



CITY OF GRAND TERRACE
PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD
AGENDA • MARCH 21, 2019

Council Chambers

Regular Meeting

6:30 PM

Grand Terrace Civic Center • 22795 Barton Road

The City of Grand Terrace complies with the Americans with Disabilities Act of 1990. If you require special assistance to participate in this meeting, please call the City Clerk's office at (909) 824-6621 at least 48 hours prior to the meeting.

If you desire to address the Planning Commission during the meeting, please complete a Request to Speak Form available at the entrance and present it to the City Clerk.

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

CALL TO ORDER

Convene the Meeting of the Planning Commission and Site and Architectural Review Board.

Pledge of Allegiance

Roll Call

Attendee Name	Present	Absent	Late	Arrived
Chairman Tom Comstock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vice Chair Tara Cesena	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Commissioner Edward A. Giroux	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Commissioner Jeffrey McConnell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Commissioner Jeremy Briggs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

APPROVAL OF AGENDA

PRESENTATIONS

None.

PUBLIC ADDRESS

Public address to the Commission shall be limited to three minutes unless extended by the Chairman. Should you desire to make a longer presentation, please make written request to be agendaized to the Director of Community Development Department.

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

A. CONSENT CALENDAR**B. ACTION ITEMS**

1. Consideration of a General Plan Consistency Determination Regarding the Lease of Approximately 1,000 Square Feet of Land on City Property (Grand Terrace City Hall, 22795 Barton Rd., Grand Terrace, CA 92313) to EVgo Services LLC for the Purpose of Installing and Operating Electric Vehicle Charging Stations, Pursuant to Government Code Section 65402

RECOMMENDATION:

Adopt a **RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GRAND TERRACE, DETERMINING GENERAL PLAN CONSISTENCY PURSUANT TO GOVERNMENT CODE SECTION 65402 FOR THE PROPOSED LEASE OF APPROXIMATELY 1,000 SQUARE FEET AT GRAND TERRACE CITY HALL TO EVGO SERVICES LLC FOR INSTALLATION AND OPERATION OF ELECTRIC VEHICLE CHARGING STATIONS LOCATED AT 22795 BARTON ROAD**

DEPARTMENT: PLANNING & DEVELOPMENT SERVICES

C. PUBLIC HEARINGS**D. INFORMATION TO COMMISSIONERS**

E. INFORMATION FROM COMMISSIONERS**ADJOURN**

Adjourn to the next scheduled meeting of the Site and Architectural Review Board/Planning Commission to be held on April 4, 2019 at 6:30 p.m.

Any request to have an item placed on a future agenda must be made in writing and submitted to the City Clerk's office and the request will be processed in accordance with Council Procedures.



AGENDA REPORT

MEETING DATE:	March 21, 2019
TITLE:	Consideration of a General Plan Consistency Determination Regarding the Lease of Approximately 1,000 Square Feet of Land on City Property (Grand Terrace City Hall, 22795 Barton Rd., Grand Terrace, CA 92313) to EVgo Services LLC for the Purpose of Installing and Operating Electric Vehicle Charging Stations, Pursuant to Government Code Section 65402
PRESENTED BY:	Sandra Molina, Planning & Development Services Director
RECOMMENDATION:	Adopt a RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GRAND TERRACE, DETERMINING GENERAL PLAN CONSISTENCY PURSUANT TO GOVERNMENT CODE SECTION 65402 FOR THE PROPOSED LEASE OF APPROXIMATELY 1,000 SQUARE FEET AT GRAND TERRACE CITY HALL TO EVGO SERVICES LLC FOR INSTALLATION AND OPERATION OF ELECTRIC VEHICLE CHARGING STATIONS LOCATED AT 22795 BARTON ROAD

2030 VISION STATEMENT

This staff reports supports Goal #3 to Promote Economic Development by exploring creative means to provide City services.

BACKGROUND

California Government Code Section 65402(a) states that "If a General Plan has been adopted, no real property shall be disposed or acquired, until the location, purpose and extent of such disposition or acquisition, [has] been submitted to and reported upon by the planning agency as to conformity with said adopted general plan within forty (40) days after the matter was submitted to it." Therefore, in order for acquisition and disposition of property to occur, the Planning Commission must first make a report on the conformity of the proposed acquisition/disposition with the General Plan.

The City is entering into a lease agreement between the City and EVgo Services LLC (EVGo) for the construction and operation of electric vehicle charging stations at City Hall for use by the general public. The site is designated Public in the General Plan Land Use Map and it is zoned PUB-Public Facilities in the Zoning Map.

According with the California Energy Commission, electric Vehicles play an important

role in California's efforts to reduce air pollution because electric vehicles produce zero tailpipe emissions. California's goal is to reach 1.5 million zero-emission vehicles by 2025. (<https://www.energy.ca.gov/transportation/altfueltech/electric.html>)

According to Southern California Edison, California's transportation sector accounts for 45 percent of greenhouse emissions, this accounts for more than 80% of its air pollution, "to support California's goal to reduce greenhouse gases to 40 percent below 1990 levels by 2030 and to reduce air pollution by 2032, the state will have to significantly increase transportation electrification. (<https://www.edison.com/home/innovation/electric-transportation.html>)

The City is preparing for the growth and demand of electric vehicles by proposing the construction and operation of charging stations with the grant assistance of Mobile Source Air Pollution Reduction Review Committee (MSRC) and grant funding from the California Energy Commission's Southern California Incentive Program (SCIP).

GENERAL PLAN CONSISTENCY

The lease of land for installation and operation of public charging stations is consistent with the Public Facilities Land Use Designation. This designation includes schools, parks, City Hall, and maintenance facilities owned and operated by public utilities. The City owns the land upon which the charging stations are proposed. The City is leasing out the construction, maintenance and operation of the facility to a vendor with the expertise to operate the facility.

The lease of land for electric vehicle charging stations is consistent with Goal 4.6 to support and promote the conservation of energy resources by encouraging energy and environmentally sustainable design in new land development projects using the standards of Leadership in Energy and Environmental Design (LEED). LEED supports electric vehicle charging stations for residential and non-residential properties.

The lease of land to construct electric vehicle charging stations will support the Public Services and Facilities Element Goal 7.1 to coordinate and balance the provisions of public services with existing and planned development to eliminate service gaps, maximize the use of existing public facilities and services, and provide a high level of quality public services.

The electric vehicle charging stations will also support the Sustainable Development Element, to actively reduce greenhouse gas emissions from public facilities throughout the community.

The construction and operation of the electric vehicle charging stations supports energy efficient programs included in multiple elements stated on the City's General Plan; therefore, the disposition of the Subject Property is consistent with the intent of the General Plan.

ATTACHMENTS:

- Resolution_22795 Barton Road

(DOC)

APPROVALS:

Sandra Molina	Completed	03/15/2019 9:46 AM
City Attorney	Completed	03/15/2019 3:01 PM
Sandra Molina	Completed	03/15/2019 3:04 PM
Planning Commission/Site And Architectural Review Board	Pending	03/21/2019 6:30 PM

RESOLUTION NO. 2019-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GRAND TERRACE, DETERMINING GENERAL PLAN CONFORMITY PURSUANT TO GOVERNMENT CODE SECTION 65402 FOR THE PROPOSED LEASE TO EVGO SERVICES LLC OF APPROXIMATELY 1,000 SQUARE FEET AT GRAND TERRACE CITY HALL FOR INSTALLATION AND OPERATION OF ELECTRIC VEHICLE CHARGING STATIONS LOCATED AT 22795 BARTON ROAD

WHEREAS, the City of Grand Terrace is proposing to lease approximately 1,000 square feet of land to EVgo Services LLC for the installation and operation of electrical vehicle stations located at Grand Terrace City Hall 22795 Barton Road (APNs: 0276-202-48, 77, and 82);

WHEREAS, the Subject Parcel is designated Public on the General Plan Land Use Map;

WHEREAS, the Public land use designation includes schools, parks, City Hall, and maintenance facilities owned and operated by public utilities;

WHEREAS, according with the California Energy Commission, electric Vehicles play an important role in California's efforts to reduce air pollution because electric vehicles produce zero tailpipe emissions. California's goal is to reach 1.5 million zero-emission vehicles by 2025;

WHEREAS, according to Southern California Edison, California's transportation sector accounts for 45 percent of greenhouse emissions, this accounts for more than 80% of its air pollution, "to support California's goal to reduce greenhouse gases to 40 percent below 1990 levels by 2030 and to reduce air pollution by 2032, the state will have to significantly increase transportation electrification;

WHEREAS, State Government Code Section 65402 stipulates that prior to the acquisition or disposition of real property by a government agency, the planning agency of the jurisdiction in which said property is located must first make the finding that the acquisition of said real property is in conformance with the adopted General Plan of the local jurisdiction;

WHEREAS, this action is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15060(c)(3) of the CEQA Guidelines;

WHEREAS, on March 21, 2019, the Planning Commission conducted a duly noticed public meeting on this matter at the Grand Terrace Council Chambers located at 22795 Barton Road, Grand Terrace, California 92313 and concluded the meeting on said date.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Grand Terrace, as follows

1. The Planning Commission hereby specifically finds that all of the facts set forth in the above Recitals, are true and correct.
2. Based upon the forgoing and written and oral presentations made by City staff and members of the public, the Planning Commission hereby finds that the Project is not subject to environmental review pursuant to Section 15060(c)(3) of CEQA.
3. Based on substantial evidence presented to the Planning Commission during the March 21, 2019, public meeting, including public testimony, and written and oral staff reports, the Planning Commission specifically finds:
 - a. The lease of land for installation and operation of public charging stations is consistent with the Public Facilities Land Use Designation. This designation includes schools, parks, City Hall, and maintenance facilities owned and operated by public utilities. The City owns the land upon which the charging stations are proposed. The City is leasing out the construction, maintenance and operation of the facility to a vendor with the expertise to operate the facility.
 - b. The leasing of land for construction of electric vehicle charging stations is consistent with Goal 4.6 to support and promote the conservation of energy resources by encouraging and facilitating the use of electric vehicle charging stations by the traveling public.
 - c. The lease of land to construct electric vehicle charging stations will support the Public Services and Facilities Element Goal 7.1 to coordinate and balance the provisions 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.
4. Based on the findings and conclusions set forth in paragraphs 1, 2 and 3 above, this Commission hereby determines that proposed lease of city property for the installation and operation of an electrical vehicle charging stations would be in conformity with the Grand Terrace General Plan in accordance with California Government Code Section No. 65402.
5. The City Clerk of the City of Grand Terrace shall certify to the adoption of this Resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Grand Terrace, California, at a regular meeting held on the 21st day of March 2019.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Debra L. Thomas
City Clerk

Tom Comstock
Chairman