

8.4 Land Use

8.4.1 Introduction

This subsection provides an inventory of existing and designated land uses in the Study Area and an analysis of the effects of the project on land use. It describes existing land uses and zoning districts in the Study Area and includes a discussion of the discretionary reviews to be initiated by public agencies or completed in the 18 months prior to filing the AFC. It also describes the land use planning and control framework surrounding the project, and local, regional, state, and federal land use plans and permits applicable to the proposed project. This subsection includes an assessment of potential land use impacts of the project, and the project's compatibility with existing and designated land uses and applicable plans and policies. It also presents a discussion of cumulative impacts and provides appropriate mitigation measures.

For purposes of this analysis, the Study Area is defined as those areas within 1 mile of the proposed project site and within 0.25 mile of the proposed linear facilities. Linear facilities include the proposed natural gas supply line and domestic water supply. The transmission line, which will interconnect the project to the electrical grid, will be located on the project site and will not cross any property owned by a third party.

8.4.2 Affected Environment

8.4.2.1 General Description of the Project Site and Vicinity

The Project Site is located at 12700 Taylor Street in the City of Grand Terrace, in southwestern San Bernardino County, California, in an urban area zoned M2 (Industrial). Nearby development consists primarily of commercial and light industrial land uses.

The project site is bounded by Burlington Northern Santa Fe (BNSF) Railway on the west; Taylor Street, Union Pacific Railroad (UPRR), an agricultural field, and a former chrome plating facility to the east; and a heavily disturbed vacant field, used for industrial storage, to the north. Interstate 215 (I-215) is located approximately 600 feet west of the site.

The site is the location of SCE's former Highgrove Generating Station, which included a four-unit 154 MW thermal power plant, fuel oil storage tanks, and electrical substation constructed in the 1950s. As described in Section 2.1.2 Project Site Overview, the proposed new facility will be located on property on which the oil storage tanks were once located (the Tank Farm Property) and a portion of the property on which the existing Generating Station is located (Generating Station Property). The oil storage tanks were removed by SCE before selling the property to its current owner and the Tank Farm Property site is currently vacant. Although the power plant has been decommissioned, the thermal generating units cannot be demolished until substation controls integral to the generating plant are relocated.

Parcels directly to the west and south of the Generating Station Property include the existing SCE Highgrove 115-kV Substation, a parcel known as the Cage Park Property, and a parcel owned by Riverside Highland Water Company. The new AES Highgrove Project power plant will connect to the grid via the Highgrove Substation, which is located directly to the west of the Generating Station Property. The Cage Park Property, to the south of the

Generating Station Property, was part of the Generating Station when the plant was owned and operated by SCE, and includes a basin once used for cooling water discharge, a warehouse used for storage, and an area used for private gatherings. The Cage Park Property is not part of the project site and will not be affected by the project. The property at the corner of Taylor and Main Streets is owned by Riverside Highland Water Company; a well located on the property is used to serve water supply to the City.

When the Generating Station was constructed in the 1950s, the surrounding area was primarily undeveloped. The Generating Station was built with a very narrow buffer zone between the generating equipment and Taylor St and minimal visual screening. The SCE substation on the west side of the property prevents the plant from being moved further away from Taylor St. As a result, the new facility is proposed to be constructed further to the north, allowing a greater setback from Taylor St.

AES currently owns the Generating Station Property (Assessor's Parcel No. 1167-151-67-0000); however, the Tank Farm Property (the south portion of Assessor's Parcel No. 1167-151-63-1000) is currently under different ownership, having been sold by SCE to the City of Grand Terrace Redevelopment Agency after removal of the oil storage tanks. Both land owners have an agreement to "exchange" parcels for mutual benefit: AES prefers the new facility be constructed with a greater setback from the road and the Redevelopment Agency prefers land with more developable frontage. Part of the land exchange will include a parcel split and lot line adjustment before an ownership change occurs, as further described in Section 2.1.2. The parcel split is required to legally separate the Tank Farm Property from the larger parcel owned by the Redevelopment Agency (Assessor's Parcel No. 1167-151-63-1000) that includes property north of the Tank Farm Property. The lot line adjustment is necessary to legally move the boundary currently dividing the Generating Station Property and Tank Farm Property to accommodate the proposed Project Site boundaries. Change of ownership is contingent upon the applicant receiving a permit for the new facility, demolition of the existing facility, and any outstanding environmental issues being addressed.

The Tank Farm Property was recently part of a Specific Plan development proposed by the City of Grand Terrace for parcels to the north and northeast of the project site.¹ The City approved an amendment to the Specific Plan in 2005 that removed the Tank Farm Property from the Specific Plan, which resulted in the zoning for the Tank Farm Property reverting to its former M2 Industrial designation (see Appendix 8.4A).

Land uses within a 1-mile radius of the project site include agricultural fields, residences, and Pico Park to the east, and undeveloped open space lands to the north. To the west of the project site, land uses include a motel, a bar, several light industrial businesses, and undeveloped open space lands near the I-215 interchange. Land uses south of Main Street, in Riverside County, include light industrial uses and residences.

The proposed natural gas pipeline will be routed in southern San Bernardino County and northern Riverside County. The proposed alignment will be located in an urban area. The proposed pipeline will be approximately 7 miles long and connect to a Southern California

¹ Refer to the Outdoor Adventures Center Specific Plan (SP04-01) adopted on September 9, 2004.

Gas Company main line south of the site, would be constructed primarily within existing roadways.

Physical landmarks relatively near the City of Grand Terrace include the Santa Ana River, the La Loma Hills, Blue Mountain and the San Bernardino National Forest.

8.4.2.2 Land Use Designations

8.4.2.2.1 General Plan and Specific Plan Land Use Designations

The City of Grand Terrace's General Plan is applicable to the Project Site. This section addresses the General Plan and Specific Plan land use designations within the Study Area established for the project. The Study Area is defined as land located within a 1-mile radius around the project site and within 0.25 mile of the proposed gas line route.

The General Plan for the City of Grand Terrace applies to the Project Site and for a short segment of the proposed gas line as it exits the Project Site. The Plan establishes "Plan Goals," a Land Use Policy Map, and Plan Implementation Tools. The current General Plan Land Use Map, updated in 2003, is shown in Figure 8.4-1. Figure 8.4-2 shows the General Plan land use designations of the power plant site, within a 1-mile radius of the site, along the proposed gas line alignment, and within 0.25 mile of the alignment according to the City of Grand Terrace, the City of Colton, the City of Riverside, and Riverside County (Highgrove Area). Allowable uses for each land use designation shown on Figure 8.4-2 are described in Table 8.4-1. Figures 8.4-1 and 8.4-2 show the Project Site and surrounding properties classified as Industrial.

According to the General Plan, the Plan is intended to be a tool to be used by the City in ongoing decision-making to be implemented through zoning ordinances, capital improvement programs, and other official actions. The primary means of implementing the General Plan is the City's zoning ordinance.

The "Community Development Element" of the General Plan addresses Land Use. The Land Use Policy Map "should be interpreted as a general guide to the amount, type, and relationship of land uses. The Goal for Industrial land uses is as follows: "The City shall promote the development of labor intensive, light, non-polluting industry which is compatible with the present land use pattern." Implementation policies related to the Industrial classification are cited in the General Plan. Conformance with these policies and the zoning ordinance applicable to the Project Site is addressed in Section 8.4.6.3.

General Plan land use designations applicable to the proposed gas line in Riverside County, the City of Riverside, and for the Study Area are shown in Figure 8.4-2, and allowable uses for those designations are described in Table 8.4-1.

Table 8.4-1 also lists Outdoor Adventures Center Specific Plan land use designations that apply to land within the Study Area but are not applicable to the Project Site or land surrounding the linear features.

8.4.2.2.2 Zoning Designations

The Project Site and surrounding parcels within the City of Grand Terrace are currently zoned M2-Industrial or RM-Restricted Manufacturing based on the zoning map for the City of Grand Terrace (Figure 8.4-3). The City Planning Commission has provided a letter

confirming that power generation facilities are a permitted use within the M2 Industrial Zone (refer to Appendix 8.4A).

Once the proposed gas line route crosses from the City of Grand Terrace into Riverside County, applicable zoning designations along the route vary. Line construction in Riverside County will be within existing roadways and aligned in areas that are nearly completely developed into urban land uses; surrounding lands are zoned Industrial, Open Space, Park, Residential, Commercial, Manufacturing, and Public.

Applicable zoning designations for the Project Site and linear features are summarized in Table 8.4-2. The zoning designations for land within the vicinity (Study Area) are shown on Figure 8.4-4.

TABLE 8.4-1
General Plan & Specific Plan Land Use Designations Within the Study Area (1-mile Radius of Power Plant Site and 0.25 mile of Linears)

Designation	Allowable Uses
City of Grand Terrace General Plan	
Industrial	Light Industrial (LI): Goal: The City shall promote the development of labor intensive, light, non-polluting industry which is compatible with the present land use pattern. Non-polluting light manufacturing, warehousing, and distribution uses.
Commercial	General Commercial (GC): Retail and related commercial uses, including neighborhood shopping centers.
Residential	<p>Low Density Residential (LDR): 1 to 5 units per acre; either have been developed previously or are proposed to be developed with traditional single-family homes and/or duplexes, triplexes, and fourplexes.</p> <p>Medium Density Residential (MDR): 6 to 12 units per acre; intended for the development of multiple residential unit projects including townhomes, condominiums, and apartments at a density up to 12 units per acre.</p>
Public	Public (P): Public facilities including school sites, parks, civic center, and fire station.
Riverside County Highgrove Area Plan	
Industrial	Light Industrial (LI): Industrial and related uses including warehousing/ distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
Commercial	Commercial Retail (CR): Local and regional serving retail and service uses.
Residential	<p>Rural Residential (RR): 5-acre minimum; single-family residences with a minimum lot size of 5 acres.</p> <p>Low Density Residential (LDR): 0.5-acre minimum; single-family detached residences on parcels of 0.5 to 1 acre.</p> <p>Medium Density Residential (MDR): 2 to 5 dwelling units per acre; single-family detached and attached residences.</p> <p>Medium High Density Residential (MHDR): Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</p> <p>High Density Residential (HDR): Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes with a density range of 8 to 14 dwelling units per acre.</p> <p>Highest Density Residential (HHDR): 20+ dwelling units per acre. Multi-family dwellings; includes apartments and condominiums.</p>

TABLE 8.4-1

General Plan & Specific Plan Land Use Designations Within the Study Area (1-mile Radius of Power Plant Site and 0.25 mile of Linears)

Designation	Allowable Uses
Open Space	<p>Open Space – Conservation (OS-C): The protection of open space for natural hazard protection, and natural and scenic resource preservation.</p> <p>Open Space – Recreation (OS-R): Recreational uses including parks, trails, athletic fields, and golf courses.</p>
City of Riverside	
Industrial	<p>Industrial – Light (ILT): Includes uses such as less intensive manufacturing and warehousing.</p> <p>Industrial – General (IGN): Includes such uses as construction yards, heavy manufacturing, and factories.</p> <p>Industrial – Business Park (IBP): High quality businesses and industry – strict design standards.</p>
Commercial	<p>Commercial – Shopping Centers (CSC): Regional, community, and neighborhood shopping centers.</p> <p>Commercial – Business and Office (CBO): Moderate intensity office, indoor commercial uses, and visitor commercial.</p>
Office	<p>Office – Low Rise (OLR): One- to three-story professional office.</p> <p>Mixed Use – Office Emphasis (MXO): Predominantly office and commercial with some residential use.</p>
Residential	<p>Residential – Hillside (RHS): Residential development in hillsides with slopes over 15 percent.</p> <p>Residential – Low Density (RLD): Single-family houses on moderately large lots.</p> <p>Residential – Medium Density (RMD): Single-family houses on standard urban lots.</p> <p>Residential – Medium High Density (RMH): Predominantly low density apartments, duplexes, or cluster development.</p> <p>Residential – High Density (RHD): Apartments.</p>
Public	<p>Public Facilities and Institutions (PFI): Includes educational facilities, fire stations, libraries, and hospitals.</p>
Park	<p>Park – Public (PKP): Publicly owned and managed open space and recreation facilities.</p> <p>Park – Other Recreation (PKO): Includes private and public golf courses, equestrian centers, and health clubs.</p>
Open Space	<p>Natural Open Space (NOS): Environmentally sensitive open space that includes hillsides, arroyos, and wildlife habitat.</p>
City of Colton	
Industrial	<p>Light Industrial (LI): Includes low-intensity packing, assembly, storage, and similar uses that do not adversely affect surrounding residential, office, educational, or commercial land uses.</p> <p>Heavy Industrial (HI): Intensive industrial activities such as the Aqua Mansa Industrial Corridor and Enterprise Zone. Includes heavy manufacturing, distribution, assembly, resource extraction, storage, and similar activities not normally compatible in proximity to residential activities.</p> <p>Industrial Park (IP): Master planned industrial parks that have a high level of visual amenities and high quality design standards. The minimum parcel size should be 5 acres for any individual industrial park.</p>

TABLE 8.4-1

General Plan & Specific Plan Land Use Designations Within the Study Area (1-mile Radius of Power Plant Site and 0.25 mile of Linears)

Designation	Allowable Uses
Commercial	General Commercial (GC): Higher intensity uses such as fast food and sit-down restaurants, offices, auto services, and community-wide and regional retail establishments.
Residential	<p>Residential Estates (RE): Up to 2 dwelling units per acre.</p> <p>Low Density Residential (LD): Up to 8 dwelling units per acre.</p> <p>High Density Residential (HD): Up to 22 units per acre.</p>
City of Grand Terrace Outdoor Adventures Center Specific Plan	
Planning Area 1: Gateway Commercial	A portion of this area is currently developed as commercial/industrial uses including service stations, limited retail commercial, a skating rink, and wholesale distribution businesses. Proposed uses include, but are not limited to: general retail; wholesale trade; service commercial; entertainment-oriented commercial; and restaurants.
Planning Area 2: Hospitality Commercial	This area is intended to provide service and travel-oriented commercial uses anchored by a hotel/motel. Uses within this area may include, but not be limited to: hotels/motels; restaurants; fitness clubs; conference facilities; and service stations. Expansion of the Essco Electric facility in Planning Area 1 is also a potential land use for this Planning Area.
Planning Area 3: Waterfront Recreation Commercial	Primary uses focus on recreation-oriented commercial retail facilities. Planned uses for this area include, but are not limited to: boat and personal watercraft sales, motor sports sales (motorcycles on-road and off-road); recreational vehicles sales; sporting goods retail; outdoor lifestyle retail. Pads will also be available for restaurants.
Planning Area 4: Specialty Retail	This area is intended to provide general retail commercial services designed to support the primary recreation commercial land uses. Typical uses that would be developed in this Planning Area include: general retail; restaurants; and indoor recreation facilities.
Planning Area 5: Vehicle Retail/Support	Uses focus on retail and service commercial activities designed to support recreational vehicles. Planned uses include, but are not limited to: automobile, RV, and boat supply outlets; RV, off-road vehicle, and boat repair and customizing services; and event parking lots.
Planning Area 6: Support Services	Uses include those that do not require freeway visibility and focus on providing support to higher intensity commercial uses. Planned uses include, but are not limited to: RV and boat repair and servicing; RV parking/self-store facilities; and light industrial uses associated with RV and boat accessories and support such as warehousing and mail order facilities.
Planning Area 7: Freeway Open Space	Uses focus on providing an open space buffer to the freeway and support services to the commercial activities. Planned uses include, but are not limited to: natural open space; lakes and water features; bicycle trail; and site identification, signage, and monuments.

Source: City of Colton, 1987, 2005a; City of Grand Terrace, 1988, 2003a, 2004; City of Riverside, 1994, 2005a; and Riverside County, 2003a

TABLE 8.4-2
Applicable Zoning Designations for the Project and Study Area

Project Component	Zoning Designation
Project Site, Potable Water Line, and Transmission Line	City of Grand Terrace: M2 Industrial
Proposed Gas Line	<p>City of Grand Terrace: M2 Industrial</p> <p>Riverside County: C-1/C-P General Commercial; C-P-S Scenic Highway Commercial; C-O Commercial Office</p> <p>City of Riverside: MP Manufacturing Park Zone; C-1-A Community Shopping Center Zone; C-2 Restricted Commercial Zone; C-3 General Commercial Zone; RO Restricted Office Zone; RA Residential Agricultural Zone; RC Residential Conservation Zone; R-1-65 Single Family Residential Zone; R-1-80 Single Family Residential Zone; R-3 Multiple Family Residential Zone; Official Zone, Water Course</p>
Balance of Study Area	<p>City of Grand Terrace: M2 Industrial; MR Restricted Manufacturing; C2 General Commercial; CM Commercial Manufacturing; BRSP-GC BRSP-General Commercial; BRSP-VC BRSP-Village Commercial; R-1-7.2 Single Family Residential; R1-20 V. Low Density Single Family; R2 Low Medium Density Residential; R3 Medium Density Residential; PUB Public Facilities</p> <p>City of Colton: M1 Light Industrial; M2 Heavy Industrial; IP Industrial Park; C2 General Commercial; RE Residential Estates; R1 Single Family Residential; R3 Multiple-Family Residential</p> <p>City of Riverside: MP Manufacturing Park Zone; M-1 Light Manufacturing Zone; M-2 General Manufacturing Zone; C-1-A Community Shopping Center Zone; C-2 Restricted Commercial Zone; C-3 General Commercial Zone; RO Restricted Office Zone; RA Residential Agricultural Zone; RC Residential Conservation Zone; R-1-65 Single Family Residential Zone; R-1-80 Single Family Residential Zone; R-3 Multiple-Family Residential Zone; O Official Zone; WC Water Course Zone</p> <p>Riverside County: IP Industrial Park; M-SC Manufacturing – Service Commercial; C-1/C-P General Commercial; C-P-S Scenic Highway Commercial; C-O Commercial Office; R-1, R-1-200, R-1-65 One-Family Dwellings; R-2 Multiple-Family Dwellings; R3 General Residential; R-T Mobilehome Subdivisions and Mobilehome Parks; R-R Rural Residential; A-1-2 1/2 Light Agriculture; SP Specific Plan Zone</p>

Source: City of Colton, 2005b; City of Grand Terrace, 2003b; City of Riverside, 2005b; and Riverside County, undated.

8.4.2.3 Recreation, Scenic, Agricultural, Natural Resource Protection, Natural Resource Extraction, Educational, Religious, Cultural, and Historic Land Uses

One public park² is located within one-quarter mile from the proposed power plant site, and 1 recreation center is located within 4 miles of the site. Two preschools, 2 public schools and 1 private school are located within 1 mile of the power plant site. Also, 7 church organizations are located 1 mile from the site. Many areas within Grand Terrace have scenic views of nearby hills and the valley to the north of the City as well as more distant mountain ridges. No cultural, historical, unique, natural resource protection, or natural resource extraction areas are located at the project site or within the study area. Agricultural land uses exist to the east and northeast of the proposed power plant site. Orchards and

² Since the Cage Park Property is not a public park, it was not included in this analysis.

agricultural fields are found along portions of the gas line alignment and in areas beyond the 0.25 mile buffer of the proposed gas alignment.

A review of the “Important Farmlands” mapping by the California Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP) indicates that, within the 1-mile buffer around the power plant site, there are lands designated as Urban and Built Up Land and Grazing Land. In addition, there are three types of Important Farmlands mapped within the 1-mile buffer: Prime Farmlands, Farmland of Local Importance, and Farmland of Statewide Importance. The agricultural fields located to the east of the power plant site are mapped as Prime Farmlands and Farmland of Statewide Importance. Along the natural gas pipeline route, 74 percent of the land is classified as Urban and Built Up land. The orchards associated with the U.C. Riverside campus are classified as Prime Farmland, and make up 13 percent of the pipeline length. In addition, there are lands along the proposed pipeline alignment that are designated Other Land (13 percent of the pipeline length).

In addition, the power plant site and gas pipeline alignment are not located in an area that has a Williamson Act contract (California Department of Conservation, 2005).

8.4.3 Future Growth Trends

Land use and growth trends identified for the Study Area are based on approved development projects within the area and include proposals for a new high school, commercial and retail development, and residential area development.

Within the Highgrove area of Riverside County, few relatively small parcels of land exist along the proposed alignment that are undeveloped or not slated for development. Within the City of Riverside area, few relatively small parcels of land exist along the proposed alignment that are undeveloped or not slated for development. Recent discretionary approvals in the vicinity are listed below.

8.4.4 Recent Discretionary Reviews by Public Agencies

Discretionary reviews in the City of Grand Terrace, Riverside County, and the City of Riverside within the past 18 months include:

8.4.4.1 City of Grand Terrace

Recent discretionary reviews by the City of Grand Terrace include:

- Adoption of The Outdoor Adventure Center Specific Plan, including Taylor Street widening and Commerce Way extension
- Development of the planned high school across the street from project site
- Development of the Town Square Shopping Center on Barton between Canal Street and Michigan Avenue

8.4.4.2 Riverside County

A review of County Comprehensive Project Review Agendas from October 2004 through March 2006 include the following projects that are planned in the County:

- Subdivide several parcels
- Legalize an existing auto dealership
- Establish a lumber and wood product storage and distribution facility
- Change the land use designation of a parcel
- Expand facilities at an existing church by adding classes, offices, and meeting areas, eliminating the existing modular classrooms, and enhancing landscaping
- Construct a reservoir facility, which will occupy 1.2 acres of a 12-acre parcel
- Construct a reservoir facility, which will occupy 1.75 acres of a 73.9-acre parcel
- Construct and operate a sewer lift station

8.4.4.3 City of Riverside

A review of City Planning Commission Agendas from October 2004 through March 2006 include the following projects that are planned in the City:

- Design review of a fitness center
- Design review of several residential developments
- Design review of senior citizens housing projects
- Design review of exterior remodeling of office-industrial buildings
- Design review of an educational/gymnasium building and parking facilities
- Design review of a drug store
- Design review of commercial buildings
- Design review of medical office buildings
- Design review to renovate a motel
- Design review for the expansion of a shopping mall
- Subdivide several parcels of land
- Amend the General Plan land use designation of several parcels of land
- Amend several Specific Plans
- Acquisition of land for schools
- Rezoning of several parcels of land
- Conditional use permit to establish a private school

- Conditional use permit and design review to construct fire stations
- Conditional use permit for a carwash and auto detail center
- Conditional use permit to establish a service station and mini mart, to expand an existing service station, and for automotive repair facilities
- Conditional use permit to establish and operate a wireless communications facility
- Conditional use permit to establish a market
- Conditional use permit to establish a religious assembly building
- Conditional use permit to expand an elderly board and care facility
- Conditional use permit to install and operate drive-thru automatic teller machines
- Conditional use permit to establish a vocational school
- Conditional use permit to establish a library
- Conditional use permit to establish a multiple screen movie theater
- Conditional use permit to construct and operate the Riverside Energy Resource Center (96 MW natural gas-fired simple-cycle power plant)
- Conditional use permit to establish an underground booster water pumping station
- Conditional use permit to install a 2,000 gallon aboveground fuel tank
- Conditional use permit and design review of hospital buildings
- Conditional use permit to establish a recreational facility
- Conditional use permit to establish a gymnastic training facility
- Conditional use permit to establish a homeless shelter
- Conditional use permit to establish a precinct police station
- Revised conditional use permits and design review to establish a multiple purpose building, office, and classroom space and to expand a convalescent hospital
- Extension of conditional use permit to develop a manufactured home facility
- Construct fast food restaurants
- Construct an automotive oil change facility
- Several variances related to installation of two freestanding signs, to permit direct alley access to a commercial building, for building height and setbacks, for a dog and cat boarding kennel, and to establish a sign program throughout the university campus

8.4.5 Laws, Ordinances, Regulations, and Standards

This section and Table 8.4-3 lists the types of land use laws, ordinances, regulations, and standards (LORS) that are applicable to the project and the agency contacts at the applicable

agencies. Presented in Section 8.4.6.3 are the General Plan policies that are relevant to the project, and the conformity of the project with those policies.

TABLE 8.4-3

Laws, Ordinances, Regulations, and Standards Applicable to AES Highgrove Project Land Use

LORS	Purpose	AFC Section Explaining Conformance	Agency Contact
City of Grand Terrace General Plan (1988, 2003), and Zoning (2001, 2003)	To guide development in the City of Grand Terrace	8.4.6.3	John Lampe Planner City of Grand Terrace 22795 Barton Road Grand Terrace, CA 92313-5295 (909) 430-2225
City of Riverside General Plan (1994) and Zoning (1994)	To guide development in the City of Riverside	8.4.6.3	Sal Quintanilla Planner City of Riverside Planning Department 3900 Main Street Riverside, CA 92522 (951) 826-5371
Riverside County General Plan and Highgrove Area Plan (2003) and Zoning (2005, 2006)	To guide development in Riverside County	8.4.6.3	John Guerin, Senior Planner Riverside County Transportation and Land Management Agency, Planning Department Riverside County Administrative Center 4080 Lemon Street Riverside, CA 92502-1629 (951) 955-1872

8.4.5.1 Federal

No federal LORS for land use are applicable to the site or project.

8.4.5.2 State

The AFC process is CEQA-equivalent under the Warren-Alquist Act, and therefore, fulfills the requirements of CEQA. CEQA is codified in the California Public Resources Code, Sections 21000-21178.1. Guidelines for implementation of CEQA are codified in the California Code of Regulations (CCR) Sections 15000-15387.

8.4.5.3 Local

8.4.5.3.1 General Plans and Zoning Ordinances

The City of Grand Terrace's General Plan and Zoning Ordinance are the planning documents applicable to the Project Site, as well as the proposed transmission line and water line alignments. The City of Riverside General Plan and the Riverside County General Plan and Highgrove Area Plan are additional planning documents that are applicable to the gas line alternative alignments. The San Bernardino County General Plan and City of Colton General Plan are not directly applicable to the project because the project is not located on unincorporated land within the County or within The City of Colton.

8.4.5.3.2 Related Permits

No local discretionary approvals are required by the City of Grand Terrace (Koontz, 2005). Construction permits will be required by the City of Riverside and Riverside County, and possibly by U.C. Riverside to construct the natural gas pipeline within local roadway.

8.4.6 Environmental Analysis

8.4.6.1 Significance Criteria

Significance criteria for impacts to land use were determined through review of applicable state and local regulations. Because the Warren-Alquist Act is equivalent to CEQA review, the following criteria that were developed from the CEQA Guidelines and the CEQA Checklist are used to evaluate the potential environmental impacts of the project:

- Will the project physically divide an established community?
- Will the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- Will the project conflict with any applicable habitat conservation plan or natural community conservation plan?
- Will the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- Will the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

8.4.6.2 Potential Effects on Land Use

8.4.6.2.1 Project Site and Surrounding Area

The proposed power plant constitutes a permitted use in the industrial zoning district and is therefore consistent with the City of Grand Terrace's General Plan and Zoning Ordinance. The power plant would not: physically divide an established community, would not conflict with any applicable habitat conservation plan or natural community conservation plan, would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), and would not involve other changes in the existing environment that could result in the conversion of land to a non-agricultural use.

8.4.6.2.2 Transmission Line, Water Lines, and Natural Gas Pipeline

The proposed transmission line, water line, and natural gas pipeline would not have a significant impact on land uses of the surrounding area. The natural gas supply and potable water supply pipelines would be underground, so would not limit the continued uses of these areas for their currently designated uses. The 600-foot-long transmission line (average length) would connect the proposed power plant to the adjacent SCE substation, and, as it does not cross any property not owned by the Project owner or SCE, would not conflict with existing or future land uses along that proposed alignment.

The proposed transmission line, water line, and natural gas pipeline would not: physically divide an established community, would not conflict with any applicable land use plan, policy, or regulation, would not conflict with a habitat conservation plan or natural community conservation plan, would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and would not result in the conversion of farmland to a non-agricultural use.

8.4.6.3 Compatibility with Plans and Policies

The proposed project is consistent with the goals and policies of applicable plans. Table 8.4-4 provides a summary of the project's conformity with these applicable plans.

The proposed project will not impact or conflict with other nearby land uses within the cities of Grand Terrace or Riverside, or Riverside County. Analyses of the project location and potential impacts from construction and operation indicate it is unlikely that the proposed project would significantly affect any of the species or their critical habitat targeted in the western Riverside County MSHCP.

TABLE 8.4-4
AES Highgrove Project Land Use Conformity with Applicable Plans and Policies

Element/Provision	Conformity?
City of Grand Terrace General Plan	
<p>The General Plan is a tool to be used by the City Planning Commission and City Council in ongoing decision-making. The primary means of implementing the General Plan is the City's zoning ordinance. (City of Grand Terrace General Plan, Page II-2).</p> <p>Section VI. Community Development Element, Industrial</p> <p>Goal: The City shall promote the development of labor intensive, light, non-polluting industry which is compatible with the present land use pattern.</p> <p>Implementation Policies:</p> <ul style="list-style-type: none"> • Only light non-polluting industrial uses shall be allowed in Grand Terrace. • Industrially designed areas shall include specific "industrial park" type development standards and guidelines. • Buffering to prevent potential land use incompatibilities between industrial areas and other areas shall be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping. 	<p>The proposed power plant is located in an area designated for industrial uses and is compatible with the present land use pattern.</p> <p>On February 22, 2005, the City of Grand Terrace issued a letter specifically indicating that the City determined that power generation facilities are permitted uses within that zone. See Appendix 8.4A.</p> <p>The proposed power plant is not an industrial park type development, so "industrial park" development standards are inapplicable. The development standards applied will be in compliance with the requirements of the M2 zoning ordinance.</p> <p>The project site has been chosen to maximize setback from Taylor Street. Walls and berms are proposed to be constructed along the Taylor Street frontage to provide additional screening for the proposed project. (Refer to the Visual Resources, Section 8.11, for additional information).</p>

TABLE 8.4-4

AES Highgrove Project Land Use Conformity with Applicable Plans and Policies

Element/Provision	Conformity?
City of Riverside General Plan	
Section VII – Growth Management:	
<p>Goal LU 1: To provide for continuing growth within the Riverside General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community's goals related to resource conservation, community enhancement, and growth management.</p>	<p>Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to provide for continuing growth in the City.</p>
<p>Policy LU 1.1: The General Plan Land Use Diagram should identify sufficient locations for residential and non-residential development to accommodate growth anticipated through the year 2010.</p>	<p>Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to develop and implement its Land Use Diagram.</p>
<p>Policy LU 1.4: In adopting and amending the Land Use Diagram, the City should promote future patterns of urban development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities.</p>	<p>Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to promote future patterns of development.</p>
<p>Policy LU 1.7: The City should protect industrially designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas. Uses adjacent to planned industrial areas should be compatible with the planned industrial uses and should employ appropriate site design, landscaping, and building design to buffer the non-industrial uses.</p>	<p>Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to protect industrially designated areas from encroachment by incompatible uses.</p>
<p>Policy LU 1.8: The City Council should protect residentially designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas. Uses adjacent to planned residential uses should be compatible with the planned residential uses and should employ appropriate site design, landscaping, and building design to buffer the non-residential uses.</p>	<p>Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to protect residentially designated areas from encroachment by incompatible uses.</p>
<p>Policy LU 1.9: The City should set minimum property size standards for various types of land uses, particularly when the conversion of residential use is expected to occur as follows:</p>	<p>Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to set minimize property size standards for office, commercial, industrial, business park, or mixed use development.</p>
<p>For office or commercial uses – 20,000 square feet and 100 feet of frontage on the primary street serving the site; except in specific areas such as Magnolia Center where the unique character of the area makes the site appropriate for adaptive reuse of an existing building, a minimum lot size of 12,000 square feet is allowable.</p>	
<p>For industrial or business park use – 40,000 square feet and 100 feet of frontage on the primary street serving the site.</p>	
<p>For mixed use development – 80,000 square feet and 150 feet of frontage on the primary street serving the site.</p>	

TABLE 8.4-4
AES Highgrove Project Land Use Conformity with Applicable Plans and Policies

Element/Provision	Conformity?
Goal LU 2: To establish the General Plan Land Use Diagram as a key statement of City development policy to be used as a guide for decisions on individual development proposals.	Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to develop and implement its Land Use Diagram.
Policy LU 2.2: Land development approvals shall be in accordance with prevailing development regulations.	Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to approve land development proposals.
Policy LU 2.3: The City should not approve amendments to the Land Use Diagram which would reduce the supply of industrially designated land below levels needed to support projected non-residential development during the Plan's time frame.	Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to approve amendments to the Land Use Diagram.
Goal LU 4: To provide for the appropriate timing of development in accordance with the future land uses designated in the Land Use Element.	Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to provide for the appropriate timing of development.
Policy LU 4.1: The City should discourage the premature development of non-urbanized areas and should encourage growth first in undeveloped and under-developed areas within, adjacent to, or in close proximity to existing urbanized neighborhoods.	Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to discourage the premature development of non-urbanized areas.
Policy LU 4.2: The City should prepare its Capital Improvements Program and construct its capital improvement projects to provide adequate public facilities and services to the population and employment levels projected through the year 2010, according to the land uses designated in the Land Use Diagram. The level of service or capacity of public facilities and services should be increased in phases when phasing is more cost effective.	Implementation of the proposed natural gas pipeline would have no effect on the City of Riverside's ability to prepare its Capital Improvements Program and construct its capital improvement projects.

Riverside County General Plan – Highgrove Area Plan

Community Plan Goals:

- a. To encourage a varied future pattern of development that will promote greater economic self-sufficiency in Highgrove.
- b. To identify existing and future residential areas with land use and zoning designations that will discourage incompatible development, encourage reinvestment in homes and businesses, and support property values.
- c. To enhance the Highgrove community's ability to respond to changing future development conditions through flexible planning policies.
- d. To recommend future infrastructure improvements necessary to provide for adequate public facilities and services for the Highgrove Community Policy Area.

Implementation of the proposed natural gas pipeline would have no effect on Riverside County's ability to encourage a varied future pattern of development.

Implementation of the proposed natural gas pipeline would have no effect on Riverside County's ability to identify such existing and future residential areas.

Implementation of the proposed natural gas pipeline would have no effect on Riverside County's ability to enhance the Highgrove community.

Implementation of the proposed natural gas pipeline would have no effect on Riverside County's ability to recommend future necessary infrastructure improvements.

TABLE 8.4-4**AES Highgrove Project Land Use Conformity with Applicable Plans and Policies**

Element/Provision	Conformity?
e. To help sustain Highgrove's rural character as the community develops in the future.	Implementation of the proposed natural gas pipeline would have no effect on Riverside County's ability to sustain Highgrove's rural character.
f. To safeguard the Box Springs Mountains and Springbrook Wash from development impacts that would diminish their value as fish and wildlife habitat or as natural areas for public enjoyment.	Implementation of the proposed natural gas pipeline would have no effect on Riverside County's ability to safeguard the Box Springs Mountains and Springbrook Wash from development impacts.
HAP 1.4: Development applications for commercial or industrial projects at locations designated for residential uses within the Highgrove Area Plan Land Use Plan must satisfy the following requirements, in addition to those specified under the "Commercial" or "Industrial" policies described in the Local Land Use Policies section.	The proposed natural gas pipeline would be installed underground within roadway easements and, therefore, would have no effect on nearby residential land uses.
a. The project shall be buffered with landscaping, berms, additional setbacks, or other features necessary to reduce the impacts on adjacent residential uses.	
b. Approval of a General Plan amendment is required.	
HAP 2.1: The Land Use Plan associated with the Highgrove Area Plan determines the location, extent, density, and intensity of land uses.	The proposed natural gas pipeline would be installed underground within roadway easements and, therefore, would have no effect on the location, extent, density, and intensity of land uses.
HAP 2.2: The Highgrove Area Plan constitutes a portion of the Riverside County General Plan. In addition to the Highgrove Community Plan Area, all countywide policies, objectives, programs, and standards in the Riverside County General Plan apply in the determination of General Plan consistency for a land use development proposal.	Conformity of the proposed natural gas pipeline is discussed below under Riverside County General Plan.
HAP 5.5: All MDR, MHDR, HDR, VHDR, HHDR land uses require a full range of public services, as described in the Land Use Element of the Riverside County General Plan, including adequate and available circulation, water service from the City of Riverside Water Utilities OR Riverside Highland Water Company's distribution system (as applicable), sewage collection, and utilities including electricity and telephone (and, usually, natural gas and cable television) service.	The proposed natural gas pipeline would provide natural gas to a proposed power plant, to be located in the City of Grand Terrace that would provide electricity to nearby land uses.
HAP 7.2: Commercial development requires a full range of public services, including adequate and available circulation (including location on a paved road), community water service, sewage disposal, and utilities. Use of subsurface sewage disposal systems may be authorized by the County of Riverside; however, commercial facilities may be required to be connected to a community (District) sewer system if the County of Riverside determines that such connection is necessary to provide for the public life and property.	The proposed natural gas pipeline would provide natural gas to a proposed power plant, to be located in the City of Grand Terrace that would provide electricity to nearby land uses.

TABLE 8.4-4
AES Highgrove Project Land Use Conformity with Applicable Plans and Policies

Element/Provision	Conformity?
Riverside County General Plan	
<p>Land Use Element:</p> <p>LU 2.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map and the Area Plan Land Use Maps, in accordance with the following:</p> <ul style="list-style-type: none"> a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services. b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities. c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses. d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible. e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile. g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards. 	<p>Implementation of the proposed natural gas pipeline would have no effect on Riverside County's ability to accommodate land use development according to the County's requirements.</p>
<p>LU 3.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps and the Area Plan Land Use Maps in accordance with the following concepts:</p> <ul style="list-style-type: none"> a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing. b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map. c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance. 	<p>Implementation of the proposed natural gas pipeline would have no effect on Riverside County's ability to accommodate land use development according to the County's requirements.</p>

TABLE 8.4-4

AES Highgrove Project Land Use Conformity with Applicable Plans and Policies

Element/Provision	Conformity?
d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.	
e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.	
f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).	
g. Provide the opportunity to link communities through access to multi-modal transportation systems.	
LU 6.1: Require land uses to develop in accordance with the General Plan and areas plans to ensure compatibility and minimize impacts.	Implementation of the proposed natural gas pipeline would have no effect on Riverside County's ability to require that land uses develop in accordance with its General Plan.
LU 6.4: Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic.	Implementation of the proposed natural gas pipeline would have no effect on Riverside County's ability to retain and enhance the integrity of existing land uses.

Sources: City of Grand Terrace, 1988, 2003a, 2004; City of Riverside, 1994, 2005a; Riverside County, 2003a, 2003b.

8.4.7 Cumulative Impacts

The CEQA Guidelines (Section 15355) define cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.”

The CEQA Guidelines further note that:

The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor, but collectively significant, projects taking place over a period of time.

As discussed above, the proposed project is consistent with the City of Grand Terrace's, City of Riverside's, and Riverside County's goals, objectives, and policies for industrial development. The proposed power plant would be sited in an area zoned for such purposes on land that was previously developed into a similar use. The proposed project is consistent with the current land use designation and zoning district for the site. Potential impacts to other environmental resources are discussed throughout this AFC, and are mitigated where impacts are deemed to be significant.

In addition, the proposed project would not physically divide an established community, it would not conflict with a habitat conservation plan or natural community conservation plan, it would not result in the conversion of Prime or Unique Farmland or Farmland of Statewide Importance, and it would not convert any agricultural land. The project (power plant site and linears) is being sited within a highly urbanized area, one that is nearly completely built out. Therefore, project development would not contribute to significant cumulative land use impacts.

8.4.8 Mitigation Measures

Because no significant impacts have been identified, no mitigation is required.

8.4.9 References

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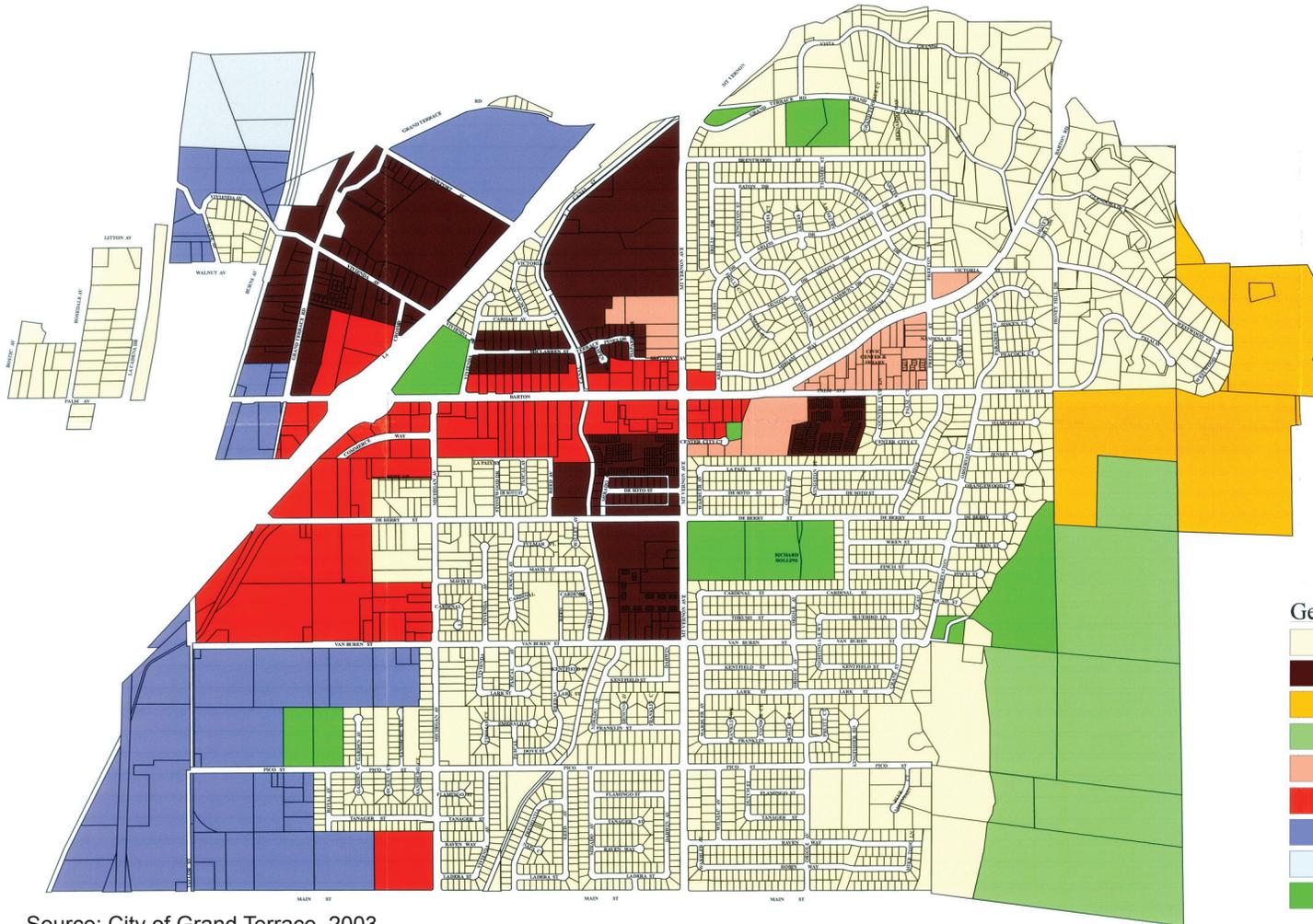
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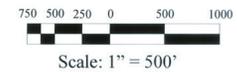
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General Plan Land Use Map

City of Grand Terrace



Community
Development Department
March 2003



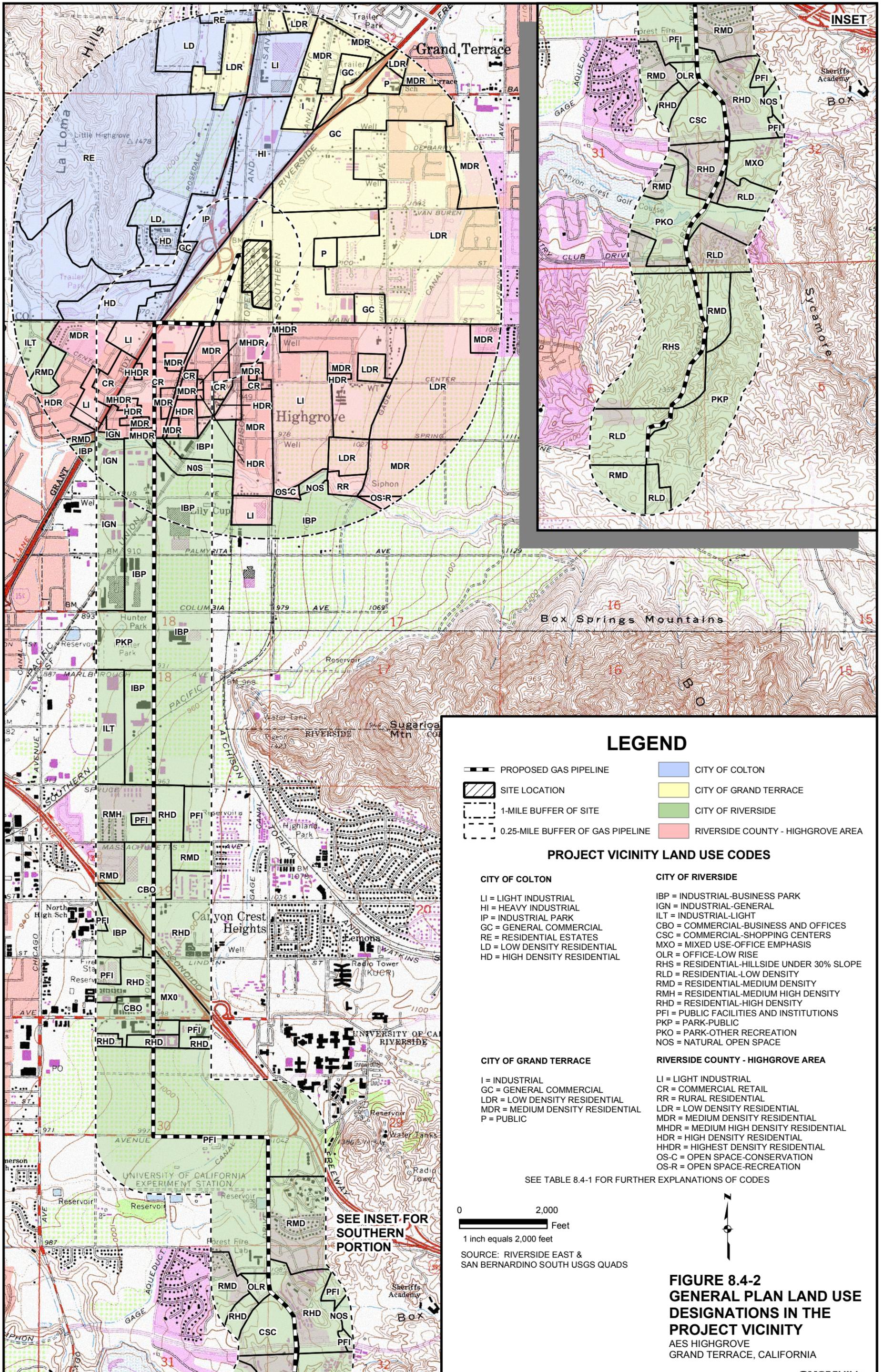
General Plan Land Use:

- Low Density Residential
- Medium Density Residential
- Hillside-Low Density Residential
- Hillside-Open Space
- Office Commercial
- General Commercial
- Industrial
- Floodplain-Industrial
- Public

Source: City of Grand Terrace, 2003

This Map is for reference only. For detailed information, please consult with the Community Development Department.

FIGURE 8.4-1
CITY OF GRAND TERRACE
GENERAL PLAN MAP
AES HIGHGROVE
GRAND TERRACE, CALIFORNIA



LEGEND

- PROPOSED GAS PIPELINE
- SITE LOCATION
- 1-MILE BUFFER OF SITE
- 0.25-MILE BUFFER OF GAS PIPELINE
- CITY OF COLTON
- CITY OF GRAND TERRACE
- CITY OF RIVERSIDE
- RIVERSIDE COUNTY - HIGHGROVE AREA

PROJECT VICINITY LAND USE CODES

CITY OF COLTON

- LI = LIGHT INDUSTRIAL
- HI = HEAVY INDUSTRIAL
- IP = INDUSTRIAL PARK
- GC = GENERAL COMMERCIAL
- RE = RESIDENTIAL ESTATES
- LD = LOW DENSITY RESIDENTIAL
- HD = HIGH DENSITY RESIDENTIAL

CITY OF GRAND TERRACE

- I = INDUSTRIAL
- GC = GENERAL COMMERCIAL
- LDR = LOW DENSITY RESIDENTIAL
- MDR = MEDIUM DENSITY RESIDENTIAL
- P = PUBLIC

CITY OF RIVERSIDE

- IBP = INDUSTRIAL-BUSINESS PARK
- IGN = INDUSTRIAL-GENERAL
- ILT = INDUSTRIAL-LIGHT
- CBO = COMMERCIAL-BUSINESS AND OFFICES
- CSC = COMMERCIAL-SHOPPING CENTERS
- MXO = MIXED USE-OFFICE EMPHASIS
- OLR = OFFICE-LOW RISE
- RHS = RESIDENTIAL-HILLSIDE UNDER 30% SLOPE
- RLD = RESIDENTIAL-LOW DENSITY
- RMD = RESIDENTIAL-MEDIUM DENSITY
- RMH = RESIDENTIAL-MEDIUM HIGH DENSITY
- RHD = RESIDENTIAL-HIGH DENSITY
- PFI = PUBLIC FACILITIES AND INSTITUTIONS
- PKP = PARK-PUBLIC
- PKO = PARK-OTHER RECREATION
- NOS = NATURAL OPEN SPACE

RIVERSIDE COUNTY - HIGHGROVE AREA

- LI = LIGHT INDUSTRIAL
- CR = COMMERCIAL RETAIL
- RR = RURAL RESIDENTIAL
- LDR = LOW DENSITY RESIDENTIAL
- MDR = MEDIUM DENSITY RESIDENTIAL
- MHDR = MEDIUM HIGH DENSITY RESIDENTIAL
- HDR = HIGH DENSITY RESIDENTIAL
- HHDR = HIGHEST DENSITY RESIDENTIAL
- OS-C = OPEN SPACE-CONSERVATION
- OS-R = OPEN SPACE-RECREATION

SEE TABLE 8.4-1 FOR FURTHER EXPLANATIONS OF CODES

0 2,000 Feet
1 inch equals 2,000 feet

SOURCE: RIVERSIDE EAST & SAN BERNARDINO SOUTH USGS QUADS



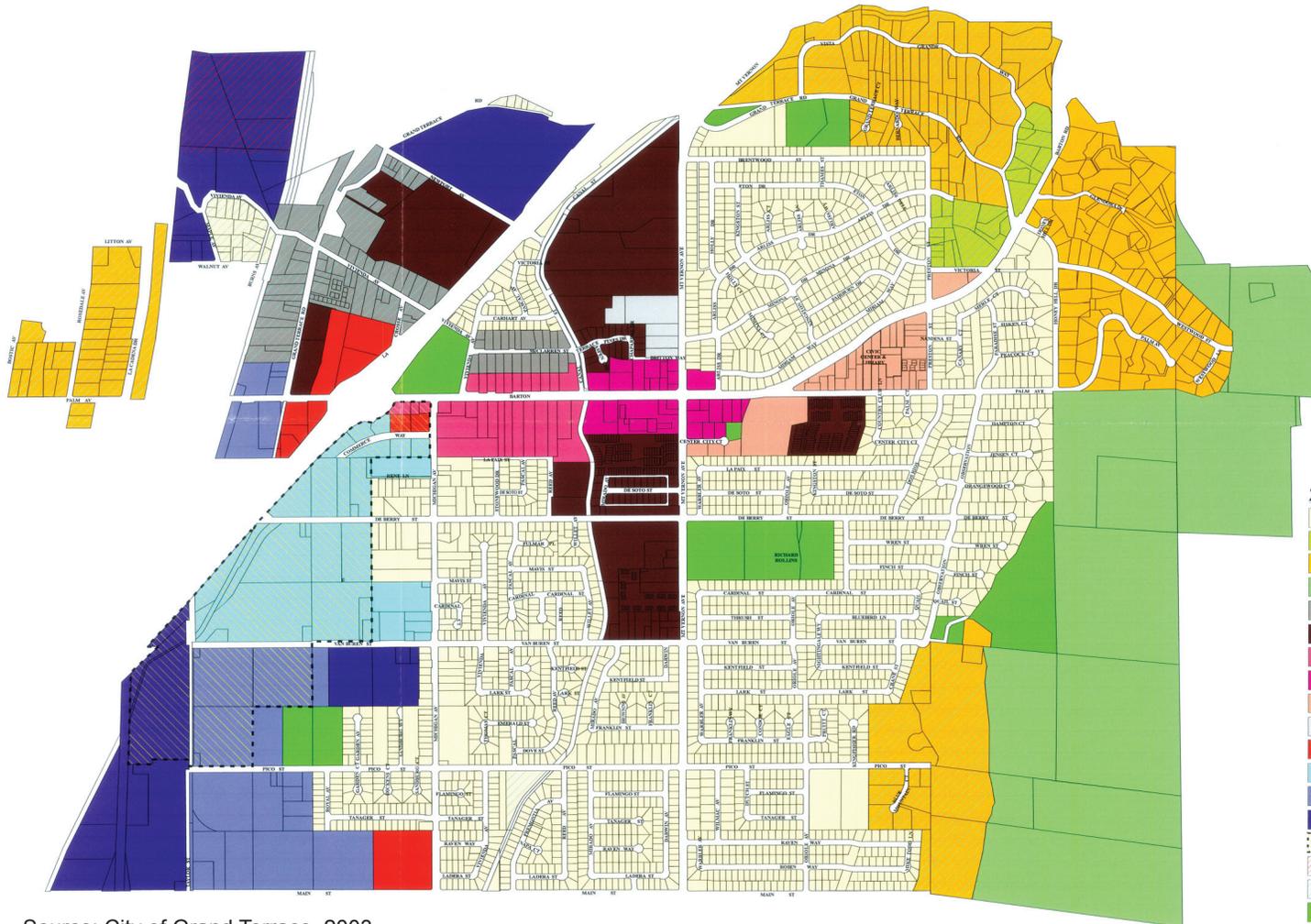
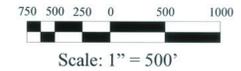
**FIGURE 8.4-2
GENERAL PLAN LAND USE
DESIGNATIONS IN THE
PROJECT VICINITY**
AES HIGHGROVE
GRAND TERRACE, CALIFORNIA

Zoning Map

City of Grand Terrace



Community
Development Department
March 2003



Zoning Plan Land Use:

- R1-7.2 - Single Family Residential
- R1-10 - Low Density Single Family
- R1-20 - V. Low Density Single Family
- RH - Hillside Residential
- R2 - Low Medium Density Residential
- R3 - Medium Density Residential
- BRSP - General Commercial
- BRSP - Village Commercial
- BRSP - Office Professional
- AP - Administrative Professional
- C2 - General Commercial
- CM - Commercial Manufacturing
- MR - Restricted Manufacturing
- M2 - Industrial
- OAC - Outdoor Adventures Center Specific Plan
- FP - Flood Plain Overlay District
- AG - Agricultural Overlay District
- PUB - Public Facilities

Source: City of Grand Terrace, 2003

This Map is for reference only. For detailed information, please consult with the Community Development Department.

FIGURE 8.4-3
CITY OF GRAND TERRACE
ZONING MAP
AES HIGHGROVE
GRAND TERRACE, CALIFORNIA

