

CALIFORNIA ENERGY COMMISSION
REPORT OF CONVERSATION Page 1 of 4



*Systems Assessment and
 Facilities Siting Division*

FILE: 06-AFC-2

DOCKET	
06-AFC-2	
DATE	JUL 24 2007
RECD.	
TIME:	9AM

Highgrove Project:

<input checked="" type="checkbox"/> Telephone	909-783-2600	<input type="checkbox"/> Meeting Location:	
NAME:	Gary Koontz	DATE:	July 24, 2007
WITH:	City of Grand Terrace		
SUBJECT:	Other projects in local area		

I called Mr. Koontz on 7/23 to get an update on commercial or other projects planned for the Grand Terrace area. He called me back the next day and we had a conversation about additional projects and I asked him to send me an e-mail that would summarize our conversation. The discussion below is a copy of that e-mail. He will get me more information about the Barton Road/I215 project. A summary of the Freeway Redevelopment Project is on pg. 3 of this ROC.

Gary Koontz 7/24/07

Per our telephone conversation, here is an update of the traffic situation in Grand Terrace:

1. SANBAG is moving forward with the preliminary engineering and environmental work for a major reconstruction of the Barton Road/I-215 interchange. A Project development Team has been organized including SANBAG, CALTRANS, and City staff. The project manager for SANBAG is Gilbert Betancourt, P.E. at (909) 889-8611 x165 or gbetancourt@sanbag.ca.gov.
 2. The former Outdoor Adventures Center project is moving forward as the "Freeway Redevelopment Project". It will include approximately 425,000 square feet of general retail, restaurants, possible office uses and possible high density residential uses. I have attached a general project description used in the EIR RFP. We are hoping to see a Specific Plan filed within the new few months. If all goes well, they should break ground within 18 to 24 months.
- As part of the redevelopment project, the developer is working with CALTRANS on some interim improvements to the Barton Road interchange that will improve circulation until the full interchange reconstruction is complete.
3. The City is in the middle of updating the complete City General Plan including its Circulation Element. We are not expecting any significant changes to street designations or any new street alignments. We have hired Urban Crossroads to prepare the Traffic Impact Analysis for the Circulation Element. I anticipate a draft EIR available for public review by the end of 2007.
 4. The high school has been delayed due to relocation problems with one of the lumber yards. It is being moved to the City of San Bernardino, but the move will not be complete until late 2008. It will then take approximately two years to construct.

There have been no new major projects approved by the City since our last conversation. All

CALIFORNIA ENERGY COMMISSION
REPORT OF CONVERSATION *Page 2 of 4*



projects recently approved have been minor in nature including a few small subdivisions and an office building, but nothing that will generate significant traffic.

Please let me know if you need anything else from us.

REQUEST FOR PROPOSALS INITIAL STUDY MIXED USE PROJECT

The City of Grand Terrace is seeking a qualified consultant to prepare an Environmental Impact Report for a proposed mixed use project within the City limits. The proposed project is located on approximately 100 acres east of Interstate 215, west of Michigan Street, north of Pico Street and South of Barton Road. The current land uses include vacant undeveloped property, rural residential properties, and light industrial uses. An EIR had previously been prepared for a City Redevelopment Agency Specific Plan known as the Outdoor Adventures Center. Special studies including cultural, biologic, noise, traffic, and air quality are available from the Specific Plan's EIR. Copies will be made available for review by request. The site includes a small wetlands area that is discussed in the previous biological survey.

The project proposes the development of approximately 92 net acres as a mixed use development. As proposed, the project will consist of including approximately 44 acres of retail commercial development totaling approximately 425,000 square feet. The retail development will focus on two primary anchor tenants with a combined building area of 310,000 square feet. The remaining retail development will consist of smaller retail tenants and restaurants with a total of approximately 115,000 square feet of building area. Remaining properties will be developed as a 10± acre research & development/business park and approximately 17 acres of medium density residential. The project will also include open space uses including a series of small lakes and water features.

The project will take primary access from Commerce Way, which will connect Barton Road to Main Street. A secondary connection will be made to Michigan Street via Van Buren Street.

The City is seeking a qualified environmental consultant to prepare all documentation necessary to satisfy the requirements of the California Environmental Quality Act (CEQA). The scope of services shall include, at a minimum, the following:

- The Consultant shall prepare an Initial Study based upon the site plans and project description provided by the applicant.
- The Consultant shall conduct all necessary special studies associated with the preparation of an EIR.
- A Screen Check EIR shall be prepared for review and comment by the City. Based upon these comments, a Draft EIR shall be prepared for public circulation.
- The Consultant shall be responsible for the response to all public comments and preparation of the Final EIR.
- The Consultant shall attend up to four public hearings before the Planning Commission and City Council. Please provide a budget per hearing with a total hearing budget incorporated into the total cost. Additional public hearings may be billed on an hourly basis.
- The Consultant shall provide ongoing coordination with the Community Development Director throughout the preparation of the document. Please budget for four meetings with Department staff. Additional meetings requested by the Department may be invoiced separately on an hourly basis.

7/25/2007

Proposals should be limited to no more than 15 pages, exclusive of resumes and representative project descriptions, and should include the following:

- Three representative projects where your firm was the lead for the preparation of an EIR for a similar project. Projects within the Inland Empire are preferred.
- A summary of your scope of services. Please highlight any tasks that you believe are necessary that are not included in this RFP.
- A Project Organization Chart and resumes of primary project staff.
- Information regarding any subconsultants proposed for the project. Please include a brief description of their services and specific qualifications.
- A project schedule.
- A summary of fees for the services by task.

All fees associated with this project will be funded by the applicant. The contract will be between the Consultant and the City and will be administered by the Community Development Department. The Consultant is strongly urged to avoid any communication with the applicant throughout the process without prior authorization from the Community Development Director.

Please provide four copies of the proposal. Proposals are due at 3:00 p.m. on May 15, 2007 and should be delivered to:

Gary L. Koontz, Community Development Director
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313-5295

If you have any questions regarding this RFP or the proposed project, please contact Mr. Koontz at (909) 430-2225 or at gkoontz@cityofgrandterrace.org.