at the western end of De Berry Street, southwest beneath the ~~Gage Canal~~Riverside Canal and into the westward-flowing drainage way that crosses the Project area from the western end of Van Buren Street.

Page 3-4, 1st Paragraph, 5th Sentence

There is a total of ~~six~~five existing single-family residences with associated accessory structures along De Berry Street and Van Buren Street. Only four of the five existing nonconforming residential structures within the Specific Plan boundary are occupied. The fifth nonconforming structure is unoccupied and boarded up. One of the residences, located on Van Buren Street, is not expected to be part of future residential development and will not be affected. The other three occupied units in the current CM zone are within the proposed commercial area of the Specific Plan. Currently, the landowners these three nonconforming residences are not participating in the Specific Plan and no specific development is proposed on those parcels and no demolition of those units is proposed at this time.

Page 3-4, 1st Paragraph, 6th Sentence

~~Five~~Four out of the ~~six~~five residences are currently occupied.

Page 3-4, 1st Paragraph, Last Sentence

The remaining building is ~~vacant~~unoccupied and boarded up.

Page 3-4, 2nd Paragraph, Last Sentence

The proposed Specific Plan (SP ~~00-1717-01~~) has been prepared pursuant to California Government Code §65454.

Page 3-4, 2nd Paragraph, Last Sentence

The proposed Specific Plan (SP ~~00-17~~17-01) has been prepared pursuant to California Government Code §65454.

Page 3-5, 2nd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-17~~17-01), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 3-11, Last Paragraph, 2nd Sentence

The northern drainage course enters the site at the westerly end of De Berry Street. It then travels in a southwesterly direction and enters the San Bernardino County Flood Control District (SBCFCD)'s Highgrove Channel that eventually directs flows off-site under I-215.

Page 3-12, 1st Paragraph, 2nd Sentence

These storm water flows travel west and join the ~~SBCFCD channel~~ Highgrove Channel at the western edge of the Project area.

Page 3-12, 4th Paragraph, 2nd Sentence

The basin would be hydraulically connected, and ~~two one~~ two one outfalls ~~with one~~ providing outlet to the Highgrove Storm Channel located adjacently to the upstream end of the Riverside Canal drainage area and another providing a secondary outlet to the ~~Gage Canal~~.

Page 3-18, 1st Bullet Point

Adopt the Gateway at Grand Terrace Specific Plan (~~00-17~~17-01).

Page 3-18, After Bullet Point 3

Adopt a Zone Change Amendment which is required to amend the Zoning Code (Grand Terrace MC Title 18) to create a new Specific Plan District, the Gateway at Grand Terrace Specific Plan District and its new zoning designations as listed in ZC 17-02 above.

Page 4-1.1, 3rd Paragraph, Last Sentence

The Project consists of applications for a Specific Plan (SP ~~00-17~~17-01), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4-1.2, 2nd Paragraph, 4th Sentence

A concrete-lined storm channel carries runoff from a storm drain at the western end of De Berry Street, southwest beneath the ~~Gage Canal~~ Riverside Canal and into the westward-flowing drainage way that crosses the Project area from the western end of Van Buren Street.

Page 4-1.9, 4th Paragraph, 1st Sentence

Additionally, the Project site includes a Southern California Edison (SCE) electrical substation and basins in the southern portion of the site, a public storage facility and a materials stockyard in the northern portion of the site, and the ~~Gage Canal~~Riverside Canal ~~along~~in the northwestern portion of the site.

Page 4-2.1, Last Paragraph, Last Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.2-26, Mitigation Measure AQ-2, 2nd Sentence

The TDM plan shall be approved by the City of Grand Terrace prior to the issuance of building permits and incorporated into the Project's ~~Codes Covenants~~Covenants, Conditions, and Restrictions (CC&Rs).

Page 4.2-27, Mitigation Measure AQ-4, 1st Sentence

Prior to the issuance of occupancy permits, the Planning Division shall confirm that the Project's ~~Codes Covenants~~Covenants, Conditions, and Restrictions (CC&Rs) and/or tenant lease agreements include contractual language that all landscaping equipment used on-site shall be 100 percent electrically powered.

Page 4.2-27, Mitigation Measure AQ-4, 1st Sentence

Prior to the issuance of occupancy permits, the Planning Division shall confirm that the Project's ~~Codes Covenants~~Covenants, Conditions, and Restrictions (CC&Rs) and/or tenant lease agreements include contractual language that all landscaping equipment used on-site shall be 100 percent electrically powered.

Page 4.3-1, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.3-15, Before "Burrowing Owl" Header

Crotch Bumble Bee

Crotch bumble bee (Bombus crotchii) is a CDFW candidate species for listing as endangered. The Crotch's bumble bee is found between San Diego and Redding in a variety of habitats including open grasslands, shrublands, chaparral, desert margins including Joshua tree and creosote scrub, and semi-urban settings. It is near endemic to California, with only a few records from Nevada and Mexico.

Page 4.3-38, After 4th Paragraph

The Crotch bumble bee is not anticipated to be present at the Project site. However, in an unlikely event that the Crotch bumble bee is found, the Project would be required to implement MM BIO-3. This mitigation measure shall only be required if the Crotch bumble bee remains as a CESA candidate or is listed as a state engendered species at the time of project construction. With implementation of MM BIO-3, impacts to the Crotch bumble bee species would be reduced to less than significant levels.

Page 4.3-39, After MM BIO-2

MM BIO-3 If the Crotch bumble bee is no longer a candidate or listed species under the California Endangered Species Act, then this mitigation measure shall not be required.

The Project site was surveyed for Crotch bumble bees and found to have a low potential for Crotch bumble bees. No bees were observed on the Project Site. As such,, the following measures shall be implemented to reduce potential impacts to this species:

- Survey: To the extent feasible, construction activities (i.e., demolition, earthwork, clearing, and grubbing) shall occur outside of the Crotch’s bee flight season (February 1 through October 31). If construction activities must occur during the flight season, a qualified biologist shall conduct a survey for Crotch’s bumble bee queens, gynes, and colonies. The survey shall be conducted during optimal weather conditions (e.g., warm, sunny days between 65 and 90 degrees Fahrenheit and with wind conditions less than 8 miles per hour). If the survey is negative, no further assessment shall be required, and construction activities shall be allowed to proceed without any further requirements.

If Crotch bumble bee is detected during the survey, the following measures shall be implemented:

- CESA Compliance: Prior to issuance of a grading permit, it shall be demonstrated that CESA-required consultation with CDFW regarding the project’s effects to Crotch bumble bee has occurred. If take of Crotch bumble bee is expected, an incidental take permit (ITP) shall be obtained from CDFW. In addition, if an incidental take permit is issued for the project that covers Crotch bumble bee, that document shall supersede any inconsistent measures provided in this report.
- Compensatory Mitigation: Compensatory mitigation for permanent direct impacts to suitable Crotch’s bumble bee habitat shall be offset through compensatory mitigation, which may include, but is not necessarily limited to, on-site or off-site habitat preservation, enhancement, restoration, and/or creation at a ratio of no less than 1:1. However, if an incidental take permit is issued for the project that covers Crotch’s bumble bee, that document(s) shall supersede any measures and mitigation ratios provided in this report.

Page 4.3-39, 2nd Paragraph

To reduce potentially significant impacts, ~~MM BIO-3~~BIO-4 which is required during regulatory permit acquisition for future development, will include one or more of the following mitigation options to reduce impacts to sensitive vegetation communities: 1) avoidance and conservation of onsite waters; 2) establishment and/or enhancement of wetlands/riparian habitat onsite; 3) establishment and/or enhancement of wetlands/riparian habitat offsite; and/or 4) purchase of credits from an approved mitigation bank/in-lieu fee program. With implementation of ~~MM BIO-3~~BIO-4, impacts to sensitive vegetation communities would be reduced to less than significant levels.

Page 4.3-41, 2nd Paragraph, Last two Sentences

Furthermore, the Project would implement ~~MM BIO-3~~BIO-4 to mitigate impacts concerning jurisdictional waters. Since the Project would obtain the necessary permits from USACE, RWQCB, and CDFW and implement ~~MM BIO-3~~BIO-4, the Project's construction impact to jurisdictional waters would be reduced to a less than significant level.

Page 4.3-42, MM BIO-3

~~MM BIO-3~~BIO-4 In addition to obtaining permits from the USACE, RWQCB, and CDFW, impacts to CDFW jurisdiction will require a Streambed Alteration Agreement and the Project shall implement mitigation consisting of one or more of the following options (mitigation would be required at a minimum 1:1 ratio to offset impacts):

- 1) Avoidance and conservation of on-site waters;
- 2) Establishment and/or enhancement of wetlands/riparian habitat on-site;
- 3) Establishment and/or enhancement of wetlands/riparian habitat off-site;
- 4) Purchase of credits from an approved mitigation bank/in-lieu fee program.

Page 4.3-44, 3rd Paragraph, 1st Sentence

Compensatory mitigation for Project specific impacts to riparian and wetland resources would be required by agencies with jurisdiction over these resources and implemented in the course of the Project's development (~~MM BIO-3~~BIO-4).

Page 4.3-44, 4th Paragraph, 1st Sentence

Compliance with existing regulations, permit conditions, local design standards and implementation of ~~MMs BIO-1~~ through ~~BIO-3~~BIO-4 would reduce Project impacts to biological resources to a less than significant levels.

Page 4.4-2, 1st Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-17~~17-01), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.5-1, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.6-1, 4th Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.7-1, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.7-21, 1st Paragraph, 3rd Sentence

MM AQ-3 prohibits the use of any kind of fire places, and **MM AQ-4** requires that the Project's Code, ~~Covenants~~ Covenants, Conditions, and Restrictions (CC&Rs) and/or tenant lease agreements include contractual language that all landscaping equipment used on-site shall be 100 percent electrically powered.

Page 4.7-24, Updated Mitigation Measure GHG-1

MM GHG-1 Residential Renewable Energy Generation. Prior to issuance of each residential building's permits for each development's phase, residential development within the Project site shall be required to submit plans for the installation of solar photovoltaic (PV) panels or another source of renewable electricity generation on-site, based on the maximum roof area available for solar (i.e., solar-ready zone). The PV panels or alternative shall be installed prior to the issuance of Certificate of Occupancy (or the final Certificate of Occupancy within the development phase, if Virtual Net Metering is utilized). The solar-ready zones shall comply with Section 110.10 of the 2022 California Energy Code and meet with access, pathway, ventilation, and spacing requirements, and exclude skylight area.

Each residential building (or development phase, if VNEM is utilized) shall include an electrical system and other infrastructure sufficiently sized to accommodate the PV arrays. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage. The schedule of photovoltaic system locations may be updated as needed.

Page 4.7-24, Updated Mitigation Measure GHG-2

MM GHG-2 Prior to the issuance of building permits, future development within the Project shall be designed to ~~achieve~~exceed 2022 Title 24 energy efficiency standards by a minimum of 15 percent through any of the following methods: ~~achieving~~ Leadership in Energy and Environmental Design (LEED) standards or ~~meet or exceed~~meeting or exceeding CALGreen Tier 2 standards in effect at the time. ~~in order to exceed 2022 Title 24 energy efficiency standards by a minimum of 15 percent.~~ Alternatively, the Project design shall include on-site renewable energy for future commercial development, for example the incorporation of solar panels into future Project commercial development, such that 15 percent of the on-site energy consumption is offset.

Page 4.8-1, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-17~~17-01), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.8-17, Mitigation Measure HAZ-1, Sentence

MM HAZ-1 Applicable to future development projects within the Project site, if signs of soil contamination, including staining or odor are encountered during ground-disturbance activities, construction shall halt, and the project-specific applicant/contractor is required to prepare a Phase II ESA to evaluate the potential environmental concern. If test results ~~are positive for a potential impact~~ show RECs, HRECs, and/or CRECs, then remediation would be required to clean and detoxify the site subject to approval of regulatory oversight by the County, DTSC or RWQCB, prior to continuing ground-disturbing activities.

Page 4.9-1, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-17~~17-01), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.9-1, 3rd Bullet Point

Hydrology and Hydraulics Report (Q3 Consulting, ~~November 2022~~March 2023) (**Appendix H1**).

Page 4.9-2, 3rd Paragraph, 3rd Sentence

It then travels in a southwesterly direction and enters the ~~San Bernardino County Flood Control District (SBCFCD) channel~~Highgrove Channel that eventually directs flows off-site under I-215.

Page 4.9-2, 3rd Paragraph, 5th Sentence

These storm water flows travel west and join the ~~SBCFCD channel~~Highgrove Channel at the western edge of the Project site.

Page 4.9-14, 3rd Paragraph, 1st Sentence

A local storm drain system at the intersection of De Berry Street and Commerce Way would capture flows from De Berry Street and connect to the existing ~~SBCFCD~~Highgrove Channel storm drain line under Commerce Way, then drain to the basin.

Page 4.9-15, 3rd Paragraph, 1st Sentence

A local storm drain system at the intersection of De Berry Street and Commerce Way would capture flows from De Berry Street and connect to the existing ~~SBCFCD~~Highgrove Channel storm drain line under Commerce Way, then drain to the basin.

Page 4.9-16, 1st Paragraph, 2nd Sentence

A local storm drain system at the intersection of De Berry Street and Commerce Way would capture flows from De Berry Street and connect to the existing ~~SBCFCD~~Highgrove Channel storm drain line under Commerce Way, then drain to the basin.

Page 4.9-18, 1st Paragraph, 4th Sentence

A local storm drain system at the intersection of De Berry Street and Commerce Way would capture flows from De Berry Street and connect to the existing ~~SBCFCD~~Highgrove Channel storm drain line under Commerce Way, then drain to the basin.

Page 4.10-1, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.10-1, 5th Paragraph, 3rd Sentence

The Project site consists predominately of vacant land, storage commercial uses, and ~~six~~five non-conforming residences.

Page 4.10-2, 1st Paragraph, Last Sentences

There is a total of ~~six~~five existing single-family residences with associated accessory structures along De Berry Street and Van Buren Street. ~~Five~~Four of the ~~six~~five residences are currently occupied and one is boarded up and unoccupied. ~~The remaining residence is vacant.~~

Page 4.10-2, 2nd Paragraph, Last Sentence

The Gateway at Grand Terrace Specific Plan (SP ~~00-1717-01~~) has been prepared pursuant California Government Code Section 65454.

Page 4.10-2, 4th Paragraph, after 2nd Sentence

In addition to changing the City’s zoning map through ZC 17-02, a Zone Change Amendment is also required in order to amend the Zoning Code to create a new Specific Plan District, the Gateway at Grand Terrace Specific Plan District and its new zoning designations as previously discussed.

Page 4.10-3, Table 4.10-3: General Plan Consistency Analysis

Table 4.10-3: General Plan Consistency Analysis

General Plan Policy ^[1]	Project Consistency
Land Use Element	
Goal 2.1: Provide for balanced growth which seeks to provide a wide range of employment and housing opportunities and maintenance of a healthy, diversified community.	
Policy LU 2.1.6 - Mixed use development which can demonstrate superior use of land, more efficient utilization of public facilities, and more effective conservation of natural resources shall be strongly encouraged by the City of Grand Terrace.	The Project proposes mixed-use land uses in support of the City’s desire for more mixed-use development in the City. Therefore, the Project would comply with this Policy.
Policy LU 2.1.7 – The City shall continually refine population growth forecasts to ensure adequate planning for anticipated increased levels of sewerage, water, and other necessary community services.	Section 4.17, Utilities and Service Systems discusses the Project’s demand on water and sewer as well as other dry utility hookups. Buildout of the Project would incrementally increase demands on public utilities; however, the increases were determined to be within the anticipated growth patterns and within the capacity of existing and planned resources. Therefore, the Project would comply with this Policy.
Goal 2.2: Preserve and enhance the quality and character of the City’s residential neighborhoods.	
Policy LU 2.2.2 - All residential developments shall comply with the goals and policies of the Housing Element of the General Plan.	The Project proposes residential uses that would comply with all applicable goals and policies set in the housing element. Additionally, all residential development would adhere to the development standards and design standards contained in the Grand Terrace MC and Specific Plan document. Refer to consistency with the pertinent goals and policies in the Housing Element below. Therefore, the Project would comply with this Policy.
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.	
Policy LU 2.3.1 - Commercially designated freeway frontage shall be master planned to ensure a comprehensive commercial development pattern that will serve as a scenic entry into the City.	The Project’s commercial uses would be located near the I-215 freeway off-ramp at Barton Road. Commercial development would be subject to Grand Terrace MC and Specific Plan design standards and guidelines to ensure that all commercial development serves as a scenic entry into the City via Barton Road/Commerce Way. Therefore, the Project would comply with this Policy.
Policy LU 2.3.2 - Maintenance and continued development of Grand Terrace’s established commercial areas, as an encouragement of new commercial development.	The Project includes the establishment of new commercial development. Therefore, the Project would comply with this Policy.
Policy LU 2.3.3 - Additional freeway service-oriented commercial uses shall be encouraged.	The Project’s commercial land uses are sited near the I-215 north-south off ramps via Barton Road. Therefore, the Project would comply with this Policy.
Policy LU 2.3.5 - Measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas will be given special	Applicable Specific Plan design standards and features would be considered on a project-by-project basis so residential and nonresidential land uses are developed cohesively. All development would be subject to the Specific Plan design

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consideration. Specific features could include increased setbacks, walls, berms, and landscaping.	standards for residential and nonresidential development and any other applicable Grand Terrace MC development standards. Therefore, the Project would comply with this Policy.
Goal 2.5: Provide for the preservation of natural resources and open space.	
Policy LU 2.5.3 - Energy efficiency shall be encouraged in all future development.	Future development facilitated by this Project would be designed in compliance with applicable federal, state, and local regulatory which includes, but is not limited to, the current California Green Building Standards Codes in regard to energy usage. If necessary, future development would perform subsequent environmental analysis to determine project-specific energy demand impacts. Therefore, the Project would comply with this Policy.
Circulation Element	
Goal 3.1: Provide a comprehensive transportation system that provides for the current and long-term efficient movement of people and goods within and through the City.	
Policy C 3.1.1 - Provide a transportation system which supports planned land uses and improves the quality of life.	The Project proposes a circulation plan that includes improvements to the local circulation (i.e., roadways, pedestrian walkways, and bicycle facilities). The circulation plan for the Project improves local circulation and provides for new development. Refer to Exhibit 3-12, Conceptual Circulation Plan and Section 4.15, Transportation for further details. Therefore, the Project would comply with this Policy.
Policy C 3.1.2 - An arterial street system shall be established that provides for the collection of local traffic and provide for the efficient movement of people and goods through the City.	The proposed circulation plan would provide partial improvements to Taylor Street, Van Buren Street, and De Berry Street, that include street extensions, utility easements, installation of bike lanes, sidewalks, and a variety of street cross sections that will serve the various land uses and create a visually appealing and functional roadway system for vehicle and pedestrian uses. This will improve local circulation for traffic and provide efficient movement of people and goods through the City. Additionally, Taylor Street shall be extended towards Commerce Way along the Riverside Canal. Therefore, the Project would comply with this Policy.
Policy C 3.1.3 - Commerce Way shall provide for the movement of traffic associated with commercial and business traffic.	Refer to Policy C 3.1.2 above, Exhibit 3-12 , and Exhibit 3-7, Construction Phasing Plan which illustrates the proposed Commerce Way/Taylor Street extension/connection and improvements as part of the Specific Plan. Therefore, the Project would comply with this Policy.
<u>Policy C 3.1.5 - New development projects shall be analyzed in accordance with SANBAG congestion management Program (CMP) Traffic Impact Analysis (TIA) Guidelines.</u>	The Project's TIA (Appendix J1) was prepared in accordance with the County of San Bernardino CMP. Therefore, the Project is consistent with Policy C 3.1.5.
Policy C 3.1.7 - The maximum acceptable Level of Service for streets identified in the City Master Plan of Streets and Highways during peak hours shall be LOS "D."	The TIA (Appendix J1) included recommended improvements for study intersections that would operate below applicable LOS policies in given jurisdictions. These recommendations include a combination of fee payments to established programs, construction of specific improvements, payment of a fair-share contribution toward future improvements, or a combination of these approaches. The recommended improvements are intended to improve operational conditions consistent with Grand Terrace GP LOS policies.

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<p><u>Policy C 3.1.8 – The City shall use the Caltrans Design and traffic manuals as guidelines for street lighting, traffic signage, street markings and intersection signalization.</u></p>	<p><u>The proposed Specific Plan’s design standards concerning street lighting, traffic signage, and street marking are consistent with the Grand Terrace GP’s and MC’s policies and regulations. Intersection signalization was discussed as part of a recommended improvement in the TIA. Refer to discussion above.</u></p>
<p><i>Goal 3.2: Provide for a well-maintained roadway system.</i></p>	
<p><u>Policy C 3.2.1 - The City shall continue to require the dedication of street right-of-way, as identified in the Circulation Plan, from all proposed land development projects.</u></p>	<p><u>The proposed circulation improvements would be designed in accordance with Policy C 3.2.1.</u></p>
<p>Policy C 3.2.2 - The City shall require that street improvements be constructed at the time that development occurs on vacant or underutilized property.</p>	<p>Circulation improvements are anticipated to occur within two phases and would be considered on a project-by-project basis. Therefore, the Project would comply with this Policy.</p>
<p><u>Policy C 3.2.3 - The extension, improvement and maintenance of City streets using City funds shall be based upon an adopted Capital Improvement Program.</u></p>	<p><u>The financing and maintenance plan for the proposed Specific Plan will ensure the timely completion of public facilities, utilities and other necessary capital improvements as well as the property maintenance of these facilities. The proposed extension of Commerce Way is classified as a Capital Improvement Plan (CIP) project. Commerce Way would be constructed with pedestrian facilities (i.e., sidewalks, bicycle facilities) resulting in a well-connected sidewalk network surrounding the Project. The Project also proposes sidewalks along De Berry Street and Van Buren Street within the Project’s limits. Pedestrians would be able to access the Project and other nearby land uses or facilities between Main Street and Barton Road. Lastly, all roadways and pedestrian facilities would be designed according to the development standards listed in the proposed Specific Plan.</u></p>
<p><i>Goal 3.3: Provide for a safe circulation system.</i></p>	
<p><u>Policy C 3.3.1 - Promote the safe and effective movement of all segments of the population and the efficient transport of goods.</u></p>	<p><u>The proposed circulation system would be designed to allow the safe and effective movement of all segments of the population and the efficient transport of goods.</u></p>
<p>Policy C 3.3.2 - The City shall require that new developments provide adequate off street parking in order to minimize the need for on street parking.</p>	<p>Both on-site and off-site parking requirements will be determined on a project-by-project but would be designed in accordance with all applicable state and local regulations, including the design standards within the Specific Plan document. Future development would be required to provide adequate parking as determined by City staff. Therefore, the Project would comply with this Policy.</p>
<p>Policy C 3.3.3 - The City shall ensure that local street improvements are designed with proper attention to community appearance and aesthetics as well as the need to move traffic safely and efficiently.</p>	<p>The Specific Plan standards include private roads and alleys should be visually distinguishable from public streets through the use of a variety of materials and colors. Refer to Policy 3.1.1 above and Section 4.15, Transportation for more information. Therefore, the Project would comply with this Policy.</p>
<p><u>Policy C 3.3.4 - The City shall route truck traffic away from residential areas and work with regional agencies in order to mitigate potential impacts from regional traffic.</u></p>	<p><u>Consistent with Policy C 3.3.3, the Project would not allow the movement of trucks near the proposed residential developments. The TIA (Appendix J1) included recommended improvements for study intersections that would operate below applicable LOS policies in given jurisdictions. These recommendations include a combination of fee payments to established programs, construction of specific improvements,</u></p>

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	<p>payment of a fair-share contribution toward future improvements, or a combination of these approaches. The recommended improvements are intended to improve operational conditions consistent with Grand Terrace GP LOS policies. However, the recommended improvements are conceptual in nature and not required to be enforced as additional delay – to an intersection or roadway segment – is no longer considered a significant impact under CEQA.</p>
<p><u>Policy C 3.3.5 - The City shall evaluate and, when appropriate, implement traffic calming measures on residential local residential streets.</u></p>	<p>Refer to Policy C 3.3.4 above.</p>
<p><u>Policy C 3.3.6 - The City shall ensure that the design of Commerce Way at the UPRR line is coordinated with the UPRR Company.</u></p>	<p>The construction of proposed Commerce Way Extension would be coordinated with the UPRR Company. Therefore, the Project would be consistent with Policy C 3.3.6.</p>
<p><i>Goal 3.4: Provide for efficient and safe bikeway system within the City.</i></p>	
<p><u>Policy C 3.4.1 - Develop a system of continuous and convenient bicycle routes designed to connect schools, residential areas, shopping centers, parks, and employment areas.</u></p>	<p>Commerce Way would include a planned Class II Bike Lane. In support of the Grand Terrace ATP, Commerce Way would include a striped median, Class II on-street bike lanes with landscaped parkways and sidewalks near residential and commercial areas.</p>
<p><u>Policy C 3.4.6 - The City shall require the provision of bike racks at all new commercial and industrial developments.</u></p>	<p>Future commercial uses would be developed with bike racks.</p>
<p><i>Goal 3.5: Provide for efficient alternative modes of travel.</i></p>	
<p>Policy C 3.5.1 - Promote measures, which reduce reliance on single occupant vehicle usage by enforcement of the Traffic Control Measures (TCM) ordinance, which addresses development standards, land use patterns, employer based rideshare programs and bicycle/pedestrian facilities.</p>	<p>Travel Demand Management (TDM) measures determined most appropriate for the Specific Plan include providing car-sharing, bike sharing, and ride-sharing programs, developing bicycle connections that will provide access to proposed bicycle facilities, and providing telecommuting or work-at-home programs, where appropriate. Refer to Section 4.15, Transportation that contains a discussion regarding travel demand measures that would serve to further assist in reducing VMT. Therefore, the Project would comply with this Policy.</p>
<p><u>Policy C 3.5.3 - The City shall encourage and facilitate pedestrian movement by creating environments that are conducive to walking and maintaining a "human scale" of development.</u></p>	<p><u>Pedestrian facilities include crosswalks, pedestrian signals, sidewalks, and multi-use trails. At existing signalized intersections, adjacent to the Project, crosswalks and pedestrian push-button actuated signals are provided. At existing unsignalized intersections, adjacent to the Project, crosswalks are generally provided, except along Main Street. Main Street consists of mostly side-street stop-controlled intersections and offers limited north-south crossings except near Grand Terrace High School.</u></p>
<p><u>Policy C 3.5.6 - The City shall encourage Transit Oriented Development (TOD) to provide housing that is in close proximity to designated public transit facilities and routes. All projects will be reviewed in relationship to their proximity to existing and future transit systems.</u></p>	<p>The Project’s housing would be within OmniTrans Route 305 and RTA 14. Per Section 4.15</p>
<p>Open Space and Conservation Element</p>	
<p><i>Goal 4.1: That the Open Space needed for outdoor recreation in the City of Grand Terrace be provided and thereby, improve the quality of life for the residents of the City.</i></p>	
<p>Policy OPC 4.1.1 – A park standard of five (5) acres per 1,000 population shall be used to determine the total</p>	<p>The Project would develop open space and recreational uses that would meet park facilities demands of the planned</p>

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acreage of developed parks and recreation areas for the City.	generated population growth, including the development of additional recreational facilities and would comply with Policy 4.1.1. The Project would directly generate population growth and would develop and would develop new recreational, public facilities, and open space development into the planning area. Therefore, the Project would comply with this Policy.
Policy OPC 4.1.5 – The City will establish guidelines and standards for the establishment of a linkage system among the City’s parks and open space areas. In residential areas, the feasibility of utilizing sidewalks shall be made. These sidewalks will be part of the “Pedestrian Sidewalk Master Plan” called for in the Circulation Element and “safe routes” to school’s plan. In addition, consideration will be given to the placement of appropriate signage along the sidewalk identifying them as part of a designated trail system.	Not Applicable. This Policy is intended to be implemented by the City of Grand Terrace and not private projects. Nevertheless, the Project’s proposed open space and residential areas would be designed consistently with Policy OPC 4.1.5.
Policy OPC 4.1.6 – The City will work with other public agencies and private entities to coordinate its trail planning and development to tie into the regional trails systems, including the California recreational Trail System, connecting neighboring cities and counties. These trails may be used for pedestrian, equestrian, or biking. Such efforts will include a connection with the Santa Ana River Trail as shown in the “Plan of Open Space and Trails for the County of San Bernardino” and with the trail system of the County of Riverside including the proposed regional trail along the Gage Canal in Riverside County.	Not Applicable. This Policy is intended to be implemented by the City of Grand Terrace and not private projects. Nevertheless, the financing and maintenance plan for the Specific Plan will ensure the timely completion of public facilities, utilities and other necessary capital improvements as well as the property maintenance of these facilities. This includes the development of trails.
Goal 4.2: Natural resources in the City of Grand Terrace shall be protected and preserved by utilizing open space designations or related regulations.	
Policy OPC 4.2.2 – The City shall establish land use regulations to preserve and protect any identified natural resources.	Not Applicable. This Policy is intended to be implemented by the City of Grand Terrace and not private projects. However, the Project establishes appropriate new land use and zoning designation as well as development standards and guidelines for future development.
Policy OPC 4.2.5 – The City shall act to reasonably conserve and protect significant biological resources.	Not Applicable. This Policy is intended to be implemented by the City of Grand Terrace and not private projects. However, the Project would adhere to MM BIO-1 through BIO-3 to avoid impacts to sensitive species and habitats.
Goal 4.3: Public health and safety in the City of Grand Terrace shall be protected, in part, through open space areas.	
Policy OPC 4.3.3 - Open space shall be used to protect public health and safety resulting from flood hazard conditions in the City of Grand Terrace.	The Project proposes open space land uses in PA 5 that would be utilized to protect the proposed residential and commercial uses from flooding hazards that could result from the overflow of the Riverside Canal. In addition, development would include best management practices (BMPs) as required by NPDES permitting that would minimize flood hazard impacts. Therefore, the Project would comply with this Policy.
Goal 4.6: The City shall support and promote the conservation of energy resources.	
Policy OPC 4.6.1 – The City shall establish an energy conservation policy and implementation program for all City facilities.	Not Applicable. This Policy is intended to be implemented by the City of Grand Terrace and not private projects.

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Policy OPC 4.6.2 – The City shall implement a public outreach program to provide the public with information regarding energy conservation practices and programs.	<i>Not Applicable.</i> This Policy is intended to be implemented by the City of Grand Terrace and not private projects.
Policy OPC 4.6.3 - The City shall encourage energy and environmentally sustainable design in new land development projects using Leadership in Energy and Environmental Design (LEED) or similar standards.	Not Applicable. This Policy is intended to be implemented by the City of Grand Terrace and not private projects. However, specific development within the Project would be required to adhere to the latest California Building Code and Energy Code to ensure that energy is used efficiently.
Goal 4.7: Support air quality planning through land use policies, outreach efforts, and participation in regional air quality planning.	
Policy OPC 4.7.1 - The City shall evaluate and implement traffic flow improvements and construction management practices that reduce locally generated vehicle emissions.	TDM measures determined most appropriate for the Specific Plan include providing car-sharing, bike sharing, and ride-sharing programs, developing bicycle connections that will provide access to proposed bicycle facilities, and providing telecommuting or work-at-home programs, where appropriate. These travel demand measures would serve to further assist in reducing VMT and thereby vehicular emissions. Therefore, the Project would comply with this Policy.
Policy OPC 4.7.2 – The City shall encourage the use of public transportation through coordination with local and regional transit providers.	<i>Not Applicable.</i> This Policy is intended to be implemented by the City of Grand Terrace and not private projects. However, the Project’s proposed residential uses would be located in close proximity of OmniTrans OminiGo Route 325, Route 30519, Route 5, and Route sbX,2and Riverside Transit Authority (RTA) Route 14.
Policy OPC 4.7.3 - The City shall encourage land use planning and urban design that reduces vehicle trips through mixed use development, consolidation of commercial uses along arterial highways, and pedestrian connection between residential and commercial uses.	The Project’s proposed circulation plan would improve circulation for the new development by reinforcing a pedestrian-friendly environment. New Class II on-street bike lanes, sidewalks and streets would cohesively connect the mixed-use areas with the residential neighborhoods, parks and schools and provide circulation within the residential communities. In addition, the Project would travel demand measures to lower VMT. Therefore, the Project would comply with this Policy.
Policy 4.7.5 – The City shall encourage employers to develop and implement trip reduction plans including alternate work schedules, rideshare programs, telecommuting, and employee education programs.	TDM measures determined most appropriate for the Specific Plan include providing car-sharing, bike sharing, and ride-sharing programs, developing bicycle connections that will provide access to proposed bicycle facilities, and providing telecommuting or work-at-home programs, where appropriate. These travel demand measures would serve to further assist in reducing VMT Therefore, the Project would comply with this Policy.
Policy OPC 4.7.6 – The City shall implement policies and procedures designed to reduce emissions generated by construction activities including enforcement of SCAQMD Rule 403.	This Policy is intended to be implemented by the City of Grand Terrace and not private projects. Nevertheless, the Project would
Policy OPC 4.7.7 - The City shall promote energy conservation efforts in new and existing residences and businesses.	Not Applicable. This Policy is intended to be implemented by the City of Grand Terrace and not private projects. The relevant energy conservation plans and policies to the Project include the California Title 24 energy standards and the 2022 California Green Building Code.
Goal 4.8: Achieve regional water quality objectives and protect the beneficial uses of the regions surface and groundwater.	

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Policy OPC 4.8.1 - Evaluate all proposed land use and development plans for their potential to create groundwater contamination hazards from point and non-point sources, and cooperate with other appropriate agencies to assure appropriate mitigation	All future development projects within the Project site would be required to implement a SWPPP and WQMP that contains BMPs to minimize groundwater contamination hazards. Therefore, the Project would comply with this Policy.
Policy OPC 4.8.2 - Comply with the requirements of the National Pollutant Discharge Elimination System (NPDES).	All site-specific development would be subject to the requirements of the NPDES permitting process. Therefore, the Project would comply with this Policy. Therefore, the Project would comply with this Policy.
Goal 4.9: Comply with state and federal regulations to ensure the protection of historical, archaeological, and paleontological resources.	
Policy OPC 4.9.1 - The City shall take reasonable steps to ensure that cultural resources are located, identified and evaluated to assure that appropriate action is taken as to the disposition of these resources.	The Project would implement mitigation measures that would minimize impacts to any unknown cultural resources discovered on site. Therefore, the Project would comply with this Policy.
Public Health and Safety Element	
Goal 5.1: Minimize the risk to public health and safety, social and economic welfare of the City resulting from geologic and seismic hazards.	
Policy PHS 5.1.1 - All new development shall comply with current seismic design standards.	All development projects would be designed in accordance with the latest California Building Codes to ensure that impacts from seismic activity is minimized. Therefore, the Project would comply with this Policy.
Policy PHS 5.1.2 - All proposed developments shall be evaluated for impacts associated with geologic and seismic hazards.	All development would be subject to applicable Grand Terrace MC design standards, including City approval of final geotechnical reports, and mitigation measures provided in this EIR which includes the presence of a qualified geotechnical engineer during all grading activity. Therefore, the Project would comply with this Policy.
Policy PHS 5.1.4 - Grading plans for development projects shall include an approved drainage and erosion control plan to minimize the impacts from erosion and sedimentation during grading.	All development projects would be subject to this Policy. Therefore, the Project would comply with this Policy.
Goal 5.3: Reduce the risk to life and property in areas designated as flood hazard areas.	
Policy PHS 5.3.3 - The City shall evaluate the flood control system of the City and improve it as required and as funds become available.	This Policy is intended to be implemented by the City of Grand Terrace. However, the Project includes storm drainage improvements that would be constructed to the requirements of the City of Grand Terrace and the SBCFCD.
Policy PHS 5.3.4 - The City shall require all development projects to comply with the National Pollutant Discharge Elimination System (NPDES) and implement appropriate Best Management Practices.	All site-specific development would be subject to the requirements of the NPDES permitting process. Therefore, the Project would comply with this Policy.
Goal 5.6: Minimize the exposure of residents, business owners, and visitors to the impacts of urban and wildland fires.	
Policy PHS 5.6.2 - Continue the weed abatement program to ensure clearing of dry vegetation areas.	The Project is located in an LRA and would comply with the City's Local Hazard Mitigation Plan. Therefore, the Project would comply with this Policy.
Policy PHS 5.6.3 - Encourage the use of fire-resistive construction materials.	The Project would comply with the California Building Code which regulates the design, construction, and quality of materials, etc. for development. Therefore, the Project would comply with this Policy.
Noise Element	
Goal 6.1: Protect the citizens of Grand Terrace and sensitive land uses from annoying and excessive noise generated by non-transportation-oriented uses and activities.	

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Policy N 6.1.2 - Construction noise on adjacent land uses shall be minimized by limiting the permitted hours of activity.	All future project construction activity would occur within the permitted hours of activity consistent with this Policy. Therefore, the Project would comply with this Policy.
Policy N 6.1.3 – City departments shall observe state and federal occupational safety and health noise standards.	<i>Not Applicable.</i> This Policy is intended to be implemented by the City of Grand Terrace and not private projects.
<i>Goal 6.2: Prevent and mitigate the adverse impacts of excessive exposure to residential and commercial land uses.</i>	
Policy N 6.2.1 - The City shall evaluate potential noise impacts as part of the land use planning process to mitigate or avoid detrimental impacts and enforce the local noise ordinance.	Project development would be consistent with the Grand Terrace MC Noise development standards to reduce noise impacts near residential land uses and is further discussed in Section 4.11, Noise . Therefore, the Project would comply with this Policy.
Policy N 6.2.3 - New residential developments located in close proximity to existing commercial/industrial operations shall be evaluated for potential noise impacts and interior noise mitigation.	All proposed mixed use/ commercial development near residential land uses would be designed in accordance with applicable Grand Terrace MC Noise standards. Therefore, the Project would comply with this Policy.
Policy N 6.2.4 - Commercial uses developed as part of any mixed-use project including residential component shall not be noise intensive. Mixed-use structures shall be designed to prevent commercial noise impacts to the project’s residential uses.	All proposed mixed use/ commercial development near residential land uses would be designed in accordance with applicable Grand Terrace MC Noise standards, as well as mitigation measures included in this EIR to reduce impacts to nearby sensitive receptors. Therefore, the Project would comply with this Policy.
Policy N 6.2.5 - New commercial/industrial operations located in proximity to existing or proposed residential areas shall incorporate noise mitigation into project design.	All proposed commercial development near the proposed residential land uses would be designed in accordance with applicable Grand Terrace MC Noise standards, as well as mitigation measures included in this EIR to reduce impacts to nearby sensitive receptors. Therefore, the Project would comply with this Policy.
Policy N 6.2.6 - Impacts of construction noise and vibration on adjacent land uses shall be regulated through limiting the permitted hours of activity.	All future project construction activity would occur within the permitted hours of activity consistent with this Policy. Therefore, the Project would comply with this Policy.
Policy N 6.2.7 - The City shall evaluate potential ground-borne vibration impacts as part of the land use planning process to mitigate or avoid detrimental impacts on adjacent land uses.	Pursuant to MM NOI-3 in this EIR, should construction activities requiring operation of vibratory rollers take place within 26 feet of a structure, a Project-specific vibration impact analysis shall be conducted. Therefore, the Project would comply with this Policy.
<i>Goal 6.3: Protect the residents of Grand Terrace from excessive noise generated by transportation-oriented sources.</i>	
<u>Policy N 6.3.3 - The City shall consider noise impacts to residential neighborhoods when designating truck routes and major circulation corridors.</u>	Project-generated noise impacts were analyzed in Section 4.11, Noise of this EIR. Refer to Section 4.11, Noise .
<u>Policy N 6.3.5 - Encourage, where feasible, noise mitigation measures, such as noise barriers and realignments, in the design and construction of new roadway projects in the City of Grand Terrace.</u>	Consistent with Policy N 6.3.5, the Project includes MM NOI-1 which requires that final grading and building plans shall incorporate the required noise barriers (patio enclosure, wall, berm, or combination wall/berm), and the property owner/developer shall install these barriers and enclosures.
Public Services Element	
<i>Goal 7.1: Coordinate and balance the provision of public services with existing and planned development to eliminate service gaps, maximize the use of existing public facilities and services, provide a high level of quality public services at a reasonable cost, and maintain adequate services to meet the needs of current and future City residents and businesses.</i>	
Policy PS 7.1.1 – All proposed development shall be evaluated to determine whether current public services and facilities can meet with their needs. If determined that current services and facilities are	Fire protection and police protection would remain efficient in serving the proposed project. The Project is required to adhere to Grand Terrace MC Chapter 4.80 Development Impact Fees, which would require each applicant to pay a development

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inadequate to meet the needs of new development, appropriate mitigation measures shall be applied to the new development to assure an adequate level of service.	impact fee (determined by the table provided in Chapter 4.80) imposed by the City to pay for all or a portion of costs of providing public services associated with new development. Therefore, the Project would comply with this Policy.
Policy PS 7.1.2 – The City shall establish and periodically update a Development Impact Fee program for new development designed to generate adequate fees to provide new public services and facilities necessary to serve the new development.	<i>Not Applicable.</i> This Policy is intended to be implemented by the City of Grand Terrace and not private projects.
<u>Policy PS 7.1.3 - Ensure that existing residents and businesses are not burdened with the economic costs of new infrastructure to support new development.</u>	<u>The financing of construction, operation, and maintenance of public improvements and facilities (facilities), and public services shall include funding through a combination of financing mechanism. Final determination as to the facilities to be financed and as to maintenance responsibilities, whether public or private maintenance, will be made prior to approval of tentative maps or building permits. A summary of financing and maintenance responsibilities is provided in the proposed specific plan which indicates the parties responsible for construction, financing, and maintaining the public improvements proposed by the Specific Plan.</u>
<u>Policy PS 7.1.4 - The City shall coordinate with public and private utility companies and agencies to assure the long-term provision of necessary public services including water, sewer, electrical, natural gas, telephone, cable TV and waste collection/recycling.</u>	<u>Future development within the Project area would be required to coordinate with the City and applicable utility providers to ensure that utilities are provided as needed.</u>
<u>Policy PS 7.1.7 - The City shall seek grants and other funding sources to improve public services and facilities.</u>	<u>The financing of construction, operation, and maintenance of public improvements and facilities (facilities), and public services shall include funding through a combination of financing mechanism. Final determination as to the facilities to be financed and as to maintenance responsibilities, whether public or private maintenance, will be made prior to approval of tentative maps or building permits. A summary of financing and maintenance responsibilities is provided in the proposed specific plan which indicates the parties responsible for construction, financing, and maintaining the public improvements proposed by the Specific Plan.</u>
<i>Goal 7.5: Provide for adequate law enforcement and police protection services and facilities.</i>	
Policy PS 7.5.1 – Work with the County Sherriff’s Department to ensure that adequate police personnel, response times, and equipment are available to meet current and future demands of the City’s residents and businesses.	This Policy is intended to be implemented by the City of Grand Terrace and not private projects. However, the Project is required to adhere to Grand Terrace MC Chapter 4.80 Development Impact Fees.
<i>Goal 7.6: Provide for adequate fire protection services and facilities.</i>	
Policy PS 7.6.1 – Work with the San Bernardino County Fire Protection District to ensure that adequate fire protection personnel, response times, and equipment are available to meet current and future demands of the City’s residents and businesses.	This Policy is intended to be implemented by the City of Grand Terrace and not private projects. However, the Project is required to adhere to Grand Terrace MC Chapter 4.80 Development Impact Fees.
Policy PS 7.6.2 – Work with Riverside Highland Water Company to ensure adequate water pressure for fire fighting throughout the City.	This Policy is intended to be implemented by the City of Grand Terrace and not private projects. However, the Project is required to provide fire hydrants at locations approved by the SBCoFD, and Riverside Highland Water Company lines would be extended to loop around the Project site.

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Goal 7.7: In cooperation with the Colton Joint Unified School District, provide adequate public education facilities and programs.	
Policy PS 7.7.2 - Cooperate with the School District in the collection of school impact mitigation fees for all new developments within the City.	The Project would pay these fees in compliance with the California Government Code Section 65995 and Education Code and Grand Terrace MC Chapter 4.80. Therefore, the Project would comply with this Policy.
Housing Element	
Goal 8.1: Provide and encourage a supply of housing suitable to the needs and sufficient in number to serve existing and projected residents of Grand Terrace.	
Policy H 8.1.1 - Promote and encourage development of housing, which varies by type, design, form of ownership and size.	The proposed residential uses would contain a variety of housing types which include a variety of attached and detached residential including cluster product, duplexes, townhomes, small-lot single family, stacked flats and supportive recreational amenities. Therefore, the Project would comply with this Policy.
Policy H 8.1.2 - Maximize use of remaining vacant land suitable for residential development	The Project would convert primarily vacant land for residential uses. Therefore, the Project would comply with this Policy.
Policy H 8.1.3 - Promote and encourage infill housing development and more intensive use of underutilized land for residential construction.	The Project proposes residential development on underutilized land. Therefore, the Project would comply with this Policy.
Policy H 8.1.4 - Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety and aesthetic considerations.	The residential land uses would contain a variety of housing types to create individual neighborhoods, provide architectural interest and housing choices. All residential development would subject to the residential design standards within the Specific Plan and applicable state design standards. Therefore, the Project would comply with this Policy.
Goal 8.2: Promote and encourage housing opportunities, accessible to employment centers and quality community services for all economic segments of the community including designated very low, low, and moderate income households.	
Policy H 8.2.1 – Continue a Policy of expeditious processing of residential development proposals and permits.	<i>Not Applicable.</i> This Policy is intended to be implemented by the City of Grand Terrace and not private projects.
Policy H 8.2.2 – Encourage a wide range of housing types, prices and ownership forms in new construction.	See Policy H 8.1.1 and H 8.1.4 above.
Policy H 8.2.3 – Emphasize and promote the role of the private sector in the construction of low-and moderate-income housing.	The Project would adhere to the California Planning and Zoning Law which would assist in the development of adequate housing to meet the needs of low-and moderate-income households. Therefore, the Project would comply with this Policy.
Policy H 8.2.4 – Support the development of cost saving and energy conserving construction techniques.	All housing development would be developed in accordance with the latest California Building and Energy Codes. Pursuant to the California Solar Mandate, all housing development would also be developed with solar systems that would help reduce electricity costs. Therefore, the Project would comply with this Policy.
Policy H 8.2.8 – Streamline administrative procedures for granting approvals and permits and establish time limits for such approvals to minimize time, costs and uncertainty associated with development.	<i>Not Applicable.</i> This Policy is intended to be implemented by the City of Grand Terrace and not private projects.
Policy H 8.2.9 – Provide zoning, subdivision and construction incentives to minimize the cost of new and rehabilitated units.	<i>Not Applicable.</i> This Policy is intended to be implemented by the City of Grand Terrace and not private projects
Policy H 8.1.10 - Promote mixed use development that includes provisions for affordable housing.	See Policy H 8.2.3 above. The Project would comply with this Policy.

General Plan Policy ^[1]	Project Consistency
Goal 8.3: Promote and encourage the rehabilitation of deteriorated dwelling units and the conservation of the currently sound housing stock.	
Policy H 8.3.4 – Upgrade community facilities and municipal services as community needs warrant.	The Project proposes public facility land uses that includes improvements to existing community facilities and municipal services. Therefore, the Project would comply with this Policy.
Policy H 8.3.11 – Preserve the physical character of existing neighborhoods.	The Specific Plan contains development standards that would ensure that streetscapes and buildings convey a cohesive, high-quality community identity while minimizing negative impacts to nearby neighborhoods. Therefore, the Project would comply with this Policy.
Goal 8.4: Conserve and improve the condition of existing affordable housing stock.	
Policy H 8.4.2 – Encourage the use of assistance programs to make residences more energy efficient.	<i>Not Applicable.</i> This Policy is intended to be implemented by the City of Grand Terrace and not private projects.
Policy H 8.4.5 – Encourage the incorporation or energy conservation features in the design of all new housing developments and the addition of energy conservation devices/practices in existing residential developments.	The Project would adhere to the California Green Building Standards Code of Regulations, Title 24, Part 11. Therefore, the Project would comply with this Policy.
Sustainable Development Element	
Goal 9.1: Reduce the City’s per capita energy usage.	
Policy SD 9.1.2 – The City shall incorporate energy conservation measures into conditions of approval for new development projects.	Not Applicable. This Policy is intended to be implemented by the City of Grand Terrace and not private projects. <u>All future development would be required to adhere to all applicable California Green Building Standards Code of Regulations, Title 24, Part 11 design standards as a condition of approval.</u>
Goal 9.2: Reduce the total quantity of waste generated within the City requiring landfill disposal to meet or exceed the State waste diversion goals.	
Policy SD 9.2.2 – Require all new development projects to recycle construction and demolition wastes.	All development projects will be required to recycle or handle construction and demolition wastes, consist with this Policy and in accordance with applicable state regulations regarding the use, handling, storage, and transportation of waste. Therefore, the Project would comply with this Policy.
Goal 9.3: Reduce the total quantity of waste generated within the City requiring landfill disposal to meet or exceed the State waste diversion goals.	
Policy SD 9.3.1 – Incorporate “green” building practices into the review of all new or renovated development projects.	All future development would be designed in accordance with the latest California Building Code and Energy Code standards, including the Specific Plan’s residential and non-residential development standards. Therefore, the Project would comply with this Policy.
Policy SD 9.3.2 – Site and building design in new developments should maximize opportunities for efficient energy performance.	All future development would be designed in accordance with the latest California Building Code and Energy Code standards, including the Specific Plan’s residential and non-residential development standards. Therefore, the Project would comply with this Policy.
Goal 9.4: Provide parks and open space throughout the City.	
Policy SD 9.4.1 - The City shall implement the Open Space and Conservation Element of the General Plan to provide an average of five acres of parks and open space for every 1,000 residents.	<u>The Project proposes approximately 9.33 acres of open space/park per 1,890 residents per acres. Therefore, the Project would be consistent with this Policy.</u>
Policy SD 9.4.2 - The City shall provide trees and other landscaping along all arterial highways.	<u>The streetscape will be composed of a number of different types of plants and trees based on the characteristic of the street. For example, Commerce Way should have a different landscape arrangement than collector streets. Since the Project would provide landscaping throughout the Project’s streets, the Project complies with this Policy.</u>

General Plan Policy ^[1]	Project Consistency
Goal 9.5: Provide alternative transportation modes designed to reduce vehicle miles traveled.	
Policy SD 9.5.1 - The City shall encourage alternative transportation modes, including mass transit, ride sharing, bicycles, and pedestrian transportation.	Consistent with this Policy, the Project would implement TDM measures that includes ride sharing (pedestrian transportation) and development of bicycle facilities.
Policy SD 9.5.2 - The City shall encourage the creation of local jobs designed to reduce commuter mileage and fuel consumption.	Future commercial uses within the Project site would create employment opportunities for future on-site residents or for residents located in the nearby surrounding area.
Goal 9.7: Reduce the City's per capita demand for water consumption.	
Policy SD 9.7.2 The City shall incorporate water conservation into the development review process.	All development Projects would be required to incorporate water conservation design features and landscaping to minimize water consumption. Therefore, the Project would comply with this Policy.
Goal 9.8: The City shall lead the development community by example in green building, and energy and resource conservation practices.	
Policy SD 9.8.1 – The City shall support green development standards for new or rehabilitated public buildings and facilities.	The Project would adhere to the California Green Building Standards Code of Regulations, Title 24, Part 11. Therefore, the Project would comply with this Policy.
Policy SD 9.8.2 – The City shall actively reduce greenhouse gas emissions from public facilities throughout the community.	<i>Not Applicable.</i> This Policy is intended to be implemented by the City of Grand Terrace and not private projects.
Source: City of Grand Terrace. (2010). <i>Grand Terrace General Plan</i> . Retrieved at: https://www.grandterrace-ca.gov/departments/planning_development_services/planning (accessed March 2022). Tables C.1 through C.8 of Specific Plan.	

Page 4.11-1, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.12-1, 4th Paragraph, Last Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.12-1, 4th Paragraph, Last Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.12-11, 2nd Paragraph, 1st and 2nd Sentences

The Project site is comprised of predominately vacant land and currently contains ~~six~~five existing residential structures with associated accessory structures on De Berry Street and Van Buren Street. Of these residential structures, ~~five~~four are currently occupied, and one is ~~vacant~~unoccupied and boarded up.

Page 4.12-11, 2nd Paragraph, 4th Sentence

Although buildout of the Project would displace both housing and people, the existing residences are currently considered non-conforming since the existing underlying land use and zoning do not permit residential use within the ~~Gateway-SP~~Project boundary. Only four of the five existing nonconforming residential structures within the Specific Plan boundary are occupied. The fifth nonconforming structure is unoccupied and boarded up. One of the residences, located on Van Buren Street, is not expected to be part of future residential development and will not be affected. The other three occupied units in the current CM zone are within the proposed commercial area of the Specific Plan. Currently, the landowners these three nonconforming residences are not participating in the Specific Plan and no specific development is proposed on those parcels and no demolition of those units is proposed at this time.

Page 4.12-11, 3rd Paragraph, 1st Sentence

Considering the 2022 total population, average number of residents per unit, and number of housing units within the City, the existing ~~six~~five residences would contain approximately ~~16.5~~11 persons and account for approximately ~~0.120~~0.08 percent of total housing units in the City in 2022.

Page 4.13-1, 4th Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.13-4, 1st Paragraph, 2nd Sentence

Presently, there are two elementary schools, one middle school, and one high school operated by CJUSD within the City limits. Grand Terrace Elementary is approximately ~~three roadway miles~~ 750 feet northeast of the Project site.

Page 4.13-13, Last Paragraph, 2nd Sentence

These schools include Grand Terrace High School, adjacent to the Project site, Grand Terrace Elementary School (12066 Vivienda Avenue) located approximately ~~3 miles~~ 750 feet northeast of the Project site.

Page 4.14-1, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.15-1, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.15-15, 3rd Paragraph, Bullet Points

The City adopted the Grand Terrace ATP in 2018 which provides recommendations and an implementation plan to address the long-term development and maintenance of the City's transportation-related systems. The ATP is consistent with the Grand Terrace GP Land Use Element and other pertinent transportation-related local and regional planning documents.

The ATP can be found at the following City Website: https://www.grandterrace-ca.gov/departments/planning_development_services/planning

Page 4.15-15, 3rd Paragraph, Bullet Points

The following roadway segments are adjacent to the Project and currently provide continuous sidewalk:

- Barton Road east of Grand Terrace Road
- The existing extent of Commerce Way south of Barton Road
- ~~De Berry Street west of Michigan Street~~
- ~~Van Buren Street west of Michigan Street~~
- Michigan Street South of Pico Street
- Center Street
- Main Street east of Taylor Street

Page 4.15-19, After 2nd Paragraph and New Mitigation Measure TRA-1

Impact 4.15-3: *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Level of Significance: Less Than Significant with Mitigation Incorporated

The Project's proposed circulation plan would improve the local circulation and would provide access for new development within the Project. The proposed circulation improvements are noted under **Section 4.15.3** above and further discussed in the Specific Plan. The proposed circulation improvements would be compatible with existing and proposed land uses. All proposed improvements would be constructed as approved by the City Engineer and City's Fire Department pursuant to Grand Terrace MC Section 17.52.070, Street Design and Chapter 17.16, and as part of the Project's proposed tentative tract map approval. In accordance with Grand Terrace MC Section 17.52.010, "All subdivisions and tentative maps thereof, must conform to the City General Plan, Zoning Code, and any applicable specific plans and to all applicable planning, zoning, design, improvement and environmental requirements."

For students to get to Terrace Hills Middle School from the Project's residential development, they would utilize Van Buren Street. Currently, there are existing sidewalks in between the western terminus at the proposed new Taylor/Commerce extension to Mt. Vernon Avenue of approximately 3,300 feet in total length. The Project would provide street improvements on Van Buren Street within the Project boundary that would include a new sidewalk segment of nearly 1,700 feet. Although the Project would add a

significant amount of new sidewalks of over 50% of the length of the existing sidewalks on Van Buren Street, there would still be a small portion on Van Buren Street that would not have sidewalks. This portion is outside of the Project area and approximately 550 feet in length, measuring west from where Van Buren Street meets with Mt. Vernon Avenue. Due to the physical site constraints from overhead powerlines and drainage pipes, it is infeasible to construct sidewalk in this portion along Van Buren Street as additional right-of-way acquisition or condemnation would be required by the City. Refer to Mitigation Measure (MM) TRA-1.

Upon approval of the Project’s Specific Plan and adherence with the Grand Terrace MC design standards, the Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use.

Mitigation Measures

No mitigation measures are required.

MM TRA-1 Upon the City’s acquisition of the area on Van Buren Street necessary to connect the project’s sidewalk to the remainder of Van Buren Street, the applicant will pay its fair share of the cost of construction of that portion of the sidewalk.

Page 4.15-20, After 2nd Reference

City of Grand Terrace. (2016). *City of Grand Terrace Municipal Code*. Retrieved from: https://library.municode.com/ca/grand_terrace/codes/municipal_code?nodeId=GRAND_TERRACE_CALIFORNIAMUCO.

City of Grand Terrace. (2018). *Grand Terrace Active Transportation Plan*. Retrieved from: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_12337255/File/Departments/Planning%20&%20Development/Grand%20Terrace%20Active%20Transportation%20Plan%20-%20Oct%202018.pdf

Page 4-16-1, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4-16-11, First Paragraph

MM TCR-1 **Discovery of Tribal Cultural Resources.** In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) the Augustine Band of Cahuilla Indians tribe will be notified and work shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her

assessment, so as to provide Tribal input. The archaeologist shall complete an isolate record for the find and submit this document to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians.

Page 4.17-3, 3rd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 4.17-3, 4th Paragraph, 3rd Sentence

It then travels in a southwesterly direction and enters the ~~San Bernardino County Flood Control District (SBCFCD) channel~~ Highgrove Channel that eventually directs flows off-site under I-215.

Page 4.17-3, 4th Paragraph, 5th Sentence

These storm water flows travel west and join the ~~SBCFCD channel~~ Highgrove Channel at the western edge of the Project site.

Page 4.17-3, 4th Paragraph, Last Sentence

The westerly terminus of Pico Street overflows with storm water during large storm events and the storm water travels through the existing school site towards Taylor Street and ultimately joins the ~~Gage Canal~~ Riverside Canal at the western edge of the Project site.

Page 4.17-14, 1st Paragraph, 1st Sentence

...and ~~two~~ one outfall ~~with one~~ providing outlet to the ~~San Bernardino County Flood Control District (SBCFCD) Highgrove Channel~~ drainage area and another providing a secondary outlet to the ~~Gage Canal~~.

Page 4.17-14, 2nd Paragraph

At De Berry Street, a local storm drain system at the intersection of De Berry Street and Commerce Way would capture flows from De Berry and connect to the existing ~~SBCFCD Highgrove Channel~~ storm drain line under Commerce Way, draining to the basin.

Page 4.17-14, 5th Paragraph, 2nd Sentence

All proposed improvements would be constructed to the requirements of the City and the SBCFCD.

Page 4.18-1, 4th Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-1717-01~~), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Page 6-6, 2nd Paragraph, 4th Sentence

Alternative 1 would not develop the 695 dwelling units, ~~455,049~~335,700 square feet (SF) of general commercial uses, ~~and or~~ associated on-site and off-site infrastructure improvements that would otherwise occur as part of the Project.

Page 6-6, 1st Paragraph, 2nd Sentence

As with the Project, **MMs BIO-1** through ~~BIO-3~~BIO-4 would be required to reduce biological resource impacts to a level of less than significant.

Page 6-16, 4th Paragraph

The No Commercial Alternative or “Alternative 3” assumes that the Project Applicant would not develop any commercial development and ~~would limit the Project’s commercial component as a zone change only.~~ Development under Alternative 3 would only consist of the development of 695 dwelling units, and ~~would forgo~~ not include the 335,700 SF of combined retail, restaurant, and self-storage spaces that are proposed by the Project. Parcels that would be rezoned for commercial use would remain undeveloped or would be developed by a separate project applicant in the ~~foreseeable~~ future. Additionally, The Specific Plan would not include entitlements for commercial development and any future commercial development (by others) would be subject to the Specific Plan’s applicable design standards and provisions. All other Project components would stay the same.

Page 6-17, 1st Paragraph

The commercial uses proposed by the Project would be eliminated under this alternative. Alternative 3 proposes the development of 695 dwelling units and would leave the remaining land vacant for the ~~foreseeable~~ future until it is developed by others. The same general aesthetics would apply to Alternative 3 when compared to the Project. Although no commercial development by the applicant would occur, future developments ~~(by others) within the rezoned commercial land uses~~ are required to adhere to the Specific Plan’s commercial guidelines. In addition, although Alternative 3 would eliminate commercial development, the Project area lacks officially designated scenic vistas and the Project site is not considered a visually sensitive area.

Page 6-17, 5th Paragraph, 2nd Sentence

Additionally, the Project and Alternative 3 would implement **MM BIO-1** through ~~MM-BIO-3~~BIO-4 to reduce impacts to biological resources to less than significant levels.

Page 6-20, 1st Paragraph

The Project requires adoption of the Specific Plan and Development Agreement as well as approval of the proposed Zone Change, General Plan Amendment, and Tentative Tract Map. ~~Alternative 3 would require the same entitlements. As such, Alternative 3 would be environmentally equivalent to the Project regarding land use and planning, since land uses would be added, and land use entitlements would be required.~~

Page 6-22, Last Paragraph, 2nd Sentence

According to **Table 6-1**, the ~~Residential-Only~~ Alternative would be the environmentally superior alternative because it would reduce some of the potentially significant impacts of the Project. However, while the ~~Residential-Only~~ Alternative is the environmentally superior alternative, it is not capable of meeting all of the basic objectives of the Project.

Page 7-1, 2nd Paragraph, 2nd Sentence

The Project consists of applications for a Specific Plan (SP ~~00-17~~17-01), General Plan Amendment (GPA 17-01), Zone Change (ZC 17-02), Zoning Code Amendment (ZCA 24-01), Tentative Tract Map No. 20501 (TTM 18-01) and a Development Agreement.

Appendix A, Hydrology and Hydraulics Report Update