Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

Fontana Forward

General Plan Update 2015-2035

CITY OF FONTANA, CALIFORNIA | 2017

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
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Acknowledgments

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Special thanks to all the Fontana residents
and other stakeholders who gave time, ideas and energy
to help create the Fontana Forward Plan.

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FONTANA 1.0
RURAL PIONEER COMMUNITY
1850s to 1906

FONTANA 2.0
FONTANA FARMS
1906 to 1942

FONTANA 3.0
STEELTOWN
1942 to 1983

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SUBURBAN BEDROOM COMMUNITY
1983 to 2006

FONTANA 5.0
COMPLETE COMMUNITY
Our vision for Fontana's Future

THE INLAND EMPIRE'S OPPORTUNITY CITY

> **A thriving city with all needs fulfilled within the city.**
>
> ONE FONTANA RESIDENT'S PERSONAL VISION

Why we developed this plan

Fontana adopted its last General Plan in 2003. The Fontana Forward Plan updates that plan. State law requires all California cities to have a General Plan to guide physical and economic development over the next 20 years. The plan provides a strategic framework for decision making based both on the community's vision and goals and on the State's goals for California's long-term development. The Housing Element or chapter of a General Plan is the only one whose methodology and content require state certification.

How we developed the plan

The Fontana Forward Plan is based on a community-engagement process designed to find out what residents, business people, and other stakeholders think about city's future. Through a public opinion survey, multiple public meetings, a project website, and oversight by an Advisory Committee of citizens, we explored questions about Fontana's future: What makes Fontana a good place to live? What characteristics of the city should we keep, enhance, and protect? What should we improve and change?

How we'll put the plan to work

The purpose of planning is to get to action. The General Plan includes an implementation matrix setting out the What, How, Who, and When for specific actions to achieve the goals of the plan. The plan will be used to guide future land use decision making, capital improvement planning, and departmental work plans. Partnerships with residents, businesses, regional agencies, institutions, and nonprofits will be important to the success of the plan.

What's in the 2015–2035 Fontana Forward general plan?

The General Plan covers a broad range of topics in 16 chapters including goals, policies, and actions on all aspects of community life affecting future physical development.

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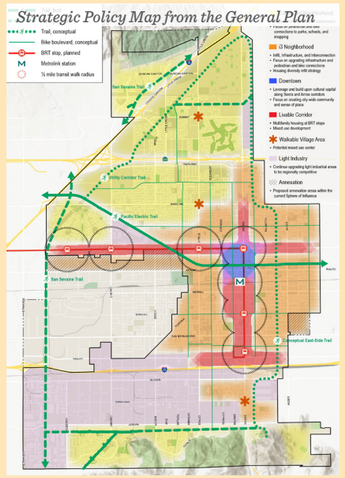
The 2035 Fontana Vision

In 2035...Fontana is the Inland Empire's opportunity city. With welcoming neighborhoods, diverse job opportunities and housing choices, excellent parks, and a lively downtown, we are prosperous, safe, healthy, and thriving. Once a pioneer community, an agricultural center, a steeltown, and a bedroom community, Fontana has built its fifth identity as a live-work-play-learn city of opportunity where families, young adults, and older residents can all flourish: Fontana 5.0.

- **Fontana welcomes everyone and offers a high quality of life.** Our housing stock meets the needs of families and individuals at every stage of life and all income levels: in traditional single-family neighborhoods, walkable mixed-use neighborhoods with housing and shops, senior-oriented developments, and a city core that combines revitalized historic neighborhoods with newer townhouses, condos and apartments. Residents have many in-town options for entertainment and shopping, including locally-owned independent businesses. Excellent school systems and recreational opportunities attract new residents.



- **Fontana embraces lifelong learning.** Our community promotes and supports educational achievement to create a highly-qualified work force for 21st-century jobs. Working with our schools and educators, our civic partnership of government, business, nonprofits, human services organizations, and faith-based organizations has made Fontana a leader in educational achievement.

- **Our diversified economy has good jobs for Fontana residents, so they can work where they live.** We partner with major employers to connect Fontanans to local jobs and encourage employees to live in Fontana. Our business-friendly policies help small businesses and start-ups thrive. Our location on three interstate highways, freight and commuter rail, and bus rapid transit helps Fontana attract new businesses while continuing to support our health care, services, manufacturing, and logistics industries.

- **Our system of parks and natural open spaces, community centers, and recreational opportunities is second to none in the Inland Empire.** Residents throughout the city have easy access to state-of-the-art facilities and a broad array of athletic and recreational activities in well-maintained parks, as well as trails for nature recreation in protected open spaces. Our park system is fully connected by a network of safe and attractive walking and biking routes for children, youth, and older residents.

- **Our revitalized downtown is a neighborhood, an arts, culture and entertainment center, and a walkable district of shopping and services.** Downtown's renaissance is anchored by new residents who want to live in a walkable center close to amenities, activities, and transportation options

- **We take advantage of more transportation choices: we can walk and bike to nearby parks, schools and stores, use transit and ride sharing, and drive longer distances as needed.** Safe, convenient, and comfortable transportation choices connect us to community destinations and contribute to physical health, access to jobs and activities, and better air quality.

- **We have become one of the healthiest and most sustainable cities in San Bernardino County.** We have taken many steps to improve our health indicators, which meet and increasingly surpass state averages. Our local infrastructure is resource-efficient and well-maintained. We work with our water and energy providers to establish the highest possible levels of resource conservation and efficiency, and we are working toward becoming a maximum energy-efficient city.

Fontana 5.0 is a complete and flourishing community of opportunity—with excellent quality of life and city services, high educational achievement and jobs for Fontana residents, transportation choices to connect city destinations, and local entertainment centers. Fontana's opportunities attract new residents, support successful businesses, and encourage empty nesters to stay and their children to settle in their home town.

10 Key Concepts and Strategies to Make Fontana a Complete Community and City of Opportunity

1. ***Provide more jobs in Fontana for Fontana residents.*** Promote a diversified economy that builds on existing businesses and develops, attracts and retains future job-creating sectors.
2. ***Revitalize downtown as a mixed-use neighborhood and live-work-shop-play-study destination.*** Create a management framework and adopt form-based zoning for a walkable, mixed-use future downtown.
3. ***Improve the central area of the city with an "i3 Neighborhoods" program: infill, infrastructure, and interconnection.*** Make improvements to attract new residents to the central part of the city.
4. ***Transform Foothill Boulevard into a "Livable Corridor" with transit-oriented development.*** Mixed-use, higher-density centers within a half-mile radius of planned bus tops.
5. ***Revitalize the central segments of Sierra Avenue and Valley Boulevard to make them mixed-use "Livable Corridors."*** Enhance walkability and adopt form-based zoning for a mixture of uses.
6. ***Ensure that every resident has a safe ten-minute or shorter walk to a public park.*** Seek to develop park opportunities in underserved areas.
7. ***Reduce the growth of traffic congestion.*** Use management and intelligent transportation systems to maximize the efficiency of the street system and provide travel options.
8. ***Connect all neighborhoods with safe pedestrian and bicycle routes*** to parks, schools, shopping, and similar destinations.
9. ***Promote healthy lifestyles*** with a Healthy Fontana advisory evaluation of new development projects.
10. ***Create a "Sustainable Fontana" program to promote energy-efficiency, water conservation, and other "green" practices in city government and the community.*** Include a tree and shade plan to enhance heat resilience.

Stantec

Fontana Forward

*For more information, visit **www.FontanaForward.com** or contact the City's project manager, Dawn Rowe, at **drowe@fontana.org** or 909-350-6694*

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FONTANA GENERAL PLAN UPDATE 2015-2035

The Big Picture

Opportunities for a New Era in Fontana's History—Fontana 5.0

Fontana is ready for a 21st-century transformation from a bedroom community to a complete community. Between 1980 and 2010, Fontana's population grew fivefold. With an estimated 213,000 residents in 2017, it's the third-largest city in the Inland Empire and the twentieth-largest city in California.

- **Fontana is a maturing suburban community.** There's not much vacant land left, and much of it is under construction or entitled. Some residents from the generation that moved to Fontana's master-planned developments in the 1980s and '90s to raise their families will age in place, while others will make way for a new generation of young families. Today's young adults are looking for a vibrant, healthy, and sustainable community with a lively downtown, attractive amenities, transportation choice, and job opportunities.
- **From now on, most development will be all about infill, replacement, and renovation.** In Fontana 5.0, attention will turn to improving the older parts of the city, while the master-planned neighborhoods continue to flourish.
- **Almost everybody commutes outside Fontana to go to work.** Over 90% of employed residents work elsewhere. Current Fontana jobs are mostly in health care, government and public education, and logistics. Diversifying the economy is critical to future competitiveness.
- **Everybody wants more transportation choice and connectivity.** Options for biking and walking within the city support healthy lifestyles and take cars off the road for in-town trips.
- **Fontana's young people need more education for better jobs than previous generations.** Good jobs require good skills and education, training, or apprenticeships beyond high school.
- **A revitalized downtown will be the centerpiece of Fontana 5.0.** 21st-century residents, visitors, and businesses are looking for communities with walkable city centers that offer restaurants, arts and culture, entertainment, education, shopping, civic activities, and housing.

Living In Fontana

COMMUNITY AND NEIGHBORHOODS

- Establish and maintain a thorough inventory of historic sites.
- Protect the most important historic sites in the Fontana Code.
- Continue to support existing traditional and master-planned neighborhoods with excellent City services.
- Revitalize the central area of the city with an integrated approach of infill, infrastructure, and interconnection ("i3") based on neighborhood audits.
- Engage developers to create middle-scale housing, affordable and market rate, and to create market-rate senior housing.

HOUSING

Summary of state approved 2014–2021 housing element/ chapter (full document is Appendix Three):

- Zone sufficient land to meet regional housing goals.
- Encourage production of a range of housing types and affordability.
- Conserve and preserve existing housing units.
- Provide high-quality, well-designed, and environmentally responsible housing.

BUILDING A HEALTHIER FONTANA

- Measure the impact of Healthy Fontana programs on residents' health.
- Promote healthy lifestyles with access to recreational areas and walking and biking opportunities.
- Incorporate healthy lifestyles as a goal for all policies and programs across City departments.
- Create Healthy Development Guidelines and a checklist for reviewing development proposals.

CONSERVATION, OPEN SPACE, PARKS, TRAILS

- Conserve sensitive natural open spaces in the foothills.
- Locate parks to provide walking access for all residents.
- Create additional trails to link with the Pacific Electric Trail and nature trails.
- Ensure adequate park maintenance.
- Create a Tree and Shade Master Plan.

PUBLIC AND COMMUNITY SERVICES

- Continue community policing programs, and expand police presence on the street and in neighborhoods as the population grows.
- Ensure continuing fire protection as the population grows and natural fire events may increase in number or intensity due to changing climate.
- Develop a City facilities master plan and an asset management system to plan for future needs.
- Create a holistic "Aging in Fontana" plan with attention to housing, transportation, services, activities, health care and other issues

Sustainable Systems

COMMUNITY MOBILITY AND CIRCULATION

- Make multimodal transportation a high priority by promoting pedestrian access, bicycle use, and transit options.
- Adopt the Active Transportation Plan and Complete Streets policies.
- Maintain the level of service appropriate to the context of the area for passenger vehicles, transit, trucks, bicyclists, and pedestrians.
- Provide sufficient parking in commercial and employment centers to support economic activity, and design vehicle parking to have multiple benefits.

INFRASTRUCTURE AND GREEN SYSTEMS

- Incorporate integrated water management best practices ("the right water for the right use").

- Make water conservation a way of life.
- Collaborate closely with the Inland Empire Utilities Agency to promote innovative and resource-efficient systems and reduce sewer fees.
- Use natural stormwater management ("green infrastructure") when possible and design for aesthetic and recreational benefits.

NOISE AND SAFETY

- Protect residential and other noise-sensitive areas from excessive noise from transportation and land use sources.
- Ensure that development avoids potential earthquake, flooding, wildfire, and similar hazards.
- Update the local Hazard Mitigation Plan as required to meet FEMA eligibility.

SUSTAINABILITY AND RESILIENCE

- Establish a "Sustainable Fontana" program to promote green practices in government and the community.
- Incorporate resource-efficiency criteria in City government procurement and design.
- Collaborate with regional agencies to meet State greenhouse gas reduction goals.

Creating A Complete Community

ECONOMY, EDUCATION, AND WORKFORCE DEVELOPMENT

- Attract and grow businesses that provide tax revenue and opportunities for diversified and high-paying jobs for Fontana residents.
- Create incentives to attract new retailers and restaurants to locate in the Downtown Area Plan District.
- Explore creation of an incubator and/or co-working space for start-up businesses.
- Make school completion and educational achievement a high civic priority.
- Support and promote education/business partnerships and alliances to prepare students for higher-skill careers.

DOWNTOWN AREA PLAN

- Make downtown a lively, mixed-use district with arts and culture, entertainment, shopping, jobs, and housing.

Proposed corner of Arrow Boulevard and Nuevo Street with street trees and outdoor movies—"Fontana Sunset Theater"—shown at the existing parking lot.

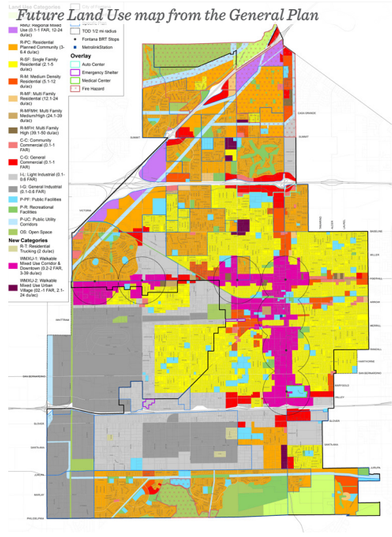
- Adopt form-based zoning with a mix of uses.
- Encourage new medium-density housing in and near downtown.
- Connect downtown with neighborhoods and corridors by safe, comfortable, and beautiful pedestrian-friendly streets and public places
- Improve Arrow Boulevard by planting trees, improving sidewalks, adding angled parking, and using a corner parking lot for outdoor movies.
- Make Nuevo Street a pedestrian-friendly "restaurant row."
- Appoint a downtown manager to coordinate and oversee downtown projects.

Fontana's Call To Action

LAND USE, ZONING, AND URBAN DESIGN

- Many land use categories have not changed in definition, density, or location from the 2003 General Plan.

Future Land Use map from the General Plan



- Changes in the land use map include:
  - > Walkable Mixed Use (WMXU)– compact, mixed- use development downtown, on major corridor segments, and at several intersections.
  - > New definition for Regional Mixed Use (RMU) Development and proposed Area Plan criteria to develop updated zoning for RMU areas.
  - > Selected land use changes along entry corridors to downtown and the Pacific Electric Trail for strategic new housing and mixed-use development.
- Create detailed Area Plans for the Medical District and the southern end of the Sierra Avenue corridor.
- Focus industrial land uses along I-10 and in the Southwest Industrial Park.

STEWARDSHIP AND IMPLEMENTATION

- Schedule an annual public review of progress on the plan.
- Incorporate the plan in decision making at multiple levels.
- Update zoning to be compatible with the plan.
- Enhance transparency about city government activities and performance with online dashboards and open data.

CITY OF FONTANA

- Mayor Acquanetta Warren
- Ken Hunt, City Manager
- Debbie Brazill, Assistant City Manager
- Zai AbuBakar, Director of Community Development

CONSULTANT TEAM

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- Sargent Town Planning
- Raimi & Associates
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- Katherine Padilla & Associates
- Lisa Wise Consulting

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How to Use This Plan

What's in the Plan? How Should I Read It?

The Fontana General Plan includes an Executive Summary in mini-poster format and covers a broad range of topics in sixteen chapters. These chapters or "elements" include a summary of existing conditions and current trends, the planning process, and goals, policies and actions for many different topic areas that will affect the physical and economic development of the city over the next twenty years. The chapters are grouped into five sections, each of which starts with a summary of the contents of that section. Each chapter is composed of several sections: the topic as expressed in the Vision and Principles; a table of Goals and Policies; Findings and Challenges that summarize key existing conditions; What the Community Said, with relevant public engagement comments; and a section of Policies and Actions to Achieve the Goals. Chapter 14 is a Downtown Area Plan whose somewhat modified organization reflects the nature of its content.

Chapter 16 includes an action plan matrix that covers all topic chapters.
The General Plan can be read all the way through or selectively, according to the reader's interests. Government agencies, businesses, nonprofit institutions and others can choose specific topics relevant to their activities. There are five appendices, two of which are incorporated into the main plan document and three of which are stand-alone documents, including the required, State-approved Housing Element and the Environmental Impact Report.

- For a **quick overview of key themes,** major recommendations, and the process used to create the plan, read the Executive Summary.
- To understand the **aspirations for the future and community values that are the foundation of the plan,** read Chapter 1. These chapters are based on an extensive community participation process and designed to answer the question: What kind of place do we want to be in the 21st century? They provide the vision for the future, guiding principles for planning, and a description of the public process.
- To **understand the starting point for the General Plan and how we got here,** read Chapter 2 for a summary of existing conditions in the city when the plan was developed in 2015-17. Appendix One provides more details in a Background Report.
- To find out about **the community engagement process,** read Chapter 3. In addition, Appendix Four is a stand-alone report on the statistically-significant random sample public opinion survey conducted in Fontana for this General Plan update.
- To find out about **specific topics,** from parks and economic development to infrastructure, choose the topics of interest to you from Chapters 4–13. Each chapter provides a table of goals and policies, a set of recommended actions to achieve the goals, and a final section, "Getting Started," identifying possible early action items to get going on the recommendations of that chapter. Many of

the "Getting Started" actions are organizational and do not require new funding.

- The **Housing Element of the General Plan** is the only topic-based plan that requires state approval. It is developed on a state schedule and according to state-mandated requirements. Fontana's Housing Element was completed and approved in 2014 before this General Plan Update and will be updated again in 2021, as required. Chapter 5 of the General Plan document contains a summary of the state-approved Housing Element and the complete Housing Element is provided as a stand-alone document in Appendix Three.
- Chapter 14 of this General Plan is a **Downtown Area Plan.** An area plan is an integral part of a general plan that focuses on a particular district or neighborhood within the general plan. It refines the general plan framework by providing more information and guidance for a smaller geographic area and, as part of the general plan, must be consistent with the general plan. An area plan is not a specific plan, which is defined by the state as a tool for "systematic implementation" of the general plan and not a part of the general plan, and has a different legal status.
- To find out about **recommended changes in land use, zoning, and urban design principles and approaches,** read Chapter 15.
- To find out about **how to make this a living plan and how to implement it,** read Chapter 16. There you will find a matrix of actions, responsible parties, time lines, and potential resources for Chapters 4–16.
- There are several **appendices** to the General Plan:
  - > Appendices in This Volume:
    - Appendix One: Background Report
    - Appendix Two: Mobility Best Practices White Paper
  - > Appendices in Separate Volumes:
    - Appendix Three: State-Approved Housing Element, 2014–2021
    - Appendix Four: Statistically Significant Random Sample Public Opinion Survey Report
    - Appendix Five: Environmental Impact Report

The Fontana Forward Plan And The General Plan Guidelines

The State of California Governor's Office of Planning and Research issued the 2017 General Plan Guidelines in July 2017, when the Fontana Forward General Plan Update was in draft form. The Fontana Forward Plan aligns with State planning priorities as stated in California Government Code section 65041 and with the new General Plan Guidelines (GPG), though sometimes in slightly different language than than used in the GPG. The GPG offers policy advice in four areas—climate change, economic development, community health, and equitable opportunities—as well as best practices

related to infill development, renewable energy, and mitigation of agricultural land conversion. “Readers should note that the recommended policies are simply recommendations, intended to provide a starting point from which local governments can craft unique policies reflecting the priorities and circumstances of their communities. (GPG, page 9)

The Fontana Forward plan includes these elements, stand-alone or combined, as required by statute (Gov. Code section 65302): land use; circulation; housing; conservation and open space combined; noise and safety combined; and environmental justice as aspects of several other elements. In addition, the plan includes optional elements on health, economic development, infrastructure, sustainability and resilience, and a Downtown Area Plan.

The environmental justice element referred to by the GPG is relatively new, based on legislation adopted in 2016 that requires an environmental justice element or related goals, policies and objectives in other elements in plans (or revision of two or more elements of a plan) adopted on or after January 1, 2018. The environmental justice goals, policies and objectives must include attention to three categories of issues. The table below indicates where these issues are addressed in the Fontana Forward Plan. Disadvantaged communities in Fontana are located predominantly in parts of central Fontana and the central Sphere of Influence.

ENVIRONMENTAL JUSTICE ISSUE	FONTANA FORWARD PLAN CHAPTER/ELEMENT
Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.	6. Health And Wellness
Identify objectives and policies to promote civil engagement in the public decision making process.	3. Engaging The Fontana Community 16. Stewardship And Implementation
Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.	4. Community and Neighborhoods 5. Housing 7. Open Space, Conservation, Parks and Trails 8. Downtown Area Plan 15. Land Use, Zoning, and Urban Design

1

Vision and Principles

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CHAPTER 1

Vision and Principles

General Plans are comprehensive and holistic community planning documents that guide decision making about a city's physical development and associated programs and initiatives. While the focus has traditionally been on physical development, modern plans of this type recognize that physical development depends on a community's values and its goals for neighborhood life, economic development, environmental sustainability, community design, and health and wellness, among other topics. The goals for these different aspects of community life will shape the physical development of the city.

A general plan has three fundamental parts:

- A vision for the future: What is our shared vision for our community?
- A plan: What strategies do we pursue to achieve the vision?
- An implementation program: What actions do we need to undertake to implement the strategies?

California Law about General Plans

All California cities are required to have a General Plan (GP) under Government Code Section 65300 *et seq.* to guide the physical and economic development of the city over the next 20 years. A General Plan is a strategic framework based both on the community's vision and goals and on the State's goals for the long-term development of California. Fontana's last General Plan was adopted in 2003. The required elements of the plan are land use, circulation, housing, conservation, open space, noise and safety. These elements can be combined and organized as the community wishes, and additional elements may be added, with the exception of the Housing Element, the only element whose methodology and content must be certified by state government.

A. Fontana's Vision and Principles

Developing a vision statement is an essential early step in creating and updating a General Plan. Vision statements focus attention on a community's values, sense of identity, and aspirations. The Vision and Principles developed by Fontanans during fall 2015 and winter 2016 express the high expectations that they have for the future. The vision statement tells a story and paints a picture of an ideal future in 2037. Fontanans decided what they want to preserve and what they want to change, articulated their desires and hopes, developed a consensus on an ideal future, and committed themselves to working toward that ideal. The Fontana Forward Vision represents the guiding image for the community as it faces the future.

B. Fontana's Vision for the Future

In 2037...

Fontana is the Inland Empire's opportunity city. With welcoming neighborhoods, diverse job opportunities and housing choices, excellent parks, and a lively downtown, we are prosperous, safe, healthy, and thriving. Once a pioneer community, an agricultural center, a steeltown, and a bedroom community, Fontana has built its fifth identity as a live-learn-work-play city of opportunity where families, young adults, and older residents can all flourish: Fontana 5.0.

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1850s to 1906

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1906 to 1942

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STEELTOWN
1942 to 1983

FONTANA
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1983 to 2006

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Our revitalized downtown is a neighborhood, an arts, culture and entertainment center, and a walkable district of shopping and services. Downtown's renaissance is anchored by new and existing residents who want to live in a walkable center close to amenities, activities, and transportation options.

We take advantage of more transportation choices. We can walk and bike to nearby parks, schools, and stores; use transit and ride sharing; and drive longer distances as needed. Safe, convenient, and comfortable transportation choices connect us to community destinations and contribute to physical health, access to jobs and activities, and better air quality.

We have become one of the healthiest and most sustainable cities in San Bernardino County. We have taken many steps to improve our health indicators, which meet and increasingly surpass state averages. Our local infrastructure is resource-efficient and well-maintained. We work with our water and energy providers to establish the highest possible levels of resource conservation and energy-efficiency.

Fontana 5.0 is a complete and flourishing community of opportunity— with excellent quality of life and city services, high educational achievement and jobs for Fontana residents, transportation choices to connect city destinations, and local entertainment centers. Fontana's opportunities attract new residents, support successful businesses, and encourage empty nesters to stay and their children to settle in their home town.

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

C. Principles to Guide the General Plan and Its Implementation

Pursue high-quality development by making public investments a model of excellent design, and maintain high-quality design standards for new development.

Connect people and places by providing safe and efficient transportation choices, including pedestrian, bicycle, and transit opportunities, along with well-maintained streets, to connect people to city destinations.

Make healthy lifestyles easy and fun by creating policies and physical conditions that promote healthy lifestyles through easy access to physical activity, healthy food, and medical care.

Pursue sustainability and resilience by making resource-efficient choices to conserve water, energy, and materials, improve air quality, and adjust to changing conditions.

Ensure fairness and opportunity for all parts of the city by making every neighborhood a “neighborhood of choice” with excellent infrastructure, services and amenities.

Establish cost-effective best practices and systems to support ongoing city services and infrastructure.

Support business growth and entrepreneurship while protecting environmental resources and quality of life.

Promote transparency through civic engagement to inform the community about the conditions, options, and opportunities to participate in decision making.

Pursue goals through partnerships connecting city government with businesses, institutions, regional agencies, nonprofits, and citizens to accomplish goals.

Prepare students for good jobs by establishing a citywide focus on educational achievement to create a skilled and well-educated workforce.

D. Personal Visions

On Saturday, October 24, 2015, more than 100 Fontana residents from a broad range of backgrounds and neighborhoods attended a workshop at the Senior Center. They came to share their hopes and aspirations for the future of the City of Fontana as part of the Fontana Forward planning process.

Participants were asked to write their personal vision for Fontana, imagining the best, most positive future for the city. They responded with a powerful outpouring of ideas, thoughts, challenges, inspirations, and insights.

Hopes for Fontana's future from the personal visions:

Thriving city with all needs fulfilled within city … a revitalized central area … Long-term planning for smarter growth … proactive instead of reactive … economic development, particularly for central Fontana … we are a clean, green city … a community that is unified with equitable access to emergency medical services, healthy food, and quality educational facilities, as well as entertainment options and job opportunities … la ciudad de Fontana debera ser verde (en el aspect fisico y comunitario)/the city of Fontana should be green (physically and as a community) … affordable housing—because it is too expensive to live here in Fontana … equal support and consideration to all city areas … industrial areas in one area … homes on larger lots … high density along Foothill … more upscale dining opportunities—no more fast food … more art/cultural displays around the city … traffic improvements … public transportation within the city … Adults, young, old, and middle-aged have the education, opportunity and access to work, play, recreate, and further develop themselves or their family and to the benefit of the community …

A more pedestrian-friendly, bicycle friendly community

High-tech job growth that pays a living wage or better

Homeless services

GREAT SCHOOLS!

Sustainability (solar, compost, reusing/capturing rainwater, charging stations, community gardens)

MAKE DOWNTOWN MORE WALKING-FRIENDLY, WITH HIGHER-DENSITY RESIDENTIAL FOR YOUNGER PEOPLE, NOT JUST SENIORS

Maintain a small-town feel as [Fontana] grows into a flourishing city

LA CIUDAD DE FONTANA DEBERA SER VERDE (EN EL ASPECT FISICO Y COMUNITARIO)

Well-maintained public parks and schools

More services conveniently located near residential areas

2

1850s to 1906

FONTANA 1.0

RURAL PIONEER COMMUNITY

1906 to 1942

FONTANA 2.0

FONTANA FARMS

1942 to 1983

FONTANA 3.0

STEELTOWN

1983 to 2006

FONTANA 4.0

SUBURBAN BEDROOM COMMUNITY

Trends for Fontana's Future

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

CHAPTER 2

Trends for Fontana's Future

This chapter of the Fontana Forward General Plan provides a summary of the Background Report, which can be found as Appendix 1 at the end of this volume. Please consult the Background Report for a more detailed analysis of existing conditions and trends.

A. The Big Picture: Fontana in Transition

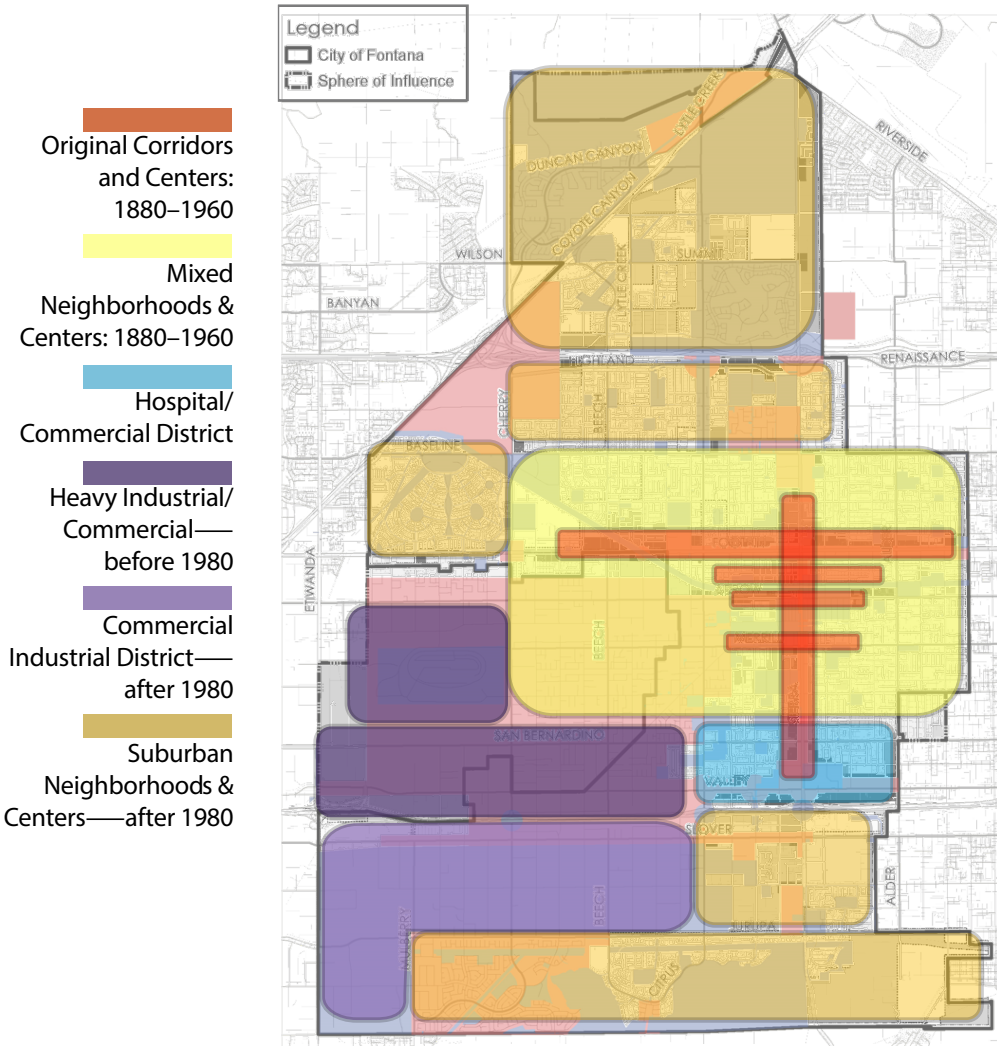
1. THE FOUR FONTANAS

There have been four Fontanas over the last 150 years, and Fontana is today facing a new transition. First, permanent vineyard settlements encroached on the Native American societies in the San Bernardino Valley in the 1880s to the early 20th century. After the arrival of A.B. Miller, the Fontana Farms' "Partnership of Hens and Oranges" spanned 1906 to 1942. Kaiser Steel remade Fontana into a steeltown between 1942 and the 1983. And most recently, Fontana in the 1980s began to transition to an identity as an affordable suburb in the sprawling metropolitan world of Southern California.

The four identities of Fontana emerged as the result of transformative events: the arrival of rural pioneers leaving Los Angeles, A.B. Miller's creation of the Fontana Farms agribusiness model combined with land subdivision, World War II and Henry Kaiser's construction of the first steel plant in the West, and, as the steel mill declined and then closed, Fontana's transformation into a bedroom community for families priced out of housing in the coastal counties. Most of the Kaiser Steel plant is gone and replaced by the Auto Club Speedway. Both Fontana Farms and the smallholder arcadia of poultry and citrus disappeared as the steel mill, housing, shopping centers, and the logistics industry replaced agriculture.

Fontana became the land of housing opportunity and is now a city where most residents commute to jobs elsewhere. This most recent transformation, which first gained steam in the 1980s, reached its height just before the Great Recession of 2007. After riding the real estate bubble, Fontana joined other communities in the Inland Empire as one of the most battered by the recession, with high

EXHIBIT 3.1 **FONTANA'S DEVELOPMENT PATTERNS, BY ERA AND FUNCTION**



unemployment, slashed real estate prices, high levels of foreclosure, and almost no construction going on. As this General Plan Update is being written in 2017, Fontana has been gradually recovering from the recession. Now, as the third most populous city in the Inland Empire, Fontana is poised to build on its success as a residential city and enter a new period of positive transformation.

2. FONTANA IN THE CONTEXT OF THE INLAND EMPIRE

Incorporated in 1952, the City of Fontana is part of the Inland Empire, which is located approximately 50 miles east of the City of Los Angeles. The geographic boundaries of the Inland Empire are blurry, but it is commonly used to describe San Bernardino and Riverside Counties (the Riverside-Ontario-San Bernardino Metropolitan Statistical Area) and their combined population of approximately 4 million people. Fontana is the second most populous city in San Bernardino County and the third most populous in the Inland Empire (after the cities of Riverside and San Bernardino). The growth of the Inland Empire after World War II reflected Southern California's expanding population drawn by an economy based on defense, manufacturing, construction, and entertainment—with the Inland Empire primarily functioning as the bedroom community for jobs in the coastal counties. By the 1990s and 2000s, some parts of the Inland Empire were attracting non-residential investment, particularly in logistics, manufacturing and services, including a growing number of professionals. However, the Inland Empire economy was still very dependent on construction and job production in the coastal economy in 2007, when the Great Recession began. [1]

Foreclosures, unemployment, declining incomes, and growing poverty were characteristic of the region during the recession. The region began to recover in 2012, with growing employment, new business formation, demand from the warehousing and logistics sector, and the slow return of residential construction. Although low-paying (under $30,000 a year) and temporary jobs still predominate, there are signs that the region is also attracting economic sectors with better-paying jobs, such as health care, insurance, and professional services.

The Inland Empire's demographics have become more diverse over time, both in racial and ethnic terms, like the rest of California. The affordability that attracts new residents is also a draw for immigrant households. This is an important demographic, because immigrants are disproportionately likely to create new businesses, particularly in technology and engineering. Parts of the region are also beginning to be more attractive to college-educated young adults between 25 and 34 than in the past. The number of millennials, the 20 to 29 age group also appears to be growing, though the data may also reflect this group's difficulty in finding jobs that allow them to establish their own households.

[1] This discussion relies substantially on Joel Kotkin et al., "Housing the Future: the Inland Empire as Southern California's Indispensable Geography" (2015 Symposium on the Affordability of Housing, Inland Valleys Association of Realtors, Ontario, CA: February 5, 2015). www.nationalcore.org.

While housing in the Inland Empire is still more affordable than in the coastal counties, housing costs are rising relative to incomes. Future success for the region requires integrated policies that keep housing affordable while diversifying the economy with higher-paying jobs. This is related to a long-standing Inland Empire challenge of relatively low educational achievement. "Overall, the future prosperity of the Inland Empire depends on mixing its traditional strengths—affordable housing and strong blue collar sectors—with the expansion of newer industries as well as its growing immigrant-based economy.... To remain Southern California's opportunity region, the area needs to both reinvent itself and build on its past success." [2]

Since the closing of Kaiser Steel, Fontana has focused on housing development and the warehouse/logistics economic sector, the now-traditional mainstays of the Inland Empire. Fontana's unemployment rate has generally followed the recovery trend at the State and County level, with an unemployment rate in 2015 at 6.5%, down from 14.7% in 2010. Despite a rebound in home prices, homebuilding permits have not returned to pre-recession levels in Fontana. In the post-Great Recession world, Fontana will need to "reinvent itself and build on its past success."

While the General Plan is focused on the municipality of Fontana, the city is affected by a variety of agencies, districts, and plans that transcend municipal boundaries, such as public education, transportation, water supply, and wastewater districts.

- **Public and Private Education.** There are two public school districts that serve most of the City of Fontana: Fontana Unified School District (FUSD) and the Etiwanda School District (pre-K to 8). FUSD serves most of the city and has an enrollment of 40,674 students in the 2015-16 academic year. About one-third of the FUSD students are classified as English learners and 82% receive free or reduced-cost lunch. The Etiwanda School District serves approximately 6,200 students in northwest Fontana. In addition to these two school districts, small areas of Fontana are covered by the Colton Joint Unified School District (southeast Fontana); the Chaffey Joint Union High School District (northern Fontana), and the Rialto Unified School District (northeast). Approximately 15 private schools in Fontana offer elementary and/or middle or high school education. There are 12 additional private schools for pre-kindergarten and kindergarten education.
- **Regional Transportation and Transit.** Fontana is a member of the San Bernardino County Transportation Authority (SBCTA). The SBCTA is responsible for planning and implementing a multi-modal transportation system for the county's 2.1 million residents through support for freeway construction projects, regional and local road improvements, public transit (rail and bus), ridesharing programs, congestion management, and transportation planning studies. Fontana is also a member of the SBCTA's sister agency, the

[2] Ibid., 14.

San Bernardino Council of Governments (SBCOG). The mission of SBCOG is to improve cooperative regional planning, promote economic development, and exert leadership in creative problem solving.

- **Transportation and Sustainable Communities Policies.** Fontana is also a member of the Southern California Association of Governments (SCAG), which is made up of local governments, agencies and six counties, including San Bernardino County. It serves as the federally-designated Metropolitan Planning Organization for transportation planning in the region. SCAG's work also includes development of the state-mandated sustainable communities strategy, growth forecasts, and regional housing needs allocations.
- **Water Supply and Wastewater.** Fontana's drinking water supply comes from a combination of surface water, subsurface aquifers, and imported water from Northern California. Drinking water is provided to Fontana and its Sphere of Influence primarily by three agencies: the Fontana Water Company (FWC), Cucamonga Valley Water District (CVWD), and the West Valley Water District (WVWD). Two other water agencies, the Crawford Canyon Water District and the Marygold Mutual Water company, provide water for small portions of the norther and eastern parts of Fontana. Wastewater services are supplied by a regional authority, the Inland Empire Utilities Agency, which also provides other services.

3. FONTANA'S HERITAGE OF INNOVATION AND AFFORDABLE OPPORTUNITY

Fontana, like every community, has a complex history and the city has experienced both positive and negative cycles. Within that history, however, is a heritage of innovation and affordability that at various points in Fontana's history, has supported opportunity and prosperity for working and middle class people. [3]

- **A.B. Miller and Fontana Farms.** Miller's combination of agribusiness and model small farms in Fontana differed from nearby citrus farming agriculture communities, such as Redlands, Ontario, and Pasadena, which required significant capital investment from relatively wealthy individuals for success. The Fontana model offered land on the installment plan, a system of combining citrus, walnut or grape farming with poultry (for reliable incomes while tree crops were maturing), and provided inexpensive water, power, fertilizer and saplings from Miller's large agro-industry enterprise, Fontana Farms, which operated with economies of scale. Some 3,000 homesteads were purchased by 1930, and the system had attracted immigrants from Hungary, Yugoslavia, and Italy. The Fontana Farms agribusiness had the largest citrus and hog operations in the world at one point and was notable for what today is often called "industrial ecology," in which the waste products of one process are used

[3] This discussion relies substantially on Daniel Cornford (ed.), Working People of California (Berkeley: University of California Press, 1995), pp. 437-454. It is available online at http://ark.cdlib.org/ark:/13030/ft9x0nb6fg .

as inputs to another process, with the goal of creating a closed loop system. In the case of Fontana Farms, the most famous example is a contract with the City of Los Angeles to use its garbage to feed Fontana Farms' hog operation that produced meat and bacon for Southern California.

- **Henry Kaiser, the Kaiser Steel Mill, and Kaiser Permanente.** While the steel mill had some negative impacts common to industry during its 1942-1983 period of operation, a key factor in Henry Kaiser's business approach was to focus on labor productivity by reducing worker turnover and absences. By enrolling Kaiser workers in a prepaid health plan (the Permanente Health Plan), time lost to sickness was reduced. Kaiser Community Homes built affordable residential neighborhoods in Fontana and in Ontario (similar to the Levittown communities in the East), as well as other cities. Kaiser Steel also worked with the United Steelworkers of America to develop an innovative profit-sharing plan in which labor shared in cost savings resulting from technology and labor productivity improvements. More recently, the new Kaiser hospital replacing the original 1955 hospital in Fontana has appeared on a number of lists as among the most advanced and sustainable hospital buildings in the world.
- **Housing opportunity after Proposition 13.** One effect of the 1978 passage of Proposition 13, which limited property tax increases and assessments, was to increase the difference between housing costs in the coastal counties and the Inland Empire, helping to spark the 1980s boom in residential construction that drew people from the coast to more affordable housing in the Inland Empire. The early 1980s were difficult in Fontana, with 10,000 workers losing their jobs when the Kaiser Steel Mill closed, but the closure in some ways made Fontana more appealing for residential construction because it ended the air pollution associated with the plant. The relative affordability of the Inland Empire compared to the coastal counties has continued through subsequent real estate booms and busts. [4]

The innovations of the past occurred in contexts different from today's world. Fontana can draw on the city's heritage of innovation to continue to make the city a prosperous and affordable full-service community for working families and individuals.

[4] See Thomas C. Patterson, From Acorns to Warehouses: Historical Political Economy of Southern California's Inland Empire (Walnut Creek: Left Coast Press, 2015), pp. 209-232.

B. The Fifth Fontana: What Is Fontana's Next Transformation?

The world of 2015 is different from the world of 2006, and the twenty-some years between now and 2037 will bring even more transformations. Both within the city and in the broader region, conditions have changed, making this a promising moment for Fontana to plan for its next transformation.

- **Vacant land is entitled and redevelopment is in Fontana's future.** Much of the remaining vacant land in Fontana was approved for development before the Great Recession of 2007, and the specific plans and associated development agreements remain in place. While affordable housing continues to be a challenge in Southern California, prospective home buyers face more stringent mortgage requirements while gaps between income and home prices are growing, so a recovery of the real estate industry will not mean a return to the housing boom of the early years of the 21st century. Growth will continue despite the buildout of vacant land. There are many opportunities for infill development and even redevelopment in Fontana's older neighborhoods. This is a different type of development from the planned community model that has dominated since the 1980s.
- **Retail is being transformed.** Retail is being transformed by online and mobile shopping, leading to the creation of new, smaller, and different retail formats, as well as the model of shopping as entertainment.
- **Suburban office models are becoming obsolete.** Campus-style office parks without amenities and walkability no longer meet the needs of businesses. Office tenants are looking for amenities and walkability, even in more suburban environments.
- **The robots are coming.** The logistics industry is increasingly capital-intensive. Fulfillment warehouses are becoming more automated and could affect employment in the region.
- **State frameworks promote sustainable development.** The State of California is committed to water conservation and reducing greenhouse gases—partly through new growth and development models in California communities, including Fontana.
- **Millennials want a variety of living options and amenities.** While the millennial generation has begun to grow in the Inland Empire, these young adults, born in the 1980s to the early 2000s, will make up nearly half

of all workers in 2020. Many of them prefer to live in communities that have more housing, employment, entertainment, and transportation options than traditional bedroom suburbs, particularly educated young adults who have the skills to thrive in the knowledge economy of the future.

- **Fontana is expected to have more than 280,000 people by 2040.** The city is ripe to become a "complete" community, a more full-service city, preserving its traditional suburban-style neighborhoods while offering more choices in housing, jobs, transportation, learning, and entertainment.

Suburban bedroom communities in California and all over the U.S. are creating more diverse live-work-play-learn environments rather than focusing on single-use districts, whether those be housing developments, office parks, or shopping centers. These single-use districts, the development models of the 20th century, will continue to exist—but we do not need more. While many parts of Fontana are built out for the foreseeable future, and the city will remain a stronghold of traditional single-family neighborhoods, the city contains many opportunities for new approaches to development and mixing land uses. More diversity and choice in jobs, types of places to live, transportation, and quality-of-life amenities can make Fontana more competitive and successful well into the 21st century.

The General Plan Update, coming as Fontana is recovering from the Great Recession of 2007, provides an arena to learn about both the challenges and the opportunities that will affect Fontana's future. This means having a realistic understanding of the social, economic, environmental, and political context of Fontana and its region and identifying how Fontana can use this plan to chart its course towards a more complex, 21st-century identity

C. Fontana at a Glance

The following four pages provide a snapshot of information about Fontana today.

Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

Fontana at a Glance

Who we are

- Fontana is a growing community of about 210,000 people and one of the 20 safest communities in the country.
- We're the 21st-largest city in California, 3rd-largest in the Inland Empire, and 2nd-largest in the county.
- We are a young population, with a median age of 29, compared to the state median age of 36.
- Most of us came here recently; 7% of residents moved here in 2010 or later, and 90% moved in 1990 or later.
- We have more children and fewer seniors by percentage than the county or the state.

Our households Census Bureau (2010)

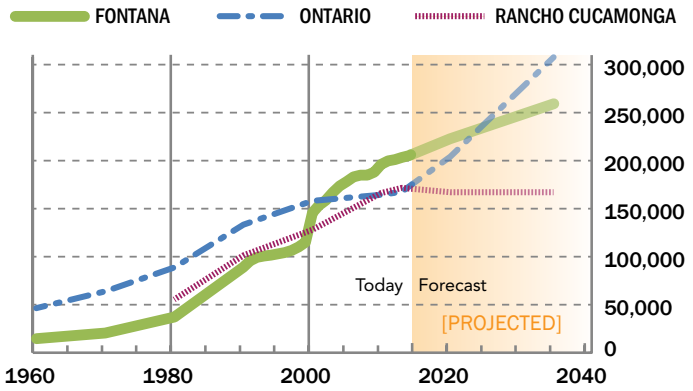
87% of all households are related families

60% of households have children

The average household size is 4 people

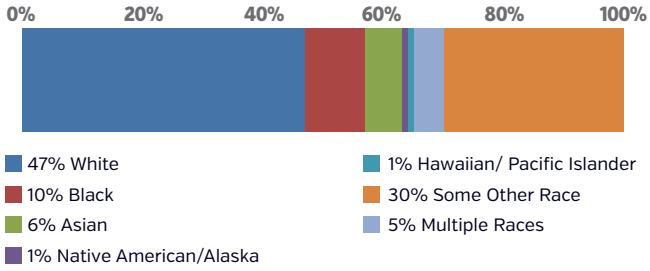
We've been growing faster than nearby cities

Census Bureau and Southern California Association of Governments (2008)



We're diverse, 67% Latino, and 30% foreign-born

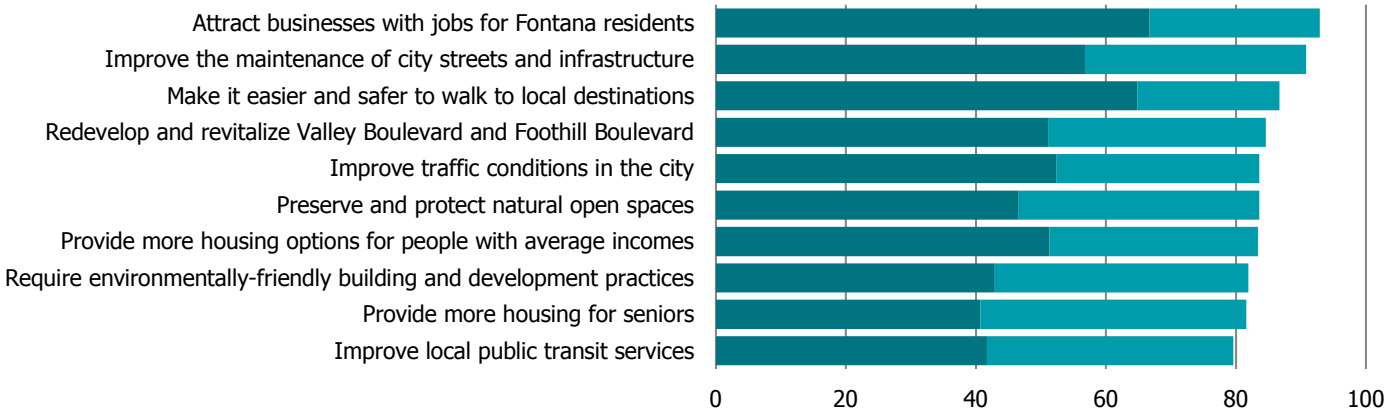
Census Bureau (2010) and ACS Estimates (2009-2013)



What we think about our future

800 adult residents in Fontana were surveyed in September 2015, in English and Spanish, about the future of our city.

Our top ten future priorities True North Research, Inc. (2015), % resident respondents answering "high priority" or "medium priority"



Approved and Adopted by City Council November 13, 2018
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City Council Resolution 2018-096
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City Council Resolution 2023-088

How we live

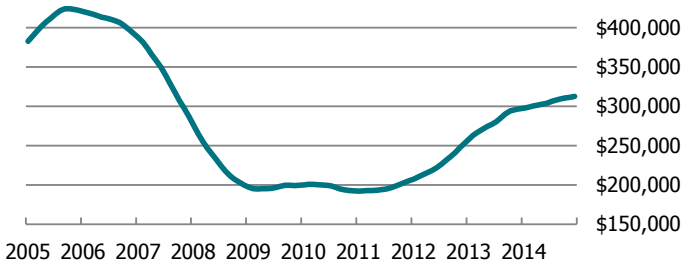
Housing

Zillow.com, 2015

- The median home value in Fontana is $312,500.
- Fontana home values" have gone up 5.3% over the past year, and are predicted to rise 4.7% within the next year.
- The median rent for a two-bedroom housing unit in late 2015 was approximately $1,300.

Fontana's home prices are rebounding

Zillow.com home prices index (through Aug 31, 2015)



Most housing is owner-occupied & single-family

ACS Estimates (2009-2013)

68% owner-occupied 32% rental

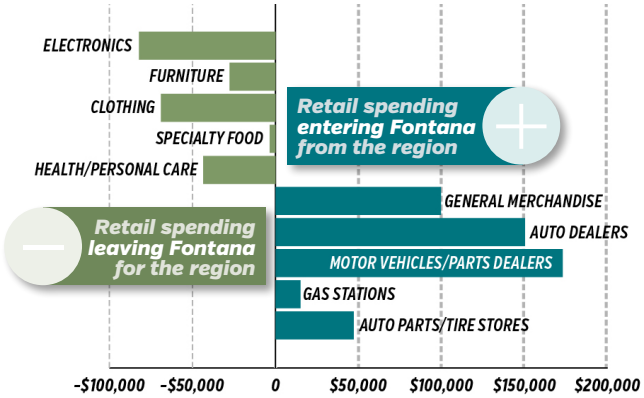
78% single-family 22% multifamily

Dining and shopping

Commercial corridors are on Foothill, Sierra, and Valley and commercial centers are located on major roads.

Retail expenditure is balanced in Fontana, but it's weighted toward some sectors

Source: Census Bureau, Center for Economic Studies (2013), retail surplus/leakage. Note that the chart contains major categories but does not show all spending.



Institutions

- Public and non-profit institutions are distributed throughout Fontana, with schools, police and fire stations, and community centers in neighborhoods.
- Fontana has one major hospital, Kaiser Permanente, and several smaller health centers.
- Post-secondary educational institutions in Fontana are Chaffey College and Westech College.
- The Civic Center/City Hall Campus, completed since the 2003 General Plan, is a central institutional focus point for downtown, including the Lewis Library and Technology Center, which opened in 2008.

The Lewis Library and Technology Center

Downtown

Important assets in downtown include:

- Civic Center
- Metrolink station
- Restored Center Stage Theatre
- Access to the Pacific Electric Trail
- Walkability

Issues and opportunities for downtown include:

- Several blocks of vacant land are an opportunity for walkable, mixed-use developments.
- The safety, comfort, and appearance of streets and parking lots can be improved for pedestrians.

Sierra Avenue, Downtown Fontana

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

Healthy and green systems, sustainability, and recreation

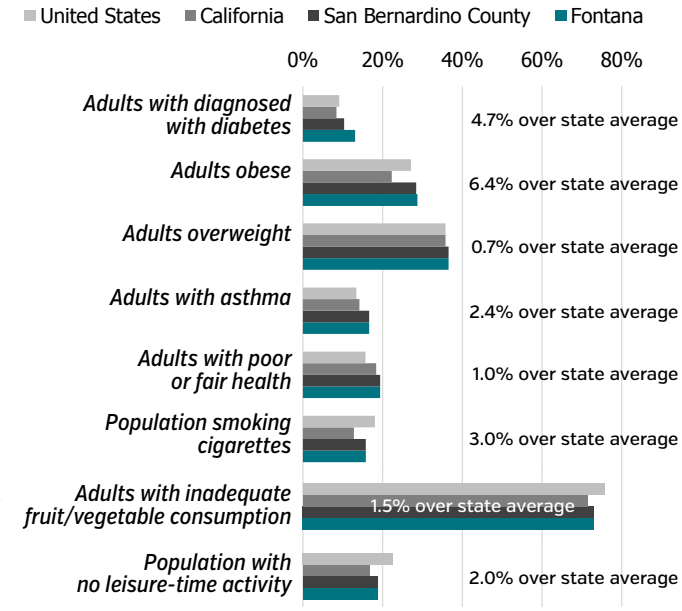
Healthy Fontana

The Healthy Fontana program started in 2004, following the city's recognition of the importance of planning for community health as part of the city's overall efforts to build a safe and attractive community with a high quality of life.

Our award-winning program promotes wellness through healthy eating, active lifestyles, behavior change, sports, gardening, and farmers' markets. However, our community still faces health challenges.

We still have some health challenges

Centers for Disease Control and Prevention (2006-12), %



Open space, parks and recreation

- Our location between Jurupa Hills and Mount Baldy provides for a unique environment and city identity.
- We have 41 parks on 366 acres providing recreation opportunities.
- Mary Vagle Nature Center and Martin Tudor Jurupa Hills Regional Park and Splash Park in southern Fontana are popular attractions for the entire city.
- Four community centers serve all parts of the city.

Infrastructure and utilities

Energy: Fontana has the state's first zero-net neighborhood. Zero-net-energy homes offset all or most of their annual energy consumption with renewable energy.

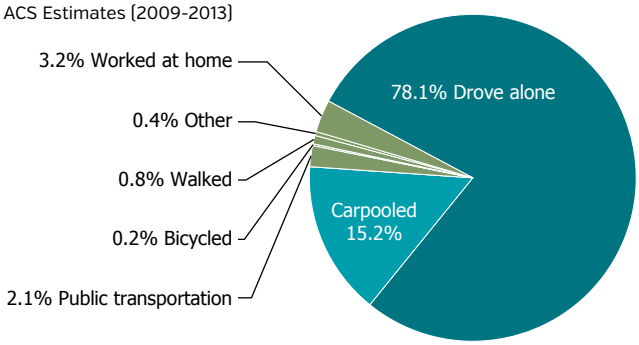
Water: Drinking water comes from five providers, and is predominantly served by the Fontana Water Company. Water's diverse sources include local basins and the State Water Project.

Mobility: Our transportation environment has continued to evolve since the 2003 General Plan.

- We are a major transportation hub with convenient access to Interstates 10, 15 and 210.
- Walkability varies throughout our city.
- Fontana's bicycle network expanded in recent years, especially with the Pacific Electric Trail linking us to other Inland Empire communities.
- Fontana is served by Omnitrans with 10 bus routes.
- Metrolink provides passenger rail service to Los Angeles, Orange, Riverside, San Bernardino, San Diego and Ventura counties from downtown, with weekend service and 38 weekday trains serving an average of 372 riders per weekday (FY15 Q4).

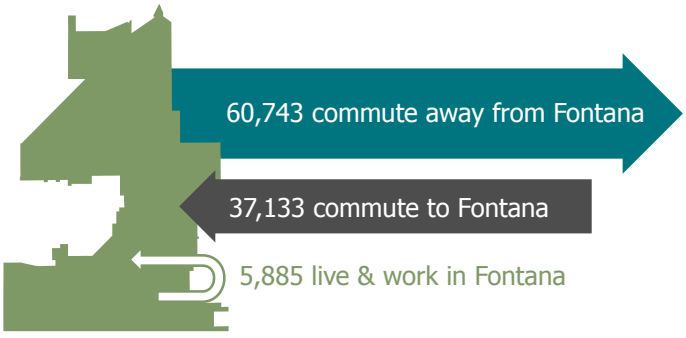
Most residents drive alone to work

ACS Estimates (2009-2013)



Most workers commute to jobs outside of Fontana

Census Bureau, Center for Economic Studies (2013), number of employees



Prosperity and opportunity

Our prosperity

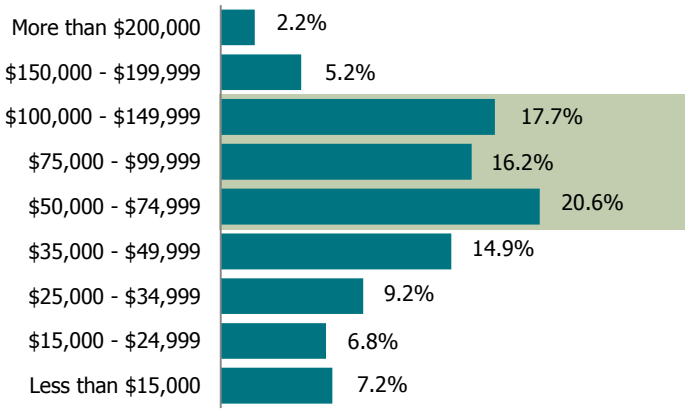
- Our city is now the westernmost city with available space to accommodate both residential and industrial development in the Inland Empire. However, much of the currently unbuilt land in Fontana has already been entitled for development.
- The recession ended in 2009, and the Inland Empire has recovered and is growing again.
- We are a middle-income community, with a median household income of $60,869 (slightly above the state median income), and are expected to grow 2.7% annually between 2015 and 2020.
- 15% of all residents and 21% of children live in poverty.
- There are 43,018 jobs in Fontana, but only 8.8% of employed residents work in Fontana.
- Over 70% of jobs in Fontana are in services, retail or wholesale. Kaiser Medical Group, Fontana Unified School District, and the City of Fontana are the top three employers.
- The construction, warehousing and logistics industries remain important economic drivers for Fontana's economy.
- Approximately 42% of our working population travels 25 miles or more to work, and 14% travels more than 50 miles to work.

Fiscal resources

- Sources of revenue for governmental activities are general taxes, including property and sales taxes, and program revenues, such as charges for services.
- The most significant government expenditures are for public works, police and fire, general government, and engineering.

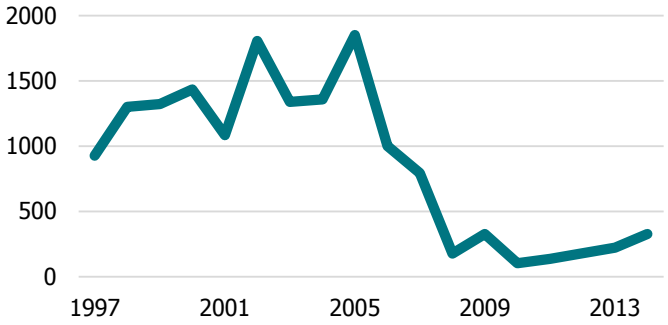
Over half of households make $50k–$150k a year

ACS 2009-2013 estimates, % of households



Single-family building permits are inching up

Construction Industry Research Board, number of permits



Industry

- Fontana has 54,250,693 square feet of industrial space.
- Fontana's market for industrial space remains strong and compares favorably to other areas of the region.
- Fontana has a lower industrial vacancy rate than other cities in the Inland Empire West.
- Fontana is experiencing high demand for logistics and warehousing space.

Our economic strengths and issues

- Higher median household income than the county (in 2014 the median for Fontana was $64,995; for San Bernardino County it was $54,100).
- Our unemployment rate dropped to 6.5% from the peak rate of 15% in 2010.
- Large employers, such as the Kaiser Medical Group, provide a steady employment base.
- The industrial market remains strong, with low vacancy rates and high average rents.
- Our access to three major freeway corridors (I-10, I-15, and SR-210) provides economic development opportunities.
- Educational attainment remains relatively low in Fontana, with only 15% of the population aged 25 and older holding a bachelor's degree or higher.
- 91% of employed residents work outside the city.

D. Who We Are: Population Trends[5]

Now the third-most populous city in the Inland Empire, after Riverside and San Bernardino, Fontana more than doubled its population between 1960 and 1980, and more than quintupled its population between 1980 and 2014. This tremendous growth has been made up of families seeking an affordable suburban lifestyle. Over the next 20 years, will these families decide to stay in Fontana as they get older, or will a new cohort of young families replace them? The Southern California Association of Governments (SCAG), in its 2016-2040 Transportation Plan, projects a Fontana population in 2040 of 280,900 with 74,000 households. This assumes an average household size of 3.8 persons, slightly lower than the 2015 estimated average of 4.0 persons. Population projections are based on interpretation of historical trends in natural increase (births and deaths) and net migration. Future population and household growth in Fontana will also depend on housing and employment markets.

FINDINGS

- Fontana is a growing community of 209,895 people as of early 2016, according to the California Department of Finance.
- Fontana is the 20th-largest city in California, 3rd largest in the Inland Empire and 2nd largest in San Bernardino County.
- Fontana has a young population, with a median age of 29, compared to the state median of 36.
- Fontana is a family community: 58% of total households include children under 18.
- Fontana has more children and fewer seniors by percentage than the county or the state.
- The average household size in the city is 4.0 people (with many households including children), compared to the state average of 2.9 people.
- Seven percent of Fontana residents arrived in 2010 or later, and 90% arrived in 1990 or later.
- Fontana is racially diverse: 46% of the population identifies as White, 9% as Black or African-American, and 36% identifies as "other" or two or more races. The last category indicates multiracial identity, often chosen by persons of Hispanic background. Hispanics can be of any race. Fontana is 69% Hispanic.

[5] Primary data sources include U.S. Census Bureau, the California Department of Finance (DOF), the Southern California Association of Governments (SCAG) and the U.S. Department of Housing and Urban Development (HUD). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts. This section also includes data from the 2009-2013 American Community Survey 5-year Estimates (ACS). The ACS provides estimated data based on surveys between the decennial censuses.

- SCAG projected (as of 2015) that Fontana's population in 2040 would reach 280,900. That means the city would have nearly 74,000 more people 25 years from now, living in 20,000-24,000 new households, depending on average household size.

EXHIBIT 3.2
FONTANA POPULATION 1960-2014

Year	Population	Growth
1960	14,659	—
1970	20,673	41%
1980	36,804	78%
1990	87,535	138%
2000	128,929	47%
2010	196,009	52%
2016 (estimated)	209,895	7%

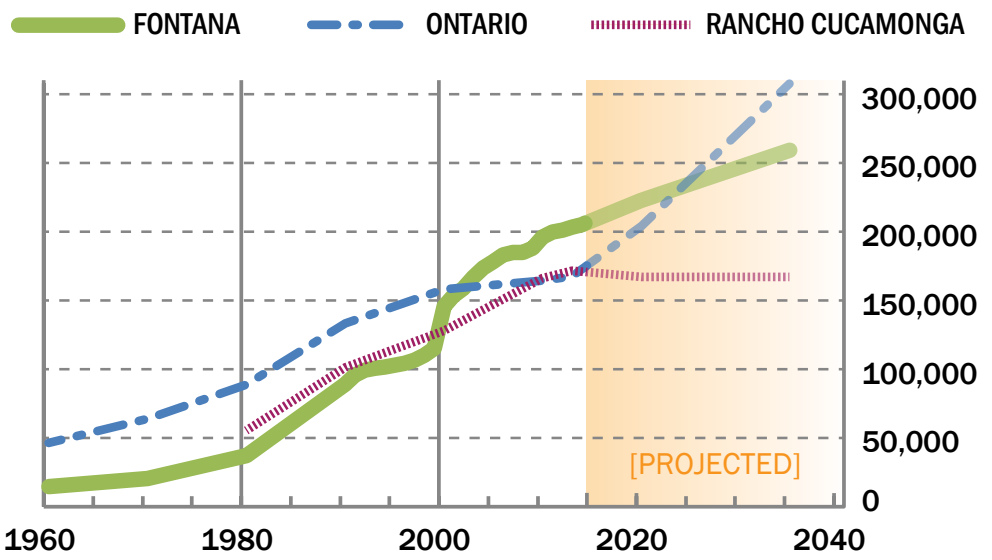
Source: California Department of Finance (2016)

In 1960, at the time of the city's first census after incorporation in 1952, the City of Fontana was still a relatively small community of 14,659 people. As southern California attracted millions of migrants from other parts of the country after World War II, Fontana's population grew almost 2.5 times between 1960 and 1980. In the next twenty years, after Kaiser Steel closed in 1983 and the city focused on residential development, population grew 3.5 times to reach 128,929 in 2000.

Fontana's growth in residential population since 2000 has outpaced the growth in population by nearby communities and San Bernardino County. Between 2000 and 2015, Fontana's residential population increased approximately 58%, compared to an overall 23% growth rate for San Bernardino County. During this period the City annexed 2,912 acres with a population of 13,817 people. Not counting this population, the city grew 50% in the period 2000-2015. In the same time period, nearby cities of Ontario, Rancho Cucamonga, and San Bernardino grew by 7%, 36%, and 15%, respectively.

The Southern California Associated Governments (SCAG) projected gradual population growth for San Bernardino County, which would reach 2,731,900 residents in 2040. SCAG develops, refines and maintains a regional population-

EXHIBIT 3.3 **FONTANA POPULATION AND PROJECTIONS, 1960-2040**



City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

forecasting model. Projections are used for federal- and state-mandated long-range planning efforts. SCAG's most recent forecast, incorporated in the 2016-2040 Regional Transportation Plan, estimates a 2040 Fontana population of 280,900.

E. Households

The California Department of Finance estimated that as of January 1, 2016, Fontana had 51,517 households with an average of 4.07 persons per household. This is was the highest average household size in San Bernardino County.[6] The U.S. Census distinguishes between "family households" and "non-family households." Family households include people who are related by blood, marriage, or adoption. This means that a married couple with no children in the home is a family household. Non-family households include single-person households and households where unrelated people live together for example, a household of roommates. The vast majority of households in Fontana today are family households. Eighty-five percent (85%) of Fontana households are family households, of which 61% are married couple family households (with or without children in the home). Single parents live with their own children under 18 in almost 14% of households and another 10% of family households are headed by men or women without married spouses but with other family members. Fontana has relatively few non-family households, with fewer than 10% single person households. Overall, 58% of households include at least one person under 18 years old, while 16% include at least one person 65 or older.

F. Incomes

Fontana is a middle-income community, with a median household income in the $60,000 to $65,000 range, slightly above the state median income. It is expected to grow 2.7% annually between 2015-2020.

- Approximately 90 percent of employed Fontana residents work outside the city limits. Ten percent work in Los Angeles, 36% in Inland Empire cities, and 45% elsewhere.
- Fontana is now the westernmost city with available space to accommodate both residential and industrial development in the Inland Empire. However, a significant portion of unbuilt residential land has already been entitled.
- 15% of all residents and 21% of children live in poverty.
- There are 43,018 jobs in Fontana, but only 13.7% are held by residents, and only 8.8% of employed residents work in Fontana.
- Over 70% of jobs in Fontana are in services, retail or wholesale.
- Kaiser Medical Group, Fontana Unified School District, and the City of Fontana are the top three employers.

[6] California Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2016

- The construction, warehousing and logistics industries remain important economic drivers to Fontana's economy.
- City economic development efforts tend to focus on fiscal outcomes rather than employment.

Fontana is a solidly middle-income community, with an estimated median household income in 2014 of $64,995, slightly above the state median of $61,933.[7] (The median means half of the households have higher incomes and half of the households have lower incomes.) The average household income in 2013 was estimated at $75,825, which indicates that there are not a large number of high-earning households that would make the average a great deal higher than the median.[8] Median household income in Fontana is expected to grow 2.73% annually between 2015 and 2020, a slower pace than the state's projected 3.36% income growth rate. Approximately 31,450 residents, or 16%, live in poverty, the same percentage as the state, but higher than the national poverty rate of 15.4%. San Bernardino's poverty rate is higher at 18.7%. An estimated 21% of children and youth (people under 18 years old) in Fontana live in poverty, as do 10% of people 65 or older.[9]

G. Land Use

"Land use" is an umbrella term for the activities that actually occur on a given parcel of land, such as residential, retail, industrial, agricultural, or transportation uses. Land uses can change over time—for example, when a farm becomes fallow land and then is turned into a residential subdivision. Zoning is the tool that a local government uses to regulate the uses of the land, but land use and zoning are not identical. Vacant land can be zoned for a use that has not yet been developed; uses can be "grandfathered" or "nonconforming" (meaning that they existed before the land was zoned for a different use); and zoning categories can permit more than one use—for example, an area zoned for industrial uses may also permit commercial uses, which may come to predominate in the area.

Residential land uses account for nearly 50% of the occupied/used (not vacant) land in Fontana. Since much of the vacant land has been entitled for residential development, the majority of land is expected to be in residential use in the future.

- Foothill Boulevard, Sierra Avenue, Valley Boulevard, and SR-210 are the primary commercial corridors of the city.
- The heaviest industrial land uses are concentrated in the southwest, including areas within Fontana's Sphere of Influence.
- Fontana has 27 specific plans, of which 17 are fully developed, 5 are partially developed, and 5 are undeveloped.

[7] U.S. Census Bureau; ACS 2014
[8] U.S. Census Bureau; ACS 2009-2013
[9] ibid.

The City of Fontana encompasses approximately 42 square miles of incorporated area, with an additional fifteen square miles in the City's Sphere of Influence (SOI). The majority of the SOI is located in the unincorporated "island" west of the city limits. Also located within the SOI is an area north of I-15 to the national forest boundary and pockets of land adjacent to the eastern city limits.

The highest concentration of development is within the Central City, which includes single- and multi-family dwelling units and numerous businesses located along Sierra Avenue, the main north-south corridor in the city. Industrial development is located primarily along I-10 in the southern portion of the city and in the western SOI. This area also contains the California Speedway and over 5,000 predominantly single-family residences. The most northern edge of the city and the northern SOI are largely undeveloped, with some agricultural uses and scattered residential development.

Fontana's overall community design reflects 20th-century suburban models characterized by separated land uses and limited connectivity.

- Planned development through specific plans has been the design vehicle of choice for several decades.
- Planned development areas are typically inward-looking. Development along arterials in newer areas is usually walled or fenced, with large amounts of landscaping in more expensive areas.
- Newer retail is organized into shopping centers with perimeter buildings located around parking.
- Arterial streets south of SR-210 have significant underutilized or vacant land.
- There are opportunities for neighborhood infill development along major boulevards as well as on local streets in the core areas of the city.
- There are more east-west major connecting streets than there are north-south connections.
- Development patterns present challenges for more transportation choice—enhanced public transportation, walking, and bicycling.

The overall community design of Fontana reflects its development history and a strong reliance on planned development models—for large residential communities, shopping centers, and the warehouse industry. Most of today's city follows the 20th-century suburban development model of separated land uses, limited connectivity between developments, and urban design organized around the car. Fontana is characteristic of communities with a "missing middle" of housing types—such as condos, townhouses, cottage courts, and mixed-use apartment buildings—between single-family houses and older apartment complexes. While stand-alone retail can be found along older arterials, stores are increasingly organized into shopping centers. Similarly, while the planned-development model is common for warehouse development, the city also has many truck-related and auto-related independent businesses located in light industrial

areas. The design standards for newer development have evolved to avoid large expanses of parking along the street, to require significant landscaping, and to provide somewhat improved pedestrian circulation within the developments, but there is almost no true mixed-use development in Fontana.

The next stage of development for Fontana—Fontana 5.0—is for the city to become a complete community. With a still-growing population over 210,000 people, a diminishing amount of undeveloped land, and more interest in a lively downtown and more jobs in Fontana for local residents, the city is ready for transformation from its identity as a bedroom community to a complex, complete community.

3

Engaging the Fontana Community

CHAPTER 3

Engaging the Fontana Community

Effective general plans are rooted in an understanding of the values, aspirations, and concerns of the communities whose future they are intended to guide. Fontana Forward benefited from a conscious commitment to extensive public outreach and citizen engagement that provided participants an opportunity to share their hopes and aspirations for Fontana's future

The public engagement process incorporated a variety of outreach techniques and activities, allowing residents to participate in ways that worked best for them. The outreach efforts and all General Plan materials were provided in English and Spanish. Bilingual staff was also available at all meetings, workshops, and events. Residents, business owners, and other stakeholders provided feedback to the planning team by participating in a community survey, attending citywide and neighborhood meetings and workshops, and contributing comments through social media. Some participated in advisory and working groups. The planning team used the community's feedback and guidance to share all aspects of the plan, from creating a Vision and Principles for Fontana that reflected the aspirations of the community, to the strategies and actions needed to achieve that vision.

A. Committee Structure and Working Groups

In the spring of 2015, the City Council and Mayor Acquanetta Warren appointed a General Plan Advisory Committee (GPAC), a group of 25 people who served as a sounding board and advisor to the planning team. GPAC members were selected from a list of people who expressed interest in participating on the GPAC by applying to the City, as well as others who represent City boards and commissions, business groups, nonprofits, institutions, seniors and youth, and other interests.

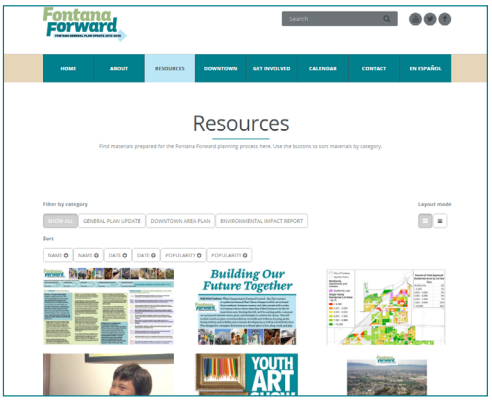
GPAC members were also invited to participate in one or more of four Working Groups. Experts from outside the GPAC were also invited to participate in Working Groups that could benefit from their knowledge in various fields. The Working Groups reviewed, discussed, and gave comments on preliminary draft elements of the General Plan Update. After receiving comments at a first round of meetings, the consultant team made revisions for a second round of discussion and comment.

Throughout the process, the GPAC helped to promote public participation in the project. After the first round of public meetings and outreach, the GPAC worked with the planning team to develop a vision for the future and a set of principles to guide the General Plan. The GPAC met regularly during 2015-2017 to receive and provide information and guidance to the planning team. PowerPoint presentations from these meetings were posted on the project website. As the draft General Plan emerged, the GPAC reviewed and gave comments on the entire draft plan before it went into the public hearing process.

At the citywide visioning forum, held in October 2015, more than 100 Fontana residents exchanged ideas and listened to their neighbors' hopes for the city's future. The forum results helped shape the General Plan's vision and set its priorities.

B. Public Outreach

Public outreach opportunities were designed to offer residents a variety of ways to participate in person, on line, or by telephone. Outreach opportunities included:



In addition to public meetings and workshops, Fontana Forward maintained an active project website (upper image) and took advantage of the City's existing social media presence (lower).

- **Fontana Forward General Plan website.** The General Plan project website, www.fontanaforward.com, provided plan information, background materials, a project calendar, and was used to make announcements about upcoming public events around the plan. Visitors to the site had the opportunity to sign up for email updates and meeting reminders so they could remain up to date with the plan's progress and activities. Public meeting materials, including visuals, presentation, and result summaries, were posted on the site so that citizens could engage with the plan throughout the process, even if they couldn't attend its public meetings. The website included a section dedicated to major announcements that had been translated into Spanish.
- **Social media.** Social media also played a role in providing the public with information and announcements about the plan. With more than 5,700 Facebook followers and more than 1,600 Twitter followers, the City of Fontana had an established base from which to announce upcoming meetings and workshops and provide a place for people to leave comments and ideas. In addition, the planning team set up a page on mySidewalk, an online public engagement platform where people answered questions such as, "What is the best thing about living in Fontana?" This tool provided valuable feedback and enabled the public to share ideas with their neighbors even if they were unable to attend meetings or workshops in person.

C. Media and Community Outreach

The local media were notified of Fontana General Plan developments throughout the planning process. The planning team took out newspaper and radio advertisements to publicize large meetings, and local print and television media outlets reported on the major events and issues and interviewed members of the planning team.

All public meetings for the master plan were also promoted with e-blasts and flyers that were distributed through the school system and at public locations throughout the city. Four locations served as information centers for the plan: the City Hall DSO Lobby, Jessie Turner Health and Fitness Community Center, Don Day Center, and the CSD Administration Offices.

D. Public Opinion Survey

A statistically significant public opinion survey was conducted by a professional survey firm, True North Research, Inc., among a randomly selected sample of 800 residents. Individuals were selected for the survey sample by randomly choosing land lines and mobile phone numbers that serve Fontana households and asking follow-up screening questions to ensure eligibility. Surveys were conducted in English or Spanish, depending on the respondent's preference. The survey was designed to elicit residents' opinions about current conditions in Fontana, what they like best and least about their community, and what issues the city should focus on in the future. The survey aimed to "take the temperature" of the community to help the planning team understand what was most on people's minds. A full report on the survey results can be found in the stand-alone Appendix 4 to the General Plan.

In addition, the same survey instrument was made available on the project website, at public locations such as the library and senior centers, and to participants in the topical workshops. Because they represent a self-selected group of respondents (rather than a random sample), the additional surveys were compiled and analyzed separately from the professional survey. In total, 120 adults participated in the second administration of the survey.

The results listed below represent the True North telephone survey responses from the randomly selected residents. These results exclude responses of "don't know" and "prefer not to answer."

EXHIBIT 2.1
CHARACTERISTICS OF SURVEY RESPONDENTS

RANDOMLY SELECTED RESPONDENTS				SELF-SELECTED RESPONDENTS			
What ZIP code do you live in?							
92336	92335	92337	92316	92336	92335	92337	92316
41%	38%	19%	2%	34%	36%	24%	2%
Race or ethnicity?							
LATINO/ HISPANIC	WHITE	BLACK	OTHER	LATINO/ HISPANIC	WHITE	BLACK	OTHER
67%	15%	11%	7%	43%	20%	9%	6%
Own or rent your home?							
OWN	RENT			OWN	RENT		
64%	35%			48%	25%		
Children in household under age 18?							
YES	NO			YES	NO		
50%	49%			50%	49%		
Length of time in Fontana?							
More than 10 years				More than 10 years			
61%				57%			
Household income							
LESSTHAN $25,000	$25,000 – $50,000	$50,000 – $75,000	$75,000 – $100,000	$100,000– $150,000	$150,000 OR MORE	LESSTHAN $25,000	$25,000 – $50,000	$50,000 – $75,000	$75,000 – $100,000	$100,000– $150,000	$150,000 OR MORE
16%	24%	19%	13%	8%	7%	15%	13%	11%	8%	10%	4%

E. Major Survey Findings

The survey asked respondents to answer a series of questions about a wide range of topics, from their thoughts on "big picture" issues facing Fontana in the future, to their priorities, to land use and redevelopment. Full survey results for all questions appear in Appendix 4. Highlights of the survey findings appear here (but exclude responses of "don't know" or "prefer not to answer").

Respondents identified the following as the most important issues facing Fontana by rating them as a high- or medium-level priority:

PRIORITY	RANDOM SAMPLING	SELF-SELECTION
Attracting businesses with jobs	93%	84%
Improving maintenance of streets and infrastructure	91%	82%
Improving walkability	86%	68%
Redevelopment/revitalization of Valley Blvd. and Foothill Blvd.	85%	75%
Improving traffic conditions in the city	83%	79%

How respondents saw the quality of life in Fontana:

RESPONSE	RANDOM SAMPLING	SELF-SELECTION
Improving over the past five years	56%	47%
Staying the same over the past five years	33%	30%
Getting worse over the past five years	10%	5%

Respondents who rated as good and excellent these general aspects of Fontana's quality of life:

FACTORS *(percentages include answers of "good" and "excellent")*	RANDOM SAMPLING	SELF-SELECTION
Fontana as a good place to live	73%	71%
Overall quality of life in Fontana	69%	58%
Fontana as a good place to raise a family	67%	62%

Respondents agreed or strongly agreed that a revitalized downtown area would:

FACTORS *(percentages include answers of "good" and "excellent")*	RANDOM SAMPLING	SELF-SELECTION
Help attract businesses and jobs to the city	88%	79%
Improve the economy and generate	87%	74%
Improve the quality of life in Fontana	84%	71%
Support redeveloping and revitalizing downtown area	89%	79%

Respondents reported feeling very or somewhat satisfied with many city services, but they identified some services as needing improvement:

SERVICE *(percentages include "somewhat" and "very dissatisfied")*	RANDOM SAMPLING	SELF-SELECTION
Management of traffic flow	26%	42%
Maintenance of local streets and roads	22%	30%
Efforts to promote economic development/attract businesses and jobs	22%	29%
Efforts to preserve and protect natural open spaces	21%	28%
Efforts to conserve or protect the local watershed	21%	21%

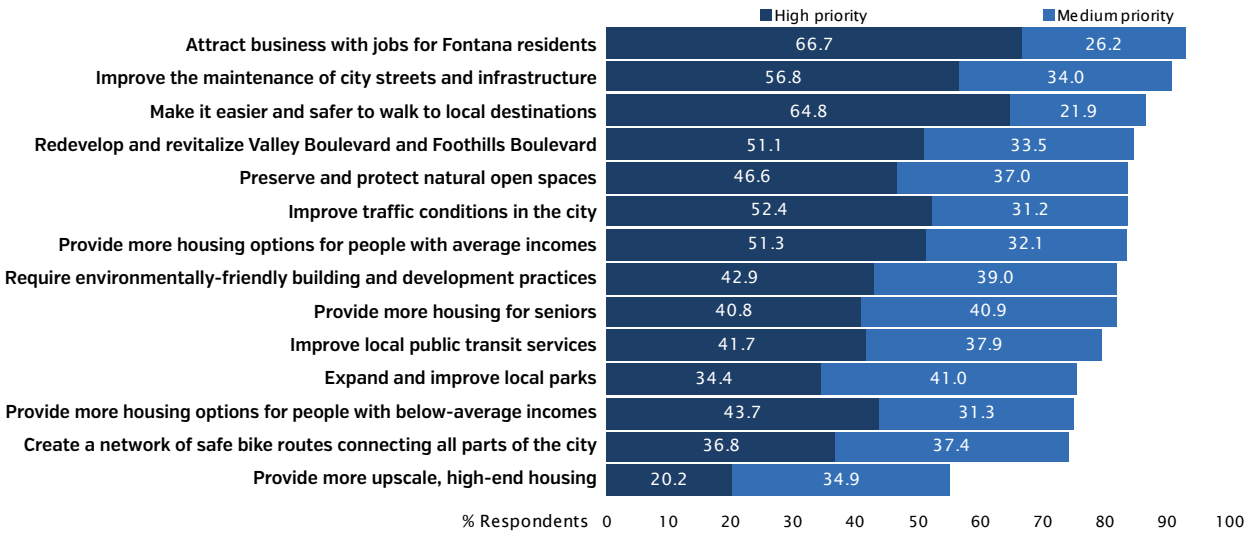
Respondents felt that there are currently too few

CATEGORY	RANDOM SAMPLING	SELF-SELECTION
Entertainment uses such as movie houses, music and arts	67%	50%
Hotels	50%	44%
Unique, non-chain retail stores and restaurants	41%	48%

Conversely, respondents felt that there are currently too many:

CATEGORY	RANDOM SAMPLING	SELF-SELECTION
Apartments	29%	33%
Warehouse and distribution facilities	27%	23%

EXHIBIT 2.2
RESULTS FROM THE TRUE NORTH RANDOM SAMPLE PUBLIC OPINION SURVEY



F. Citywide Visioning Forum

On Saturday, October 24, 2015, more than 100 Fontana residents from a broad range of backgrounds and neighborhoods spent a morning in a meeting hall at the Senior Center on Ceres Avenue. They came to share their hopes and aspirations for the future of the City of Fontana as part of the Fontana Comprehensive Plan process.

The purpose of the Visioning Forum

- To provide a place for people who live and work in the Fontana to meet and exchange ideas about their community.
- To provide an opportunity for structured conversation to identify the community's assets—the best things about Fontana—and challenges. The discussion focused attention on assets that the community can build on as well as issues that need solving.
- To take a few moments to think about their personal vision for Fontana's future and to share that personal vision with participants at their discussion table.
- To identify together a common set of priority elements that should be a part of the city's 20-year vision and statement of principles.

What happened at the Forum

- **Registration and exhibits.** Participants registered as they came in and were asked to indicate on a map where they lived. Each participant received a folder containing a handout giving an overview of the entire comprehensive plan project; a handout with selected data on current conditions in the city related to issues such as demographics, land use, economic development, and transportation; several worksheets for individual use during the Forum activities; and a project timeline. As participants moved from the registration counter into the meeting room, they had the opportunity to view exhibits of analytical maps.
- **Welcome and presentation.** Mayor Acquanetta Warren opened the Forum by welcoming participants and encouraging them to work together for the future of the City. Following the Mayor, remarks were given by the General Plan Advisory Committee (GPAC) co-chairs, Patty Espinoza (in English and Spanish) and Mark Nuaimi, on the importance of the plan process. After these remarks, Larissa Brown, gave a short presentation. The presentation focused on understanding Fontana's condition today, Fontana's assets, and the potential to grow the city's success.
- **Small group activities.** Participants were randomly seated at tables to maximize the opportunity for people who did not know each other to talk to one another. Each table had a base map of the city and worksheets. There was a Spanish-speaking table.

PACIFIC
ELECTRIC
TRAIL

Participants were first asked to list on one of the individual worksheets the things that they felt represented the best of Fontana and to list the things that presented the most challenges. They also identified places that fit into those two categories on the base map, using blue for the "best" and red for the "challenges." Participants then shared and discussed their individual lists.

The next exercise was to develop the elements of an overall 20-year vision to guide the remainder of the planning process, the plan itself, and ultimately, the implementation of the plan. First, participants were asked to write their personal vision for Fontana, imagining the best, most positive future for the city. Then, they shared their personal visions with the people around the table. The next step was to make a list on the map of all the elements of the personal visions that everyone could support. Finally, each participant used five dots to choose his or her top priorities among the list of elements. The top five priorities were then transferred to a worksheet that represented the joint work of all the people at each table.

People responded with a powerful outpouring of ideas, thoughts, challenges, inspirations, and insights. Facilitators assisted the participants at each table. Many rich and thoughtful conversations took place. Through their discussions, participants revealed the values that are important to them, such as economic development, downtown revitalization, and transportation. At the end of the meeting, a volunteer table leader from each table reported back to the entire group on the priorities recorded at each table, giving the flavor of the table discussion. Additional comments and questions were collected on index cards placed on each table.

Forum results

The individual worksheets indicate significant consensus around what people from Fontana see as the best aspects of the city as a community and as a place, and they likewise agreed on many of the challenges that the city faces.

- **The best.** Fontana's parks and open space, library, and community centers were strongly valued by the participants in the Forum.
- **The challenges.** There were more challenges listed, with a strong emphasis on three issues: lack of restaurants, retail, and hotels, the condition of downtown and Sierra Avenue, and pedestrian safety.
- **Personal vision statements.** The personal vision statements in many respects reflected the preferences and concerns expressed in the lists of the best things about Fontana and the challenges facing the city. The most commonly mentioned desires were for new restaurants, retail, and entertainment areas, more highly skilled jobs and training, expansion of parks, roadway improvements, and a diversity of housing options.
- **Top priorities.** After sharing their personal visions and discussing common elements, the participants around each table then focused on identifying their top five priorities for the city.

Participants' evaluation of the Visioning Forum

Participants were asked to fill out an evaluation form for the Visioning Forum. They were asked to rank various aspects of the event as excellent, good, neutral, poor or very poor. The form also included the following open-ended questions, as well as an area for any other comments:

- How did you hear about the Citywide Visioning Forum?
- In a few sentences, how would you explain what the group accomplished at this forum to a friend who did not attend?
- Further comments on today's forum?

Ninety percent of the participants found the overall program good or excellent, and 100% ranked the table discussions good or excellent. This indicates how much value they put on the chance to exchange ideas with other people who care about the future of Fontana.

In answering the open ended questions, participants were overwhelmingly positive about the Forum (comments were also provided in Spanish):

- "[...] The meeting was very productive with an opportunity for every citizen to express what is most important to them."
- "Great opportunity to have your voice heard. Great way of knowing where we stand as a city and where we're going."
- "We came together as concerned residents and shared our concerns and visions for a better Fontana."
- "This is our forum and arena to bring positive and needs improvement ideas."
- "It was a good opportunity to share and see how many residents have the same goal in mind."
- "[...] a chance to see how "alike mind" we really are in Fontana. It was very informative."

- "The city is making great progress of development and truly wants to hear from us."
- "This is our town we need to get involved. You need to be loud your voice is important."
- "They learned that we all want the same things."
- "Unique opportunity to give input on the shape of Fontana's future in a round table fashion."
- "It was residents of Fontana talking about what's important to them. Then getting to voice those concerns publicly."
- "We gave input on our vision for the city. We were able to express all of our ideas."
- "Good way of learning about our city and improvements in the future."
- "We learned that Fontana is putting together a general plan and the residents have a voice in what the future of Fontana will look like."
- "It was a positive conversation among community members at our table."
- "Now is the time to get involved & have a voice in what we want to focus on for ourselves, our children & our community! We started the conversation today..."
- "I learned that there is a large group of people interested in the future of Fontana. I would encourage more of my friends of color to participate."
- "Great opportunity to begin the visioning process and connect w/others who care about our city."
- "Continue forums throughout year."
- "Looking forward to the next meeting."
- "I will definitely return."
- "Good job!"

G. Neighborhood Open Houses

To follow up on the Visioning Forum, five weeknight drop-in open houses were held in four sections or districts of the City of Fontana and the Sphere of Influence: north of SR-210; between SR-210 and Foothill; Foothill to I-10; from I-10 south; and the western Sphere of Influence. The map exhibits from the Visioning Forum were also available at the open houses, as well as maps of the district for markup. These events had two purposes. They were intended to provide an opportunity for residents who did not attend the Visioning Forum to find out more about the General Plan Update process and to identify any issues specific to the particular district.

H. Topical Workshops

Four weeknight topical workshops were held in late February and early March, 2016. These interactive workshops were designed to provide analysis, best practices, and information on issues of special interest for the General Plan Update. The consultants provided presentations that related best practices to opportunities in Fontana and the participants, organized in small groups, completed keypad polling exercises, map exercises, and group discussions intended to develop priorities and consensus about planning directions. The workshops focused on the following topics:

1. Health and Wellness

The purpose of the Healthy Fontana workshop was to raise awareness among participants about the connection between public health and the built environment, collect input on preferences for prioritizing health topics to address in the General Plan, and to interact with other members of the community. Participants discussed and identified issues in four categories: personal well-being; neighborhoods and place; community; and learning and opportunity.

Selected Priorities—Personal well-being

- Education about healthy lifestyle options
- Healthier school lunch options
- More parks and recreation options
- More safe and convenient walking and biking options
- Expand the Pacific Electric Trail
- Offer more access to nature, more trees, and a greener Fontana
- Break generational poor health cycles

Selected Priorities—Neighborhoods and Place

- Sidewalks and traffic calming to promote walking
- Community gardens
- Mixed-use walkable districts
- More Safe Routes to Schools projects

Selected Priorities—Community

- Expand community fitness options.
- Improve Code Enforcement.
- Organize more community clean-up days.
- Maintain a broad economic base.
- Promote civic engagement.

Selected Priorities—Learning

- More vocational training and internships
- Provide diverse local jobs at a living wage
- Affordable housing
- Mentorship programs for youth

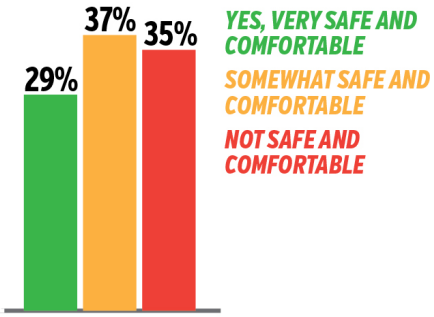
Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023
City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

2. Placemaking and Community Design

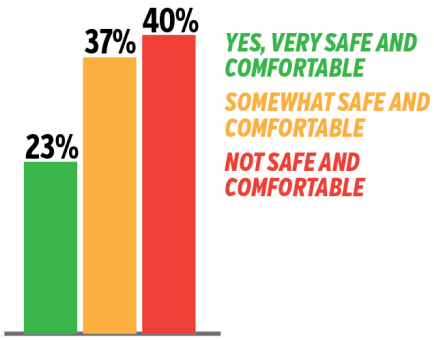
This workshop provided participants with a broad understanding of the existing community structure and introduced several planning strategies and urban design concepts, such as how to create more complete and interconnected places that are comfortable, safe, human-scaled, and pedestrian-oriented.

During the workshop, participants answered questions through keypad polling on their walking and biking experience. They were also asked to respond to a series of photographs of different kinds of buildings and public spaces. In small groups, the participants also marked up maps with their ideas of Fontana's assets and challenges.

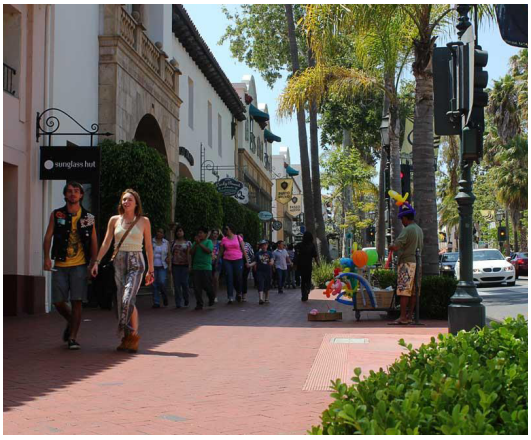
Do you feel safe and comfortable walking or biking in your neighborhood (the area before you reach a major street)?



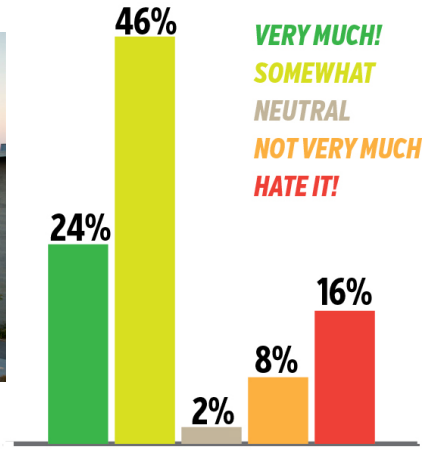
Can you walk or bike to a store, restaurant, or service that you would like to go to?



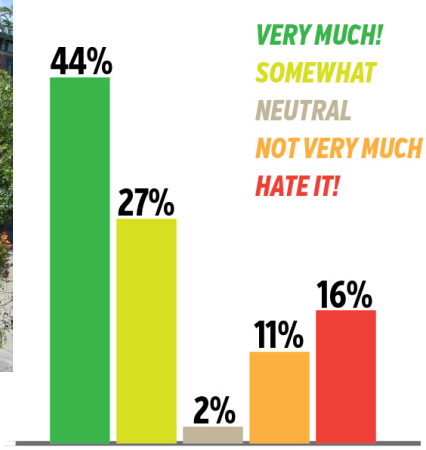
Walkable retail district:
78% like very much or somewhat



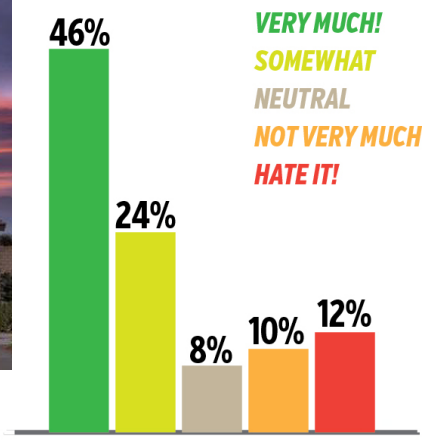
Walkable new center:
73% like very much or somewhat



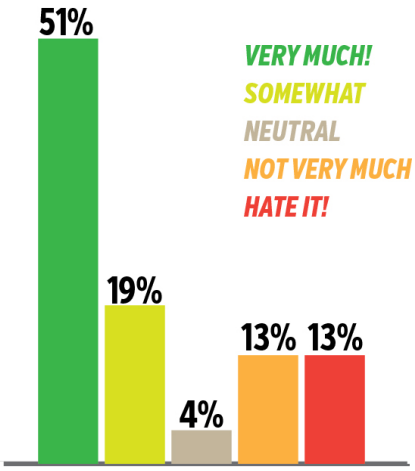
Townhouses, cafés, street trees:
71% like very much or somewhat



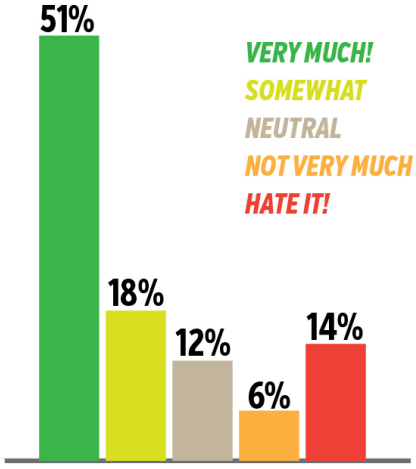
Single-family with porch (net-zero energy house): 70% like very much or somewhat



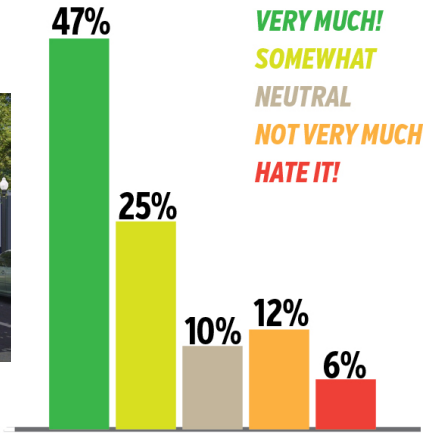
Walkable downtown festival:
70% like very much or somewhat



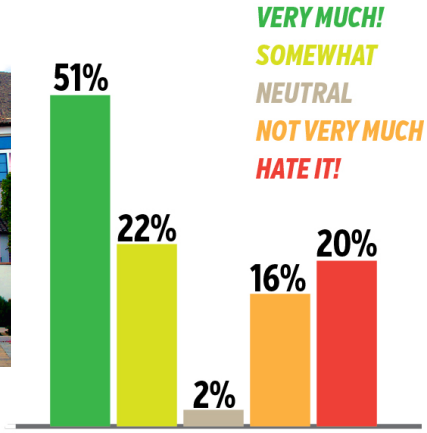
Modern townhouses:
69% like very much or somewhat



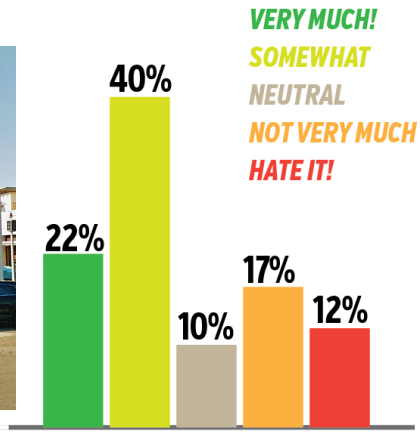
Traditional main street retail, 1- to 2-story shops, bike lane: 62% like very much or somewhat

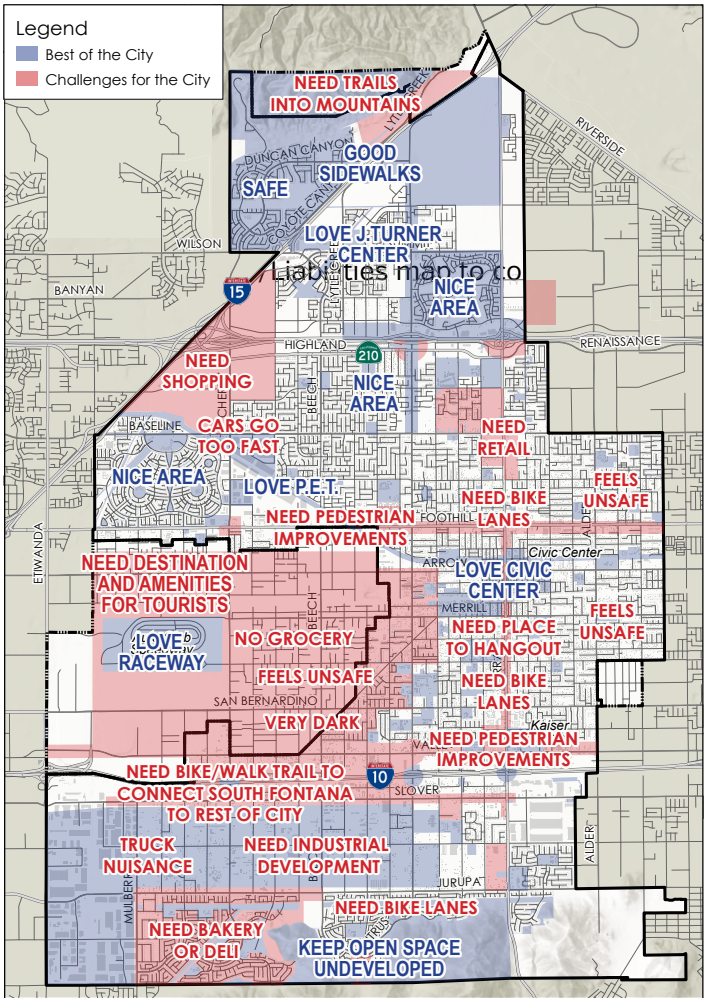


Single or multi-family mansion style: 62% like very much or somewhat



Modern 2-story retail Main Street:
61% like very much or somewhat





Assets/Likes

- Pacific Electric Trail
- Civic Center
- North of SR 210
- Site design north of I-15
- Selected south of Slover Avenue
- Well-lit landscaped medians
- Newer shopping centers: Falcon Ridge: Sierra Lakes; Palm Court
- Fontana Park and Aquatic Center
- Martin Tudor Jurupa Hills Regional Park

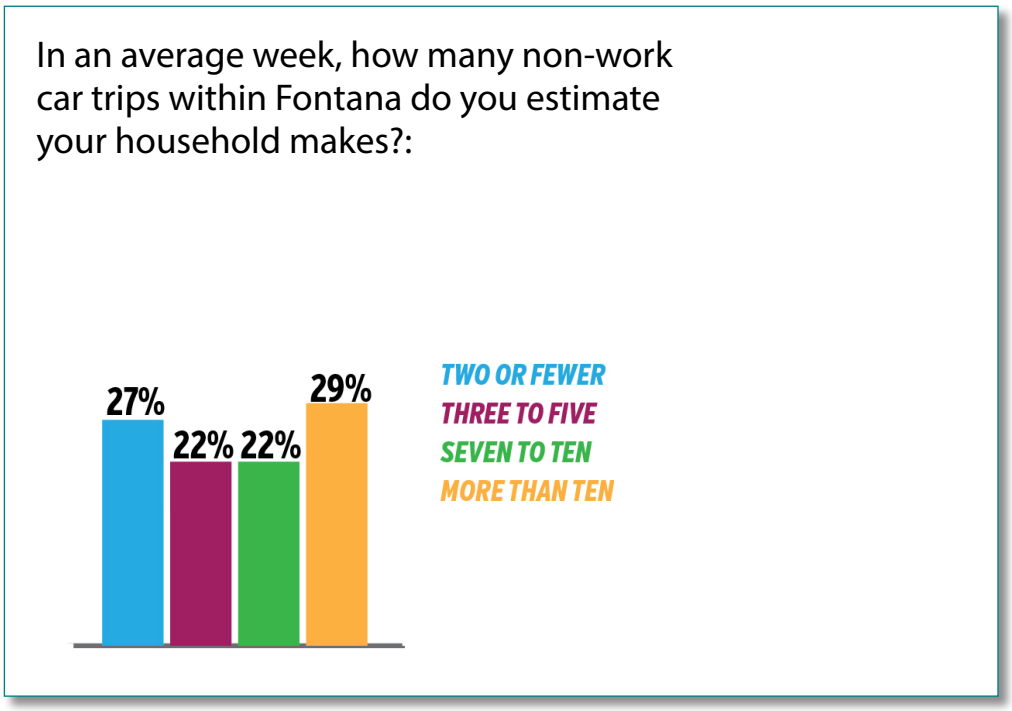
Challenges

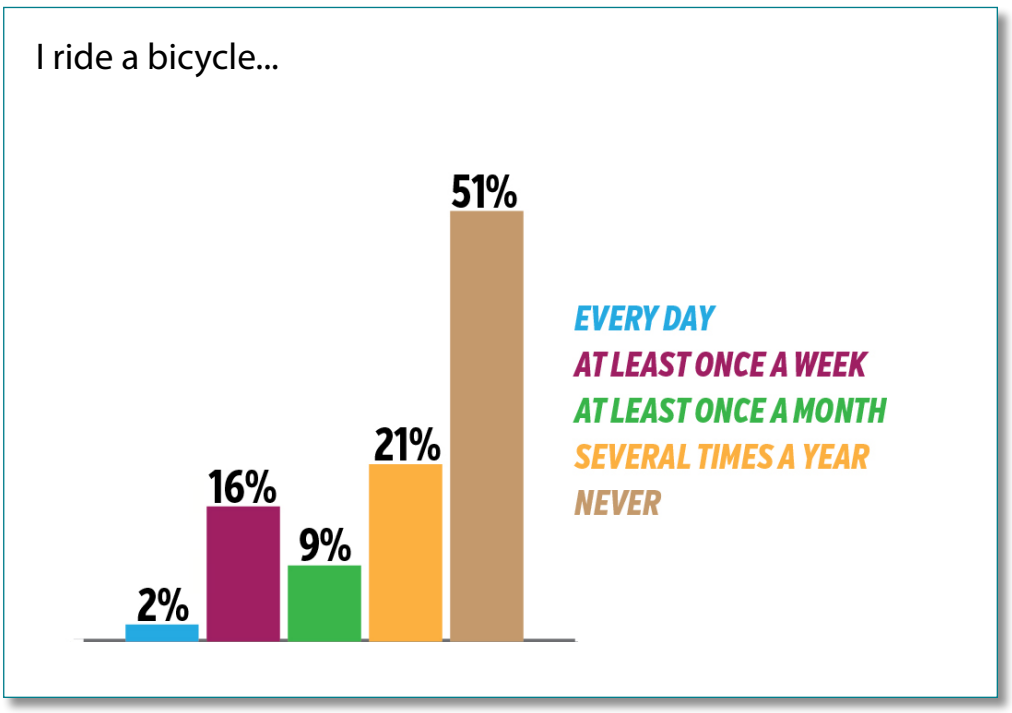
- Older corridors: Sierra Avenue, Foothill Boulevard, Valley Boulevard
- Lack of pedestrian and bike routes
- Need for beautification in the central area of Fontana
- Road improvements
- Flood control strategies in the warehouse areas
- Safety: roads, property crime
- More retail/dining

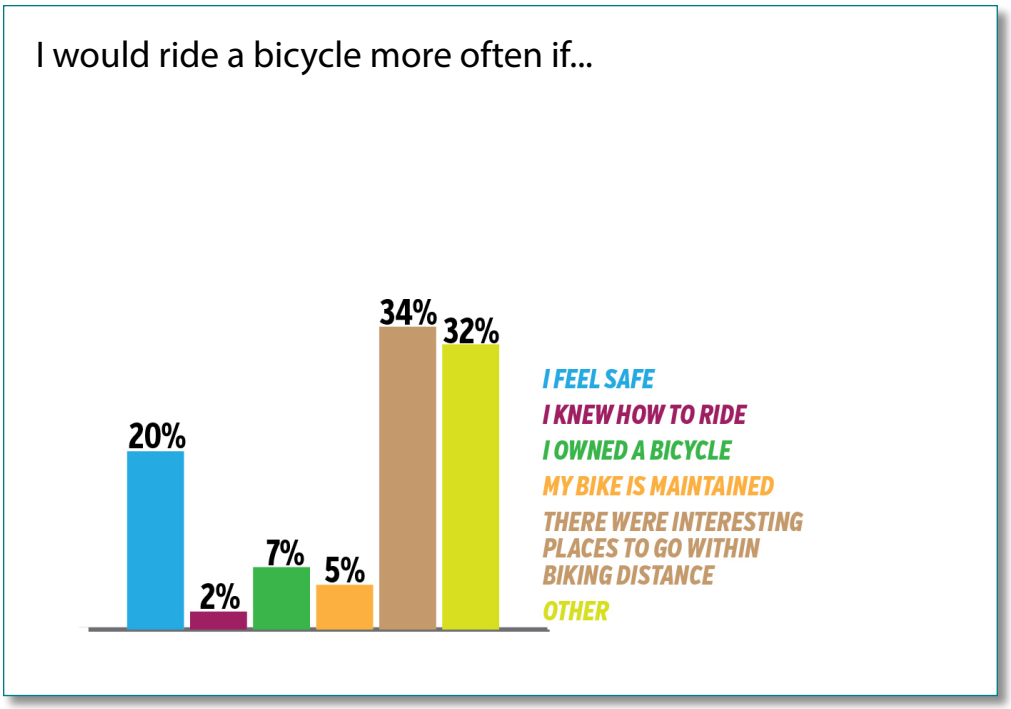
3. Fontana as a Complete Community

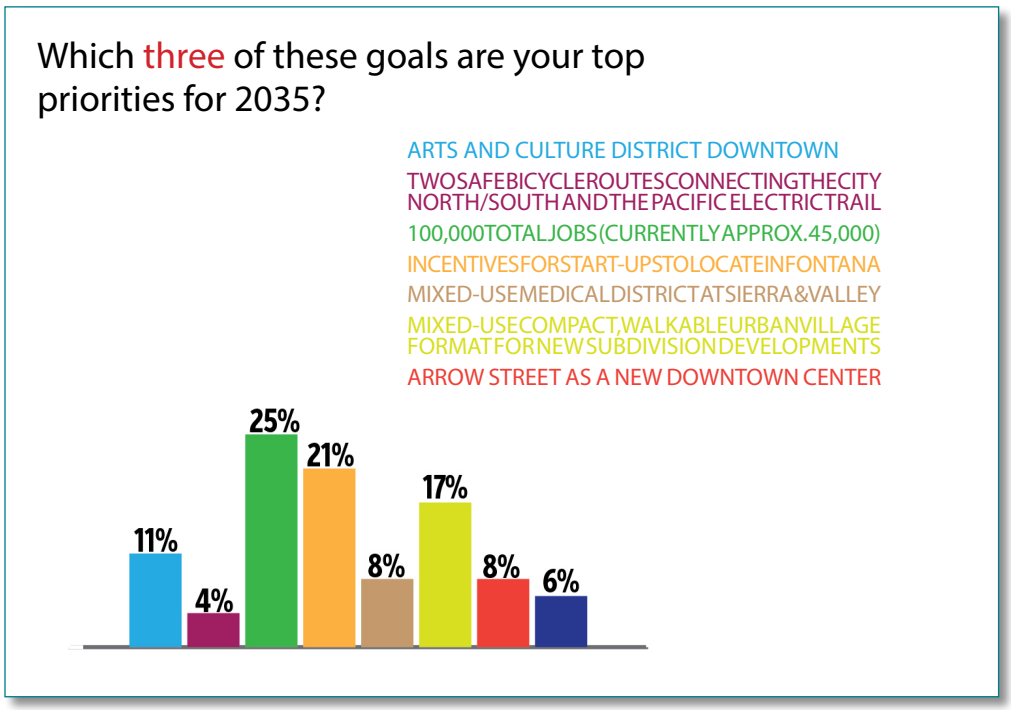
(integration of economic development, land use and neighborhood design alternatives, and transportation for a live/work/play/learn community)

The Complete Community workshop brought the integrated nature of city-building to the forefront, with intersecting presentations by specialists in the fields of economic development, transportation, and urban design. The workshop discussed what it means to be a "complete community" and what the opportunities are in Fontana.





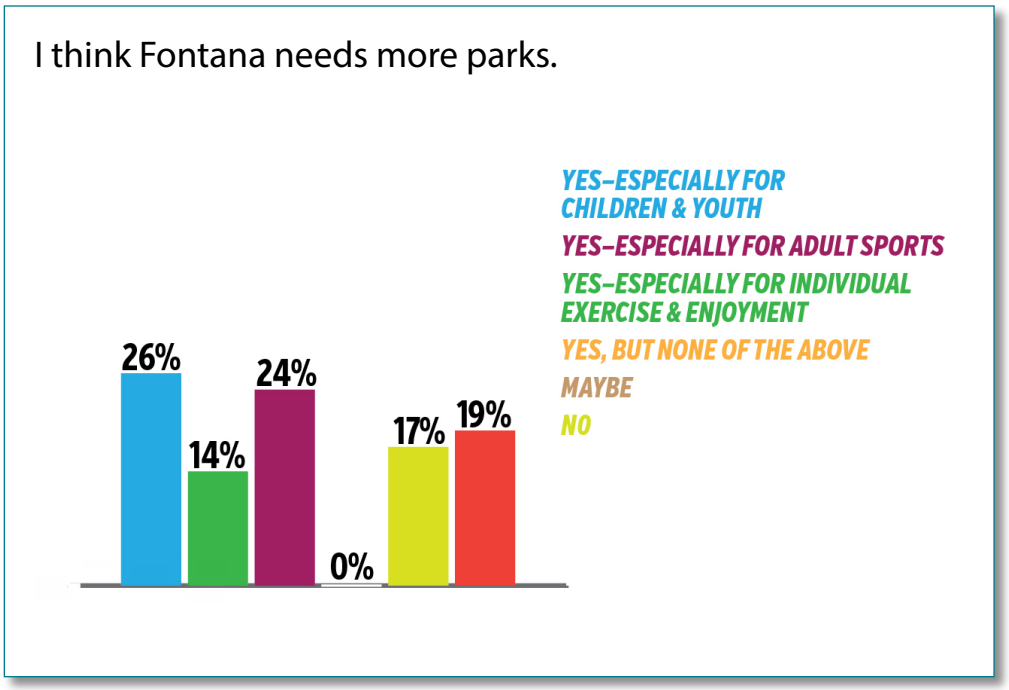


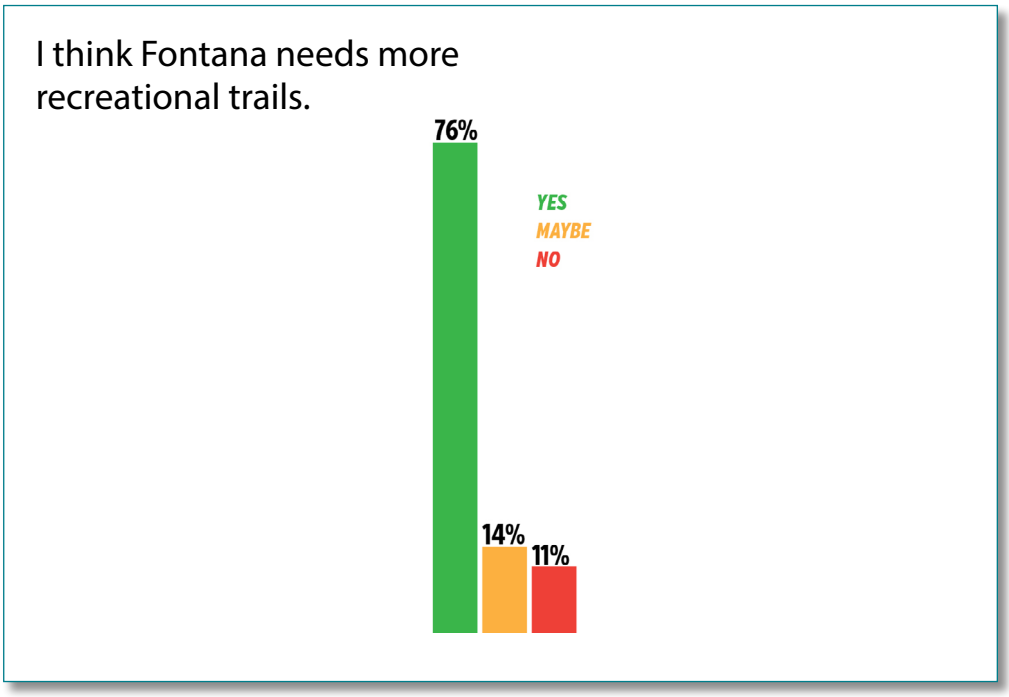


Participants were also asked about their top concerns and questions about becoming a complete community. Their top concerns and questions were the costs and who will pay. Respondents also noted the need to "take care of what we have," that some parts of Fontana have a negative image, and that warehouse jobs do not provide a living wage, so different kinds of jobs are needed.

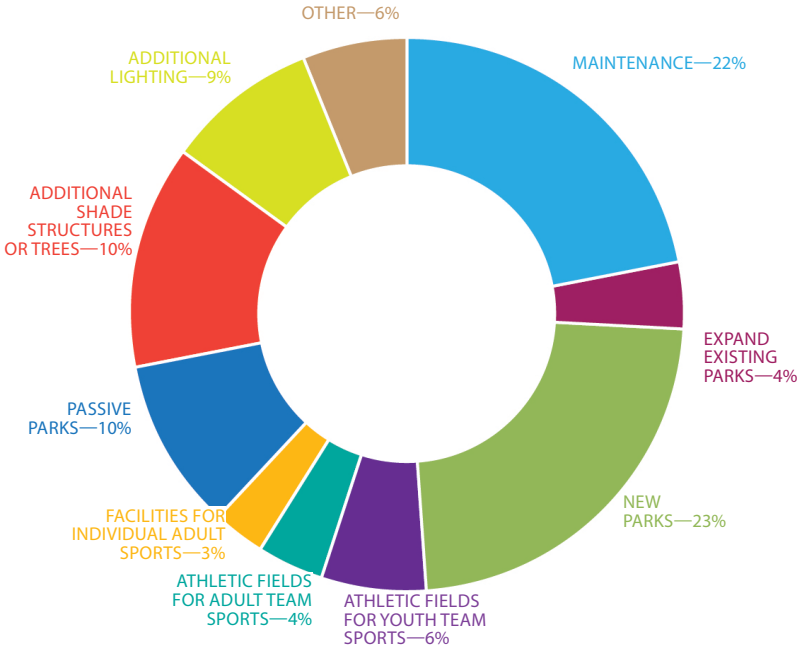
4. Green and Sustainable Fontana

The last of the four topic workshops also served as the scoping session for the state-required General Plan Update Environmental Impact Report (EIR). Presentations introduced concepts related to open space, sustainability, resilience, and resource efficiency, as well as the state and regional context, regulations, programs, and resources. A significant amount of time was devoted to questions and answers with a panel of six experts. Participants had several ways to take part, including polls, an individual exercise, a group table exercise, and comment cards. The meeting concluded with the kick-off of the EIR scoping session and the first opportunity for written comments on the EIR process.

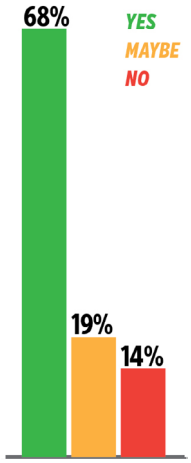




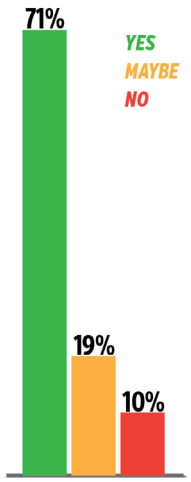
How would you spend $100 on parks and open space?



I would like Fontana to meet the greenhouse gas reduction targets in the draft Climate Action Plan.

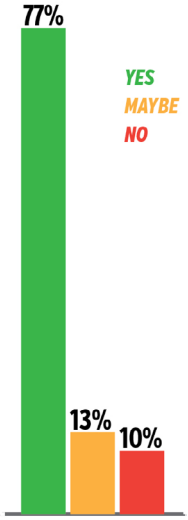


I would like Fontana to be known as a Zero Net Energy community.



I would like to see a "Sustainable Fontana" program just like we have a "Healthy Fontana" program.

I would like Fontana to be known in the region as a leader in sustainability, resilience, and energy efficiency.

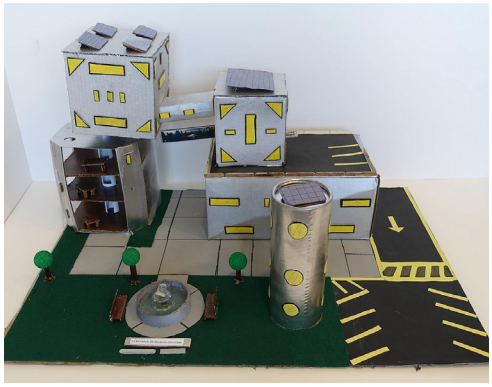


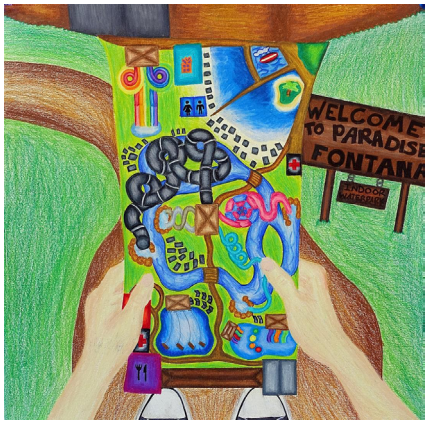
I. Student Art Contest

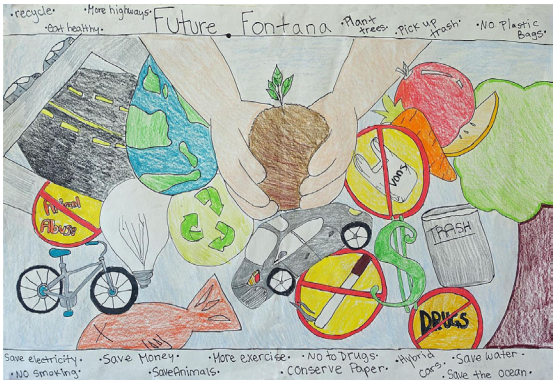
In March 2016, in an effort to engage local youth in the planning process, an art contest was held for all elementary, middle, and high school students living in Fontana. Students were encouraged to submit a painting, drawing, collage, or a short video showing their vision for Fontana 20 years from now; what new types of stores and shops they wanted to see; places to live; ways to get around without a car; places to eat and to go for fun; and ways to get exercise and be healthy.

Winners were recognized at City Council and School Board meetings and in local newspapers. On May 26, 2016, the Art Depot Gallery held a reception for winners and their families with dignitaries from the City, Fontana Unified School District, and the Etiwanda School District. Artworks with winners' names were displayed on KFON, City Hall, at General Plan Update community meetings, and other prominent, visible locations.

Winning entries in the student art contest showed young residents' vision for Fontana 20 years in the future. All entries were displayed on the project website.







J. Planning Directions Open House

On Saturday October 29, 2016, an open house on the emerging planning directions was held at the Senior Center. Participants could drop in and spend as much time as they wished to view maps and other exhibits. There were boards for all major plan elements that listed strategies and actions being considered for the plan. Participants were each given 10 green dots and 10 yellow dots and asked to distribute them among the boards to indicate items that were important to them personally (green) and items that they believed were important to the entire City. In addition, participants were given the Draft Vision and Principles Statement and asked to comment.

In the dot exercise, the top item was:

- Making Fontana a "complete community" with a variety of housing types will attract both a qualified workforce and new businesses.

CITY OF FONTANA GENERAL PLAN UPDATE

HEALTH AND WELLNESS

SALUD Y BIENESTAR

Important to me and my family. *Importante para mi e mi familia.*

Important to the city as a whole. *Importante para la ciudad entera.*

Use your dots to show what is important to you and to the city as a whole. On the blank sheet, write 1) any goals or strategies you want to add or 2) goals or strategies you want to change or delete. *Muestran con los puntos lo que es importante para usted e para la ciudad entera. En la pagina en blanco, escrevan 1) ideas que quieran ajuntar, o 2) ideas que quieran cambiar o borrar.*

GOALS | *METAS*

HEALTHY FONTANA WILL CONTINUE TO PROVIDE PROGRAMS TO IMPROVE THE HEALTH OF FONTANA RESIDENTS. *HEALTHY FONTANA SEGUIRÁ OFRECIENDO PROGRAMAS PARA MEJORAR LA SALUD DE LOS RESIDENTES DE FONTANA.*

THE AVERAGE LIFE SPAN IN FONTANA WILL CONSISTENTLY BE IN THE TOP TEN OF ALL SOUTHERN CALIFORNIA CITIES. *EL PROMEDIO DE VIDA EN FONTANA SERÁ SIEMPRE ESTAR EN LOS DIEZ MEJORES DE TODAS LAS CIUDADES DEL SUR DE CALIFORNIA.*

THE CITY OF FONTANA WILL CONSIDER HEALTH IMPLICATIONS AT ALL LEVELS OF DECISION MAKING AND WILL INCORPORATE HEALTH CONSIDERATIONS INTO THE DEVELOPMENT REVIEW PROCESS. *LA CIUDAD DE FONTANA CONSIDERADÁ LAS CONSECUENCIAS PARA LA SALUD EN TODOS LOS NIVELES QUE SE TOMEN DECISIONES E INCORPORARÁ LAS CONSIDERACIONES RELATIVAS A LA SALUD EN EL DESARROLLO DEL PROCESO.*

FONTANA WILL HAVE HEALTHY AND SAFE DEVELOPMENT PATTERNS THAT PROMOTE ACTIVE LIFESTYLES. *FONTANA TENDRÁ EN LOS MODELOS DE DESARROLLO SANOS Y SEGUROS QUE PROMUEVAN UN ESTILO DE VIDA ACTIVO.*

THE BASIC NEEDS OF ALL RESIDENTS WILL BE MET IN FONTANA. *LAS NECESIDADES BÁSICAS DE TODOS LOS RESIDENTES SE RECLUTARON EN FONTANA.*

HOW? *COMO?*

- Develop a system to monitor and report health indicators to integrate health considerations into City decision making. *Desarrollar un sistema para monitorear y reportar los indicadores de salud para integrar las consideraciones relativas a la salud en la toma de decisiones de la ciudad.*
- Promote lifelong healthy lifestyles through parks, trails, and development patterns that encourage walking and biking to neighborhood shopping, recreation, schools, and parks. *Promover estilos de vida saludables durante toda la vida a través de parques, senderos y pautas de desarrollo que alienten senderismo y ciclismo en vecindarios de compras, recreación, escuelas y parques.*
- Incorporate health as a goal in all policies, programs, procedures, and actions by working across departments and agencies to ensure that city actions support improved health outcomes. *Incorporar la salud como un objetivo en todos los programas, políticas, procedimientos y acciones mediante el trabajo entre departamentos y entidades a fin de asegurar que las acciones de la Ciudad apoyan la mejora en los resultados de la salud pública.*
- Engage and collaborate with community members and public agencies in the development and implementation of plans and projects that promote health. *Comprometerse y colaborar con los miembros de la comunidad y los entidades públicos en la elaboración y ejecución de planes y proyectos que promueven la salud.*
- Continue to identify and pursue funding that supports improved community health outcomes. *Continuar identificando y buscando financiamiento que apoya el mejoramiento de los resultados en salud de la comunidad.*
- Establish a Healthy Fontana Advisory Project Review process for development and infrastructure projects that meet certain criteria of size or potential impact. *Establecer un proceso de Revisión de Proyectos Healthy Fontana para asesoramiento de proyectos de desarrollo e infraestructura que cumplen ciertos criterios de tamaño o impacto potencial.*

Other items that attracted a significant amount of positive interest were:

Health

- Promote lifelong healthy lifestyles through parks, trails, and development patterns that encourage walking and biking to neighborhood shopping, recreation, schools, and parks.

Mobility

- Most Fontana residents will be able to walk or bike safely to reach one or more community destinations such as schools, parks, shopping, and community centers.
- Commercial and mixed use areas will be designed to accommodate pedestrians and bikes as well as cars.

Housing and Neighborhood Design

- Quality new housing will serve residents of different age groups, income groups and types of households.
- Central Fontana will have a lively downtown, new infill housing, and improvements to parks, streets, sidewalks and other public places.

- Mixed-use developments will be built within walking distance of transit stops on Foothill Boulevard, to create places to live, shop, play, and—in some cases—work.

Historic Resources

- We will remember Fontana's history by preserving important historic buildings and archaeological resources, and marking important historic sites.
- Update the City's inventory of historic sites, develop a priority list for preservation, and promote a program of historic plaques and markers, including on the old Route 66 corridor of Foothill Boulevard.

Conservation, Parks and Open Space

- The City of Fontana will permanently protect sensitive foothill lands through acquisition or partnerships with conservation organizations and will support appropriate trail access.
- The City will increase shade with trees and shade structures in public places like streets, plazas, parking lots, and parks. There will be a program for the public and businesses to donate and maintain trees.

Economy

- The City of Fontana will seek to diversify the local economy, building on existing businesses and attracting new businesses.
- The city will support education and workforce development programs to foster educational achievement and skill development that prepares students and workers for the higher paying jobs of the future.
- Fontana will revitalize downtown and the Sierra Avenue corridor to provide an attractive area for new businesses to locate in a lively center of government, education, medical care, arts, culture and entrainment, restaurants and new housing.
- Provide a liaison in the City's Economic Development Department to focus on retaining existing businesses and attracting new businesses in new sectors that can support good jobs.

Items from the **Downtown Plan** that attracted particular interest were:

- Calming Sierra Avenue
- Arts District improvements- Arrow Sunset "drive-in" theater
- Nuevo Restaurant Row
- Historic Downtown

K. Downtown Area Plan Workshops

A panel discussion convened by the mayor and three downtown workshops were held to engage the public in discussions around the Downtown Area Plan. More description and results of that participation process appears in Chapter 14, The Downtown Area Plan.

L. Other Outreach Events

In addition to large scale, formal events, the Fontana Forward team and City staff had a booth, spoke, or attended the following events in order to raise awareness about the General Plan update and to distribute information materials:

2016

- Let's Move on the Trail
- Healthy Fontana meeting
- Beech Elementary Resource Fair
- Eat and be Well
- Breakfast with Santa
- Festival of Winter

2015

- Breakfast with the Chief
- Mayor's State of the City Address
- FUSD Board Meeting
- Etiwanda School District Board Meeting
- Police Department District Meetings
- Rotary Club meeting
- Kiwanis Club meeting
- Exchange Club meeting
- Arts Carnival in Lewis Library
- American Legion
- Chaffey Community College
- Fontana Historical Society Quarterly Meeting
- Fontana Adult School
- Fontana Adult School Graduation Fair
- Farmers Market
- MYAC Teen Summit
- Black History Parade
- Fontana Car Show
- Youth Art Show
- Sunset on Sierra—Fontana Arts Festival

4

Community and Neighborhoods

CHAPTER 4

Community and Neighborhoods

This Element focuses on attributes that contribute to the form, character and quality of life in the communities and neighborhoods where people live. This includes historic resources that link Fontana to its past, the city's neighborhood types, and discussion of potential housing options for both market-rate and affordable housing as Fontana grows. A separate, required Housing Element, prepared using the required methodology and approved by the State, covers the years 2014-2021. A summary of the Housing Element appears in Chapter 5, and the entire approved element is available in Appendix Three.

A. Community and Neighborhoods in the Fontana Forward Vision And Principles

VISION

- **Fontana welcomes everyone and offers a high quality of life.** Our housing stock meets the needs of families and individuals at every stage of life and all income levels: in traditional single-family neighborhoods, walkable mixed-use neighborhoods with housing and shops, senior-oriented developments, and a city core that combines revitalized historic neighborhoods with newer townhouses, condos and apartments. Residents have many in-town options for entertainment and shopping, including locally-owned independent businesses. Excellent school systems and recreational opportunities attract new residents.
- **Our revitalized downtown is a neighborhood, an arts and entertainment center, and a walkable district of shopping and services.** Downtown's renaissance is anchored by new residents who want to live in a walkable center close to amenities, activities, and transportation options.

PRINCIPLES

Ensure fairness and opportunity for all parts of the city. Make every neighborhood a "neighborhood of choice" with excellent infrastructure, services and amenities

Pursue goals through partnerships. Connect city government with businesses, institutions, regional agencies, nonprofits, and citizens to accomplish goals.

B. Goals and Policies

GOALS	POLICIES
Historic and Cultural Preservation	
The integrity and character of historic structures, and cultural resources sites within the City of Fontana are preserved.	• Coordinate city programs and policies to support preservation goals. • Support and promote community-based historic preservation initiatives. • Collaborate with the Native American Heritage Commission (NAHC) and local tribal organizations about land development that may affect Native American cultural resources and artifacts.
Residents' and visitors' experience of Fontana is enhanced by a sense of the city's history.	• Enhance public awareness of Fontana's unique historical and cultural legacy and the economic benefits of historic preservation in Fontana. • Support creation of the Fontana Historical Museum.
Archaeological resources are protected and preserved.	• Collaborate with state archaeological agencies to protect resources.
Neighborhoods	
Traditional and master-planned neighborhoods of predominantly single-family houses continue to thrive and attract family households.	• Continue to support existing traditional and master-planned neighborhoods with excellent city services. • Connect master-planned neighborhoods to each other and city destinations with safe, comfortable, and convenient pedestrian and bicycle routes.
New housing developments promote walkable neighborhoods with mixed-use amenities and connections to city destinations.	• Support regulations that promote creation of compact and walkable urban village-style design in new developments.
The safe, attractive, and lively central area of the city has new infill development and public improvements.	• Support revitalization of the central area of the city with an integrated approach, including mixed-use development, infill housing, infrastructure improvements, interconnections and placemaking programs that create great public amenities.
Housing and Homelessness	
A diverse stock of quality housing serves Fontana residents across the range of incomes, household types, and age groups.	• Support a diversified housing stock that includes new options ranging from larger-lot single family housing to "missing middle" housing types such as cottage developments, small-scale apartments and condos, and courtyard housing, as well as larger multifamily developments. • Continue to promote an incentive for infill development through fee reduction.
All housing and businesses in Fontana are well-managed and code-compliant.	• Continue to ensure excellent management of non-single-family housing. • Continue to enforce and publicize code-compliance programs for all housing and businesses.
The City of Fontana works with regional partners to address homelessness in the city.	• Support local and regional programs to provide housing and services to homeless individuals and families. • Assist homeless persons in accessing permanent housing.

C. Findings and Challenges

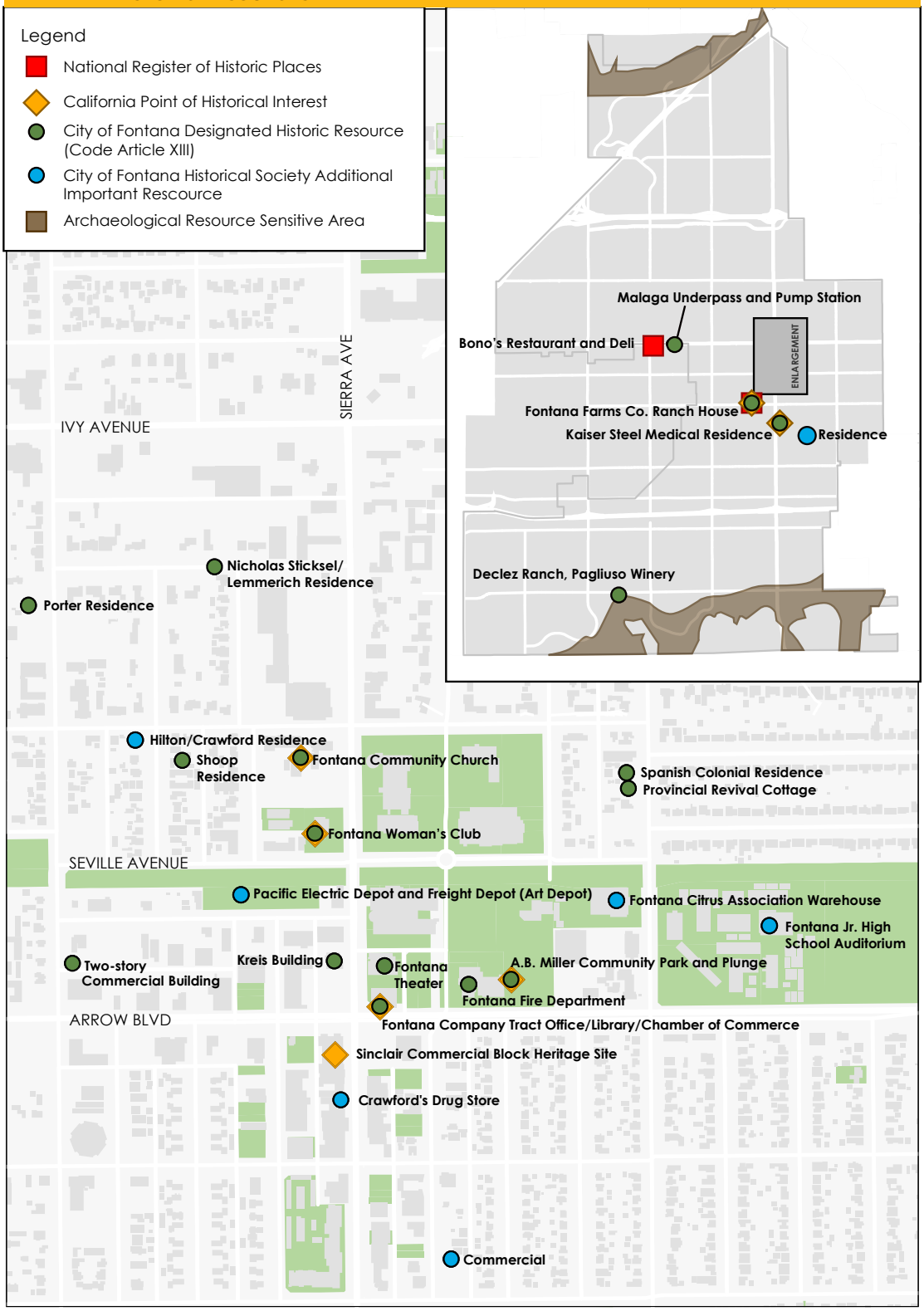
FINDINGS

Historic and Cultural Preservation—Findings

- **Historic assets:** Fontana's historic assets include the downtown corridor and neighborhoods/blocks, as well as individual structures of special historic value. Some of these historic resources have been moved from their original sites or are surrounded by incompatible development or vacant land. Downtown Fontana is probably the city's most recognized and publicly-valued historic asset, yet many of its historic structures are threatened by neglect, incompatible redevelopment, and deferred maintenance. (See Exhibit 4.1.)
  - > There are three individual National Register of Historical Places (NRHP) sites in the City of Fontana.
  - > There are nine California Points of Historical Interest in the City of Fontana.
  - > A Historical Resources Inventory list for the City of Fontana was created by the Fontana Historical Society in 1992, but has not been updated.
- **Historic Preservation Commission and Certificates of Appropriateness:** Article XIII, Preservation of Historic Resources, in the Fontana Municipal Code provides for the Fontana Planning Commission to act as a historic preservation commission. In that role, the commission can advise the City Council on designation of historic resources, establishment of historic districts, approval or denial of certificates of appropriateness and certificates of economic hardship, and relations among residents, property owners in historic districts, and the City Council
  - > There are 21 designated local historic resources listed in the article, including two of the three National Register sites and seven of nine California Points of Historical Interest (with one duplication).
  - > Any exterior alteration or proposed demolition of these resources must receive a Certificate of Appropriateness from the City Council before receiving a building or demolition permit. The process involves a determination and advice from the Planning Commission acting as the historic commission, public hearings, and a final decision by the City Council.

Below, an early view (left) of the Fontana Farms citrus packing plant/Fontana Citrus Association Building. The building today is in use today (center) as a warehouse for school-district storage. The Fontana Farm Company Ranch House on Pepper Street (right) is a registered National Historic Landmark.

EXHIBIT 4.1 **HISTORIC RESOURCES**



Historic Resources
August 2016
Data sources: City of Fontana, National California Register of Historic Places 2015, California Office of Historic Preservation, Fontana Historical Society

Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

0 250 500 1,000
Scale 1:7,500 Feet

- **Federal and state historic protections:** Federal- and state-funded projects must study alternatives to alteration or demolition of national- or state-listed historic resources under Section 106 of the National Historic Preservation Act (NHPA) for federally-funded projects and the California Environmental Quality Act (CEQA) for state-funded projects.

The Fontana Historical Society maintains the Downtown Memorial Rose Garden.

- **Fontana Historical Society:** The Fontana Historical Society is working to raise awareness of the city's historic assets and establish a Fontana Historical Museum and archive. The City has acquired a property for the museum at the northwest corner of Sierra Avenue and Spring Street.
- **Archaeological sites:** Over 80 previously recorded prehistoric and historic-era archaeological sites have been identified in the city. Information is held on file at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS).
  - > All of the prehistoric sites previously identified are clustered along the foothills of the San Gabriel and the Jurupa Hills, including the remains of an important Native American village. The sites require mitigation, evaluation, and/or protection for all state and federal undertakings that have the potential to impact them. Access to these sites is protected and therefore not publicized widely because of the danger of theft and destruction of the resources.

Neighborhoods—Findings

- **20th-century development patterns:** Fontana's overall community design reflects 20th-century suburban models characterized by separated land uses and limited connectivity. There is almost no true mixed-used development in Fontana.
- **Specific plans and master planned communities:** Master-planned development through specific plans has been the method used for implementing development for several decades.
- **Master planned community site character:** Planned development areas are typically inward-looking and often surrounded by walls, limiting connections to a few streets.
- **Retail area character:** Newer retail is organized into shopping centers with perimeter buildings located around parking and is not well connected to residential areas. Older retail areas tend to be characterized by low-value strip commercial and stand-alone buildings.

Housing and Homelessness—Findings

- **Housing units and types:** As of January 1, 2016, there were an estimated 53,353 housing units in the City of Fontana, of which 51,517 were occupied (vacancy rate of 3.5%). Eighty percent (80%) of the units were detached single-family homes. Fifteen percent (15%) of housing units are in multifamily buildings. Fontana is characteristic of communities with a "missing middle" of housing types—such as condos, townhouses, cottage courts, and mixed-use apartment buildings—on the continuum between single-family houses and older apartment complexes.

EXHIBIT 4.2
HOUSING STOCK, BY TYPE

UNIT TYPE	NUMBER	PERCENT
Single detached	42,689	80%
Single attached	1,231	2%
In buildings of 2 to 4 units	2,126	4%
In buildings of 5+ units	5,772	11%
Mobile homes	1,540	3%
Total	53,358	100%

Source: California Department of Finance, 5-5 City/ County Population and Housing Estimates, (2016)

- **High housing costs for most:** Slightly more than half (52%) of all households in Fontana are "cost-burdened," meaning that they spend more than 30% of their income on housing costs. This includes 46% of owner-occupants and 64% of renters.
- **Assisted affordable housing:** Approximately 3.6% of Fontana's total housing units are "assisted" affordable housing—where rents are subsidized to keep the housing affordable. All tenant households must meet income limits in order to live in the units. About 44% of Fontana's total assisted units are reserved for seniors over 55 years of age.
  - > The majority of Fontana's assisted affordable housing is rental housing and is concentrated in a few locations in the central part of the city. The City also has assisted 28 homeowner units.
  - > The City received a grant from the federal government to purchase, rehabilitate and sell foreclosed housing under the Neighborhood Stabilization Program. Participants must be income-eligible (at or below 120% of area median income), qualify for a mortgage, and reside for a designated period in order to benefit from purchase at a minimum of 15% below appraised value.
  - > Fontana's "fair share" of the Regional Housing Need Allocation requires that the City provide the opportunity, through zoning, for up to 4,282 housing units affordable for Very Low Income and Low Income households (defined as below 80% of Area Median Income for San Bernardino County). In practice, this means that the City must provide enough land zoned for this many units, not that the City must produce this many units
  - > Fontana residents may apply to the San Bernardino County Housing Authority for Housing Choice Vouchers (HCV, formerly called "Section 8 vouchers). Persons with HCV can rent any type of rental housing. They pay up to 30% of their income to the landlord and the rest is subsidized up to an annually adjusted "Fair Market Rent" based on the housing characteristics. Vouchers are portable and tenants can use them anywhere in the United States after two (2) years in San Bernardino County. In 2016, the County Housing Authority was authorized for approximately 8,000 vouchers, and the waiting list contained approximately 15,000 names. The number of

voucher holders renting in Fontana is not known.

- **Affordable housing resources:** Redevelopment funds to produce affordable housing are no longer available. However, Fontana could take advantage of other available financing tools, including an Affordable Housing Trust funded by developer fees, a density bonus ordinance, an inclusionary zoning ordinance with in-lieu fees, and state and federal funds.
- **Homelessness:** The most recent available homeless count was conducted in the early morning of January 28, 2016 (San Bernardino Homeless Partnership). At that time 84 unsheltered and three (3) sheltered homeless persons were counted in Fontana. This homeless population (which may or may not have had previous housing in Fontana) was primarily male and white, but it also exhibited a diverse range of characteristics that lead people into homelessness, such as mental or physical illness or substance abuse, domestic abuse, and release from prison without resources. A minority was chronically homeless, which is defined as living in shelters or the streets for the preceding year or more, or living in these conditions four times or more during the last three years.
  - 70% male
  - 41% Hispanic/Latino
  - 68% White (including some Hispanic/Latino)
  - 27% chronically homeless individuals
  - 12% veterans
  - Two families with four total children (one family with three children was chronically homeless)
  - 19% with mental health problems; 19% with a physical disability
  - 14% with a substance abuse problem
  - 11% victims of domestic or partner abuse
  - 12% youth ages 18-24
  - 8% aged 62 or older
  - 20% released from a correctional institution in the last year
- **Homeless resources and policies:** There are no emergency shelters, transitional housing, or supportive housing located in Fontana. The Police Department and the Fontana Community Assistance Program refers homeless persons to shelters, housing and other services in other San Bernardino County communities. As required by the State, the City of Fontana has zoned an area to allow emergency shelters and transitional housing by right.
- **Homeless programs:** The San Bernardino County Office of Homeless Services coordinates planning and implementation of services and programs for homeless persons throughout the county through the Interagency Council on Homelessness and the San Bernardino County Homeless Partnership, which includes a network of service providers. It serves as the regional Continuum of Care consortium for applications for federal funding and, like other agencies

around the country, created a 10-year plan to end homelessness in 2008.

- **Housing First for homeless persons:** The San Bernardino Homeless Partnership, of which the City of Fontana is a member, includes the Housing First approach in its strategic plan to end homelessness. The Housing First model draws on research showing the value of finding permanent housing for homeless persons and then providing them with the social services that they may need. This model is the most effective way to help homeless persons and has proved much more cost-efficient—much less expensive than medical treatment, incarceration, police intervention, and the expense of emergency shelters over time. Many communities have chosen to focus first on housing homeless veterans, and some have completely eliminated homelessness for veterans, including large cities such as Las Vegas, Houston, San Antonio, and Philadelphia

CHALLENGES

Historic and Cultural Preservation—Challenges

- Adaptive reuse approaches for remaining historic structures that have been moved or lost their historic context.
- Providing incentives to make investment in historic buildings financially feasible.
- Protecting and enhancing the historic character of Fontana's downtown neighborhood areas.
- Creating a "Route 66" identity for Foothill Boulevard despite the very limited number of historic structures.

Neighborhoods—Challenges

- Enhancing connections between existing neighborhoods and community destinations.
- Designing new subdivision patterns to allow for more connectivity, multimodal transportation choice, and mixed use development.
- Creating mixed-use, neighborhood-serving centers with convenient connections to residential areas.
- Creating neighborhoods with a mixture of housing types and land uses that, rather than walls, employ design transitions for compatibility of uses and connections to the surrounding area.

Housing and Homelessness—Challenges

- Attracting well-designed market-rate diverse housing types.
- Attracting market rate senior housing.
- Increasing community acceptance of non-single-family housing development.
- Developing innovative affordability options, such as a community land trust.
- Addressing homelessness in Fontana.

D. What the Community Said

Public opinion survey

- The majority of respondents in the public opinion survey rated Fontana overall as a good or excellent place to live (73%), raise a family (67.8), and retire (53.5). Overall quality of life was rated good or excellent by 69.3%. However, excellent ratings only reached 19.3% for the city as a place to live and as a place to retire. Overall quality of life was rated excellent by 13.4%.
- When asked whether quality of life has improved, stayed the same, or gotten worse in the last five years, 56.2% said it had improved and another 32.8% said it had stayed the same. Over 50% of all age and demographic groups, owners or renters, income segments, and locations responded that quality of life had improved.
- When asked what one thing the respondent would change to make Fontana a better place to live, 28.8% said no changes are needed or could not think of anything. Top changes included improvement to schools and education, public safety, and attracting businesses and jobs.
- When asked for opinions on future priorities for housing, respondents gave these combined ratings for high- and medium-priority items:
  - Provide more housing options for people with average incomes—83.4%
  - Provide more housing for seniors—81.9%
  - Provide more housing options for people with below-average incomes—75%
  - Provide more upscale, high-end housing—55.1%

Community workshop and meeting input

General comments from participants in workshops and other input on community and neighborhoods:

- More entertainment, shopping, restaurants
- Needs include street improvements/better streetscape/street furniture
- Better lighting needed in numerous locations
- Need for welcome/gateway signs and overpasses
- Need for beautification
- Prioritize safety and comfort for seniors
- In visual preference polling, participants generally like images of walkable retail districts; traditional-style townhouses on tree-lined streets; traditional single-family houses; modern-style, 3-story townhouses; and single- or multi-family mansion-style houses. They were more negative

about images of buildings with many stories and very modern architecture.

E. Policies and Actions to Achieve the Goals

Goal 1: The integrity and character of historic structures, cultural resources sites and overall historic character of the city of Fontana is maintained and enhanced.

POLICIES

- Coordinate City programs and policies to support preservation goals.
- Support and promote community-based historic preservation initiatives.
- Designate local historic landmarks.
- Provide appropriate tools to review changes that may detract from historic integrity and character.

ACTIONS

A. Designate a staff person in the Planning Division with responsibility for historic and cultural resource issues and as a liaison to the Fontana Historical Society.

B. Establish and maintain a thorough inventory of historic sites to be kept in the Planning Division and at the Fontana Historical Society.

C. Review the Historic Resources Inventory prepared in the 1990s and other resources to develop an authoritative listing.

D. Create a ranking system and priority list to identify the most important historic sites in Fontana to ensure that these sites are protected by Article XIII of the Fontana Code.

   ▶ A ranking system will ensure that there is an appropriate focus on the most important sites. The ranking system created by Arlington County, Virginia, provides an example of how to approach sites from the first half of the 20th century (see box above). Submit the historic sites that are eligible for listing

Priority Ranking of Historic Resources

The Historic Resources Inventory prepared by Arlington County (VA), a suburb of Washington, DC with a population of 225,000, provides an example of a useful ranking system. Out of some 400 commercial buildings, shopping centers, and apartment complexes from the first half of the 20th century that were ranked, only 23 sites were judged "Essential," the highest ranking, denoting the most significant and best-preserved sites. Other categories, based on levels of significance, preservation, physical integrity and alteration, were Important, Notable, Minor, Altered/Not Historic, and Demolished.

https://projects.arlingtonva.us/plans-studies/historic-preservation/resources-inventory/

on the national or state registers, if suitable.

E. Seek assistance in reviewing and completing the Historic Resources Inventory, creating a priority list, and researching and preparing any sites to submit for listing.

   ▶ The City and the Historical Society could apply for a grant to hire a historic resources specialist. Also, the graduate program in Heritage Conservation at the University of Southern California architecture school might have faculty or students interested in Fontana as a studio or thesis subject. (http://arch.usc.edu/programs/master-heritage-conservation).

Goal 2: Residents' and visitors' experiences of Fontana are enhanced by a= sense of the city's history.

POLICIES

- Enhance public awareness of Fontana's unique historical and cultural legacy and the economic benefits of historic preservation in Fontana.
- Support creation of the Fontana Historical Museum.

ACTIONS

A. Inform owners about the historic value of their properties.

   ▶ Owners who understand why their properties have historic value, and who are encouraged to be proud of that historic value, are more likely to take

Sierra Avenue in the 1920s.

B. Create a program of historic plaques and markers in collaboration with the Historical Society. Provide a history of the property and a building plaque in return for a contribution to the Historical Society.

C. Provide information and assistance for owners of historic properties who do not require a Certificate of Appropriateness to encourage them to retain the historic value of their properties when making alterations.

   ▶ A pamphlet could be prepared that identifies historic building types and characteristics and options for retaining character. A listing of properties of potential historic value could be kept in the Planning Division, so that the pamphlet could be made available as owners seek permits.

D. Establish the Fontana Historical Museum.

E. Establish programs to inform residents and visitors about Fontana's history.

F. Develop a brochure and/or a podcast for self-guided historical tours of Fontana, including all aspects of the city's history.

G. Create roadside and building markers for important locations in Fontana history, regardless of whether a historic structure remains

on the site.

H. Provide a yearly presentation to schools in Fontana about the city's history.

I. Incorporate Route 66 history into revitalization design for Foothill Boulevard.

▶ Many Route 66 communities across the U.S. are using Route 66 history in revitalization initiatives. The National Park Service Route 66 Corridor Preservation Program includes grants for Route 66 preservation projects. (www.ncptt.nps.gov/rt66/) Also see Chapter 14—Downtown Area Plan and Chapter 15—Land Use, Zoning, and Urban Design.

Goal 3: Cultural and archaeological resources are protected and preserved.

POLICY

- Collaborate with state agencies to protect cultural and archaeological resources.

ACTIONS

A. Continue to ensure that proper protocols are observed in development proposals for sites with potential archaeological significance.

B. Include cultural and archaeological sites and Native American history and archaeology in programs about Fontana history.

Bono's Historic Orange is an icon on the Fontana segment of fabled Route 66.

Goal 4: Traditional and master-planned neighborhoods of single-family homes continue to thrive and attract family households.

POLICY

- Continue to support existing traditional and master-planned neighborhoods with excellent City services.

ACTIONS

A. Provide safe walking and biking conditions within traditional neighborhoods and in connections to citywide pedestrian and bicycle routes.

B. Use the Active Transportation Plan to identify "walk-sheds" of 1/2-mile radius and "bike-sheds" of 3-mile radius for safe and comfortable pedestrian and bicycle routes to schools, parks, and shopping areas.

Goal 5: New housing developments provide walkable neighborhoods with mixed-use amenities and connections to citywide destinations.

POLICY

- Support regulations that promote creation of compact and walkable urban village-style design in new developments.

ACTIONS

A. Develop regulations for new developments, including area plans and in PUDs, that promote efficient, walkable neighborhoods with access to amenities and city destinations.
   - ▶ Developments that use design transitions rather than walls between housing types and land uses will enhance connectivity. (See Chapter 15—Land Use, Zoning, and Urban Design)

B. Create walkability and connectivity performance standards for new housing developments.
   - ▶ The City can create required performance standards for housing development that describe the desired outcomes but leave the specific site design solutions to developers. During the permitting process, developers will have to show how they meet the performance standards. While the Zoning Code already has a general requirement for connectivity in subdivisions, a statement that includes indicators of compliance with this requirement would ensure that the connectivity elements are truly usable and integrated with overall planning. The March 2016 Federal Highway Administration's Guidebook for Developing Pedestrian & Bicycle Performance Measures[1] provides connectivity measures such as

[1] www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/performance_measures_guidebook/pm_guidebook.pdf

Design compact subdivisions for walkability, diversity, and connectivity

Smaller block sizes, averaging of lot sizes to allow for different housing types, narrower streets, limits on cul-de-sacs and dead-end streets, provisions for future connectivity and dedication of open space will create subdivisions that, when connected together, create neighborhoods.

- Smaller block sizes (under 600 feet) improve connectivity.
- Narrower streets slow traffic and reduce the amount of impervious surface and stormwater runoff. Public safety officials, who sometimes worry about access if streets are narrow, should be included in discussions of alternative design standards that can meet these concerns.
- Cul-de-sacs and dead-end streets reduce connectivity and should be discouraged and limited.
- Subdivisions should be designed and built to provide open space and appropriate locations for future connections.

intersection density, network density, minimizing block length and the number of culs-de-sac, and network completeness. Performance measures having to do with comfort could also be included, such as provision of adequate lighting and shade.

C. Encourage mixed-use amenities as anchors to walkable neighborhoods and corridors, particularly within a ½-mile radius of planned Public Transit stops.

D. Locate neighborhood-serving businesses within walking and biking distance of a significant percentage of units in new subdivisions and housing developments.

   ▶ A mixture of uses—whether vertical (within the same building) or horizontal (side by side)—that includes retail, service, or civic uses that serve the neighborhood creates a focal point for the new development or community and should be accessible by multiple modes of transportation.

Goal 6: The safe, attractive, and lively central area of the city has new infill development and infrastructure and public improvements.

POLICY

- Support revitalization of the central area of the city with an integrated approach including mixed-use development, infill housing, infrastructure improvements, interconnections, and placemaking programs.

ACTIONS

A. Create a Central City Committee to meet regularly about strategy to implement the Downtown Area Plan (see Chapter 14) and other developments and improvements in the central part of the city.

   ▶ The purpose is to break down silos, ensure that both public and private projects and improvements are proposed and implemented within a broader planning and priority context, and ensure that implementation creates a result in which the sum is greater than the parts. Include public- and private-sector representatives on the committee, including representatives of City departments (Planning, Engineering, Public Works, Housing Authority, Police, and others as necessary), City commissions (Planning, Parks and Community Services), businesses, residents, and other stakeholders, such as nonprofit groups. The committee should meet at least quarterly to review strategy and progress.

B. Implement the Downtown Area Plan. (See Chapter 14.)

C. Establish a Downtown Management District and hire a Downtown Manager to promote public and private investment, as well as programming, and to implement the Downtown Area Plan.

The Main Street Model

Downtown Fontana could adapt the Main Street approach to local needs. The approach is a coordinated set of strategies in four key areas that have been successful in revitalizing main streets all over the country for over 35 years: Economic Vitality, Promotion, Design, and Organization.

www.mainstreet.org/main-street/about-main-street/main-street-america/the-main-street-approach.html

D. Establish a Downtown District Committee of property owners, business owners, and residents to work with the Downtown Manager.

E. Explore the organizational structure of the Main Street America Program as a model for Fontana's Downtown District Committee (www.mainstreet.org)

F. Promote education, arts and culture as part of the Downtown Area Plan.

G. Include recommendations to enhance existing arts and culture opportunities (the Art Depot, the theater and the new amphitheater for example) with new entertainment options and supporting housing and businesses, such as restaurants.

H. Establish a program of public realm and infrastructure improvements for neighborhoods in the center of the city.

   - The Central City neighborhoods are designated on the Fontana Forward Strategic Policy Map as "i3" neighborhoods—Infill + Infrastructure + Interconnection Neighborhoods. A number of streets and blocks in central Fontana lack sidewalks, drainage, and shade, and in a few instances, public sewers.

Enhance existing cultural resources like Center Stage Theater, the Art Depot and the new amphitheater with new programs and new housing and businesses in downtown.

New multifamily housing near downtown Claremont.

I. Engage residents, students, members of faith-based communities, and other volunteers to perform rapid "neighborhood audits" of the public realm in the center of the city to aid in targeting and prioritizing resources for public improvements.

   - The Public Works Department can work with local organizations to develop a consistent format for neighborhood-based inventories of the condition of sidewalks, streets, lighting, street trees, drains, blighted properties, and so on. The Access Fontana system could be used to enter information or other apps could be used on hand-held devices, making it easy to enter information into a spreadsheet and obviating the need to enter data later. Neighbors could then prioritize the issues that need attention, taking into account any criteria that City agencies make available to them. Regularly scheduled annual Neighborhood Audit Walks, in which neighbors walk a particular route (using different routes each year) and note issues of concern, would be one way to make this a consistent process. The neighborhood audits could be combined with a neighborhood party as a way of building community.

J. Review and prioritize audit results for inclusion in the improvements program for the i3 neighborhoods and publish the results of the audit and review.

   - The City must acknowledge the work of neighborhood associations or similar groups, provide the criteria used to evaluate competing improvement projects, and provide information on progress being made on neighborhood priorities, including explanations of funding difficulties and any other barriers to implementation.

K. Amend commercial zoning along the Sierra Avenue, Foothill Boulevard, and Valley Boulevard corridors to be consistent with updated land use categories to promote more compact, mixed-use and walkable commercial districts.

L. Use the zoning tools prepared for the Downtown Code associated with the Downtown Area Plan to designate intersections and segments of corridors currently zoned for commercial development to change to mixed-use development, including housing, especially at planned transit stops.

Goal 7: A diverse stock of quality housing serves Fontana residents across the range of incomes, household types, and age groups.

POLICY

- Support a diversified housing stock that includes new options ranging from larger-lot single-family housing to "missing middle" housing types such as cottage developments, small-scale apartments and condos, and courtyard housing, as well as larger multifamily developments.
- Continue to provide an incentive for infill development through fee reduction.

ACTIONS

A. Explore creation of a Housing Advisory Group that would meet at least twice a year and pursue these activities:

- Review and analysis of housing data, needs and opportunities.
- Development of recommendations to promote diverse housing opportunities, both market-rate and affordable, that include "missing middle" options such as townhouse, courtyard, and cottage developments, apartments in mansion-style buildings, and new affordable housing options, such as a community land trust.
- Production of an annual report on housing production, priorities and policies.
- A public hearing on housing needs, priorities and policies at the Planning Commission once a year.
- Development of a public awareness campaign about who lives in diverse housing types, what makes housing diversity successful, and how it can benefit all members of the community, with attention to the needs of young adult singles and couples, over-55 households of all incomes, and lower-income working families.

Housing Development Dashboard Tool

The Terner Center for Housing Innovation at the University of California-Berkeley launched an online "Housing Development Dashboard" that has a Development Calculator [http://ternercenter2.berkeley.edu/proforma/] that provides information on the various factors that affect whether a particular development will get built, and a Policy Gauge [http://ternercenter2.berkeley.edu/examplecities/] that uses example cities to show the impact of policy factors on how much housing gets built. In beta testing as of June 2016, these tools may be useful in expanding understanding of housing issues in Fontana.

EXHIBIT 4.2 **"MISSING MIDDLE" HOUSING TYPES**

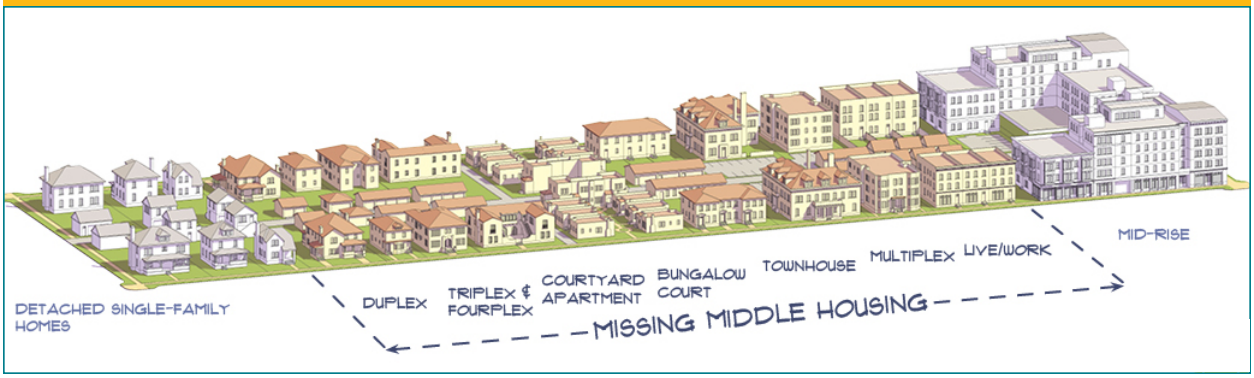


DIAGRAM COURTESY OF OPTICOS DESIGN

B. Actively engage developers of housing focused on the senior market to consider Fontana for market-rate senior housing and identify possible locations for this housing in the center of the city that provide pedestrian and/or transit connections to amenities and shopping.
   - ▶ Identify options for congregate housing, assisted living, and continuing-care retirement communities.
   - ▶ Work with senior citizens' groups to identify models for the kind of housing they desire and estimate the Fontana market for this group.
   - ▶ Identify potential developers and invite them to consider a Fontana project.

C. Explore establishing a flexible first-time homebuyer-assistance program for central Fontana and Livable Corridors areas as funding opportunities arise.

D. Expand credit-repair programs as funding opportunities arise.
   - ▶ The biggest barrier to homeownership for many people is not their ability to pay a mortgage but a poor credit history. Programs to help people repair their credit and qualify for a mortgage can expand the number of Fontana residents who can become homeowners.

E. Explore innovative affordable housing options such as community land trusts, limited-equity cooperatives, and employer-assisted housing.
   - ▶ Currently, affordable housing in Fontana, especially for families, is concentrated in a few areas, and almost all of it is rental housing. The City has generally done a good job in terms of design and management. Large and 100% assisted projects are more cost-efficient in producing affordable housing, but scattered-site housing (multiple individual homes or small multi-unit projects in scattered locations) and housing that provides some kind of ownership stake to the occupants tends to be more acceptable to neighbors than large rental projects.

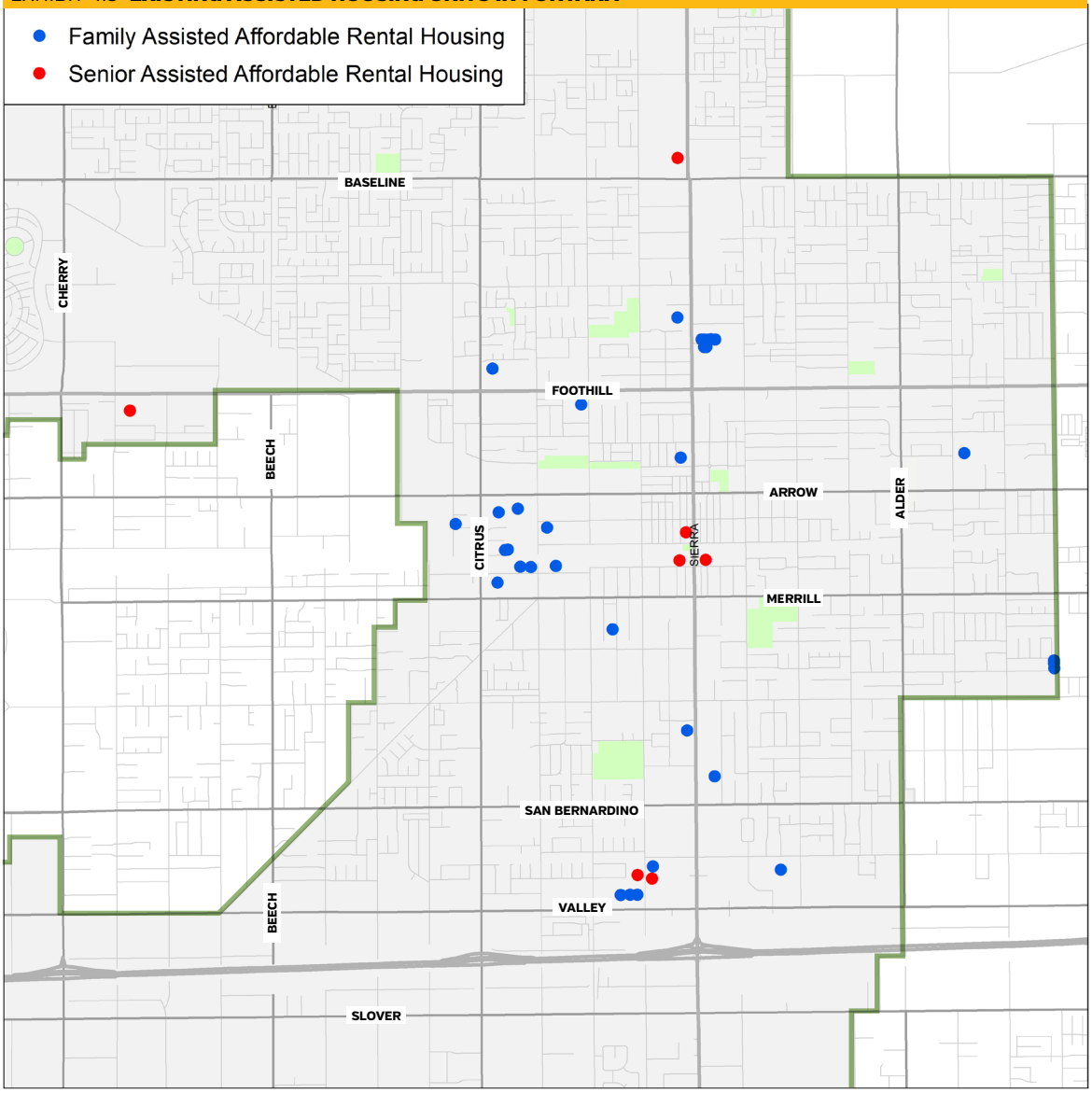
   Innovative affordable housing models include:

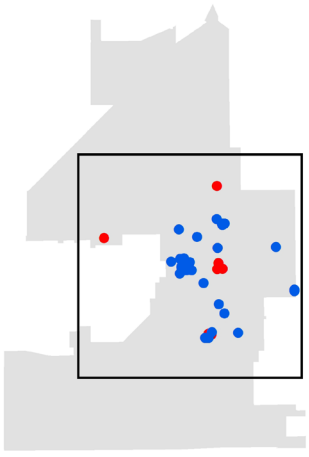
   - Community Land Trusts (CLT): A community land trust is a nonprofit organization formed to hold title to land to preserve its long-term availability for affordable housing and other community uses. A land trust typically receives public or private donations of land or uses government subsidies to purchase land on which housing can be built. The homes are sold to lower-income families, but the CLT retains ownership of the land and provides long-term ground leases to homebuyers. The CLT also retains a long-term option to repurchase the homes at a formula-driven price when homeowners later decide to move. Community land trusts can be used for homeowner single-family housing, multifamily rental developments, for cooperatives, etc., and can be scattered-site housing. (See www.lincolninst.edu/pubs/dl/1395_712_City-CLT-Policy-Report.pdf)

Community Land Trusts in California

CLTs exist in multiple California communities, including Irvine [a nonprofit corporation created by the city in 2006: http://www.irvineclt.com/], San Francisco, Oakland, Northern California, San Mateo, San Diego, and South LA [http://trustsouthla.org/land-stewardship/]. The South LA group has a project called Community Mosaic that acquires single-family houses and builds infill single-family houses for rental and ownership.

EXHIBIT 4.3 **EXISTING ASSISTED HOUSING UNITS IN FONTANA**





What is assisted affordable rental housing?

- Assisted affordable housing has received a local, state, or federal subsidy to keep housing costs at or below 30% of household income for low-income households.
- All tenant households must meet income limits to qualify for this housing.
- Affordable housing developments are owned by the Fontana Housing Authority, the San Bernardino County Housing Authority, nonprofit housing developers, and for-profit developers that meet program requirements.
- A small number of assisted affordable homebuyer units do not appear on this map.
- Approximately 3.6% of all housing units in Fontana are assisted affordable units.

Assisted Affordable Rental Housing
August 2016
Data sources: City of Fontana, 2016; San Bernardino County, 2105; Esri, 2016

Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

0 1,250 2,500 5,000
Feet

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

- Limited-equity housing is an arrangement designed to encourage low-and moderate-income families to purchase housing at an extremely favorable price, and with a low down payment. It is a co-operative housing complex designed for low-income families who become owners and share in management decisions. Upon sale of the housing unit, any profit returns to the organization that built the housing unit. The limits on resale profits help maintain a low price for subsequent owners. The cooperative is generally run by a nonprofit housing developer with the co-op members.
- Employer-assisted housing (EAH) is a program in which employers help employees buy or rent homes close to work. Typical programs provide down payment assistance structured as a five-year forgivable loan ("soft second loan") secured by a lien on the home. In Fontana, the three biggest employers are Kaiser Hospital, City government, and FUSD. Many of their employees do not live in Fontana. An EAH program, particularly if it is tied to new residential options in the downtown revitalization area and the central city, would improve the housing-jobs balance, with positive effects on traffic congestion, air pollution, and revitalization.

F. Evaluate the potential opportunities and challenges in creating a community land trust or limited-equity cooperatives for meeting the need for affordable housing in Fontana.
   - ▶ Work with nonprofit housing developers and research the experience of other California cities.

G. Explore the potential for employer-assisted housing programs for major Fontana employers.
   - ▶ Programs could limit participation to certain areas of the city, locations near the workplace, set income eligibility limits, and so on.

Goal 8: All housing and businesses in Fontana are well-managed and code-compliant.

POLICIES

- Continue to ensure excellent management of non-single-family housing.
- Continue and publicize code-compliance programs for all housing and businesses.

ACTION

A. Continue to promote the Crime-Free Multi-Family Housing Program through the Fontana Police Department.

Goal 9: The City of Fontana works with regional partners to

address homelessness in the city.

POLICY

- Support local and regional programs to provide housing and services to homeless individuals and families.

ACTION

A. Coordinate the referral programs of the Police Department and the Community Assistance Programs (CAP).

B. Participate actively in the San Bernardino County regional homeless programs and partnerships.

C. Work with CAP, San Bernardino County, and others to meet the needs of homeless youth.

F. Getting Started

ACTION	RESPONSIBLE PARTY
Designate one Planning Division staff person to be responsible for historical and cultural resources and as a liaison to the Historical Society.	Planning Division
Apply for a grant to complete the Historic Resources Inventory.	Planning Division in cooperation with the Fontana Historical Society
Develop a neighborhood audit program for the central area of the city and perform one audit a year for public improvements.	Public Works Department
Continue to promote the Crime-Free Multi-Housing Program.	Police Department

5

Housing

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

CHAPTER 5

Housing

This chapter of the General Plan Update provides a summary of the State-approved 2014-2021 Housing Element, prepared according to State requirements and on the State timetable. The full Housing Element can be found in Appendix Three, as a stand-alone document.

Since 1980, the State of California has required cities and counties to include in general plans a Housing Element that makes adequate provision for housing and housing growth by providing zoning at appropriate densities and with sufficient infrastructure to meet a "fair share" of the regional need for affordable housing, as shown in the Regional Housing Needs Assessment (RHNA), prepared by the Southern California Association of Governments (SCAG) in the case of Fontana. (California Government Code Article 10.6, Sections 65580-65590). This is the only element in a General Plan whose methodology and content must be certified by state government. Current law requires that the Housing Element be updated every eight years. To gain state approval for the housing element, Fontana may not "zone out" potential units affordable to low-income people by rejecting all higher-density zoning. While the housing element includes numerical targets that must align with zoning opportunities, there is no requirement that Fontana actually produce the target number of affordable units.

If there is inadequate planning for affordable housing, the courts can enforce compliance with state housing element requirements in the following ways:

- Failure to adopt or adoption of an inadequate element: a court can order the local government to halt all development until an adequate Housing Element is adopted or order approval of a specific affordable housing development.
- Inconsistent actions: actions inconsistent with an adopted element can be challenged in court.
- Failure to implement: if the Housing element requires a particular action and the City does not implement the action, a court may compel implementation.
- Failure to rezone sites for the prior housing element: sufficient sites to accommodate the City's share of the housing need must be identified and adequately zoned within a year.

A. Housing in the Fontana Forward Vision and Principles

VISION

Fontana welcomes everyone and offers a high quality of life. Our housing stock meets the needs of families and individuals at every stage of life and all income levels: in traditional single-family neighborhoods, walkable mixed-use neighborhoods with housing and shops, senior-oriented developments, and a city core that combines revitalized historic neighborhoods with newer townhouses, condos and apartments. Residents have many in-town options for entertainment and shopping, including locally-owned independent businesses. Excellent school systems and recreational opportunities attract new residents.

PRINCIPLES

Ensure fairness and opportunity for all parts of the city. Make every neighborhood a "neighborhood of choice" with excellent infrastructure, services and amenities.

Pursue goals through partnerships. Connect city government with businesses, institutions, regional agencies, nonprofits, and citizens to accomplish goals.

B. Summary of the State-Approved Housing Element

Fontana's 2014-2021 Housing Element has been approved by the State of California. The State has identified attainment of a decent home and living environment for every resident as its primary housing goal. In practice, this means that the Housing Element is organized according to state requirements and focuses primarily on providing housing affordable to low- and moderate-income households. Cities are required to plan for their fair share of affordable housing, but are not required to produce the affordable housing. The purpose of this requirement is to eliminate "exclusionary zoning" and other land use regulations that are designed to keep affordable housing out by making it impossible to build in the jurisdiction. For planning purposes, land must be zoned to accommodate housing by right at densities appropriate to providing affordable housing. The Housing Element must establish the maximum number of units for construction, rehabilitation or conservation; establish a program for removing any local governmental restraints to development of affordable housing, transitional housing, and homeless shelters; and identify appropriate sites.

SCAG is responsible for allocating the region's projected new housing demand in Fontana and other cities, a process known as the Regional Housing Needs Assessment (RHNA). The "fair share" determination is based on Department of Finance population projections and regional population forecasts used in regional transportation plans. The RHNA is designed to promote the following:

- Increase in the housing supply and the mix of housing types, tenure and affordability spread equitably within the region.
- Infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
- Improved job/housing balance.

The fair share housing need is divided into income segments that represent different percentages of the Area Median Income, an amount determined by the U.S. Department of Housing and Urban Development every year. For Fontana, the Area Median Income is calculated for San Bernardino County as the median for households of four persons: the median is the midpoint at which half the households have higher incomes and half the households have lower incomes.

EXHIBIT 5.1
HOUSING INCOME SEGMENTS

INCOME SEGMENT	PERCENT OF COUNTY AMI*	2015 INCOME LIMIT
Extremely Low Income	**Less than 30%**	**Up to $19,500**
Very Low Income	**31%–50%**	**Up to $32, 500**
Low Income	**51%–80%**	**Up to $52,000**
Moderate Income	**81%–120%**	**Up to $78,000**
Above Moderate	**More than 120%**	**Above $78,000**
Median Income	**100%**	**$65,000**

* AMI = Area Median Income

Cities also have to address housing growth needs for very-low-income households (30% or below median income), which state law defines as constituting half of the very-low-income group. The RHNA requires that communities plan to provide for these housing units through appropriate zoning and other efforts. However, construction of affordable units depends on market conditions and availability of subsidies. There are no consequences if the units are not built.

Through the certified Housing Elements for 2006-2014 and the 2014-2021 period, the City of Fontana has to plan for potentially producing 4,282 units of very-low- and low-income-housing. In practice this means zoning sufficient land at higher densities for the potential development of this number of affordable units.

1. Housing Need Performance Shortfall in the 2006–2014 Housing Element

Fontana's 2006-2014 RHNA identified a need of 5,699 housing units and the City's Housing Element was certified. The city met the need for moderate and above-moderate-income housing but did not meet the planning need for a total of 1,866 very-low and low-income housing units. The certified Housing Element included a rezoning program.

The City rezoned a minimum of 107.05 acres. The City created an R-5 zoning district allowing 50 units per acre and established the zone on locations on Foothill Boulevard (close to expected bus stops), Sierra Avenue, and in the Westgate Specific Plan to fulfill the need for 107.05 acres with higher-density zoning. The City also created an R-4 zoning district allowing 25-39 units per

acre that were assumed to accommodate moderate- and above-moderate-income units on 18.8 acres at Cypress and Valencia Avenues, within walking distance of the Metrolink station.

2. 2014-2021 Housing Need

The RHNA prepared by SCAG projects Fontana's share of regional housing need for 2014-2021 as 5,977 new housing units. Forty percent of this total (2,416 units) comprises housing need for extremely low-income, very low-income, and low-income households. The state-approved 2014-2021 Housing Element is organized into four policy strategy areas:

EXHIBIT 5.2
FAIR SHARE HOUSING NEEDS ALLOCATION, 2014-2021

EXTREMELY LOW INCOME*	(721)
VERY LOW INCOME	1,442
LOW INCOME	974
MODERATE INCOME	1,090
ABOVE-MODERATE-INCOME	2,471
TOTAL CONSTRUCTION NEED	**5,977**

* Regional share of extremely low-income units assumed 50% of the very low-income units

Source: Regional Housing Needs Assessment, Southern California Association of Governments, 2012

Strategy 1—Production of Housing establishes policy actions for the future production of a range of rental and for-sale housing units in the city.

- Provision of adequate sites to meet RHNA goals (establishment of R-4 and R-5 zoning districts completed);
- Expansion of affordable housing opportunities through new construction to create an average of 10 units annually;
- Annual monitoring of housing production;
- Compliance with the State Density Bonus Law that provides by-right development of second units on existing single-family properties, by updating the current ordinance to comply with new state requirements with a goal of 5 new second dwelling units annually;
- Optional density standards review to ensure that the policy provides for an additional means to provide housing opportunities for extremely low-income to moderate-income households;
- Monitor implementation of the Inclusionary Housing Ordinance adopted in 2012 which requires new construction to pay a fee designated for affordable housing;
- A program to educate the public and developers on the advantages of manufactured and modular housing;
- Facilitation of acquisition, rehabilitation, and management of large-scale multi-family projects by private developers (typically nonprofits);
- An infill housing program to develop quality housing units on infill sites through reduction of development fees in the core area of the city and other incentives, with a goal of 2 infill units annually;
- Monitoring of development fees to ensure that they are not an undue constraint on affordable housing development;
- Encouragement of development of rental and for sale housing for larger families with a goal of 5 family units annually "based on developer interest;"

- Encourage the development of senior housing through incentives, with a goal of 10 senior units annually "based on developer interest;"
- Incentives and regulatory concessions to promote a variety of housing options through mixed-income development and to avoid concentration of affordable development;
- Expedited permit processing for low- and moderate-income housing and senior housing.

Strategy 2—Conservation and Preservation of Existing Housing establishes policy actions to conserve the existing housing stock and preserve housing opportunities for Fontana's residents. There are 418 "assisted" units (with government rental or mortgage subsidies) in Fontana that are at risk during 2013-2023 of converting to market rate units.

- Monitoring of at-risk units;
- Establishment of partnerships with non-profit housing developers;
- An affordability-preservation strategy;
- Pre-emptive code enforcement; acquisition and rehabilitation of existing multifamily housing (dependent on the availability of federal HOME program funds);
- A program to revitalize neighborhoods bounded by Arrow Highway, San Bernardino Avenue, Citrus Avenue and Juniper Avenue through acquisition, substantial rehabilitation, and professional management of selected multifamily buildings by the housing authority.

Strategy 3—Design and Quality of Housing and Neighborhoods establishes policy actions for providing high-quality, environmentally responsible, well designed living environments for Fontana's residents.

- Promotion of water-conservation practices, such as the use of low water-demand fixtures and drought-tolerant landscaping and materials;
- Promotion of green/sustainable development practices by continuing the Green Fontana rebate program and evaluating the potential for other incentives, such as streamlined permitting.

Strategy 4—Accessibility to Affordable Housing establishes policy actions to enhance opportunities for affordable housing for all segments of Fontana's population.

- Adoption of reasonable accommodation procedures related to code regulations and permitting procedures for persons with disabilities;
- Compliance with Senate Bill 2 to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families by amending Zoning and Development Code and the Municipal Code and enforcing the provisions of the housing accountability act;

- Encouraging the development of mixed-income housing developments, with a goal of 20 units annually within mixed-income developments;
- Participation in and support for regional fair housing through Fontana's contract with the Inland Fair Housing and Mediation Board and continued provision of fair housing information;
- Referrals to the family Self-Sufficiency Program administered by the San Bernardino County Housing Authority for Housing Choice Voucher (Section 8) participants;
- Referrals to the County Department of Mental Health program for mentally ill homeless adults; referrals to the county transitional-housing and case-management programs for homeless families and individuals with a goal of rehabilitation of one housing unit and assistance to up to 200 persons with transitional housing annually;
- Support for the Fontana domestic violence facility and programs in the existing 10-unit program, with the goal of assisting 20 homeless victims of domestic violence each year;
- Referrals of homeless persons to the County's community assistance program;
- Support for the City's housing authority antipoverty programs;
- Referrals to the County housing authority for Housing Choice Voucher (Section 8) programs;
- Provision of housing opportunities for extremely-low-income households by coordinating with the county and social service agencies;
- Facilitating housing provision through incentives;
- Coordinate with nonprofit developers and others to establish best practices;
- Review and amend the zoning code to comply with California Code sections related to employee housing (related to agriculture); and
- Identify the housing needs of persons with developmental disabilities.

EXHIBIT 5.3
QUANTIFIED OBJECTIVES FOR HOUSING NEEDS, 2014-2021

PROGRAM/INCOME LEVEL	QUANTIFIEDOBJECTIVE (DWELLING UNITS OR HOUSEHOLDS)
NEW CONSTRUCTION	
Extremely low-income (subset of very low-income objective)	(721)
Very low-income	**1,442**
Low-income	**974**
Moderate-income	**1,090**
Above moderate-income	**2,471**
Total (Very Low Income includes Extremely Low Income)	5,977
REHABILITATION	
Extremely low-income (subset of very low-income objective)	50
Very low-income	**50**
Low-income	**100**
Moderate-income	**27**
Above moderate-income	**13**
Total (Very Low Income includes Extremely Low Income)	240
PRESERVATION/CONSERVATION	
Extremely low-income (subset of very low-income objective)	0
Very low-income	**55**
Low-income	**286**
Moderate-income	**77**
Above moderate-income	**0**
Total	418

Source: City of Fontana

C. The Next Housing Element Update: Criteria and Future Options for Locating R-5 Zoning Districts

The next update of the Housing Element will be required in 2021. Decisions should be made consistent with the land use policies in this General Plan Update. To illustrate this decision-making process, a set of criteria for choosing high-density zoning districts is listed below. These sites are illustrative and vacant as of late 2016. Some may be developed by 2021.

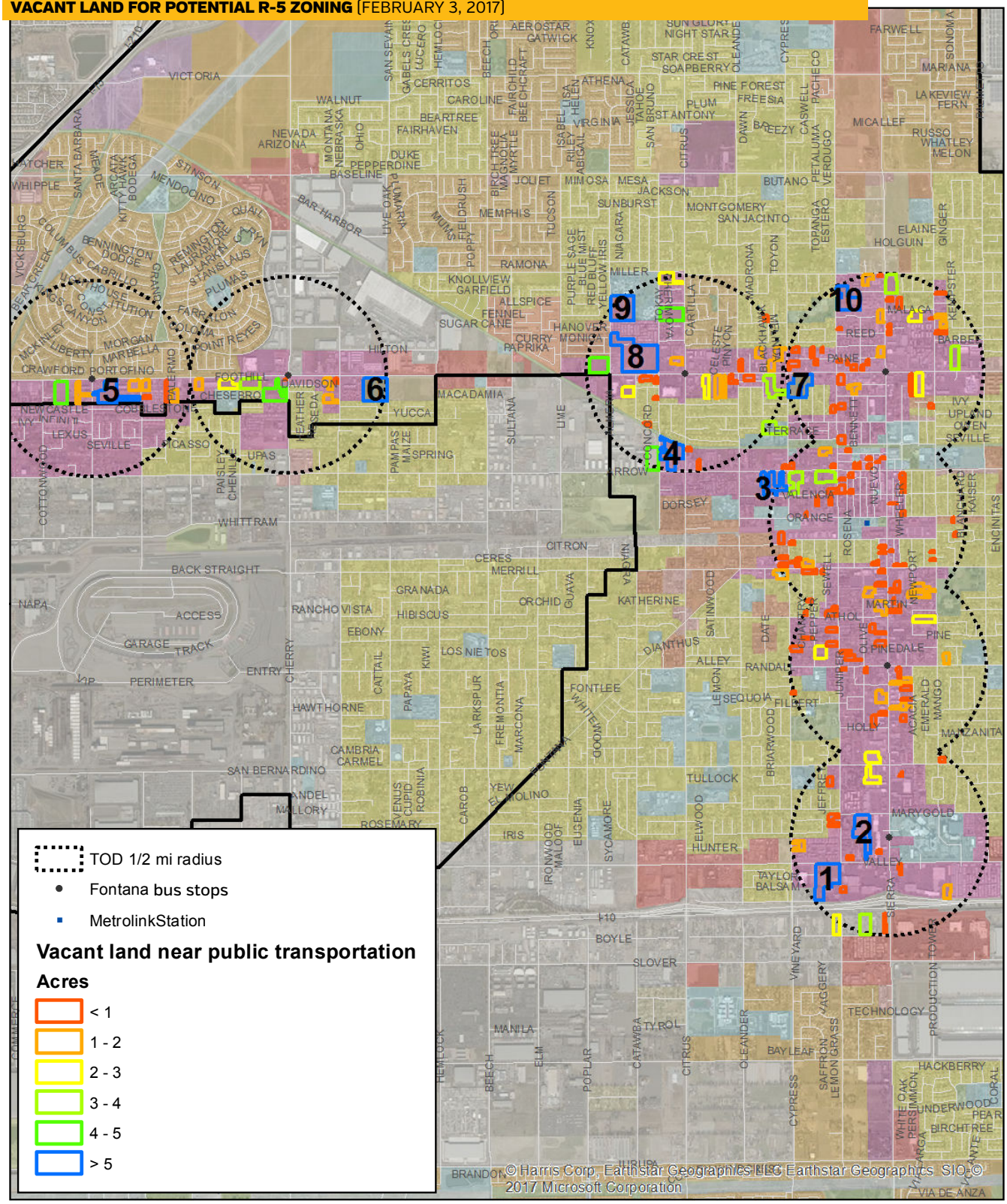
- Ideally, R-5 zones should be within walking distance of public transportation. This will support higher density housing and help achieve the General Plan Update vision of a more walkable and sustainable community. Infill development in central Fontana is a prominent strategy in the General Plan.
- The MetroLink station and the planned transit stations on Sierra Avenue and Foothill Avenue provide the kind of fixed or semi-fixed transit stops that can attract development.
- Walking distance is a half a mile radius (ten-minute walk).
- R-5 zones should be located on currently vacant or underutilized land.
- The consultant team received the 2016 vacant land data from the City of Fontana in January, 2017. The City defined the extent of "vacant land" where the "Improved Value" data field equals $0.0 and a parcel is not in a Specific Plan.

The consultant team made small refinements in the received data where recent construction was visible in 2017 aerial images and where multifamily properties already exist and identified the ten options shown on page 5.11.

SITE ID	ACRES	COMMENTS	RECOMMENDATION
1	10.56	• Intersection of Valley and Juniper • Near Kaiser Hospital • Appropriate geometry for redevelopment	Acceptable
2	7.70	• Between Marygold and Valley west of Sierra • Good accessibility • Site is potentially too narrow	Acceptable
3	5.27	• Between Arrow and Valencia west of Cypress • Difficult geometry for redevelopment • At the edge of walkability	Not appropriate
4	7.14	• Intersection of Citrus and Arrow • Adjacent to the Pacific Electric Trail • Abutting light industrial zone • Appropriate geometry for redevelopment, except for existing dwelling in the center of the site	Very desirable
5	7.23	• Between Mulberry and Calabash south of Foothill • Good accessibility • Not in a downtown location	Acceptable
6	8.71	• Intersection of Foothill and Live Oak • At the edge of walkability • Great geometry for redevelopment	Acceptable
7	6.64	• Intersection of Foothill and Cypress • At the edge of walkability • Great geometry for redevelopment • Good accessibility and an opportunity to connect Chantry to Foothill for neighborhood accessibility	Acceptable
8	18.95	• Intersection of Foothill and Almeria • Very large site • Located near Almeria Middle School and Tokay Elementary School • Good access off of Foothill	Acceptable
9	9.50	• East of Almeria • Edge of walkability • Located between Almeria Middle School and Tokay Elementary School	Very desirable
10	6.40	• Intersection of Miller and Juniper • Edge of walkability • Acceptable geometry for redevelopment	Acceptable

The remainder of this chapter contains an overall map showing the location of all ten potential R-5 zones followed by a focus map for each site showing its location and nearby context.

EXHIBIT 5.4
VACANT LAND FOR POTENTIAL R-5 ZONING (FEBRUARY 3, 2017)

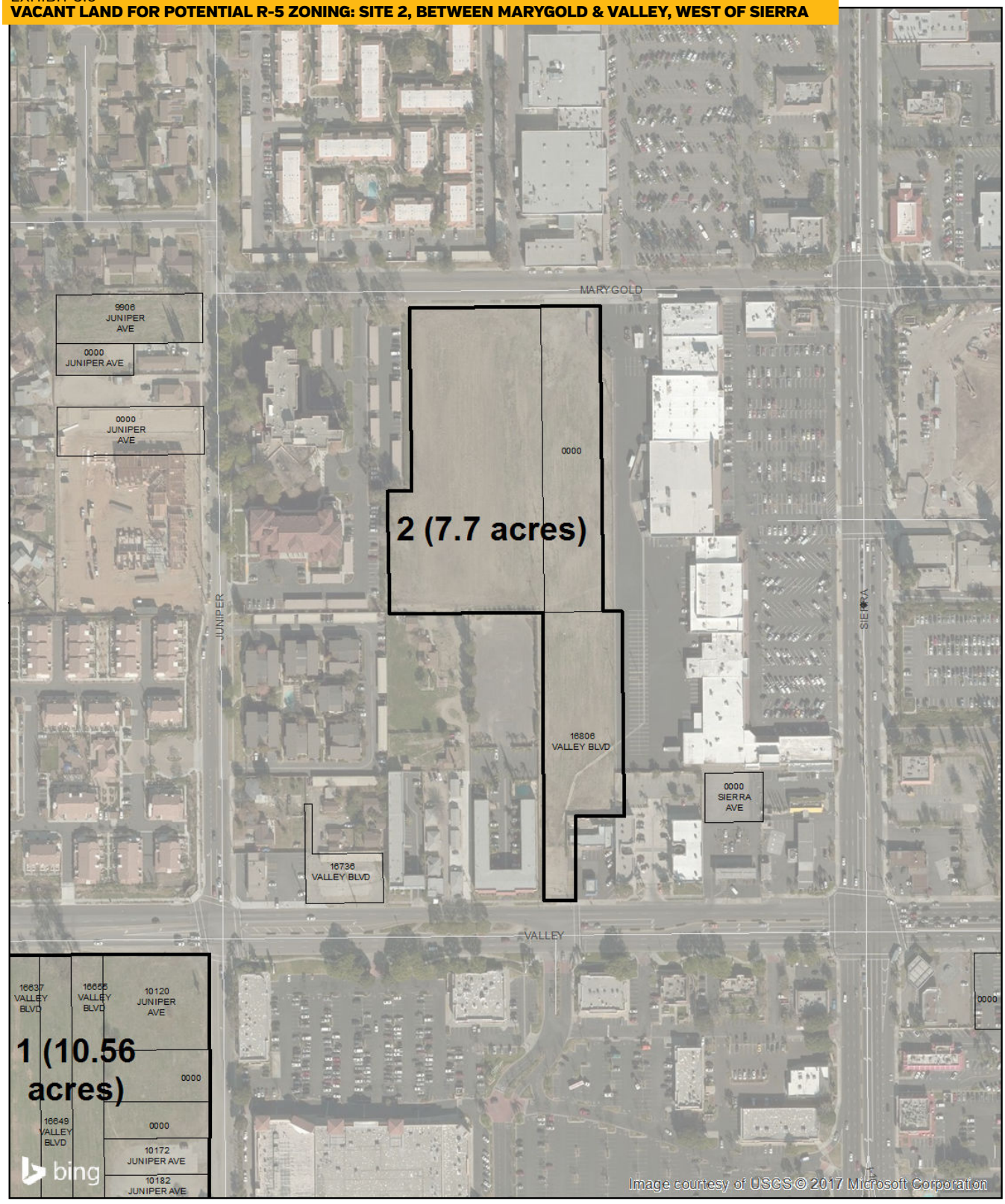


Source: San Bernardino County and City of Fontana, 2016

EXHIBIT 5.5
VACANT LAND FOR POTENTIAL R-5 ZONING: SITE 1, INTERSECTION OF VALLEY AND JUNIPER

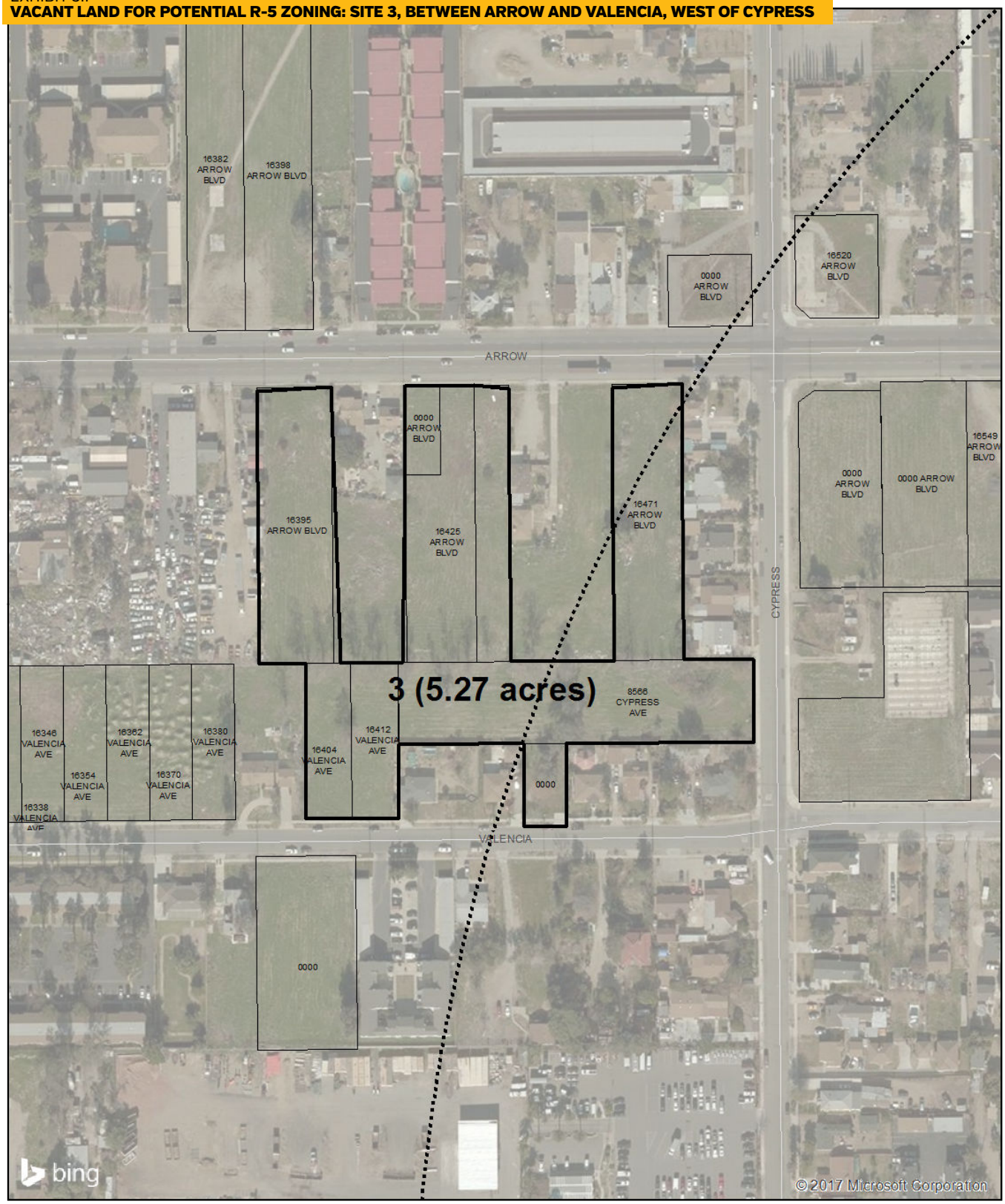
Source: San Bernardino County and City of Fontana, 2016

EXHIBIT 5.6
VACANT LAND FOR POTENTIAL R-5 ZONING: SITE 2, BETWEEN MARYGOLD & VALLEY, WEST OF SIERRA



Source: San Bernardino County and City of Fontana, 2016

EXHIBIT 5.7
VACANT LAND FOR POTENTIAL R-5 ZONING: SITE 3, BETWEEN ARROW AND VALENCIA, WEST OF CYPRESS

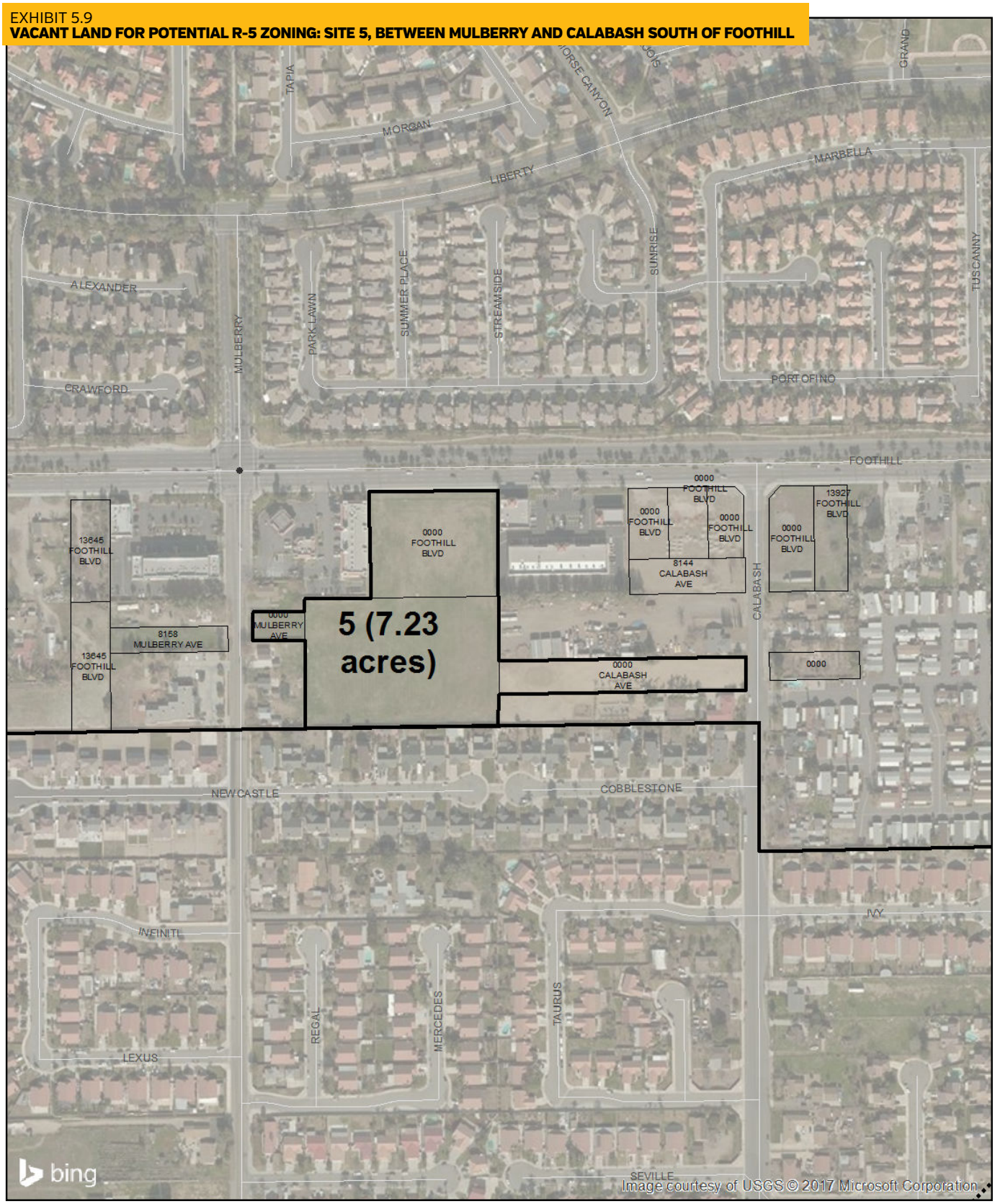


Source: San Bernardino County and City of Fontana, 2016

EXHIBIT 5.8
VACANT LAND FOR POTENTIAL R-5 ZONING: SITE 4, INTERSECTION OF CITRUS & ARROW

Source: San Bernardino County and City of Fontana, 2016

EXHIBIT 5.9
VACANT LAND FOR POTENTIAL R-5 ZONING: SITE 5, BETWEEN MULBERRY AND CALABASH SOUTH OF FOOTHILL

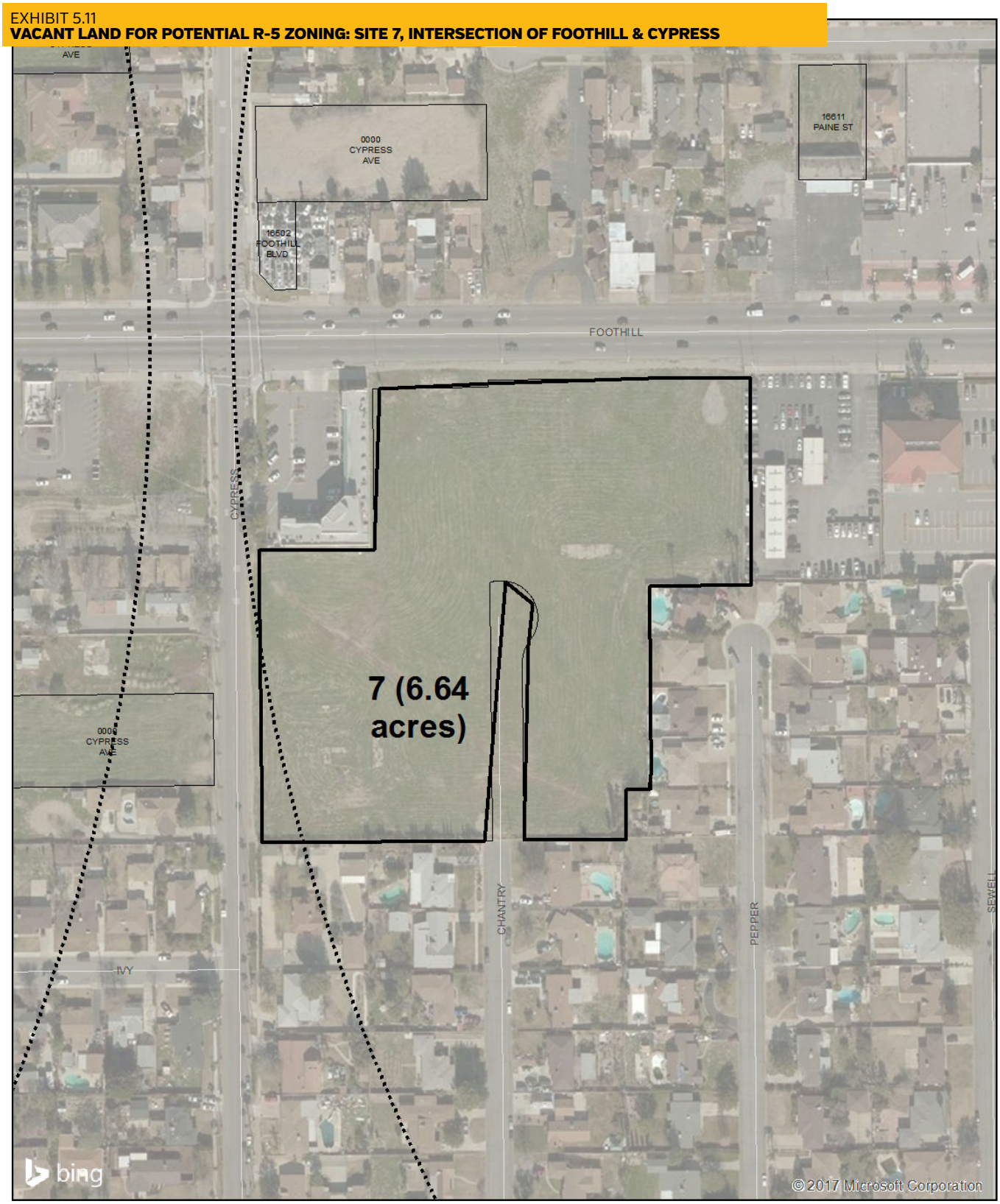


Source: San Bernardino County and City of Fontana, 2016

EXHIBIT 5.10
VACANT LAND FOR POTENTIAL R-5 ZONING: SITE 6, INTERSECTION OF FOOTHILL & LIVE OAK

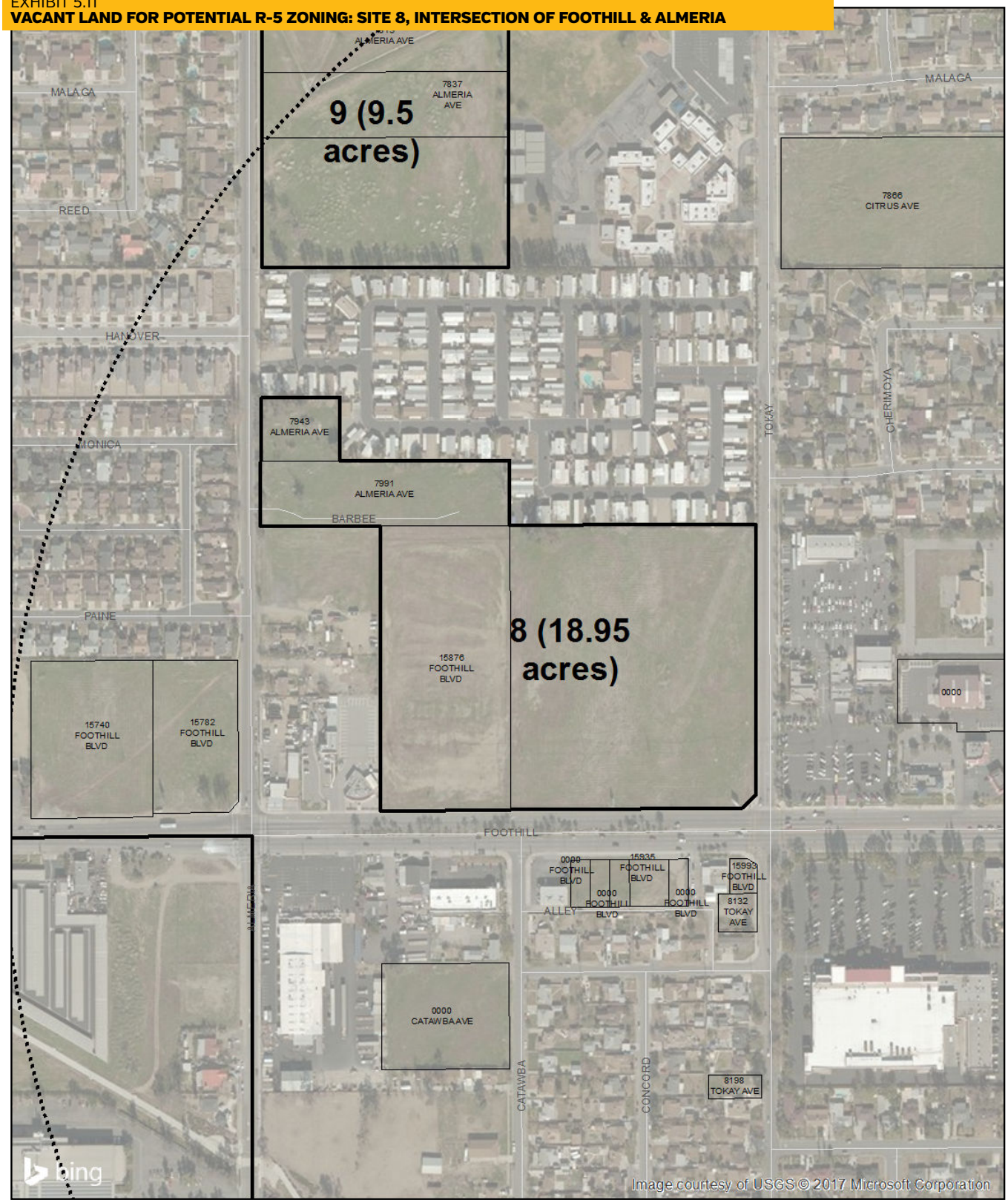
Source: San Bernardino County and City of Fontana, 2016

EXHIBIT 5.11
VACANT LAND FOR POTENTIAL R-5 ZONING: SITE 7, INTERSECTION OF FOOTHILL & CYPRESS



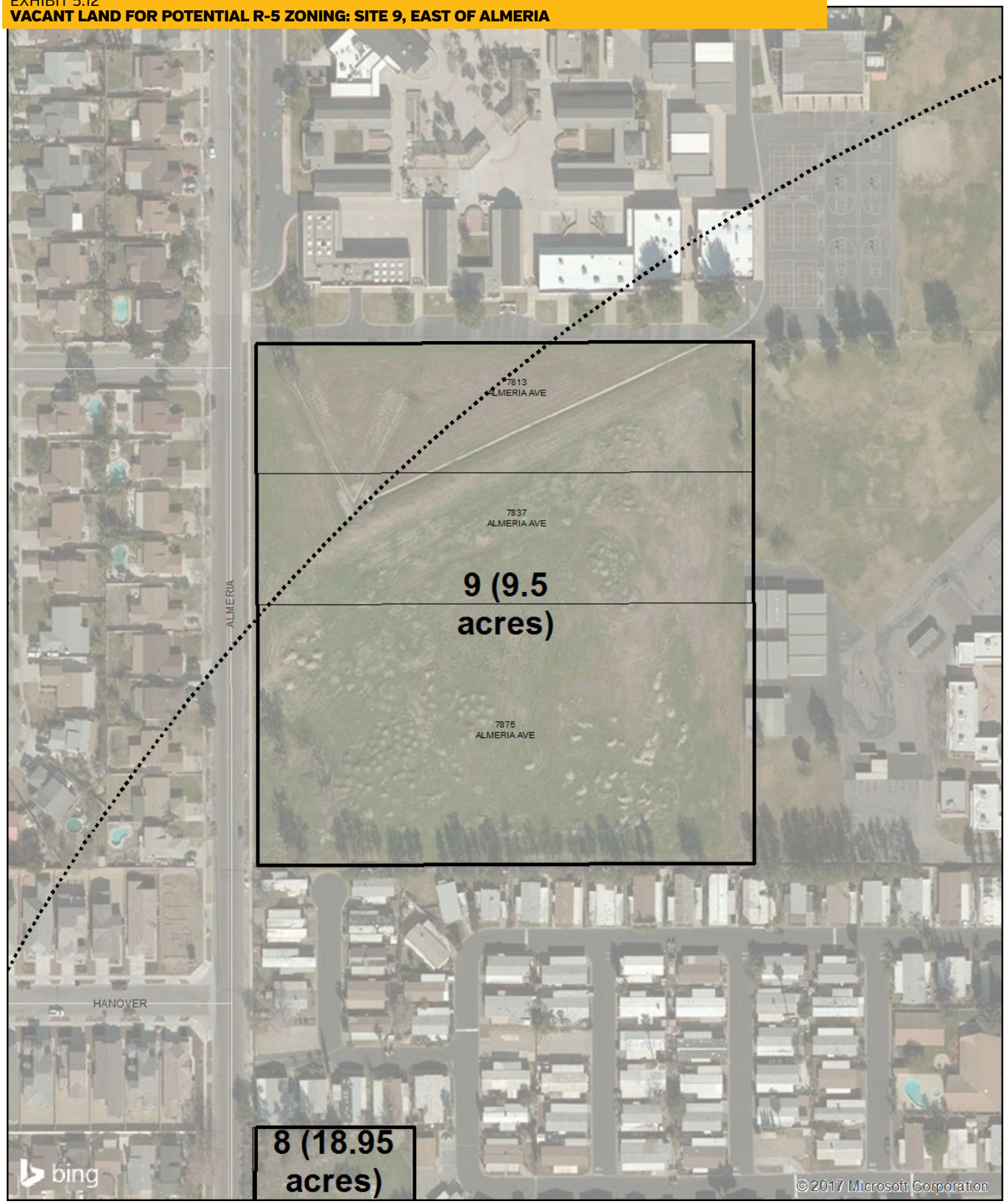
Source: San Bernardino County and City of Fontana, 2016

EXHIBIT 5.11
VACANT LAND FOR POTENTIAL R-5 ZONING: SITE 8, INTERSECTION OF FOOTHILL & ALMERIA



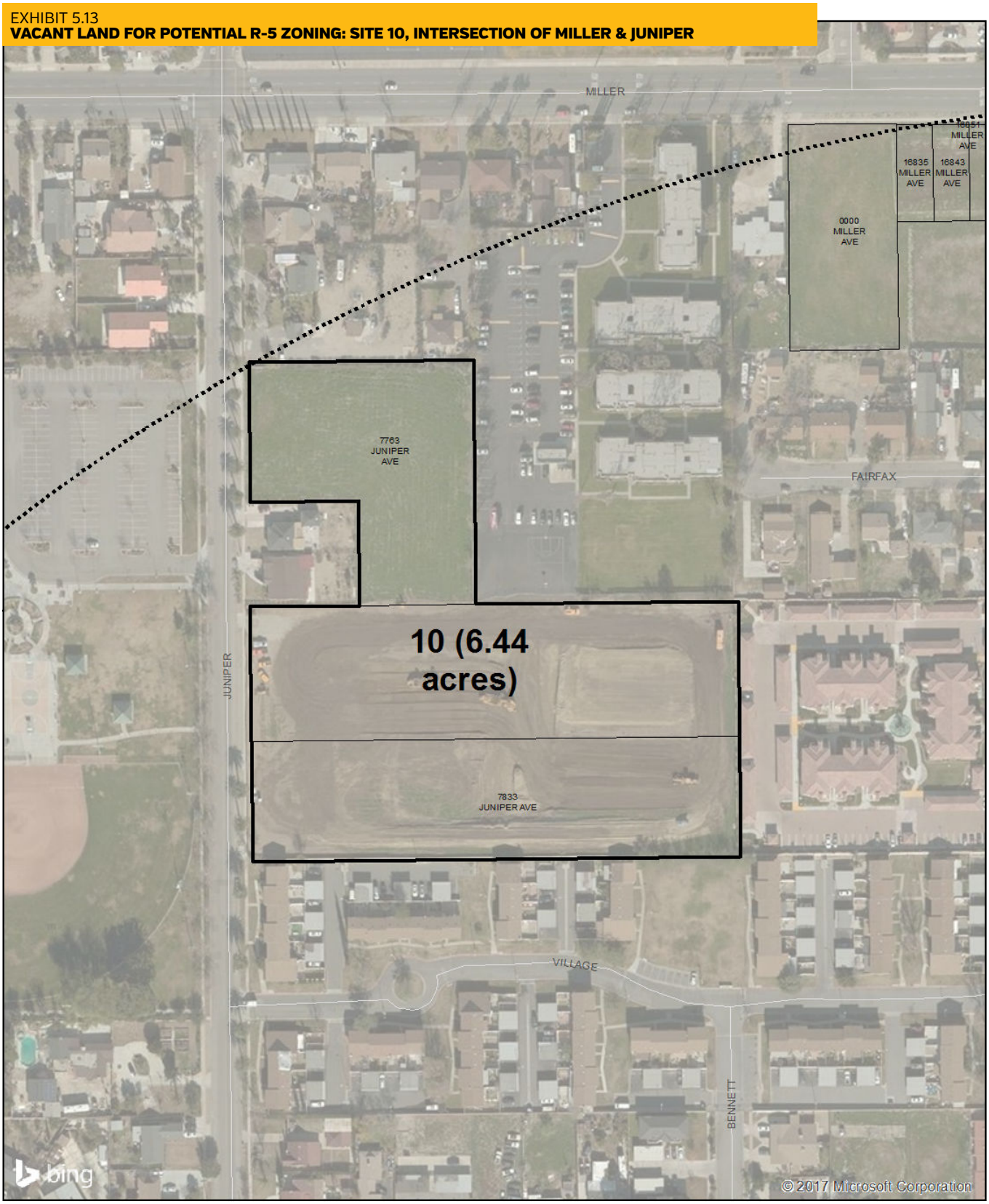
Source: San Bernardino County and City of Fontana, 2016

EXHIBIT 5.12
VACANT LAND FOR POTENTIAL R-5 ZONING: SITE 9, EAST OF ALMERIA



Source: San Bernardino County and City of Fontana, 2016

EXHIBIT 5.13
VACANT LAND FOR POTENTIAL R-5 ZONING: SITE 10, INTERSECTION OF MILLER & JUNIPER



Source: San Bernardino County and City of Fontana, 2016

6

Building a Healthier Fontana

CHAPTER 6

Building a Healthier Fontana

This element identifies a shared vision and set of values for addressing health and wellness within Fontana, including goals for the future physical development that will result in a healthier city. As a chapter of the General Plan Update, the Health and Wellness Element provides high-level goals; policies, strategies and performance measures to achieve the goals; and an implementation program of actions to improve health. Since 2004, the City's Healthy Fontana program has made health and wellness a priority, especially with efforts to promote healthy eating and physical activity, as well as development patterns that support a healthy lifestyle. Based on community input, identified health concerns and needs, and the Fontana Forward Vision and Principles this element has four comprehensive strategies for incorporating health considerations into various City processes and decision making:

1. Development of systems and processes for a Health in All Policies (HiAP) approach in which considering health is the norm at every level of City government.
2. Systematic consideration of health impacts and benefits as a part of major public and private investments in Fontana.

3. Updating of the City's codes, standards, and guidelines to promote healthier development patterns and transportation systems proactively.
4. Creating a tracking and reporting system of health indicators by area of the city to better inform decision making and investments.

Using a HiAP approach to promote better public health outcomes by definition means that the City should evaluate the health consequences of decision making across all aspects of city life. Achievement of many of the health goals in this element are linked to strategies that appear in other elements of the plan–for example, Community and Neighborhoods, Circulation and Mobility, and Land Use. Those elements should be consulted for recommended actions to implement the strategies.

A. Healthy Lifestyles in the Fontana Forward Vision And Principles

VISION

We have become one of the healthiest and most sustainable cities in San Bernardino County. We have taken many steps to improve our health indicators, which meet and, increasingly, surpass state averages. Our local infrastructure is resource-efficient and well-maintained. We work with our water and energy providers to establish the highest possible levels of resource conservation and efficiency.

PRINCIPLES

Make healthy lifestyles easy and fun. Create policies and physical conditions that promote healthy lifestyles through easy access to physical activity, healthy food, and medical care.

Pursue goals through partnerships. Connect city government with businesses, institutions, regional agencies, nonprofits, and citizens to accomplish goals.

B. Goals and Policies

GOALS	POLICIES
1. The average lifespan in Fontana consistently ranks within the top ten of all Southern California cities.	• Provide proactive city leadership in developing efforts to improve residents' health and extend their lifespans. • Support programs and strategies to reduce obesity and related diseases in Fontana. • Support local and regional initiatives to improve air quality in order to reduce asthma while actively discouraging development that may exacerbate asthma rates. • Encourage programs to raise awareness of the dangers of alcohol and drug abuse. • Continue economic development efforts to develop a greater number and range of jobs in Fontana so as to reduce residents' need to commute out of the City. • Support transit efforts that reduce residents' need for automobile-based travel. • Support a wide range of strategies and actions to increase residents' opportunities for physical activity. • Strongly encourage efforts to improve the safety of all roadway users, especially pedestrians and bicyclists. • Support initiatives that reduce inequity and social isolation of residents.
2. Fontana has healthy and safe development patterns.	• Support the planning, regulatory, and funding initiatives needed to provide a healthy, safe city with safe streets, safe public spaces, highly accessible parks, highly accessible healthy food, and a clean environment.
3. The City of Fontana considers health at all levels of decision making.	• Encourage the incorporation of health initiatives and improvements in health conditions as goals in all City policies, programs, procedures, and actions. • Improve health for all residents by incorporating "Health in All Policies" into policies, programs, and practices affecting all aspects of the built environment. • Support policies to advance equitable and non-discriminatory policies and consequences in Fontana.
4. The City of Fontana incorporates health considerations into the development review process.	• Support including Healthy Fontana development analysis in relevant development project reviews.
5. Fontana is a city in which all residents' basic needs are met.	• Encourage the development of a wide variety of housing sizes and types to meet the needs of residents through all life stages and ranges of affordability. • Link and promote regional efforts to expand health care options to Fontana residents. • Encourage programs that improve opportunities for educational attainment by Fontana's residents to help break the cycle of poverty. • Ensure that new policies, services, and programs support and are responsive to community members who are most in need

C. Findings and Challenges

FINDINGS

- Research shows that approximately 60 to 70% of our health status is determined by our environment, meaning the physical, social, and economic environment in our surroundings. Factors that can contribute to health status include; nutritious diets, active lifestyles, clean air and water, education, jobs, and access to quality medical care. Source: U.S. Centers for Disease Control, 2014
- Development that encourages active lifestyles such as parks, open space and walkable neighborhoods are linked to improvements in rates of obesity and heart disease. Source: Action Strategies Toolkit, 2009
- Communities that provide greater access to healthy foods can lead to improved diets and reduced rates of obesity, heart disease, and cancer, while improved air quality corresponds with lower incidences of respiratory disease and asthma. Sources: U.S. Centers for Disease Control, 2010 and U.S. Centers for Disease Control, 2009
- San Bernardino County as a whole has a life expectancy of 77.6 years, slightly lower than both California at 80.8 years, and the United States at 78.9 years. Sources: Kaiser Family Health Foundation, 2009; HealthData, 2013
- The city has a low property crime rate (12.0) and average violent crime rate (3.9) compared to San Bernardino County cities. Source: Community Vital Signs, 2013

CHALLENGES

- Fontana is an automobile dependent bedroom community. The city has high average daily vehicle miles traveled—115.3 miles per day, ranked 4th-highest of 24 cities in San Bernardino County. Source: Community Vital Signs, 2013
- Fontana has higher-than-average rates of asthma, 16.6% diagnosed as compared to 14.2% in California and 13.4% across the United States. Sources: CHIS Neighborhood Data, 2014; California Department of Public Health, 2013
- In 2009, motor vehicle collisions resulted in 19 fatalities, and bicycle or pedestrian collisions resulted in 3 fatalities. Source: Community Vital Signs, 2013
- Fontana residents struggle to meet physical activity and fitness standards. The city of Fontana has recorded lower-than-average physical activity with 18.6% of the population having recorded no leisure time physical activity compared to 16.6% of California residents and 22.6% of the nation. (Source: Kaiser Permanente CHNA, 2016) The percentage of students meeting physical fitness standards is low (38.5% in 5th grade, 44.5% in 7th grade, 50.2% in 9th grade). Source: Community Vital Signs, 2013
- Fontana has a high rate of adult obesity, 28.7% as compared to 22.3% in California, and a high rate of diabetes, 13.1% reported compared to 10.3% in San Bernardino County, and 8.4% in California. Source: CHIS Neighborhood Data, 2014
- While the City has a relatively low number of retail alcohol outlets per 1,000

population (ranked 20 out of 24 San Bernardino County cities), the community has a high percentage of students reporting alcohol consumption or drug use (26% in 7th grade, 38% in 9th grade, 41% in 11th grade compared to the Healthy People 2020 objective of 16.6%). Source: Community Vital Signs, 2013

- Fontana has a high number of miles of bike routes (32.49) but a low number per 1,000 population (0.2) compared to San Bernardino County cities. Source: CHIS Neighborhood Data, 2014
- Fontana has a number of very high geographic health disparities across ZIP codes, with central Fontana reporting some of the worst health data. Source: U.S. Centers for Disease Control, 2014 (See Appendix One—Background Report.)

D. What the Community Said

During the public participation process, Fontana residents and stakeholders identified a range of public health issues most important to them.

Healthy Eating

- Expand opportunities for healthy eating and make healthy retailers more accessible
- Find ways to address the high cost of healthy eating

Development Patterns and Transportation

- Improve the incomplete sidewalk and bicycle-lane networks to improve walking and bicycling conditions
- Expand Safe Routes to School networks
- Improve ADA accessibility
- Create walkable districts
- Create more parks and expand park amenities

Pollution

- Exposure to pollutants, particularly air pollution from trucking

Youth

- Expand youth programs to help kids keep active

Security

- Perception of unsafe situations such as stray animals and lack of police presence
- Increase sidewalk and park lighting to improve the feeling of safety

Other

- The lack of healthcare options other than Kaiser Permanente
- The lack of housing for all incomes and all life stages

- Preventing cancer
- A desire for more health education, including substance abuse awareness
- Improving school district test scores
- Offer free community childcare for lower-income parents
- Improve higher education and trade school opportunities
- Engaging non-English speaking communities

E. Policies and Actions to Achieve the Goals

Goal 1: The average lifespan in Fontana is consistently within the top ten of all southern California cities.

POLICIES

- Provide proactive city leadership in developing efforts to improve residents' health and extend their lifespans.
- Support programs and strategies to reduce obesity and related diseases in Fontana.
- Support local and regional initiatives to improve air quality in order to reduce asthma while actively discouraging development that may exacerbate asthma rates.
- Encourage programs to raise awareness of the dangers of alcohol and drug abuse.
- Continue economic development efforts to develop a greater number and range of jobs in Fontana so as to reduce residents' need to commute out of the City.
- Support transit efforts that reduce residents' need for automobile-based travel.
- Support a wide range of strategies and actions to increase residents' opportunities for physical activity.
- Strongly encourage efforts to improve the safety of all roadway users, especially pedestrians and bicyclists.
- Support initiatives that reduce inequity and social isolation of residents.

ACTIONS

A. Continue to develop a health indicators monitoring and reporting system to integrate health considerations into City decision making.

B. Continue to collaborate with San Bernardino County Public Health to develop a local health indicators monitoring and reporting program.

- ▶ Consider including social determinants of health in the monitoring and reporting program to better understand and define residents' basic needs.

C. Establish a system to measure the impact of Healthy Fontana programs on residents' health through surveys and other means.

- ▶ The Healthy Fontana program does not consistently track the impact of the programs on participants' lives in promoting healthy lifestyles and improving health outcomes. Starting with simple surveys, the program can check in regularly with participants to evaluate progress. Understanding the impact of the program will also provide information to make programs more effective. The City will continue to work with San Bernardino County Public Health to develop a local health indicators monitoring and reporting program. Healthy Fontana will manage the program , and results would be published on at least an annual basis, providing City decision makers at all levels with information on the health conditions of the community. To better understand health trends in Fontana, Healthy Fontana would supplement this program with regular community surveys and surveys of Healthy Fontana program participants.

D. Promote lifelong healthy lifestyles through parks and amenities.

E. Update the city's Parks Master Plan to reflect needed improvements to service in the community.

F. Create or update park design guidelines to improve existing parks and open space facilities and expand recreational programs as a means of improving the health of Fontana residents.

- ▶ Address landscaping and cosmetic improvements that will appeal to community members, increase shading, increase the feeling of safety and security through more lighting, visibility from streets, and access to emergency call towers, and specify that active play structures and/or amenities should be designed to accommodate a range of ages and abilities.

G. Collaborate with the school districts to design joint-use facilities.

H. Explore regulatory or financial incentives in the zoning code and development approval process to encourage the location of private/non-profit recreation facilities (e.g., gyms, yoga or dance studios, martial arts, etc.).

I. Adopt the Active Transportation Plan (ATP).

- ▶ The City will continue to promote healthy lifestyles through the provision of recreational areas and opportunities for increased physical activity. Development patterns that provide good access to park trails and open space are linked to improvements in rates of obesity and heart disease. Ensuring that most residents have good access to such facilities will help improve health in Fontana.

Goal 2: Fontana has healthy and safe development patterns.

POLICIES

- Support the planning, regulatory, and funding initiatives needed to provide a healthy, safe city comprised of safe streets, safe public spaces, highly accessible parks, highly accessible healthy food, and a clean environment.

ACTIONS

A. Facilitate development patterns that enhance walking and biking access within a three-mile radius to neighborhood-serving retail, services, parks and recreation and amenities.

B. Update the city Zoning and Development Code and Subdivision Ordinance to prioritize neighborhood-serving retail, services, parks and recreation and amenities within three-mile neighborhood areas.

C. Continue to evaluate and improve infrastructure around schools to ensure schools are highly connected to neighborhoods with safe access for pedestrians and bicyclists.

▶ Nearly all active transportation trips cover short distances, ideally of three miles or less. If the City can realize a greater offering of services and amenities within three miles of most residences, the potential opportunities for walking and bicycling to meet daily needs (and meet daily activity goals) can be enhanced. (See Chapters 9 and 15 for more details.)

D. Develop a system of zoning, subdivision standards, roadway standards, and funding allocation that will lead to the development of a safe, walkable city.

▶ One of the easiest methods of achieving a healthy and safe community is to write the City's rules for development for healthy, safe development patterns comprised of walkable neighborhoods and human scaled streets. To do so, the City should update its Zoning and Development Code, subdivision standards, roadway standards, and funding allocation mechanisms so as to make walkable neighborhoods and safe streets the standard for design (See Chapter 4—Community and Neighborhoods Element; Chapter 9 Community Mobility and Circulation Element; Chapter 15—Land Use, Zoning, and Urban Design Element.)

E. Update the city Zoning and Development Code and Subdivision Ordinance to reflect walkable urban development patterns.

F. Adopt/use the National Association of City Transportation Officials (NACTO) Urban Streets Guide to inform completes streets design.

G. Revise roadway standards to incorporate complete streets principles into all of the City's roadway classifications.

H. Create funding-allocation guidelines to prioritize capital funding toward the creation of complete streets and improved active transportation facilities.

I. Enhance existing streets of all types by adding shade structures or shade trees to improve the walking comfort of existing neighborhood streets.

J. Support pedestrian and bicyclist education, encouragement, and

enforcement activities.

- ▶ Encourage bicyclists to be aware of bicycling issues and lawful/responsible riding. Support bike-education events and classes that help new and experienced bike riders become more knowledgeable and effective at bike riding and bike maintenance. Educate drivers about the rights of pedestrians and bicyclists and respectful ways to share the road.

K. Develop traffic-calming policies, such as clearly marked bike and pedestrian zones, bike boulevards, bulb-outs, median islands, speed humps, traffic circles, speed tables, center island narrowings, raised crosswalks, blinking crosswalks, chicanes, chokers, raised intersections, realigned intersections, and textured pavements, among other effective enhancements.

- ▶ Apply these traffic-calming techniques to both new and existing streets, as necessary, to maintain quality of life for residents. (See Appendix Two—Mobility Best Practices)

L. Update the Zoning and Development Code to add incentives to encourage health attributes on the sites of new commercial developments.

M. Create a program to work with markets to promote healthier eating choices

N. Update the Zoning and Development Code to encourage development of health food stores, both large-format and small-scale neighborhood stores.

O. Establish a Healthy Eating Menu Initiative that will set healthy menu criteria and standards and will encourage existing and new restaurants to add healthier menu options.

- ▶ Options that cater to dietary restrictions can market themselves as a participant in the 'healthy menu initiative.'

Goal 3: The city of Fontana considers health at all levels of decision making.

POLICIES

- Encourage the incorporation of health initiatives and improvements in health conditions as goals in all City policies, programs, procedures, and actions.
- Improve health for all residents by incorporating a "Health in All Policies" (HiAP) framework into policies, programs, and practices affecting all aspects of the built environment.

ACTIONS

A. Incorporate health as a goal in all policies, programs, procedures, and actions by working across departments and agencies to ensure that city actions support improved health outcomes.

B. Identify and address health inequities in Fontana on a regular basis and share the outcomes with City policy makers and staff on a regular basis.

C. Report on City-wide health conditions to City Council on an annual basis.

D. Train key staff on the social determinants of health and HiAP.

E. Engage and collaborate with community members and public agencies in the development and implementation of plans and projects that promote health.

F. Work with community partners to develop funding announcements, cooperative agreements, and contracts that include health criteria; coordinate investments; and review and score funding applications that weight the inclusion of health objectives.

G. Create new and foster existing health-related partnerships and collaborations with community groups and other public agencies to implement the Health and Wellness Element and pursue other healthy communities programs.

H. Enhance the health and well-being of City employees through workplace wellness programs and policies to increase employee productivity, improve morale, decrease incidence of accidents and injuries and decrease medical costs.

▶ Aspire to become a model healthy city government for other cities in the region.

I. Continue to identify and pursue funding streams that support improved community health outcomes.

J. Continue to identify and pursue funding opportunities, working with community partners that support improved community health outcomes.

▶ Local government activities have far reaching impacts on a great many of the determinants of health. As our understanding of the social determinants of health has expanded, it is becoming clearer that government decision making oriented towards health can have beneficial impacts on residents' health conditions and resulting lifespans. Incorporating this awareness into decision making is referred to a Health in all Policies approach. Health in all Policies (HiAP) is a change in the systems that determine how decisions are made and implemented by local, state, and federal government to ensure that policy decisions have neutral or beneficial impacts on the determinants of health. HiAP emphasizes the need to collaborate across sectors to achieve common health goals, and is an innovative approach to the processes through which policies are created and implemented. These strategies and associated actions are intended to put the City on a path towards incorporating health considerations into all levels of decision making.

Goal 4: The City of Fontana incorporates health considerations into the development review process.

POLICIES

- Support including Healthy Fontana development analysis in relevant development project reviews.

ACTIONS

A. Establish a Healthy Fontana Project Review process for substantive projects, such as large infrastructure projects, non-residential projects of at least 100,000 square feet, residential projects of at least 25 units, and mixed-use projects of similar scale.

B. Create Healthy Development Guidelines and a Checklist for reviewing new development. The Checklist could be prepared by staff for projects that go to the Development Advisory Board for review and be made available at public hearings.

▶ Healthy development review checklists are helpful tools for considering health impacts and benefits of changes to the built environment as part of a Health in All Policies framework. They provide a transparent mechanism that will help ensure health is a part of development considerations.

Goal 5: Fontana is a city in which all residents' basic needs are met.

POLICIES

- Encourage the development of a wide variety of housing sizes and types to meet the needs of residents through all life stages.
- Support planning and economic development efforts to expand health care options in Fontana.
- Link and promote regional efforts to expand health care options to Fontana residents.
- Encourage programs that improve opportunities for educational attainment by Fontana's residents to help break the cycle of poverty.
- Ensure that new policies, services, and programs support and are responsive to community members who are most in need.

ACTIONS

Creating a healthy, equitable City requires consideration of all residents' basic needs and policies and programs that can help address those basic needs. Such a menu of options is especially important for helping to break the cycle of poverty affects so many in the region.

A. Housing. See Chapter 4 Communities and Neighborhood Element and Chapter 5 Housing Element (and Appendix Three) for housing-specific strategies and actions.

B. Balance investment and physical improvements based on the geographic distribution of positive amenities and services as well as the concentration of harmful land uses.

Healthy Development Review Checklist

WHAT IT IS

A Healthy Development or Community Review Checklist is a tool used to help guide land use decisions for inclusion of health considerations in the built environment. This tool offers standards and best practices that have proven benefits to community health and wellbeing. Planners, public health professionals, developers, city officials, and the general public can access this resource that demonstrates positive decisions for health in the built environment. Cities or Public Agencies can use a Healthy Development Review Checklist as a tangible evaluation tool that also offers examples for projects that are under-performing on health considerations.

WHY IT'S GOOD

Providing a health metric tool or checklist offers an important resource for developers, architects, community and transportation planners, advocates, and public health officials who might not otherwise know or understand what changes in the built environment are needed for healthier communities. Including Healthy Development Review as part of project evaluation will increase the likelihood of health provisions in the built environment.

WHERE TO FIND EXAMPLES

Humboldt County Healthy Development Checklist: http://c.ymcdn.com/sites/www.safestates.org/resource/resmgr/Livability/LSG28.pdf

Department of Public Health City and County of San Francisco (not solely health): http://www.sfindicatorproject.org/etc/Development_Checklist_Sept_2014_Version_4.03_final.pdf

CDC Active Neighborhood Checklist: http://activelivingresearch.org/files/Protocol_ActiveNeighborhoodChecklist.v2.pdf

Philadelphia2035 Planning & Health Indicator List & Assessment Tool: http://phila2035.org/wp-content/uploads/2011/02/Phila2035_Healthier_City_Report.pdf

C. Reduce disparities in life expectancy among different race/ethnicities and income levels by working closely with the County to track trends and support targeted wellness programs.

D. Create programs to expand the provision of a range of health and mental health services (including but not limited to primary, preventive, specialty, prenatal, dental care, mental health, and substance abuse treatment/counseling) in a manner accessible to residents through partnerships with community groups and the County Department of Public Health.

E. Encourage small medical practices, physicians, and pharmacies to locate in Fontana.

F. Create a monitoring system to track the geographic disparities that occur across the City's neighborhoods and zip codes and utilize that information in decision making.

G. Continue to partner with local districts, regional agencies, and County departments to provide social services and educational programs to meet the diverse needs of the city.

H. Prevent chronic diseases and cancers by explicitly focusing City efforts on improving the primary modifiable risk factors of an unhealthy diet, physical inactivity, tobacco use, and alcohol abuse.

I. Create or support programs that educate residents on how to achieve and maintain a healthy body weight and prevent obesity through healthy eating and physical activity, while maintaining a positive and healthy body image.

J. Expand community gardens and develop community orchards with fruit-bearing trees.

K. Expand drug and alcohol awareness and education programs.

L. Create or support programs that offer job skills training to Fontana residents,

ideally providing training for jobs in demand locally and that would pay a living wage.

F. Getting Started

ACTION	RESPONSIBLE PARTY
Establish a local health indicators monitoring system.	Healthy Fontana with County Health Department
Create a system to track the impact of Healthy Fontana programs.	Community Services Department
Create a Healthy Development Checklist for use in evaluating development projects and public infrastructure projects.	Community Services Department
Research grants as funding for improvement projects and needed programs.	Community Services Department

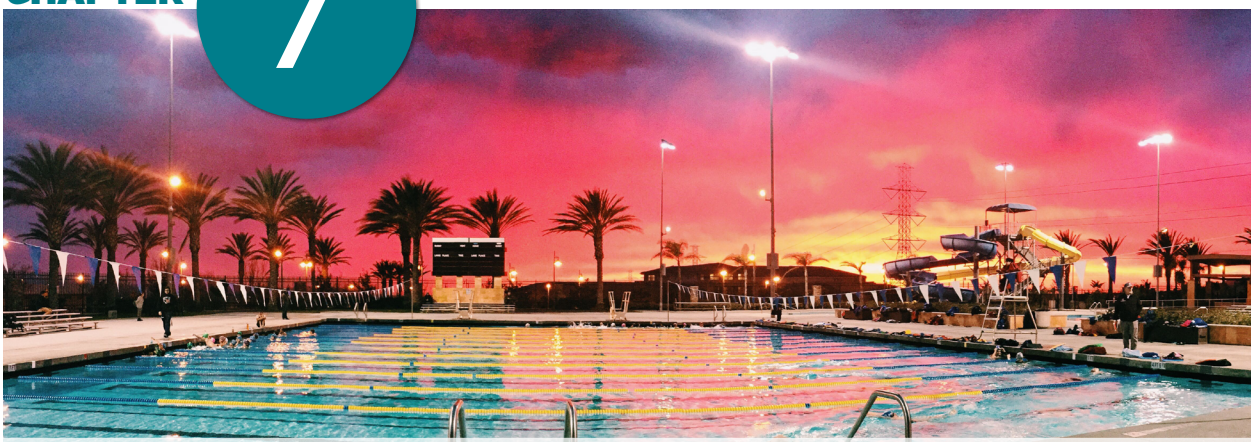
7

Conservation, Open Space, Parks And Trails

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

CHAPTER 7



Conservation, Open Space, Parks And Trails

Open space and parks are very important to Fontana residents and a key aspect of what they like about living in Fontana. They want existing parks to be well-maintained and improved, and they support the addition of new parks and trails. Moreover, residents recognize the importance of conserving sensitive lands, such as the foothills at the north and south edges of the city, and they would like to see more opportunities for nature-based recreation—for example, hiking trails—in these locations.

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023
City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

A. Conservation, Open Space, Parks and Trails in the Fontana Forward Vision and Principles

VISION

Our system of parks and natural open spaces, community centers, and recreational opportunities is second to none in the Inland Empire. Open spaces, community centers, and recreational opportunities is second to none in the Inland Empire. Residents throughout the city have easy access to state-of-the-art facilities and a broad array of athletic and recreational activities in well-maintained parks, as well as trails for nature recreation in protected open spaces. Our park system is fully connected by a network of safe and attractive walking and biking routes for children, youth, and older residents.

PRINCIPLES

Connect people and places by providing safe and efficient transportation choices, including pedestrian, bicycle, and transit opportunities, along with well-maintained streets, to connect people to city destinations.

Make healthy lifestyles easy and fun by creating policies and physical conditions that promote healthy lifestyles through easy access to physical activity, healthy food, and medical care.

B. Goals and Policies

GOALS	POLICIES
Conservation, Habitat, and Urban Forest	
Fontana continues to preserve sensitive natural open space in the foothills of the San Gabriel Mountains and Jurupa Hills.	• Consider permanent protection for all these lands through acquisition and deed restrictions.
Large city parks and open spaces include plantings and natural areas attractive to birds and other wildlife.	• Use public open space to support wildlife habitat as appropriate.
Fontana has a healthy, drought-resistant urban forest, 25% tree canopy, and an urban forestry program.	• Support tree conservation and planting that enhances shade and drought resistance.
Open Space For Outdoor Recreation, Public Health And Safety	
The City of Fontana has a no-net-loss policy for public parkland.	• Establish legal requirements for replacement, when any city-owned park land listed in the California Protected Lands database is transferred to other uses, with land of equivalent environmental, recreational, or aesthetic value.
All Fontana residents live within walking or biking distance of a public park and there are sufficient public parks to serve all areas of the city.	• Establish park access by walking and biking as a criterion for park location and for design of active transportation networks. • Continue to use a minimum standard of 5 acres of public parkland per 1,000 persons. • Pursue park development where parkland is insufficient.
All public parks are designed and maintained to a high standard.	• Promote park designs that can serve multiple constituencies and provide aesthetic benefits. • Provide sufficient funding to support adequate park maintenance.
The Fontana parks system has a nonprofit partner that raises money for park improvements.	• Promote creation of a Fontana Parks Foundation, a nonprofit to support park system improvements and activities.
Fontana updates the Parks, Recreation and Trails Master Plan at least every 10 years.	• Support a Parks, Recreation, and Trails Master Plan update consistent with the General Plan in 2018 and every 10 years thereafter.
Trails	
Fontana has multiuse trails that provide north-south links and connections with the Pacific Electric Trail and other city pedestrian and bicycle routes.	• Seek funding sources to implement the San Sevaine Trail, and design and implement an “Eastside Trail” linking the City from north to south in the eastern part of the city. • Advocate with other municipal partners to state lawmakers for opportunities to use utility easement land as trails and parks.
Trails in natural areas offer nature recreation.	• Support trail creation and maintenance in natural areas.

C. Findings And Challenges

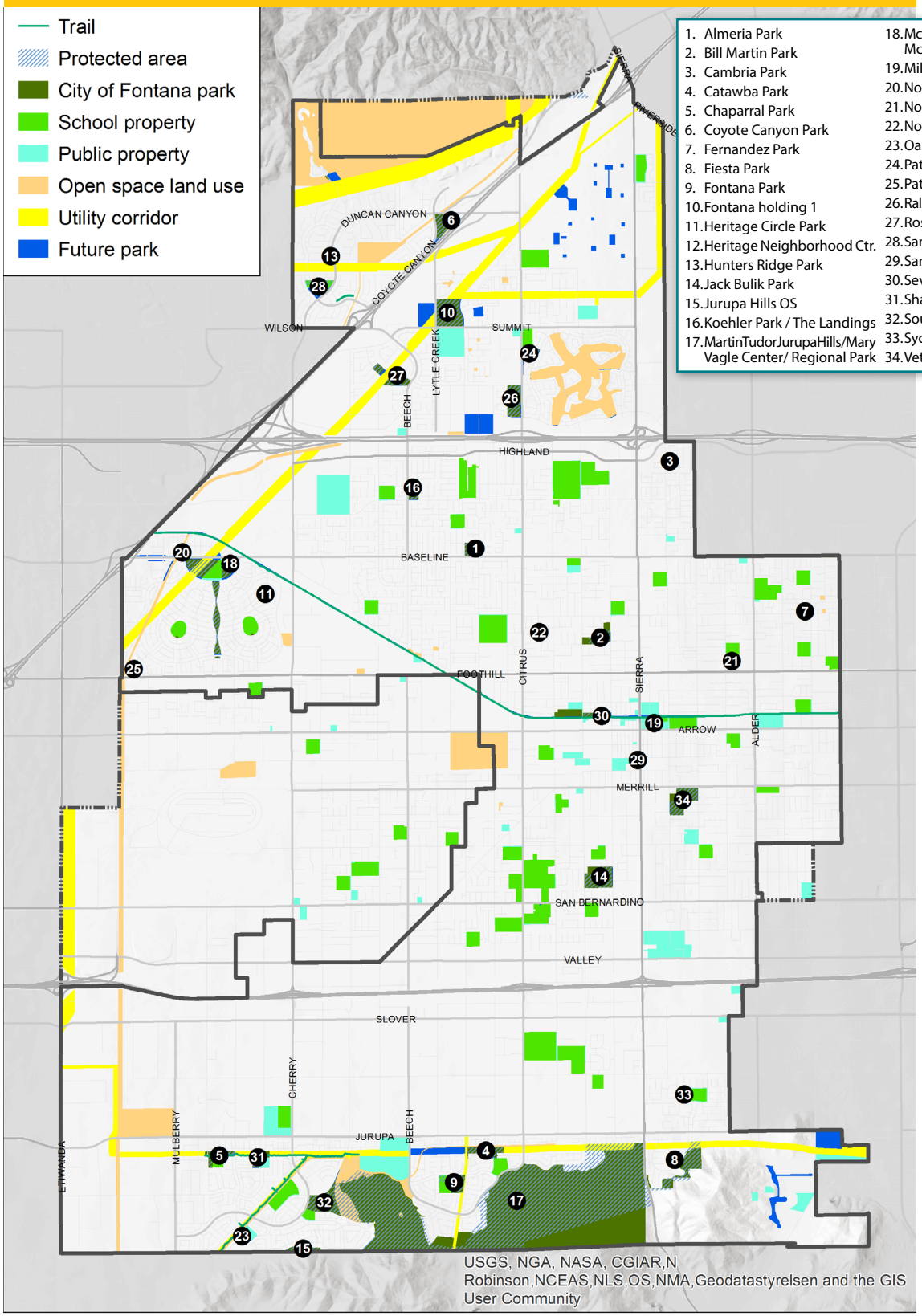
FINDINGS

Overview

- The Conservation Element is required by California state law to address the conservation, development and utilization of natural resources including: water and its hydraulic force; forests; soils; rivers and other waters; harbors and fisheries; wildlife; and minerals and other natural resources, such as energy. [California Government Code 65302(d)] Natural resources most relevant to the City of Fontana are hydrology; wildlife; and energy.
- **Landscape character.** Fontana is located on the desert valley floor between the San Gabriel Mountains to the north and the Jurupa Hills to the south. Panoramic scenic view corridors towards the mountains and views of the city from the mountains dominate the city's visual landscape character.
  - > Fontana's open space is a mix of foothill natural areas, utility corridors, and parks.
  - > Open space on the foothills is found to the north at the base of the San Gabriel Mountains and to the south in the Jurupa Hills.
  - > The nearby mountains are part of the Angeles and San Bernardino National Forests, and trailheads in their foothills connect to the larger region that eventually reaches as far as Mexico and Canada.
- **Open space zoning.** The City's Zoning and Development Code includes two Open Space zoning districts and a Fire Protection overlay district. The purposes of these zoning districts are to:
  - > Protect lives and property from slope, fire, seismic, and flood hazards.
  - > Preserve views of and natural conditions within the Jurupa Hills and San Gabriel Mountains.
  - > Prevent premature development of significant aggregate and agricultural resource areas.
  - > Promote the managed use of significant biological habitat and groundwater recharge areas.
  - > Provide City residents with a wide range of recreational opportunities.
- **Protected open space:** According to the California Protected Lands Database (www.calands.org) 34 parks, with a total of 1,195 acres, owned by the City of Fontana, constitute the city's inventory of protected open space. (Seventy-two percent of that total is in the 861-acre Martin Tudor Jurupa Hills Regional Park, including the Mary Vagle Science Center, at the southern end of the city.) To qualify for this list, none of these parks have more than 50% hard surfaces (such as roofs of buildings, basketball or tennis courts). If the City wishes to convert any of these lands to another use, state law requires several steps

San Sevaine Park

EXHIBIT 7.1 **PARKS & OPEN SPACE**



Parks and Open Space
June 2016
Data source: City of Fontana; Esri 2016

Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

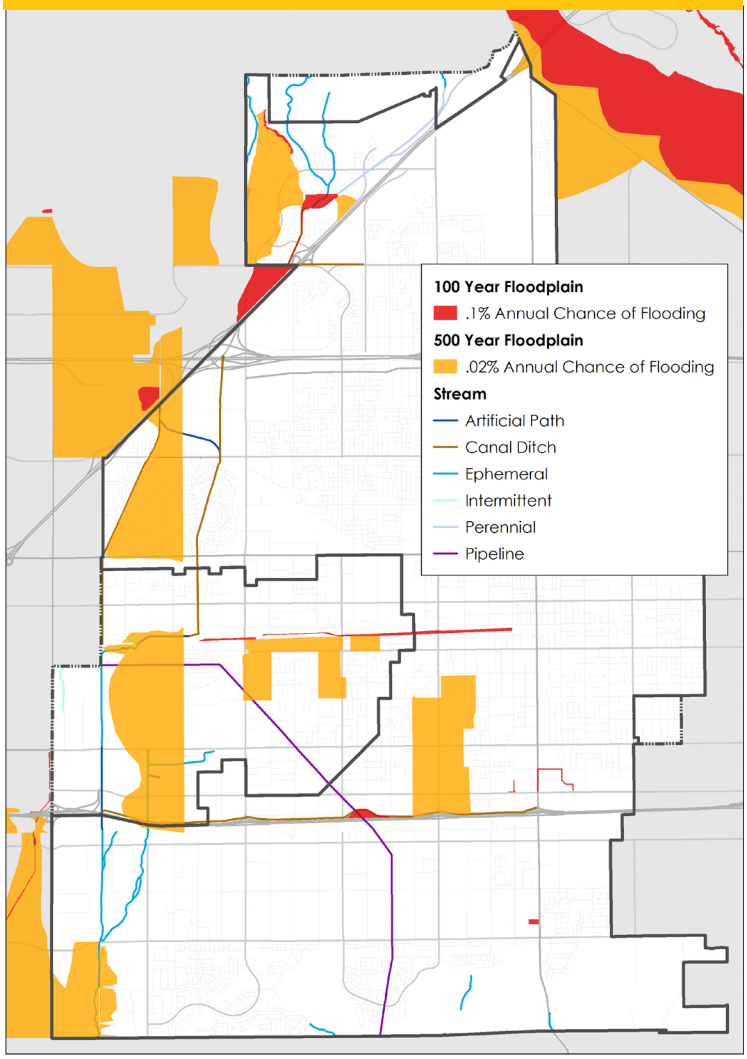
0 2,500 5,000 10,000
Scale 1:75,000 Feet

and a two-thirds vote of the City Council. Other recreational open space in the city, such as golf courses, are privately owned and therefore do not appear on the list of protected open space because they theoretically could be converted to another land use. (See Exhibit 7.1.)

Conservation—Findings

- **Hydrology.** Fontana has a few surface water bodies with permanent water flow. Most of the City is in the Chino North Watershed (San Sevaine Creek), with the northeast part of the city in the Rialto Watershed. Lytle Creek Wash and other dry washes have intermittent water flow from the San Gabriel Mountains and the Jurupa Hills. Groundwater aquifers serve as sources of drinking water. The city contains five areas determined to be "waters of the United States" that fall under the jurisdiction of the US Army Corps of Engineers, and there are several areas of California Department of Fish and Wildlife jurisdiction over riparian (stream-side) resources. Two main natural drainage features in the developed part of the city have been modified for flood control.

EXHIBIT 7.2 **100-YEAR AND 500-YEAR FLOODPLAINS**

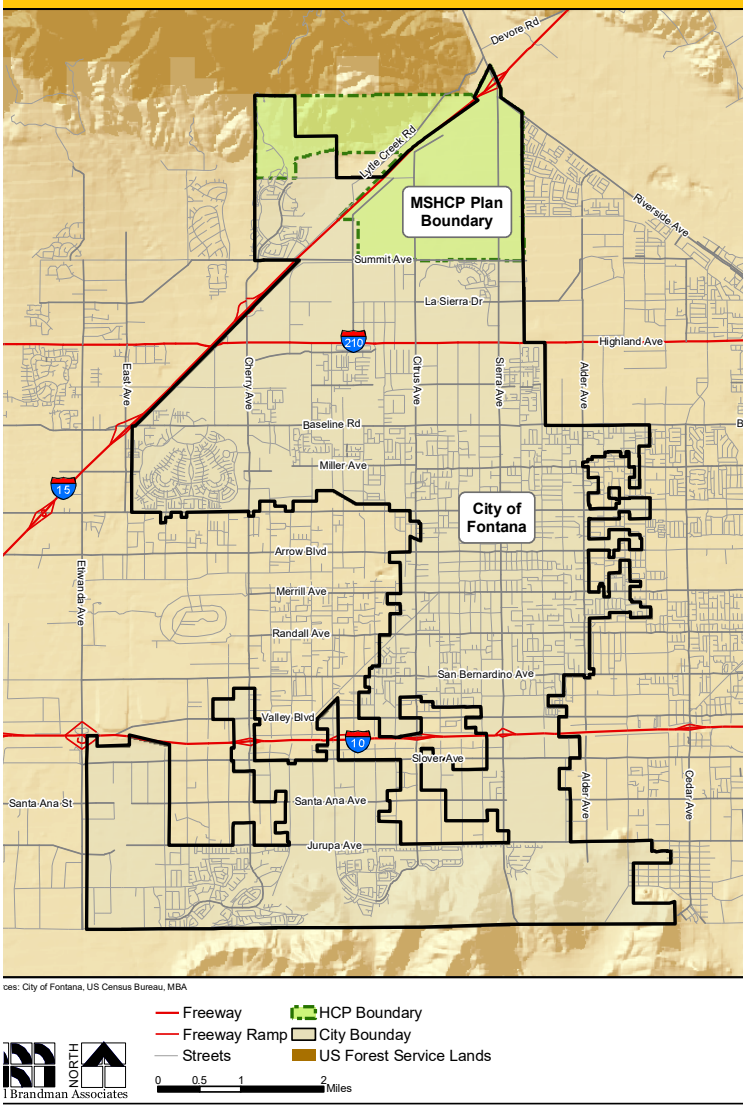


100- and 500-Year Floodplains
May 2016
Data source: FEMA, 2016

- **Floodwater management.** Fontana has small areas in the 100-year and 500-year floodplains. Drainage infrastructure has been constructed for flood control.
- **Plant and wildlife habitat.** Most of Fontana's natural habitat has been changed by urbanization, and remaining natural habitat lies predominantly in the foothills at the north and south of the city. Five sensitive plant species, and 22 sensitive wildlife species are either known to be present in Fontana or could be present based on habitat requirements (See the Habitat Assessment in the Environmental Impact Report for more details.) In addition, one of the oldest plants in the country grows in Jurupa Hills Regional Park. Scientists estimate that the "Jurupa Oak" (Quercus palmeri) has survived for at least 13,000 years in a microclimate location, growing very slowly by regenerating itself clonally.

- **Conservation open space:** In North Fontana, a Multiple Species Habitat Conservation Plan (MSHCP) requires protocol studies for the San Bernardino Kangaroo Rat. In 2017, a conservation easement in South Fontana was approved to preserve habitat in the Mary Vagle and Jurupa Hills areas for the Delhi Sands flower-loving fly. The City of Fontana has acquired land for a conservation area, commissioned a Wildlife Preserve Management Plan (dated February 2016), and is expected to convey a conservation easement to the Riverside Land Conservancy for long term management of the habitat. (See the Habitat Assessment in the Environmental Impact Report in Appendix Five for more details.)
- **Areas zoned for natural open space.** The Natural area (OS-N) zoning district includes areas which, for specific environmental reasons, have been planned to remain in largely a natural condition. Areas designated as OS-N include portions of the Jurupa Hills and the foothills of the San Gabriel Mountains bordering the national forest land. There is a 20-acre minimum lot size for development.
- **Information and maps** showing environmental constraints of all types can be found in the

EXHIBIT 7.3 **NORTH FONTANA INTERIM MSHCP**



Multiple Species Habitat Conservation Plan
See Habitat Assessment in the Environmental Impact Report [Appendix Five].

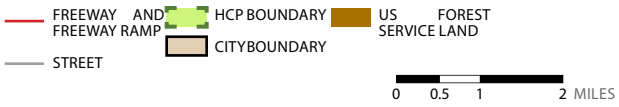


EXHIBIT 7.4
PROTECTED OPEN SPACE IN FONTANA

PARK	ACRES
Almeria Park	8.389
Bill Martin Park	11.399
Cambria Park	2.176
Catawba Park	11.892
Chaparral Park	8.61
Coyote Canyon Park	15.023
Fernandez Park	3.207
Fiesta Park	1.285
Fontana Park	34.034
Fontana holding 1	14.384
Heritage Circle Park	3.008
Heritage Neighborhood Ctr.	16.905
Hunters Ridge Park	4.715
Jack Bulik Park	23.531
Jurupa Hills OS	9.652
Koehler Park / The Landings	9.998
Martin Tudor Jurupa Hills /Mary Vagle Center/ Regional Park	861.224
McDermott Sports Complex & McDermott Park West	22.461
Miller Park	5.604
North Heritage Park	1.343
North Tamarind Park	5.049
Northgate Park	1.363
Oak Park	3.382
Patricia Marrujo Park	5.049
Patricia Murray Park	1.804
Ralph M. Lewis Sports Complex	19.548
Rosena Park	13.578
San Sevaine Park	15.66
Santa Fe Park	0.999
Seville Park	3.795
Shadow Park	5.903
Southridge Park	24.807
Sycamore Hills Park	3.081
Veteran's Park	23.464
TOTAL	1,196.3
TOTAL WITHOUT REGIONAL PARK	335.1

Source: California Protected Lands database.
Existing, unbuilt specific plans will provide an additional 52 acres of park land.

Environmental Impact Report (Appendix Five).

Open Space For Natural Resources—Findings

- **Forests:** The Angeles and San Bernardino Natural Forests are located adjacent but outside the boundary of the City of Fontana or its Sphere of Influence.
- **Agriculture.** Fontana is an urbanized city. There are a few very small agriculture enterprises. Community garden plots are available at the Cypress Community Center.
- **Open Space Zones.** The Resource area (OS-R) zoning district accommodates quarries, flood control channels, groundwater percolation basins, and agriculture. The character of these areas is intended to remain as open space. While the OS-R category allows for the continued productive use of natural resources, only structures related to the management of resources are permitted, with some exceptions.

Open Space For Outdoor Recreation And For Public Health And Safety—Findings

- **Inventory**: The California Protected Lands Database, which includes all Fontana park and recreation sites that have no more than 50% impervious area, lists 1,196.3 acres of land for park and recreation use, 72% of which is composed of the Martin Tudor Jurupa Hills Regional Park's 861.2 acres. In addition, the City counts 25% of the school lands available through joint use agreements with Fontana Unified School District and the Colton Joint Unified School District as usable recreation areas, resulting in an additional 163 acres. Added to the total in the protected lands database, Fontana has 1,359.3 acres of park and recreation land.
- **Metrics.** Using the Department of Finance 2016 estimate of Fontana's population and the total of 1,359.3 acres, there are 5.7 acres of park and recreation land per 1,000 residents. However, over 60% of the park acres are in South Fontana. If the 861 acres of the Regional Park concentrated in South Fontana were to be subtracted, the total would be 498 acres (including the joint-use school lands), resulting in a metric of 2.3 acres of park and recreation land per 1,000 residents.
  - > Existing specific plans that have yet to be built out will provide an additional 52 acres of park land.

> The 2003 General Plan set a standard of 3 acres of developed park land and 2 acres of open space per 1,000 residents.

- **Park categories.** Fontana recognizes two categories of parks: Neighborhood Parks that are intended to serve an area of 1/2-mile walking distance, and Community Parks that are intended to serve an area within a 1.5-mile radius of the park entrance.
- **Other open public lands.** Additional open public lands that are not classified as parks are utility corridors, land in the foothills, and pockets of open space throughout Fontana's neighborhoods. These public lands are sometimes upgraded with trails and amenities, and in other locations are open areas in a natural or undeveloped state.
- **Quimby Act.** The Quimby Act (Sec. 55477 of the California Government Code) allows the City to require dedication of land or impose fees for park and recreation purposes in new subdivisions. The amount of land dedicated or fees paid is based on residential density and cannot exceed the amount necessary to provide 3 acres per 1,000 persons residing within the subdivision, except under certain conditions where the standard can go up to 5 acres per 1,000. In addition, a 2015 amendment permits Quimby Act fees to be used for new or improved facilities at an existing park if the residents of the new subdivision can reasonably be expected to use the existing park and other conditions are met.
- **Park access.** Researchers have found that people use parks more when 1) the parks are within walking distance (at most 1/2 mile), and 2) the parks have programming. Walking and biking access to parks is important for both adults and youth. When mapping access, real on-the-ground routes on public ways must be used. Exhibit 7.7, Park Access Analysis, shows that, while many Fontana parks have good walking access, some neighborhoods are underserved when considered from the point of view of access. Moreover, walking access to school recreational resources is problematic in a number of cases because the resources are behind fences. Taking this into account, in the central city most of the city east of Alder Avenue and west of Cypress and south of the train tracks, is underserved by parks, as are a few other areas.
- **Urban forest:** There are 61,328 trees (including 6,701 palm trees) maintained by the Public Works department on streets and in public places. Assuming a population of 210,000, there are 0.3 trees per capita in public spaces.

The Pacific Electric Trail at Juniper Avenue south of downtown.

Trails—Findings

- **Pacific Electric Trail (PET):** The only separated multiuse trail in Fontana is the PET, an east-west regional trail with 6.4 miles in Fontana.
- **San Sevaine Trail:** The master plan for this 11-

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mile trail linking Duncan Canyon and South Fontana has been completed, and the trail awaits funding for design and construction.

CHALLENGES

- Providing shade trees in an increasingly arid environment.
- Providing parks in already developed areas.
- Ensuring walking-distance access to parks based on public routes that take into account barriers such as walls and fences, crossing of high-traffic streets, park entrances, and similar conditions.
- Design and cost difficulties for citywide connectors that must navigate freeways and other major barriers.

D. What The Community Said

Public opinion survey

The survey asked respondents to describe their satisfaction with various city services. A high percentage of respondents were very satisfied or somewhat satisfied:

- Provide a variety of parks and recreation facilities—90.7%
- Maintain parks and public landscapes—89.6%

When asked about their priorities for the future, majorities ranked the following as high and medium priorities:

- Preserve and protect natural open spaces—83.6%
- Expand and improve local parks—75.4%

Community workshop and meeting input

- Certain areas were identified as needing more/better lighting to be more secure.
- More police presence and safety is needed at some parks.
- A few areas were identified for additional parks or community activity centers.
- One to two more pools needed in South Fontana and south central area.
- Exercise stations along trails and in parks
- Dedicated football stadium
- More parking at some parks; parking with solar structures.
- Recreation facilities and parks should be paid for by developers.

Workshop notations included:

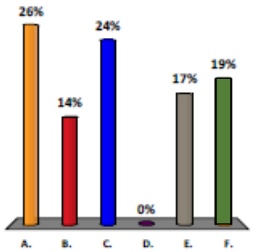
- Pocket parks
- Don't include the schools in the acreage for open space and parks because they are not available to the general public
- More parks like Fontana Park: trails, skate parks, dog parks, kids park, picnic tables, workout equipment all in one

- Community pool in south Fontana and central area
- More basins for water
- Need more bike lanes/trails in the city
- Need a bicycle store—repair and sales
- More tennis courts and handball courts (pelota)
- We need places for horses—perhaps trails or hills

EXHIBIT 7.5 **WORKSHOP PREFERENCES FOR ALLOCATING PARKS & RECREATION FUNDING**

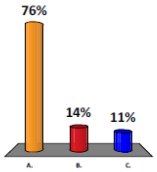
I think Fontana needs more parks.

A Yes, especially for children and youth
B Yes—especially for adult sports
C Yes—especially for individual exercise and enjoyment
D Yes—but none of the above
E Maybe
F No



I think Fontana needs more recreational trails.

A Yes
B Maybe
C No



How I would allocate parks/recreation funding

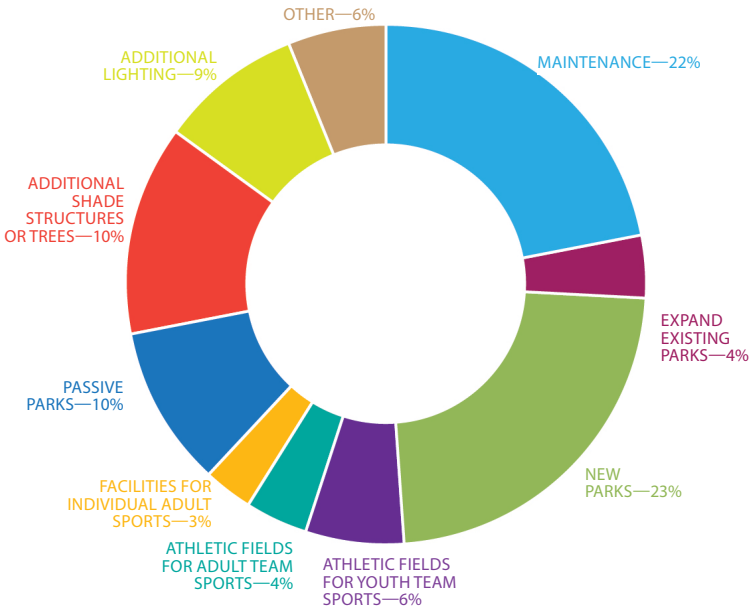


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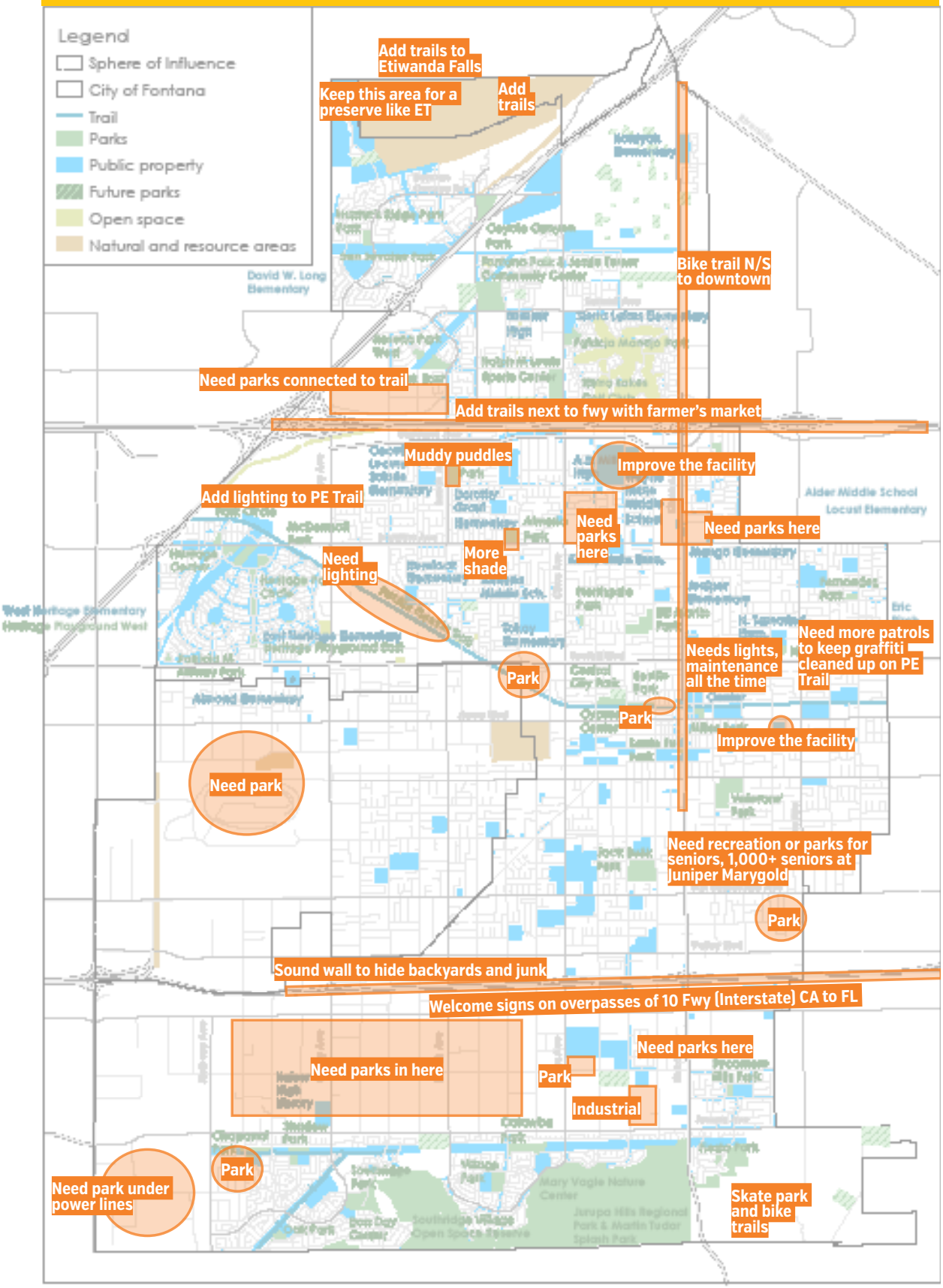
EXHIBIT 7.6 **CONSOLIDATED RESULTS OF WORKSHOP PARKS & OPEN SPACE MAPPING EXERCISE**



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- Add Wi-Fi to community parks
- Meditation garden by Kaiser

E. Policies and Actions to Achieve the Goals

Goal 1: Fontana continues to preserve sensitive natural open space in the foothills of the San Gabriel Mountains and Jurupa Hills.

POLICY

- Consider permanent protection for sensitive foothill lands through potential partnerships with conservation organizations or acquisition and deed restrictions.

ACTIONS

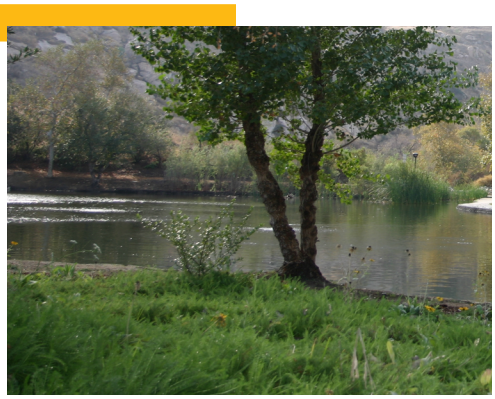
A. Evaluate the potential costs and benefits of permanent protection of sensitive foothill lands.
   - ▶ The Jurupa Hills in South Fontana have already been protected. In the north, the city's Sphere of Interest includes foothills of the San Gabriel Mountains, most of which is not considered developable at present. Permanent protection along with limited nature recreation use could be beneficial.

B. Work with regional conservation organizations, such as the Inland Empire Resource Conservation District and regional conservation land trusts, to conserve sensitive foothill lands.

Goal 2: Large city parks and open spaces include plantings and natural areas attractive to birds and other wildlife.

POLICIES

- Inform the public about the natural ecological character of Fontana.
- Use public open space to support wildlife habitat where appropriate.



The Mary Vagle Nature Center

ACTIONS

A. Design parks and landscaped public spaces to include plantings attractive to birds and other regional wildlife.
   - ▶ The Mary Vagle Nature Center in South Fontana in the Jurupa foothills offers native plant gardens and opportunities to view wildlife, as well as educational programs for school children. Larger parks could also provide opportunities to showcase native

plants and wildlife.

B. In large parks, create natural areas with educational information to raise public awareness about local environments.
   - The City could collaborate with school districts to create educational spaces with exhibits about the Fontana and regional environment in larger parks.

C. Consider wildlife value when landscaping public spaces.

Goal 3: Fontana has a healthy, drought-resistant urban forest.

POLICIES

- Support tree conservation and planting that enhances shade and drought resistance.
- Expand Fontana's tree canopy.

STRATEGY

A. Preserve and expand the city's urban forest with drought-resistant trees.
   - Trees provide multiple benefits for cities, mitigating high temperatures and reducing energy consumption, improving air quality, reducing storm water, providing shade and aesthetic appeal, and increasing property value. Street trees are part of a city's infrastructure and should be seen as an investment in the city's future.

B. Inventory the city's urban forest, using volunteers if needed, and estimate the size of the tree canopy.
   - According to the Fontana Tree Policy Manual, Fontana's Public Works Department keeps an inventory of all trees in public places. In addition to keeping that inventory current, the City should get a baseline inventory that includes trees on private property to the extent possible. With this inventory and analysis of aerial maps, the extent of the tree canopy and areas most lacking in trees can be identified.

Community ReLeaf Program

American Forests will assist 20 cities by 2020 with a program to assess, restore and monitor their urban forests. The program did a resource analysis for Pasadena's street trees in 2013, focusing on the economic and health benefits of street trees.

www.americanforests.org/wp-content/uploads/2014/05/AF-Community-ReLeaf-Assessment_Pasadena.pdf

C. Perform a cost-benefit analysis for Fontana's trees.
   - A cost-benefit analysis for public trees can be performed by using a free software tool created by the U.S. Forest Service called i-Tree or through American Forests' competitive Community ReLeaf program.

D. Review the Fontana Tree Policy Manual regularly and update it to incorporate new best practices.
   - Fontana has a Tree Policy Manual to guide the City's management of the public urban forest. The manual focuses on protocols for planting and caring for trees and provides a list of acceptable trees, but it is not a plan for how many trees to plant, where to plant them, or tree replacement. The Tree Policy

Manual also does not address the need for sufficient soil to allow for trees to flourish nor one of the most important aspects of maintaining the urban forest in an arid environment: water. For information on minimum soil volumes related to mature canopy and trunk size see http://www.deeproot.com/blog/blog-entries/our-recommended-soil-volume-for-urban-trees. Many native shade trees need to be irrigated during the first year or two after planting to get established but will thereafter be drought-tolerant. The Tree Manual should address irrigation standards and species diversity. For example, evergreen trees are "more effective than deciduous trees at capturing rainfall and cleaning pollutants from the air. (E. Gregory McPherson et al., City of Claremont Municipal Forest Assessment, April 2015.) Increased use of green infrastructure and low-impact development best practices that can direct storm water to infiltrate while irrigating trees on streets and public places is a way to be resource-efficient while investing in trees and their benefits to the city.

i-Tree Software for Urban Forest Management

This free, state-of-the-art, peer-reviewed software suite from the USDA Forest Service provides urban-forestry analysis and benefits assessment tools. Tools of potential interest to Fontana include:

- i-Tree Canopy offers a quick and easy way to produce a statistically valid estimate of land cover types (e.g., tree cover) using aerial images available in Google Maps. The latest version also estimates values for air pollution reduction and capturing atmospheric carbon. Canopy can be used by urban forest managers to estimate tree canopy cover, set canopy goals and monitor canopy change over time. Canopy can also be used to estimate inputs for use in i-Tree Hydro and elsewhere where land cover data are needed.
- i-Tree Streets focuses on the benefits provided by a municipality's street trees. It makes use of a sample or complete inventory to quantify and put a dollar value on the street trees' annual environmental and aesthetic benefits. Streets also describes urban forest structure and management needs to help managers plan for the future.
- i-Tree Vue allows you to make use of the freely available National Land Cover Database (NLCD) satellite-based imagery to assess a community's land cover, including tree canopy, and some of the ecosystem services provided by current urban forest. It can also model the effects of planting scenarios on future benefits.

(www.itreetools.org)

E. Develop a Tree and Shade Plan for the long-term benefit of Fontana.

- The Tree and Shade Plan created by the City of Phoenix provides a best-practice example of a forestry plan for an urban desert environment. (www.phoenix.gov/parkssite/Documents/071957.pdf) Phoenix receives an average of seven inches of rain annually, slightly more than half of Fontana's average of 12.4 inches a year. Phoenix's strategy for a "maintainable urban forest" requires attention to efficient water management. "High efficiency irrigation systems, use of drought-tolerant plant material, strategic placement of shade corridors and continued education" are necessary. (p.26) In addition to expanding the tree canopy to 25%, the Phoenix plan includes programs and projects that use shade structures. Other resources for this plan include American Forests (www.americanforests.

A beautiful mature tree canopy on Nuevo Street in downtown Fontana makes walking and biking more comfortable by providing shade.

org); the Urban Forestry Management Toolkit (ufmptoolkit.com); and Urban Forestry Best Management Practices for Public works Managers (www2. apwa.net/Documents/About/CoopAgreements/ UrbanForestry/ UrbanForestry-4.pdf)

F. Expand the tree canopy in Fontana to at least 25% cover.
   - The urban tree canopy is the layer of trees (leaves, branches and stems) that covers the ground when viewed from above. It reduces heat and pollution and provides stormwater, habitat, aesthetic and economic benefits. Identify the extent of the existing tree canopy in Fontana and then set a goal of at least 25% tree canopy, the recommendation of the nonprofit organization American Forests for dry climates like Fontana's.

G. Create connected networks of shaded corridors.
   - This General Plan Update emphasizes the need to enhance connections in and among neighborhoods and city destinations to encourage healthy trips on foot and by bike. Routes designated for pedestrians should also be prioritized for providing shade—from trees and from structures. When using structures, shade demonstration projects can be tested by having designers work with neighborhoods.

H. Prioritize expansion of street trees as part of the revitalization effort for downtown and adjacent neighborhoods.
   - Some of Fontana's historic downtown blocks retain large shade trees. Adding shade trees along streets in the center of the city will make those streets more walkable and increase their appeal.

I. Create a tree-donation program for public parks and other public spaces.
   - Many cities have tree-donation programs in which donors can buy a tree

This restaurant in Claremont has a shade structure above its outdoor seating. Shade structures can extend over sidewalks and streets to provide shade.

to be planted in a public space with a small plaque that displays the donor's name or in memory of a relative or friend. California cities with tree donation programs include Upland, Glendale, and Murrieta.

J. Plant fruit-bearing trees in order to create community orchards.

K. Develop standards and pilot projects for "engineered shade" and wind-blocking designs.

   ▶ Fontana can be very hot and windy. While trees provide benefits that shade or wind structures cannot, it isn't always possible to plant trees for shade. Structures and public art that maximize shade and designs that mitigate prevailing winds should be part of the City's toolbox for creating appealing public spaces and connected corridors.

L. Promote tree preservation and drought-tolerant planting (xeriscaping) on private property.

M. Work with local nurseries for donations to create a tree give-away program at the City's annual Arbor Day celebration.

N. Encourage laundry-to-landscape home irrigation systems to recycle water for establishing new trees in single-family properties. See Chapter 10 for more details.

O. Continue to promote xeriscaping through educational materials available from government, agency, and private sources, such as the Fontana Water Company, Mary Vagle Nature Center, California Water Service, and CalRecycle.

Goal 4: The city of Fontana has a no-net-loss policy for public parkland.

POLICY

- Establish legal requirements for replacement, when any city-

owned park land listed in the California Protected Lands database is transferred to other uses, with land of equivalent environmental, recreational, or aesthetic value.

ACTIONS

A. Develop the legal framework and language to pass a no-net-loss ordinance for city-owned park land listed in the California Protected Lands database.
   - ▶ Existing California law requires extra procedures for transfer of protected park land to other uses, but does not require its replacement. In the next two decades, most of Fontana's greenfield development opportunities are likely to be built-out or entitled. Redevelopment in the central part of the city and along corridors like Foothill Boulevard will increasingly include more mixed-use and multifamily options. Existing park land will become more precious while pressures to find land for municipal purposes may also grow. While it may make sense to reprogram public lands for good reasons, a no-net-loss ordinance will make sure that there will be no loss in the total amount of park resources.

B. Research and write an ordinance to require that City-owned public park land (as defined in the ordinance) cannot be transferred or converted to another use without an analysis of alternatives, public hearings, and substitute land of equal value (as defined) being received by the City.
   - ▶ A best-practice example of this type of ordinance is Chapter 15-100 of the Philadelphia Code. (www.philaparks.org/guide-to-open-lands-protection-ordinance/)

Goal 5: All Fontana residents live within walking or biking distance of a public park, and there are sufficient public parks to serve all areas of the city.

POLICY

- Establish park access by walking and biking as a criterion for locating parks and for design of active transportation networks.
- Continue to use a minimum standard of 5 acres of public parkland per 1,000 persons.
- Pursue park development where parkland is insufficient.

ACTIONS

A. While continuing to use a minimum standard of 5 acres of park land per 1,000 persons, seek to exceed the minimum by increasing park opportunities in underserved areas.
   - ▶ Because the Jurupa Hills Regional Park (including Martin Tudor and Mary Vagle Nature Center) comprises over two-thirds of Fontana's park land, seek improvement and expansion of park and recreation opportunities in

Fontana's Community Services Department offers many recreation programs to serve the city's children.

other locations.

B. Continue to require dedication of park land or fees in new subdivisions.

C. Identify opportunities for new or improved parks north of I-10, especially in the central part of the city.

   - Over the next 20 years, when Fontana's growth will increasingly come through redevelopment and some densification, more park and recreation space will be needed in downtown, adjacent neighborhoods, the center of the city in general, and the Foothill corridor.

D. Include planning for downtown gathering places in the Downtown Area Plan.

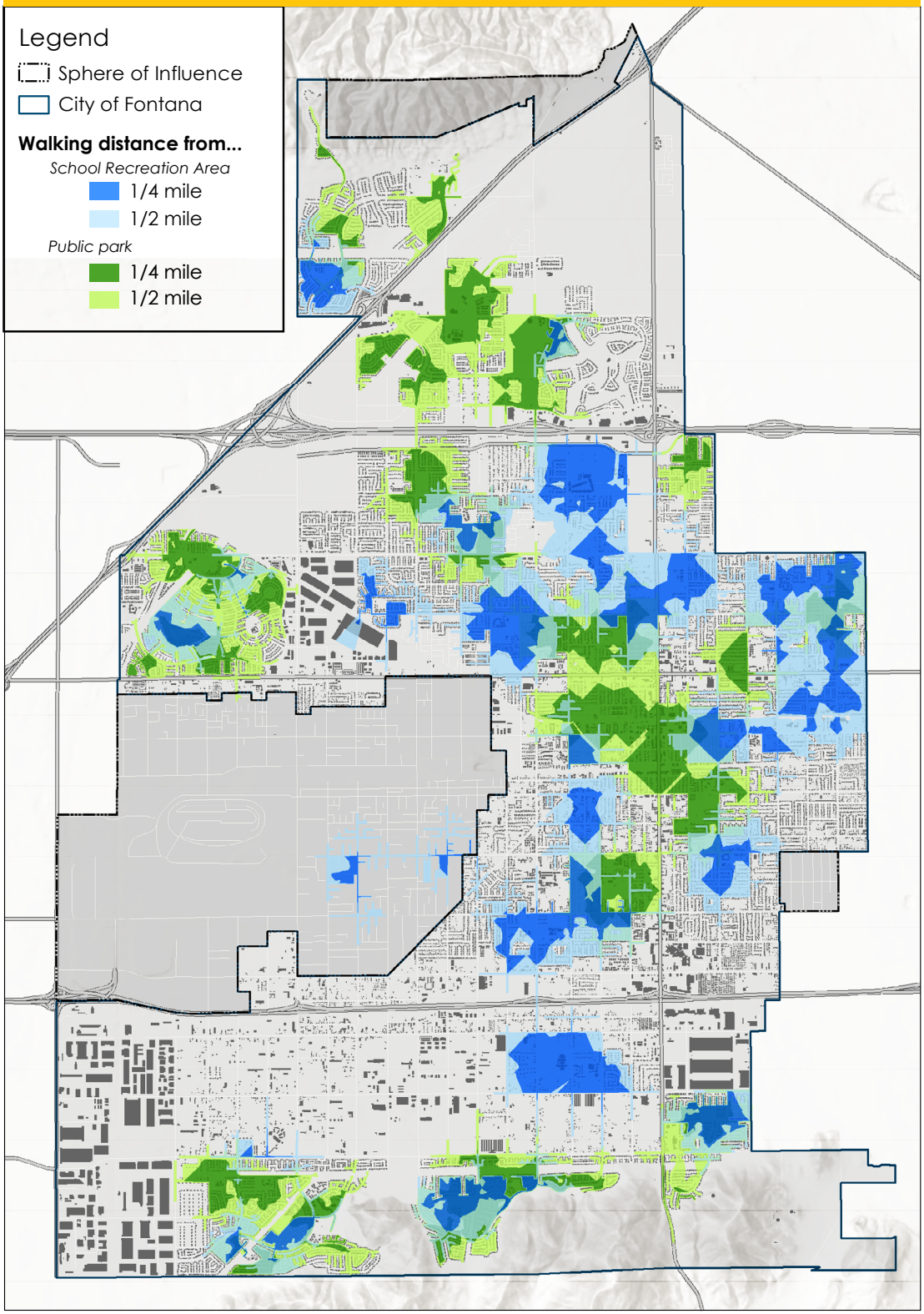
E. Implement the plan for a sports complex in South Fontana to provide sports opportunities in the southern part of the city.

F. Identify existing park access by public routes and then develop a plan to provide park access for pedestrians and bicyclists in existing neighborhoods where access is limited except by car.

   - Exhibit 7.7, Park Access Analysis, shows that residents using public streets in some neighborhoods are farther than 1/2 mile from a park entrance. The map identifies 1/4-mile (five-minute) and 1/2-mile (ten-minute) walking distances, along public streets, from City parks and school recreation areas. Although joint agreements with school recreation areas expand access to some degree, in practice the recreation areas are not available at all times and, in many cases, require access to the rest of the school property. (See Chapter 9—Community Mobility and Circulation.)

G. Identify barriers to access to parks, which may include gaps in the street network (such as culs-de-sac), missing sidewalks, gaps in the sidewalk network, walls and fences, or high-traffic streets without

EXHIBIT 7.7 **PUBLIC OPEN SPACE ACCESS**



Access to Public Open Space
August 2016
Data sources: City of Fontana; Esri 2015

Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

0 2,500 5,000 10,000
Scale 1:75,000 Feet

Stantec

safe crossings.

H. Designate routes for neighborhood access to parks for improvements to enhance safe and comfortable walking and biking.

I. Include existing and potential park access in development of the active transportation plan.

Goal 6: All public parks are designed and maintained to a high standard.

POLICIES

- Promote park designs that can serve multiple types of users and provide aesthetic benefits.
- Provide sufficient funding to support adequate park maintenance.

ACTIONS

A. Develop park design criteria for different kinds of parks and park uses through collaboration with all relevant departments, including Community Services and the Police Department.

B. During the design process for new parks, organize at least two public meetings: one to gather community preferences for the park and one at the 75% design stage to gather community comments on the design.

C. Ensure that tot lots, children's play areas, and sitting areas provide some shade.

D. Incorporate exercise stations and/or walking routes in parks as much as possible.

E. Review safety and maintenance criteria and protocols regularly.

   ▶ Concerns about lighting and safety emerged during the plan update process, as did a general desire to ensure a high maintenance level.

F. Develop a checklist for park maintenance in collaboration with park users and the Parks and Community Services Commission.

   ▶ A set of park maintenance standards developed with the community, using

Downtown parks and gathering places support revitalization of the center of the city (see Chapter 14).

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photographs to denote acceptable and unacceptable conditions, will give the Public Works Department an agreed-upon level of effort and work. A best-practice example of this kind of system is a manual created by the San Francisco Parks and Recreation Department. (http://sfrecpark.org/wp-content/uploads/Appendix-20-SFPEP-manual-2005.pdf)

G. Perform a safety and maintenance audit of parks at least twice a year, consulting with users if possible, and make any safety and maintenance improvements that are needed.

H. Develop a plan to improve lighting in parks to ensure the minimum light standard of one foot-candle is met and maintained.

   ▶ In addition to the safety concerns about parks and trail segments with insufficient lighting, parks in hot climates can attract more users during the cooler evening and night hours if they are well lit.

I. Create "Friends" neighborhood organizations to assist in maintenance and programming at their neighborhood parks, such as through volunteer organizations made up of park users or athletic leagues that use the parks.

J. Work with the Parks and Community Services Commission to identify potential parks where a Friends organization might be of interest.

K. Develop a pilot program to gauge interest and potential of "Friends of the Park" organizations.

L. Designate a staff person to work with the pilot groups.

M. Evaluate the pilot program and, if successful, expand to other parks.

Goal 7: The Fontana parks system has a nonprofit partner that raises money for park improvements.

POLICY

- Promote creation of a Fontana Parks Foundation, a nonprofit to support park system improvements and activities.

ACTIONS

A. Explore creation of a Fontana Parks Foundation nonprofit to support the city's park and recreation network.

   ▶ Fontana is justifiably proud of its park and recreation system and how much it contributes to the city's quality of life. As the city grows, the park and recreation system will face new needs and challenges. Many cities have a nonprofit foundation that raises money to benefit their park and recreation systems and mobilize volunteers. These foundations often make the difference between good and outstanding park systems. While many, but not all, of the park foundations are found in cities that are more populous than Fontana, and have a more established corporate presence as a source of donations, Fontana could start with a modest effort.

B. Research parks foundations and discuss the potential of a Fontana Parks Foundation and its mission with the Parks and Community Services Commission.

C. Create a 401(c)3 organization with a volunteer board and a mission statement, if there is interest in creating a parks foundation.

D. Seek other partners, including health organizations, faith communities, and foundations (such as the Robert Wood Johnson Foundation), to help fund park improvements and a parks foundation.

Goal 8: Fontana updates the parks, recreation and trails master plan at least every 10 years.

POLICY

- Support a Parks, Recreation, and Trails Master Plan update consistent with the General Plan in 2018 and at least every 10 years thereafter.

ACTIONS

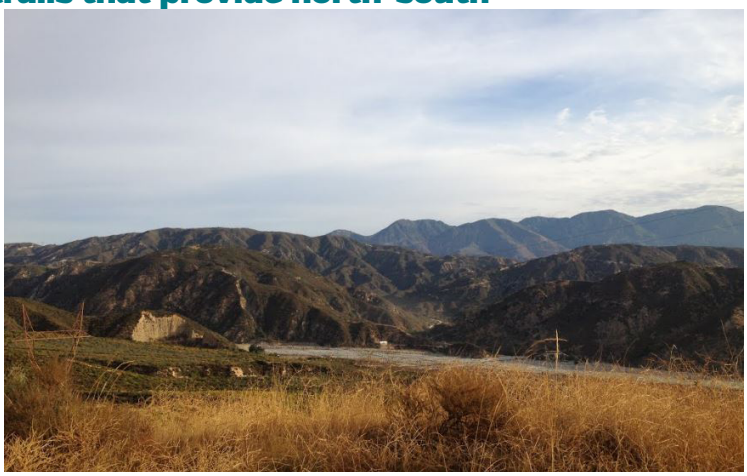
A. Prepare a parks and recreation master plan update that will make Fontana's good park system into an outstanding park system.

B. Prepare a master plan that builds on the goals, polices, and actions in this General Plan and the land use and transportation integration goals of the plan.

Goal 9: Fontana has multi-use trails that provide north-south links and connections with the Pacific Electric Trail and other city pedestrian and bicycle routes.

POLICIES

- Seek funding sources to implement the San Sevaine Trail and design and implement an "Eastside Trail" linking the City from north to south the east part of the city
- Advocate with other municipal partners to state lawmakers for



With the San Gabriel Mountains to the north and the Jurupa Hills to the south, Fontana has opportunities for nature recreation. The San Sevaine Trail will connect to the regional trail system, providing safer and more efficient access to recreational areas.

opportunities to use utility easement land as trails and parks.

ACTIONS

A. Prepare grant proposals for funding, and implement the San Sevaine Trail Master Plan.

B. Prepare a master plan for a north-south trail in the east part of the city and seek implementation.

C. Advocate with the state legislature for municipal use of utility easements as trails and parks.

Goal 10: Trails in natural areas offer nature recreation experiences.

POLICY

- Support trail creation and maintenance in natural areas.

ACTION

A. Work with San Bernardino County and hikers' groups to develop and maintain nature trails in the foothills.

▶ In many communities, Boy Scouts and similar groups help develop and maintain hiking trails.

F. Getting Started

ACTION	RESPONSIBLE PARTY
Update the Parks, Recreation and Trails Master Plan in 2018.	Planning Division, Parks and Recreation Department, consultant

8

Public and Community Services

CHAPTER 8

Public and Community Services

This Element of the Fontana Forward Plan focuses on three important aspects of municipal service provision: public safety, public facilities, and the many services provided by the Community Services department. Fontana residents are generally very satisfied with the public services and facilities provided by the City. Continuing this high level of service provision while making improvements is the theme of this element of the plan.

A. Community Services in the Fontana Forward Vision And Principles

VISION

- **Fontana is the Inland Empire's opportunity city.** With welcoming neighborhoods, diverse job opportunities and housing choices, excellent parks, and a lively downtown, we are prosperous, safe, healthy, and thriving. Once a pioneer community, an agricultural center, a steeltown, and a bedroom community, Fontana has built its fifth identity as a live-work-play-learn city of opportunity where families, young adults, and older residents can all flourish: Fontana 5.0.
- **Our system of parks and natural open spaces, community centers, and recreational opportunities is second to none in the Inland Empire.** Residents throughout the city have easy access to state-of-the-art facilities and a broad array of athletic and recreational activities in well-maintained parks, as well as trails for nature recreation in protected open spaces. Our park system is fully connected by a network of safe and attractive walking and biking routes for children, youth, and older residents.

PRINCIPLES

Ensure fairness and opportunity for all parts of the city. Make every neighborhood a "neighborhood of choice" with excellent infrastructure, services and amenities.

Be cost-effective. Establish cost-effective best practices and systems to support ongoing city services and infrastructure.

Pursue goals through partnerships. Connect city government with businesses, institutions, regional agencies, nonprofits, and citizens to accomplish goals.

B. Goals and Policies

GOALS	POLICIES
Public Safety	
Fontana's crime rate continues to be below state and county rates.	• Continue the Police Department's successful community policing programs. • Provide appropriate security for new amenities, such as trails and parks. • Support Police Department needs for staff and technology to keep up with population growth and contemporary policing methods. • Promote and enhance use of anti-crime design strategies and programs.
Fontana's Fire Department meets or exceeds state and national benchmarks for protection and responsiveness.	• Continue the City's successful partnership with the San Bernardino County Fire Department.
Public Facilities	
The City of Fontana has modern, well-maintained public facilities that meet the needs of residents of all ages, the business community, and government.	• Support development of a city facilities master plan for the next 10 years and use an asset management system for all facilities. • Support initiatives to reduce energy costs in public facilities. • Develop an "Aging in Fontana" plan to prepare to serve an increasing number of senior citizens.
Each area of the city has sufficient, modern community centers to serve residents.	• Identify funding strategies to provide an equal level of service in community centers in the north, central, and southern parts of the city.
New community centers, parks, and facilities are located in the context of multimodal networks for maximum accessibility.	• Locate community facilities to take maximum advantage of access by walking, biking, and bus, as well as cars.
Community Programming	
The City of Fontana offers one of the most extensive and successful programs of community activities and programs in the Inland Empire.	• Support community programming and regular initiatives to measure and meet changing needs and expectations.
Fontana's Arts, Culture and Entertainment programming draws residents of all ages and visitors from other cities.	• Continue to enhance programming for downtown as part of the implementation of the Downtown Area Plan.

C. Findings and Challenges

FINDINGS

Public Safety

- Crime statistics and the Police Department indicate that Fontana does not have any ongoing serious crime problems. In recent decades the city has become one of the safest in the region.
- Crimes of opportunity occur where conditions may provide cover, such as isolated areas, places with inadequate lighting, and group mailbox locations.
- The Fontana Police Department has 188 sworn officers and operates out of the central police station downtown.
- The Police Department has strong programs to work with residents and prevent crime: community policing/area commander program; Project S.O.B.E.R to reduce the impacts of driving under the influence; the Fontana Reentry Support Team to assist early-release prisoners, probationers, and parolees; and the Fontana Leadership Intervention Program for at-risk teens.
- The Police Department is in charge of code compliance.
- The Fontana Fire Department provides emergency, preventive and administrative services in the city and sphere of influence through a contract with the San Bernardino County Fire Department.
- The Fire Department also provides emergency medical and rescue services, investigation and mitigation of hazardous materials events, disaster response, and similar services.
- There are seven fire stations in Fontana, a Hazardous Materials Response Team, and firefighters with special expertise in wildfires.

Community Services Department

- The Community Services Department has responsibility for operating a wide range of city facilities and programs.

The Art Depot Gallery

- The Community Services Department operates five community centers (including the senior center), the Art Depot Gallery, the Center Stage Theater, the Fontana Park Aquatic Center, the Martin Tudor Splash Park, the Mary Vagle Nature Center, the Miller Fitness Center, and the Steelworkers' Auditorium.

Programs include culture and arts, programs at 37 sites serving 3,300 children, a farmers' market, the Healthy Fontana program, and KFON, the city's cable television system.

- The department offers an extensive program of classes and activities for children and youth, adults, and seniors in the areas of arts and entertainment, child development, computer training, health and fitness, gymnastics, martial arts, sports, and life-long learning.
- Some 40 major special events are organized by the department every year.
- Additional facilities in South Fontana are necessary to meet the needs of residents.
- City facilities are used as public meeting places by City departments, churches, and other community organizations.

CHALLENGES

- Continuing to provide excellent facilities, programs, and services as the population grows and changes.
- Continuing to meet the changing needs and preferences of different age groups within the population.
- Providing sufficient facilities and activities in all parts of the city.

D. What the Community Said

Public opinion survey

The survey asked respondents to express their satisfaction with various city services. A high percentage were very satisfied or somewhat satisfied with the City's ability to:

- Provide fire protection and emergency medical services: 93.8%
- Provide a variety of parks and recreation facilities: 90.7%
- Maintain parks and public landscapes: 89.6%
- Provide a variety of recreation programs for youth, adults, and seniors: 87.5%
- Provide police services: 85.9%

Workshop and meeting input:

- Certain areas were identified as needing more/better lighting to be more secure.
- More police presence and safety needed at some parks.
- A few areas were identified for additional parks or community activity centers.
- One to two more pools needed in South Fontana and south central area.

- Desire for exercise stations along trails and in parks.
- Interest in a dedicated football stadium.
- Need for more parking at some parks; parking with solar structures.
- Recreation facilities and parks should be paid for by developers.

E. Policies and Actions to Achieve the Goals

Goal 1: Fontana's crime rate continues to be below state and county rates.

POLICIES

- Continue the Police Department's successful community policing programs.
- Provide appropriate security for new amenities, such as trails and parks.
- Support Police Department needs for staff and technology to keep up with population growth and contemporary policing methods.
- Promote and enhance use of anti-crime design strategies and programs.

ACTIONS

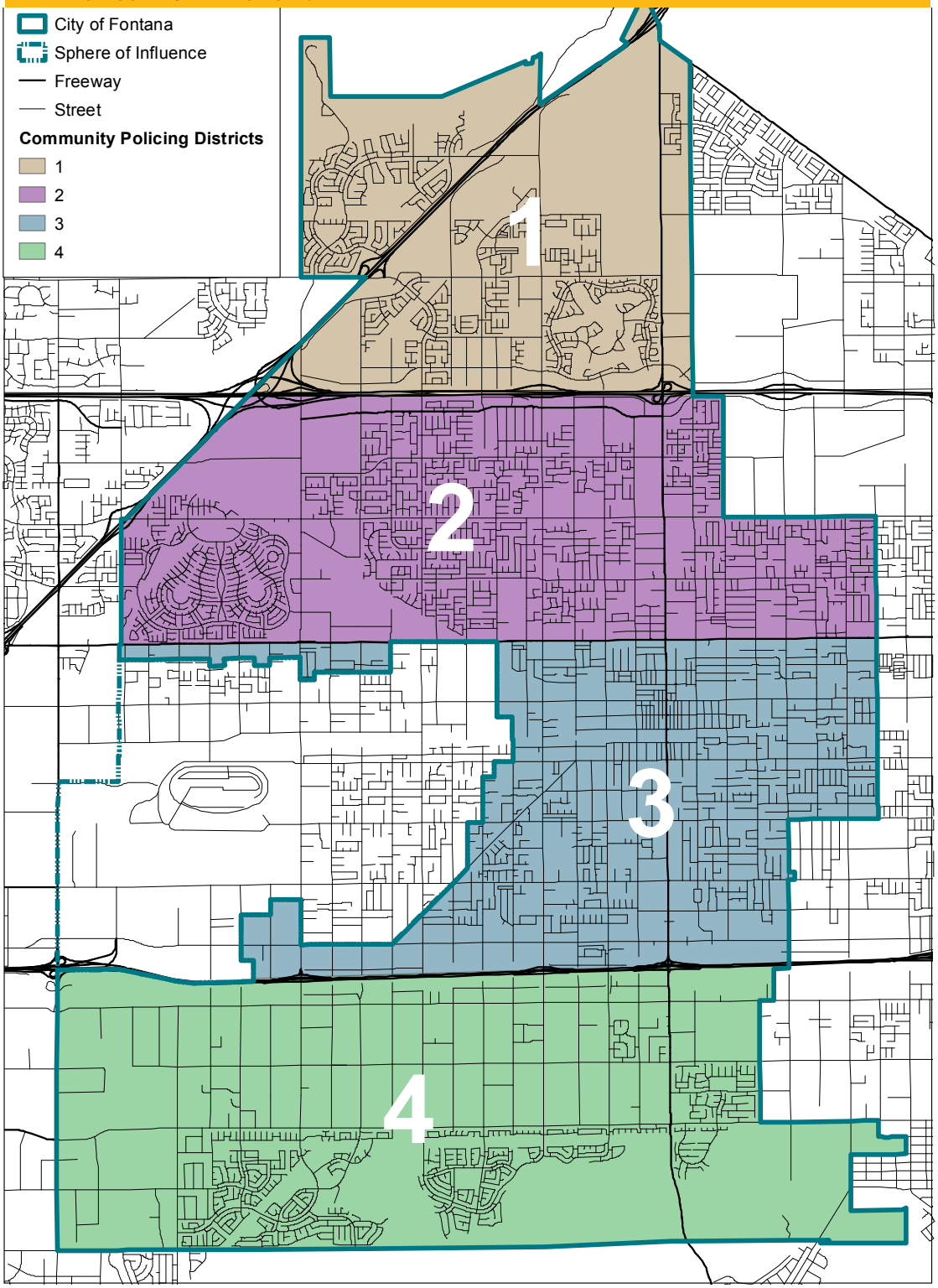
A. Prepare a strategic plan for the police department.
   - ▶ Develop a strategic plan with updates every five years thereafter. A long-term strategic planning process will integrate staff, training, facilities and equipment needs into the City's overall planning process.

B. Continue community policing and special programs and expand police community presence on the street and in neighborhoods as the population grows.
   - ▶ Monitor changing conditions—for example, implementation of the Downtown Area Plan or transit-oriented development along Foothill Boulevard, and work with other City staff to serve these areas as they change.

C. Continue to review the design of new development for Crime Prevention Through Environmental Design (CPTED) principles.

D. Provide CPTED reviews of new development in a district or neighborhood context rather than simply a project context, so that design strategies to increase connections, "eyes on the street," mixed-use vitality, and so on, are valued as creating conditions that reduce crime.

EXHIBIT 8.1 **COMMUNITY POLICING**



Community Policity Districts
August 2015
Data sources: City of Fontana, Esri 2015

Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

0 2,500 5,000 10,000
Scale 1:75,000 Feet

Stantec

Goal 2: Fontana's Fire Department meets or exceeds state and national benchmarks for protection and responsiveness.

POLICY

- Continue the City's successful partnership with the San Bernardino County Fire Department.

ACTIONS

A. Ensure continuing fire protection as the city's population grows and natural fire events may increase in number or intensity due to changing climate.
B. Monitor population growth and development to ensure continuing protection through sufficient stations, equipment, training, and resources.
C. Continue to provide public education about risks from fire, hazardous materials, and other hazards.

Goal 3: Fontana has modern, well-maintained public facilities that meet the needs of residents of all ages, businesses, and government.

POLICIES

- Support development of a City facilities master plan and use an asset-management system for all City property.
- Support initiatives to reduce energy costs in public facilities.
- Develop an "Aging in Fontana" plan to prepare to serve an increasing number of senior citizens.

STRATEGY

A. Develop a City facilities master plan and an asset management system to plan for future needs.
B. Identify needs for facility improvements, expansions, new facilities, potential decommissioning and cost-efficient improvements such as energy efficiency as the city grows in population and complexity.
C. Use an asset-management system to manage repair and improvement schedules.
    - ▶ Asset-management systems help governments keep track of the conditions of their physical assets and support decision making about maintenance and replacement. The information from these systems can show how to save life-cycle costs and indicate when preventive maintenance can be more cost-effective than new capital investments. These systems are connected to GIS (geographic information systems), so assets are mapped and their locations linked to a database containing information on when they were

put in service, expected service life, condition, and how much annual maintenance is needed. While it requires an initial investment, training, and improved data systems, asset management ultimately saves money. A complete asset-management system addresses the needs of all municipal departments, including documented roadway, utility, vehicle, building and other conditions. Should funding be limited, however, asset-management systems allow municipalities to put a system in place incrementally.

The Government Finance Officers Association recommends the following steps in creating a system for capital maintenance and replacement:

- Develop and maintain a complete inventory of all capital assets in a database (including GIS), including information such as location, dimensions, condition, maintenance history, replacement cost, operating cost, and so on.
- Develop a policy for periodic evaluation of physical condition.
- Establish condition and functional performance standards.
- Develop financing policies for maintenance and replacement and consider earmarking fees or other revenue sources.
- Allocate sufficient funds in the capital program and the operating budget for routine maintenance, repair and replacement.
- Prepare an annual report on capital infrastructure including:
  - Condition ratings for the city
  - Condition ratings by asset class and other relevant factors
  - Indirect condition costs (for example, events like water main breaks that indicate condition)
  - Replacement life cycle by infrastructure type
  - Year-to-year changes in net infrastructure asset value
  - Actual expenditures and performance compared to budgeted expenditures and performance
  - Report trends in spending and accomplishments in the CIP.

D. Develop and showcase City facilities and buildings as models of resource efficiency by establishing a set of policies for facility operations, maintenance, renovation and new construction.

E. Re-use existing buildings before building new, if possible, and use recycled and locally-sourced content in municipal construction where practical.

▶ Existing buildings contain “embodied energy” that has already been invested. Retrofitting existing buildings can be more energy-efficient than building new. However, some buildings will need to be replaced, and use of recycled materials and locally-sourced materials that do not require high transportation costs should be pursued in those cases.

F. Design municipal buildings to maximize energy efficiency by attention to ventilation, windows, site orientation, use of trees on the south and west sides of buildings for shading, "green" roof construction where feasible, painting flat roofs white, and similar energy-efficient construction methods.

- City projects should be subjected to a life-cycle cost/benefit analysis that takes into account the long-term operational and maintenance costs of new construction or rehabilitation. Although some design elements may cost more initially to construct, they save municipalities more money over time through lower heating and cooling costs. City buildings should strive to meet the highest resource-efficiency standards possible through application of benchmark systems such as LEED (Leadership in Energy and Environmental Design) or similar standards.

G. Establish a policy for using "universal design" criteria in the design of any new government buildings.

- Universal design is the next step beyond handicap-accessible or barrier-free design. It is predicated on the idea of designing spaces to be usable and attractive to everyone, without specialized elements specifically for disabled people. Principles of universal design include:
  - Equitable use
  - Flexibility of use
  - Simplicity and intuitive nature of design
  - Making information perceptible
  - Building in tolerance for error
  - Designing to reduce physical effort required
  - Provision of sufficient space and size for approach and use.

H. Develop facility and programming plans to support a growing senior population's needs.

I. Create a holistic "Aging in Fontana" plan that includes attention to housing, transportation, services, activities, health care and other issues.

- Fontana has an excellent Senior Center and many programs, but the number of seniors and the variety of their needs will grow over the next twenty years. A holistic planning process can help focus attention on growing and future needs. AARP has a publication that can serve as a guide, Aging in Place—A Toolkit for Local Governments.[1] The toolkit is organized around five themes—choice, flexibility, entrepreneurship, mixed generations, and smart growth—and three critical issue areas: healthcare, environment (housing and urban design), and planning and zoning.

[1] www.aarp.org

Goal 4: Each area of the city has sufficient, modern community centers to serve residents.

POLICY

- Identify funding strategies to provide an equal level of service in community centers in the north, central, and southern parts of the city.

ACTIONS

A. Fund design and implementation of a community center in South Fontana.

B. Evaluate the need for additional community centers in the eastern part of the central city.

Goal 5: New community centers, parks, and facilities are located in the context of multimodal networks for maximum accessibility.

POLICY

- Support location of new facilities in coordination with mobility planning.

ACTIONS

A. Identify locations for new facilities that are consistent with the development of connectivity plans that provide multi-modal access to neighborhood residents.

B. Coordinate planning for new facilities with the active transportation networks under development.

GOAL 6: Fontana offers one of the most extensive and successful programs of community activities in the inland empire.

POLICY

- Support community programming and regular initiatives to measure and meet changing needs and expectations.

ACTIONS

A. Survey residents and follow up with program participants on a regular basis to evaluate programs and identify changing needs.

B. Use a professional, random-sample survey at least once every five years to identify residents' community program preferences and needs.

C. Administer and analyze evaluations after the completion of all programs.

D. Consider creating a five-year strategic plan for community programming.

   ▶ A strategic plan, renewable every five years, will help the Community Services Department plan ahead effectively as Fontana not only grows in population in future decades, but the population likely becomes more diverse in age and household type and the city becomes more complex with revitalization of downtown and the central city.

Goal 7: Fontana's arts, culture and entertainment programming draws residents of all ages and visitors from other cities.

POLICY

- Continue to enhance programming for downtown as part of the implementation of the Downtown Area Plan.

ACTIONS

A. Develop arts, culture and entertainment programming that attracts older teens and younger adults.

   ▶ Events for young adults, who often complain that Fontana has no appealing activities for their age group, are as important as events for families. This is also a demographic that the City hopes to retain with new housing, job, and entertainment options downtown.

B. Develop programming as recommended in the Downtown Area Plan (Chapter 14) and coordinate with future downtown managers to support the potential role of downtown as a place where something is always happening.

   ▶ Regular events could include "Sunset Theater" movie nights; "Taste of Fontana" events with food trucks, local food vendors, and music; monthly "game nights" with games such as ping-pong, chess tables, badminton, horseshoes, croquet; dance nights; and so on. Some of these events could take place on the Pacific Electric Trail downtown.

F. Getting Started

ACTION	RESPONSIBLE PARTY
Program "Sunset Theater" movies downtown as recommended in the Downtown Area Plan	Community Services
Develop a strategic plan for the police department.	Police Department
Begin preparation of a facilities master plan and asset management.	Public Works
Develop a community services strategic plan.	Community Services

9

Community Mobility and Circulation

CHAPTER 9

Community Mobility and Circulation

This element of the General Plan is focused on connecting neighborhoods and city destinations by expanding transportation choice in Fontana. While the element supports continuing programs to improve travel by cars and trucks, it provides guidance on expanding the options for transit and "active transportation" (pedestrian and bicycle mobility) for Fontana. It is aligned with the SCAG 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy concepts of Neighborhood Mobility Areas and Livable Corridors. These concepts are adapted for the Fontana General Plan Update as "Connected Neighborhoods"; "i3" areas in the central part of the city: and mixed-use development along the central segments of Sierra Avenue, Foothill Boulevard, and Valley Boulevard to form Fontana's "Livable Corridors."

Fontana's connected neighborhoods will provide mobility areas with up to 1/2-mile walking radii and 3-mile biking radii for safe, comfortable, convenient pedestrian and bicycle travel for local trips within Fontana to schools, parks, civic sites, and shopping areas. This approach builds on the Safe Routes to Schools program in which Fontana is already participating and the Fontana Unified School District walking-distance criteria for transportation, which currently provide a 1/2-mile walking distance for kindergarten. More transportation choice for non-work trips can replace some auto trips, reducing growth in congestion and air pollution.

Livable Corridors are arterial corridors with compact, higher-density mixed- use development at commercial centers served by transit, and which are also pedestrian and bike-friendly while accommodating the reality of significant vehicle traffic. Higher-density housing along the Livable Corridors will provide new options for employees of the city's major employers—Kaiser Hospital, FUSD and city government.

A. Community Mobility and Circulation in the Fontana Forward Vision And Principles

VISION

We take advantage of more transportation choices: we can walk and bike to nearby parks, schools and stores, use transit and ride sharing, and drive longer distances as needed. Safe, convenient, and comfortable transportation choices connect us to community destinations and contribute to physical health, access to jobs and activities, and better air quality.

PRINCIPLES

Connect people and places. Provide safe and efficient transportation choices, including pedestrian, bicycle, and transit opportunities, along with well- maintained streets, to connect people to city destinations.

C. Findings and Challenges

FINDINGS

Overview

- An excellent transportation system provides an efficient and effective balance

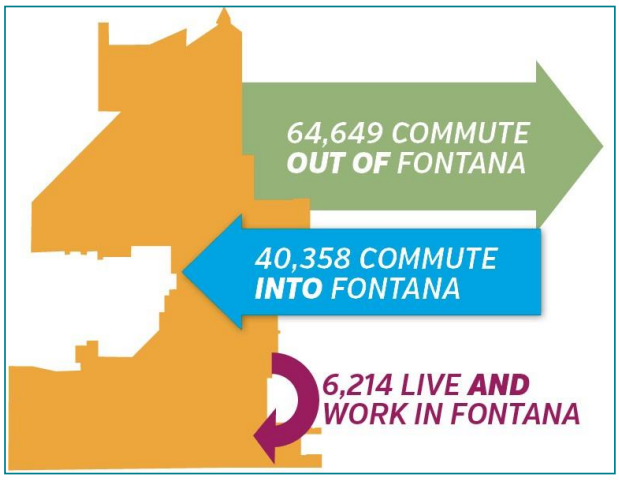
B. Goals and Policies

GOALS	POLICIES
The City of Fontana has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning, as well as accommodating freight movement.	• Provide roadways that serve the needs of Fontana residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and walkways. • Apply the six "E's" of the Safe Routes to School program to transportation planning and implementation—Encouragement, Education, Engineering, Enforcement, Evaluation, and Equity. • Make land use decisions that support walking, bicycling, and public transit use, in alignment with the 2016- 2040 Regional Transportation Plan and Sustainable Communities Strategy. • Monitor the development of autonomous vehicle systems and potential benefits and impacts on Fontana.
Fontana's road network is safe and accessible to all users, especially the most vulnerable such as children, youth, older adults and people with disabilities.	• Design roadway space for all users, including motor vehicles, buses, bicyclists, mobility devices (such as senior scooters), and pedestrians, as feasible and appropriate for the context. • Support designated truck routes that avoid negative impacts on residential and commercial areas while accommodating the efficient movement of trucks.
Local transit within the City of Fontana is a viable choice for residents, easily accessible and serving destinations throughout the City.	• Maximize the accessibility, safety, convenience, and appeal of transit service and transit stops. • Promote concentrated development patterns in coordination with transit planning to maximize service efficiency and ridership.
The neighborhood streets of Fontana maintain a residential character and support a range of transportation options.	• Balance neighborhood traffic circulation needs with the goal of creating walkable and bike-friendly neighborhoods. • Develop and implement Best Practice Street Design standards for new residential street development projects.
Fontana's commercial and mixed- use areas include a multi-functional street network that ensures a safe, comfortable, and efficient movement of people, goods, and services to support a high quality of life and economic vitality.	• Provide a transportation network that is compatible with the needs of commerce and those who live, work and shop in mixed-use areas. • Encourage mixed use and commercial developments that support walking, bicycling, and public transit use while balancing the needs of motorized traffic to serve such developments.
The city has attractive and convenient parking facilities, including electric charging stations, for both motorized and non- motorized vehicles that meet needs that fit the context.	• Provide sufficient motor vehicle and secure bicycle parking in commercial and employment centers to support vibrant economic activity. • Encourage approaches that reduce the overall number of new parking spaces that must be provided on-site for new development.

GOALS	POLICIES
The City of Fontana participates in shaping regional transportation policies to reduce traffic congestion, pollution and greenhouse gas emissions	• Lead and participate in initiatives to manage regional traffic. • Coordinate with regional agencies and Caltrans to participate in regional efforts to maintain transportation infrastructure in Fontana. • Participate in the efforts of the Southern California Association of Governments (SCAG) to coordinate transportation planning and services that support greenhouse gas reductions. • Participate in the efforts by Caltrans to reduce congestion and improve traffic flow on area freeways.

between access and mobility. The overall goal of transportation is access: we travel to reach destinations and the opportunities that those destinations represent. Transportation is accomplished through mobility: our physical movement through space.

- The importance of integrating transportation decisions and investments with land use choices is always present. This means that transportation systems should serve land use choices—not the reverse. In making transportation decisions, it is important to weigh potential conflicts and trade-offs according to the specific community goals for a particular area.



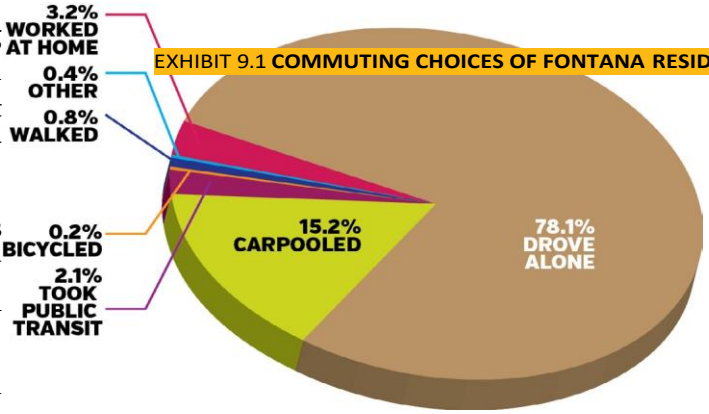
- Fontana is particularly dependent on its regional transportation systems, both because so many residents commute to jobs outside of the city and because a major economic sector, logistics, is by definition linked to freight traffic, both truck and rail.
- A recent study for the California Department of Transportation (Caltrans) showed that widening of roads often does not ease traffic congestion because of "induced demand"—more roads generate more traffic over both the short and the long term because the extra capacity attracts new trips.
- Innovations now in the early stages of development, such as self-driving vehicles (both passenger cars and trucks) designed to make traffic both more efficient and safer, may provide solutions to increasing traffic congestion in the future.
- The federally-mandated metropolitan planning organization (MPO) for Fontana is the Southern California Association of Governments (SCAG), which covers six counties, including San Bernardino County. SCAG also prepares the state- mandated Sustainable Communities Strategy (SCS) to integrate land use, housing, and transportation.
- Transportation guidelines in Senate Bill 375 and in Senate Bill 226 promote infill development, development of multimodal transportation networks, and diversification of land uses. Senate Bill 743, newly in effect in 2017, mandates

The use of vehicle miles traveled (VMT), rather than vehicle level of service (LOS) as the primary metric for evaluating transportation improvements.

Transportation in Fontana

- Fontana is a major transportation hub, with convenient access to Interstates 10 and 15 and SR-210, two east-west freight rail lines, and one commuter rail line.
- Within Fontana, I-10 carries 200,000 average daily trips (ADT) and SR-210 carries more than 100,000 ADT.
- Approximately 42% of Fontana's working population travels 25 miles or more to work, and 14% travels more than 50 miles to work. Most commuters drive to work alone to widely dispersed employment locations.
- Average daily VMT for motorists in Fontana is among the highest in San Bernardino County (115.3 miles per day, ranking Fontana fourth among 24 cities).
- The San Bernardino County Transportation Authority (SBCTA) is planning express lanes on I-10 between Los Angeles County and Redlands and on I-15 between Riverside County and the Victor Valley.
- Sierra Avenue is the most heavily traveled street in Fontana. Immediately north of I-10, it carries an average of 51,500 ADT, rapidly declining to 30,000 ADT through downtown.
- The City maintains 497 miles of streets and has a computerized pavement-management system to set priorities for maintenance and improvements.
- Fontana is served by Omnitrans, with 10 bus routes, and the Victor Valley Transit Authority, which provides commuter bus service to Barstow and Victorville.
  and Ventura counties from downtown, with weekend service and 38 weekday trains serving an average of 372 riders per weekday, as of late 2015.
- Fontana's bicycle network expanded in recent years, especially with the Pacific Electric Trail linking to other Inland Empire communities.
- Fontana completed its Active Transportation Plan for Safe Routes to Schools projects to improve pedestrian access to schools for school children.
- Fontana is designing the north extension of the San Sevaine Trail that will connect Heritage Village with Etiwanda High school, providing a non-motorized route to school for students.
- Fontana is very car-dependent, even for short trips within the city.

EXHIBIT 9.1 **COMMUTING CHOICES OF FONTANA RESIDENTS**



Source: U.S Census, ACS estimates (2009-2013)

Passengers board a midday Metrolink train at Fontana Station.

- Health data for Fontana indicate that both adults and youth have lower rates of physical activity compared with county and state averages.

D. Hierarchy of Streets in Fontana

A roadway functional classification or Hierarchy of Streets (See Exhibit 9.2 Hierarchy of Streets) has been established for the City of Fontana. When planning for new development, redevelopment and City initiated Capital improvements Projects, roadway design must consider space for all users. Historically streets in Fontana, like most cities, were designed according to capacity and Level of Service for automobiles with little consideration for the complete streets principles. Moving forward Fontana will use a Multimodal Level of Service as a measurement in the rating of the performance of streets. Balancing transit, bicycle, and pedestrians with level of service. Street Hierarchy will dictate the number or travel lanes while improvements for bicycle, pedestrian and public transit connectivity. Where in the past land use would dictate transportation systems, now moving Fontana Forward, transportation systems will serve land use choices.

Additional right-of-way dedication beyond the approved typical travel lane requirements may be required in order to accommodate turn lanes, center medians, intersection improvements and complete street improvements. The roadway hierarchy of streets are briefly described in the following paragraphs.

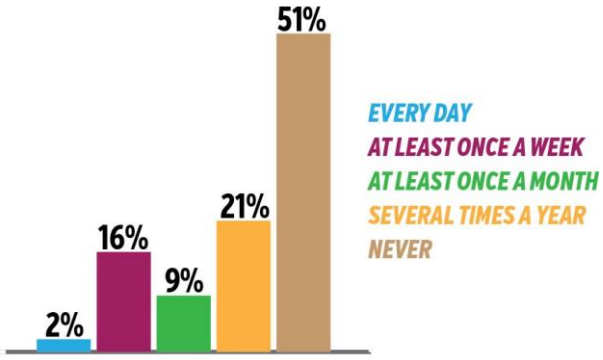
Major Highways:

Major highways will have up to 6 lanes in most situations. Where Major Highways cross Freeways it may be necessary to increase capacity to 8 lanes. These streets typically have raised medians or two-way left turn lanes. These facilities can carry high volumes of traffic. The majority of the Major Highway network in the City has already been improved. Sidewalks and bike lanes should be added whenever possible and bus bays should be installed as turnouts. New development should incorporate Complete Street components as outline in the Active Transportation.

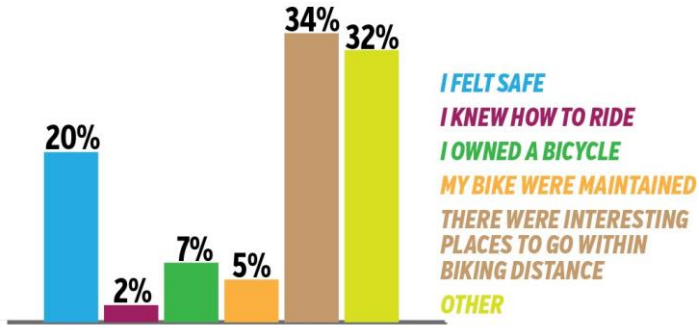
Primary and Secondary Highways:

These roadways will have up to 4 travel lanes. Primary Highways typically connect Major Highways and often have raised medians or two way left turn lanes. Secondary Highways also have up to 4 lanes of travel and are typically used to carry traffic along the perimeters of large developments. Because traffic volumes are not as high as compared to Major Highways, these wide roads are ideal for Complete Street concepts.

"I ride a bicycle..."



"I would ride a bicycle more often if..."



In an average week, how many nonwork car trips in Fontana do you estimate your household makes?

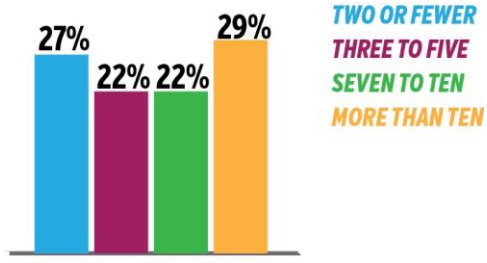


EXHIBIT 9.2 HIERARCHY OF STREETS IN FONTANA

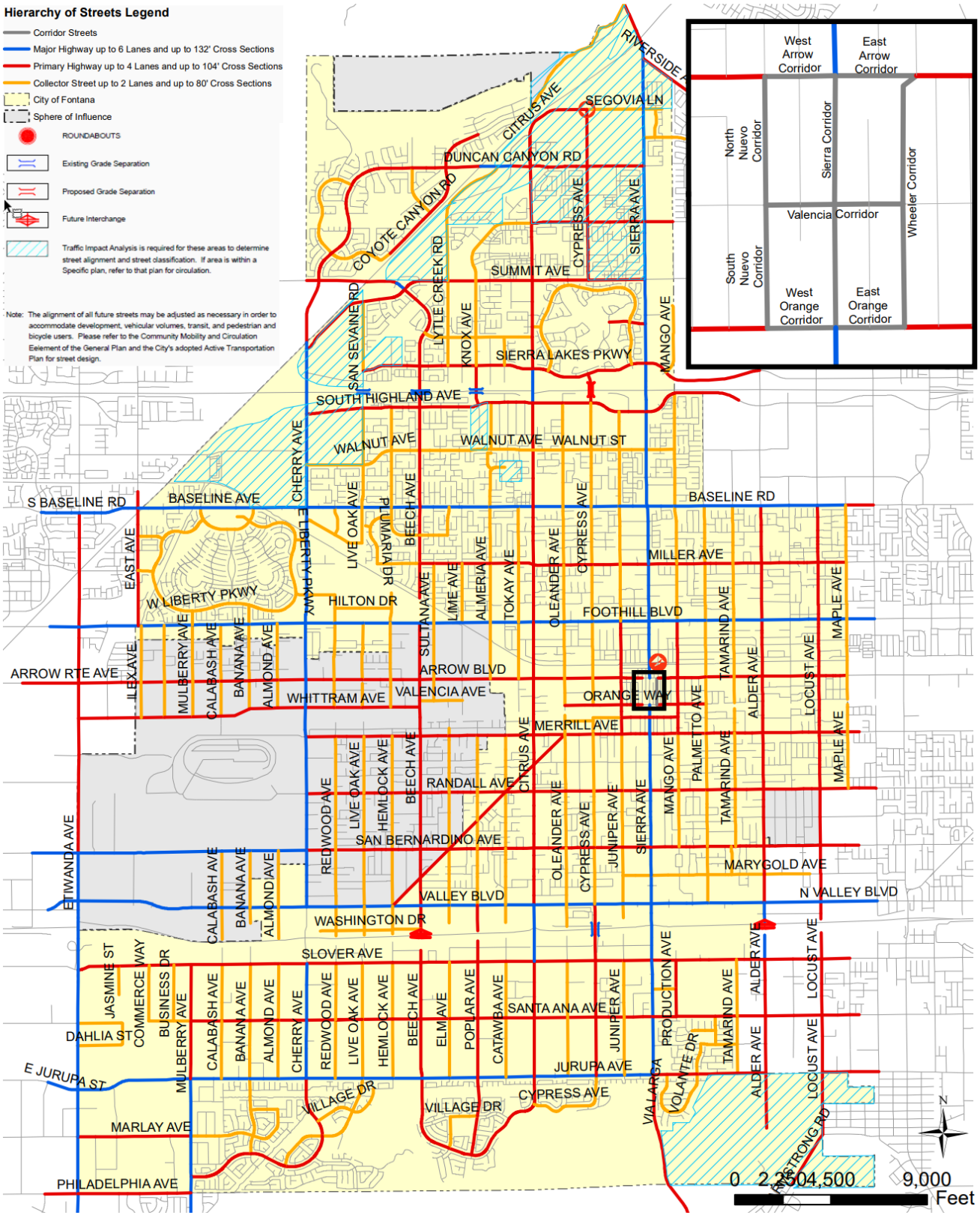
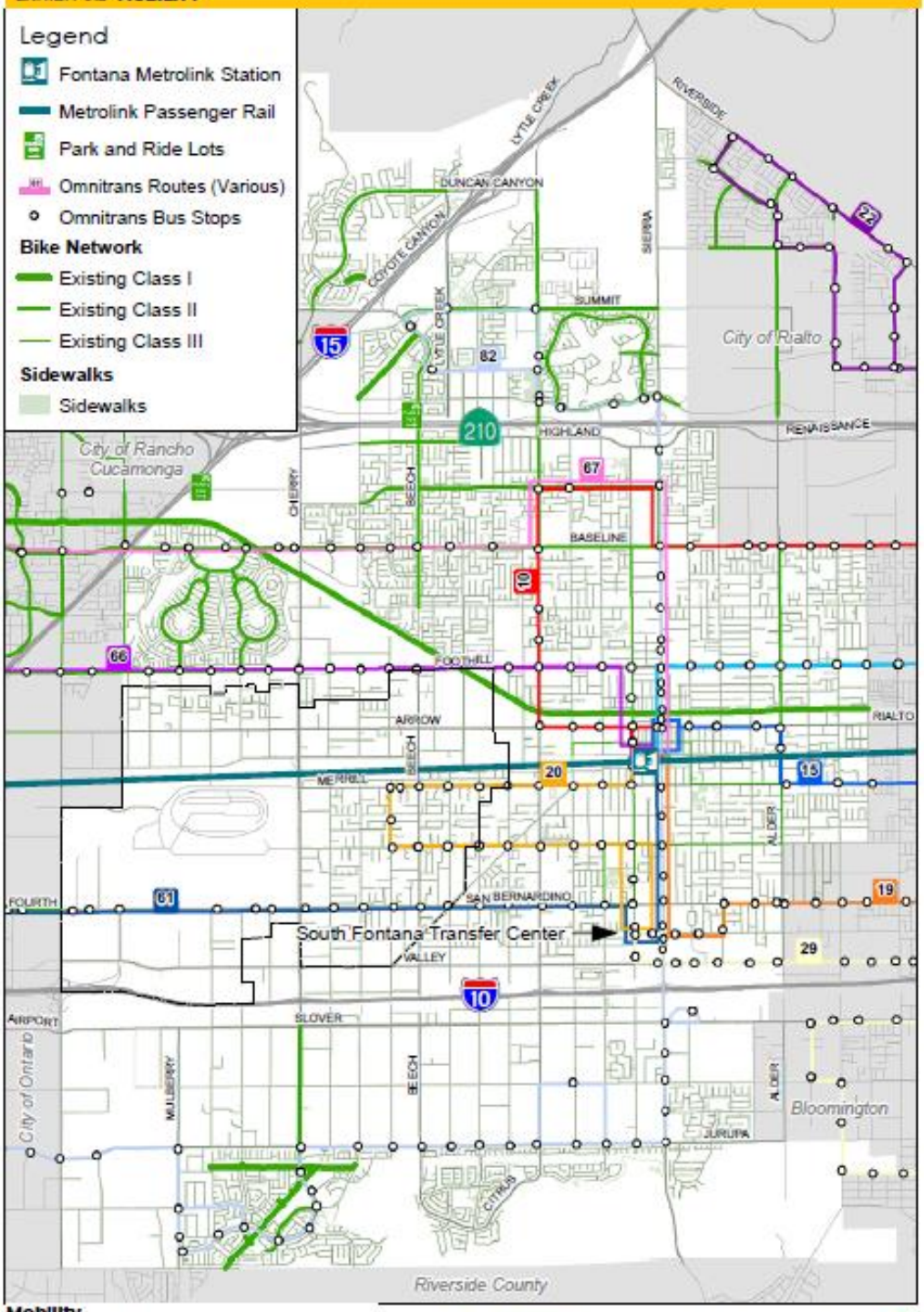


EXHIBIT 9.3 **MOBILITY**

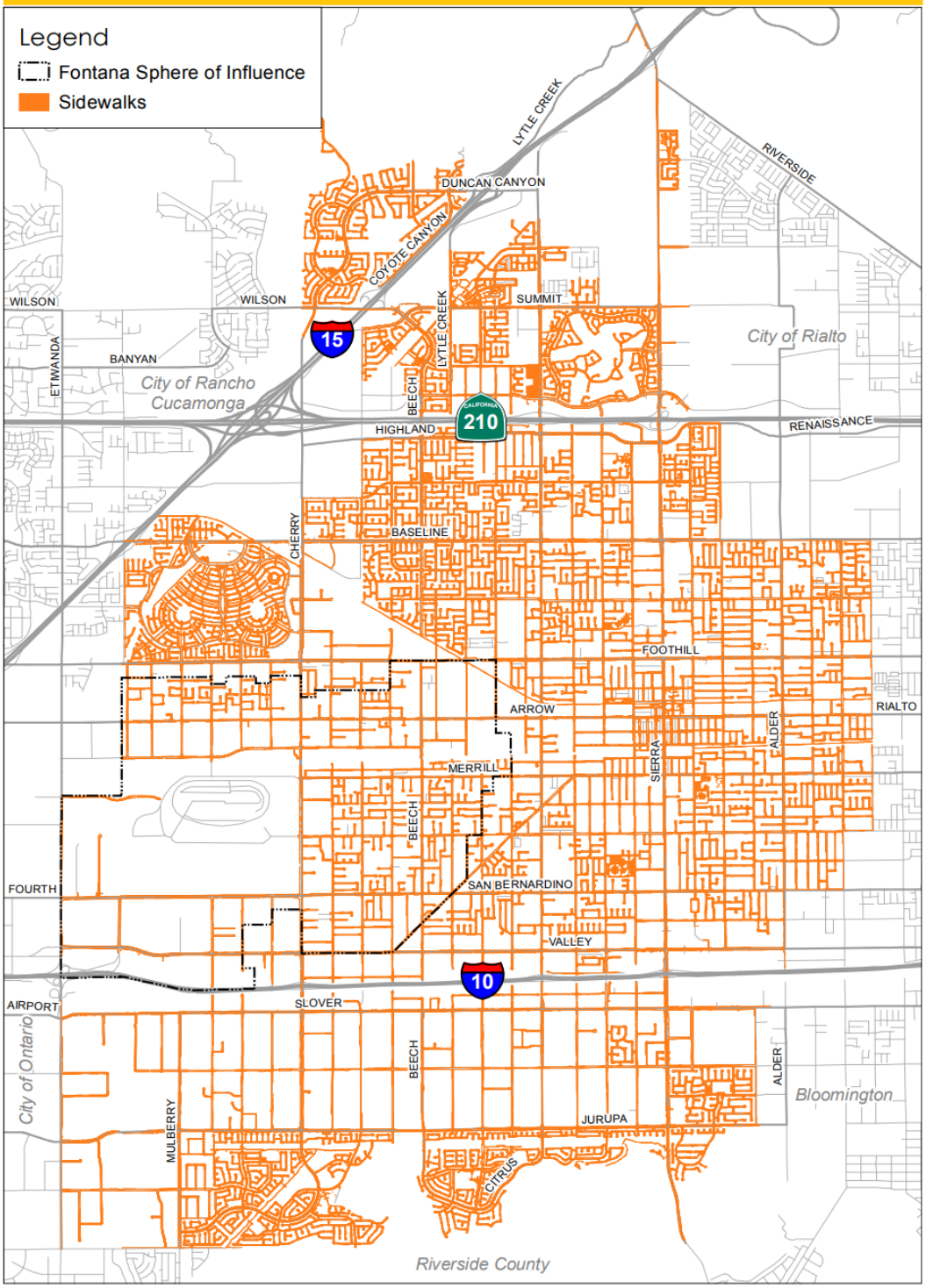


Mobility
October, 2015
Data source: City of Fontana, Metrolink, Omnitrans, SANBAG

Fontana Forward

0 2,500 5,000 10,000
Scale 1:75,000 Feet

EXHIBIT 9.4 **SIDEWALK CONNECTIVITY IN FONTANA**

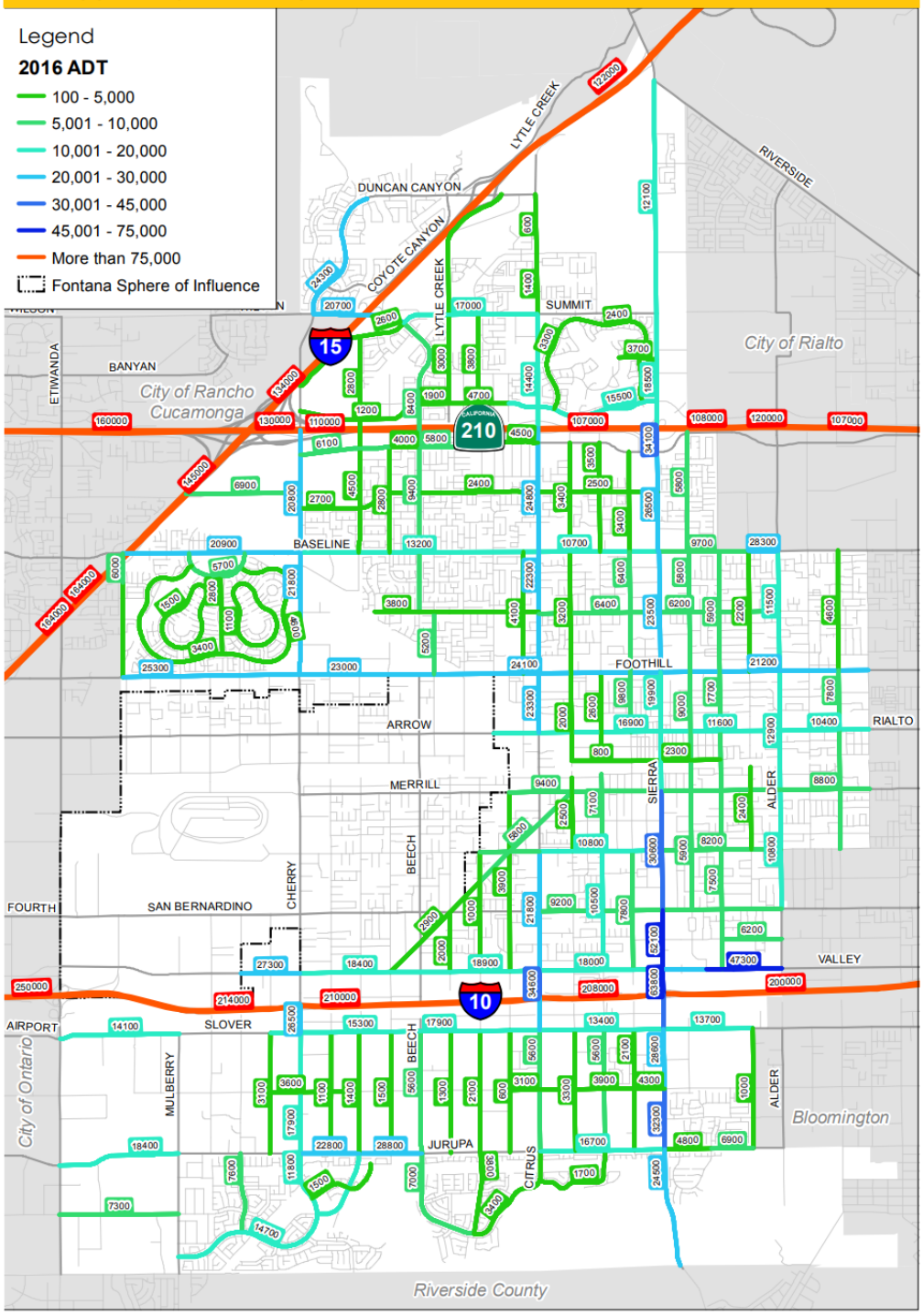


Sidewalk Connectivity
March, 2017
Data source: City of Fontana, 2015

Fontana Forward

0 2,500 5,000 10,000
Scale 1:75,000 Feet

EXHIBIT 9.5 **AVERAGE DAILY TRIPS**

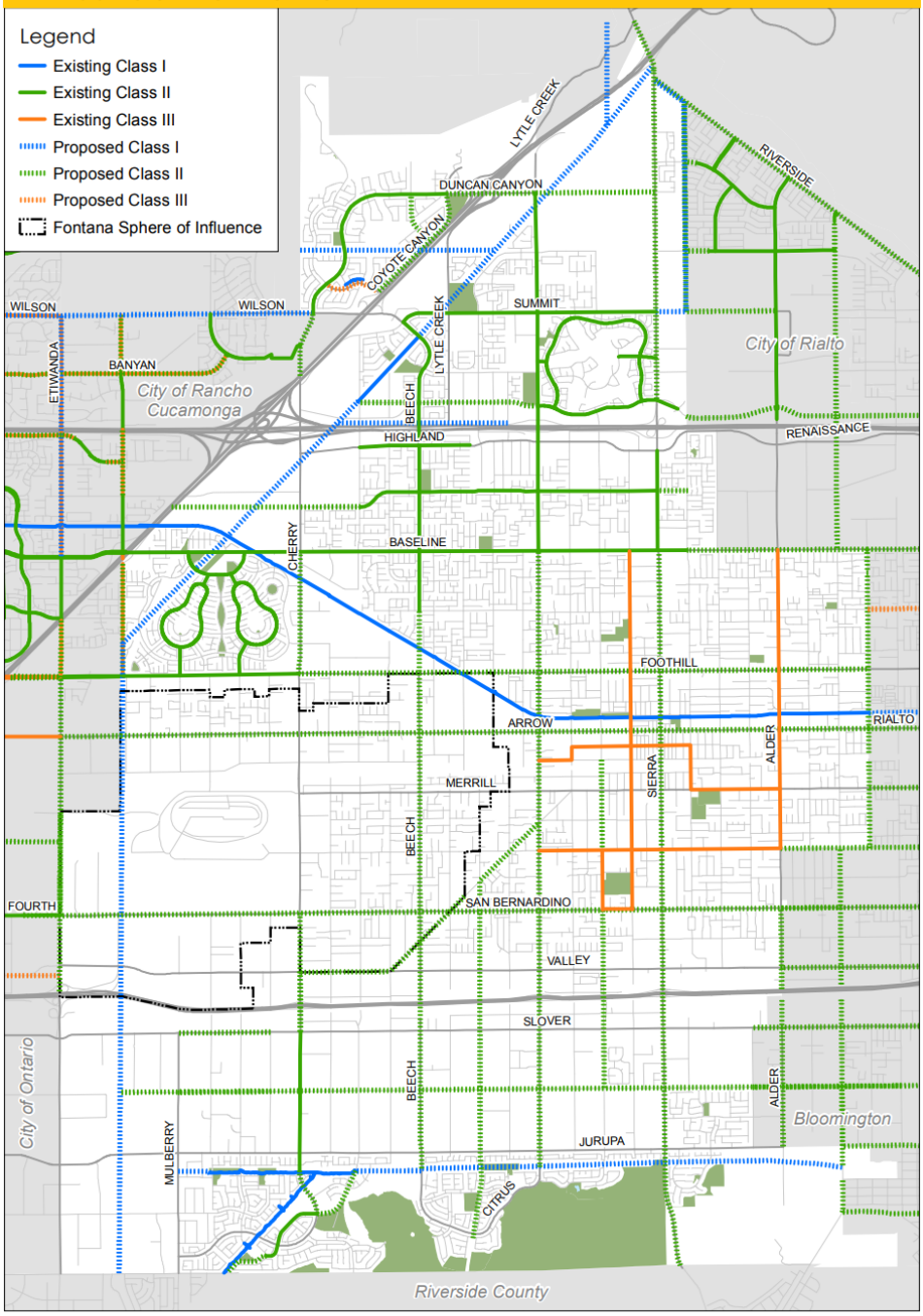


Average Daily Trips
March, 2017
Data source: City of Fontana, 2016

Fontana Forward

0 2,500 5,000 10,000
Scale 1:75,000 Feet

EXHIBIT 9.6 **BICYCLE FACILITIES IN FONTANA**

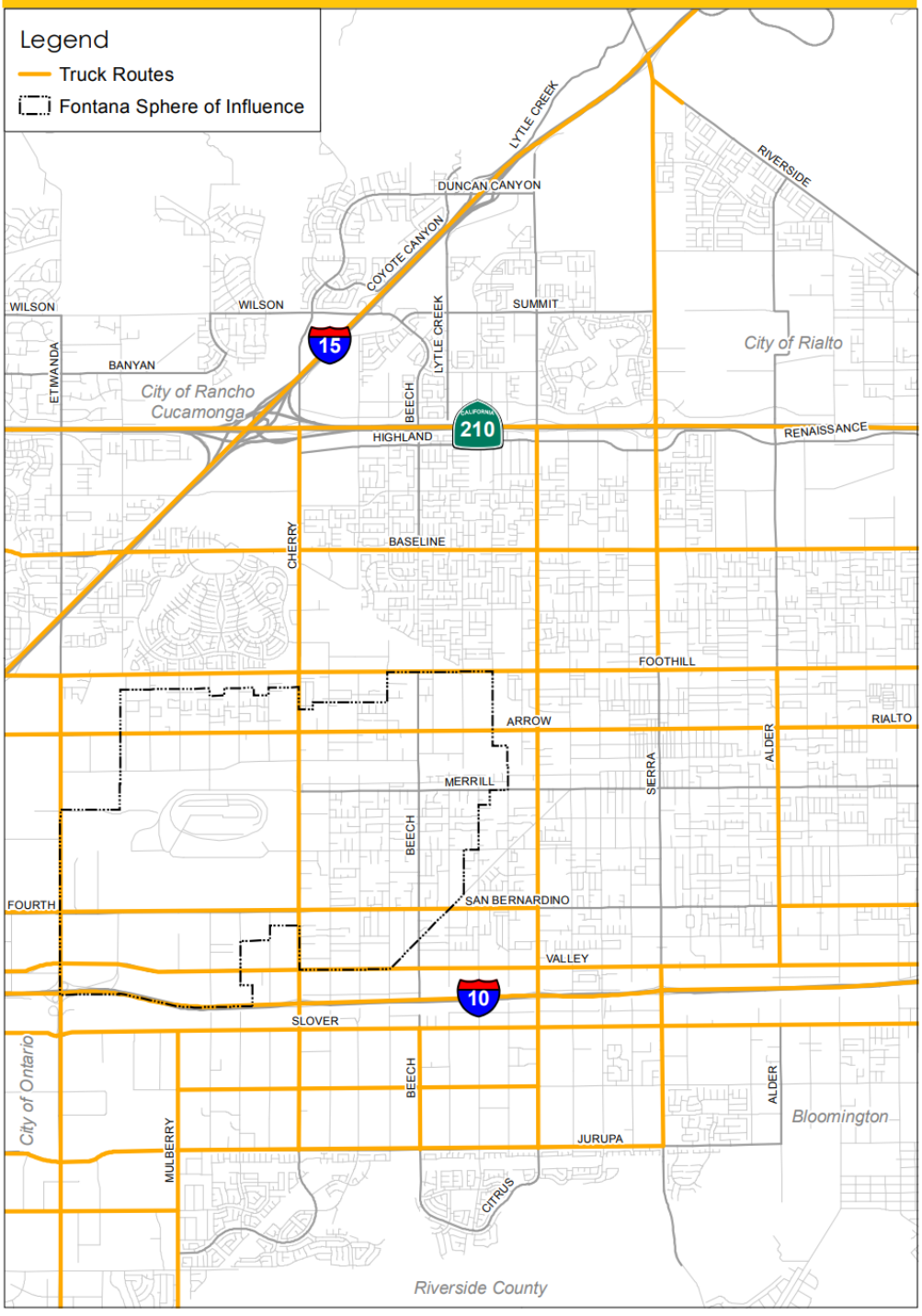


Bicycle Facilities
March, 2017
Data sources: City of Fontana, 2015; SANBAG NMTP, 2014

Fontana Forward

0 2,500 5,000 10,000
Scale 1:75,000 Feet

EXHIBIT 9.7 **TRUCK ROUTES**



Truck Network
March, 2017
Data source: City of Fontana, 2014

Fontana Forward

0 2,500 5,000 10,000 Feet
Scale 1:75,000

Collector Streets:

These roadways can accommodate 2 or 4 lanes of traffic. They are typically used to take traffic from neighborhoods to Primary and Secondary Roads. Collector Roads are also used in industrial areas to funnel trucks from their point of services to the Truck Route Network. Whether connecting residents to Primary Roads or trucks to Truck Routes, collector streets are ideal candidates for Complete Street concepts. Where possible, physical buffers such as land- scaped parkways or solid dividers should be used to separate vehicular traffic from bicycles and pedestrians.

Local Streets:

These are 2 lane roads in large part serving residential neighborhoods. In addition to Complete Street concepts, traffic calming measures should be incorporated whenever possible. Local streets should consider automobile parking curb adjacent with bike lanes striped along the roadside of the parking area.

Downtown Corridor

Sierra Avenue (South of Arrow Blvd and North of Orange Ave):

For the first phase, which is expected to be implemented within three to five years, Sierra Avenue consists of a two-lane street with one lane going north and the other going south. A raised medium is required between both lanes with landscaping, bike lanes with buffer and sidewalk. Parallel parking is provided along both lanes with a bike lane and sidewalk.

The second phase will transition the corridor to exclusively pedestrian access, focusing on community connectivity. This new pedestrian plaza, which will feature bike lanes, seating areas, walkways and landscaping, will be the central community gathering place in the redeveloped Downtown. The implementation of the second phase will be driven by market factors including redevelopment and community demand.

Arrow Boulevard (East of Nuevo Ave and West of Wheeler Ave):

This section of Arrow Boulevard will allow up to six lanes for drive aisles and turning lanes. A raised medium and parallel parking are required.

Orange Avenue (East of Nuevo Ave and West of Wheeler Ave):

This section of Orange Avenue will allow up to five lanes for drive aisles and turning lanes. Parallel parking and bike lanes are included.

Nuevo Avenue (South of Arrow Blvd and North of Orange Ave):

This section of Nuevo Avenue will allow two lanes for automobile traffic traveling south. Parking and bike lanes are included.

Wheeler Avenue (South of Arrow Blvd and North of Orange Ave):

This section of Wheeler Avenue will allow two lanes for automobile traffic traveling south. Parking and bike lanes are included.

Valencia Avenue (East of Nuevo Ave and West of Wheeler Ave):

This section of Valencia Avenue will allow two driving lanes. Parallel parking and bike lanes are included.

CHALLENGES

- Reducing traffic congestion.
- Providing more transportation choice for trips within Fontana.
- Creating safe, comfortable and convenient alternatives to driving.
- Reducing the commuting burden for Fontana residents.
- Improving transit service, coverage, reliability, convenience, and comfort.
- Reducing traffic congestion.

D. What the Community Said

Public opinion survey

Respondents who expressed that they were very satisfied or somewhat satisfied with the following public services:

- Maintain local streets and roads—77.7%
- Manage traffic flow in the city—74.3%

Respondents ranked the following potential future priorities as high or medium priorities:

- Improve the maintenance of city streets and infrastructure—90.8%
- Make it easier and safer to walk to local destinations—86.7%
- Improve traffic conditions in the city—83.6%
- Improve local public transit services—79.6%
- Create a network of safe bike routes connecting all parts of the city—74.2%

(Text continues on page 9.18)

The Six E's of Safe Routes to School*

Research shows that comprehensive Safe Routes to School programs are effective at increasing physical activity and reducing injuries. A comprehensive approach requires embedding Safe Routes to School within all aspects of a community. The Six E's of Safe Routes to School describe the key components of a comprehensive, integrated approach:

- Education – Teaching students and community members about the broad range of transportation choices and educating them about how to be safe from traffic and crime while using different methods of transportation.
- Encouragement – Using events and activities to promote walking, bicycling, public transportation, and being physically active. Many Safe Routes to School activities, such as walking school buses, are designed to reduce the danger of harm from traffic or violence.
- Engineering – Making physical improvements to the streetscape and built environment that discourage the risk of injury from motor vehicles or people, increasing street safety.
- Enforcement – Partnering with local law enforcement to address traffic and crime concerns in the neighborhood around the school and along school routes.
- Evaluation – Assessing which approaches are more or less successful; ensuring that a program or initiative is decreasing health disparities and increasing equity; identifying unintended consequences or opportunities to improve the effectiveness of an approach for a given community.
- Equity – Creating access and ensuring safe and equitable outcomes for low-income communities, communities of color, and everyone else.

*From "Taking Back the Streets & Sidewalks: How Safe Routes to School and Community Safety Initiatives Can Overcome Violence and Crime", a guide published by the Safe Routes to School National Partnership. The full guide is available at http://saferoutespartnership.org/sites/default/files/resource_files/taking-back-the-streets-and-sidewalks.pdf

Community Workshop and meeting input

What are 'Complete Streets?'

A Complete Street provides safe and accessible travel options for all modes—walking, biking, transit, and vehicles—for people of all ages and abilities.

- Fill in gaps in sidewalk network
- Improve walking and biking safety
- Expand transit options
- Offer public transit for seniors lacking cars
- Address traffic speeds with traffic calming
- Address freeway interchange capacity
- Address overpasses and underpasses at railroad tracks for emergency vehicles
- Sierra Avenue between Foothill Boulevard and Valley Boulevard is too congested
- Improvements for traffic flow and speed needed on Valley Boulevard cross streets
- Roads to be safer with use of street lights and trees
- Electric stations for cars and bikes
- Don't reduce narrow streets for bike lanes

E. Policies and Actions to Achieve the Goals

Goal 1: The City of Fontana has a comprehensive and balanced transportation system with safety and multimodal accessibility the top priority of citywide transportation planning, as well as accommodating freight movement.

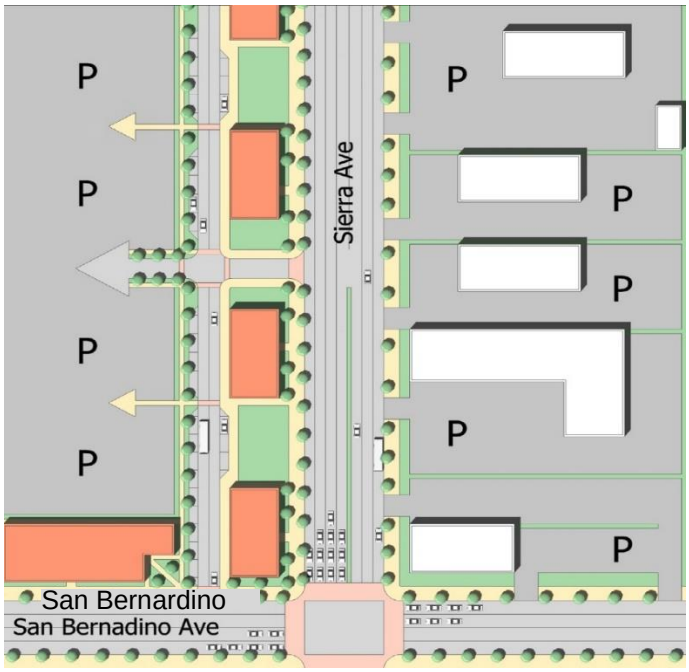
POLICIES

- Provide roadways that serve the needs of Fontana residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and walkways.
- Make safety and multimodal accessibility the top priority of citywide transportation planning.
- Apply the six "E's" of the Safe Routes to School program to transportation planning and implementation—Encouragement, Education, Engineering, Enforcement, Evaluation, and Equity.
- Make land use decisions that support walking, bicycling, and public transit use, in alignment with the 2014-2040 Regional Transportation Plan and Sustainable Communities Strategy.

ACTIONS

A. Establish and implement an integrated program of transportation management and intelligent transportation systems to maximize the efficiency of the existing street system and provide travel options to single-occupancy vehicles.

EXHIBIT 9.8 **MULTI-WAY SEGMENTS FOR THE LIVABLE CORRIDORS**



B. Make multimodal transportation a high priority by promoting pedestrian access, bicycle use, and transit options within Fontana and to the surrounding communities.

C. Integrate Complete Streets principles into street design guidelines, standards, and other construction guides to create a safe, comfortable, and efficient transportation system that is sensitive to the context of the area it serves.

▶ Encourage pedestrian-friendly design features such as sidewalks, bulb-outs, bollards, street trees, on- street parking, public spaces, gardens, outdoor furniture, art, and interesting architectural details.

D. Use Multimodal Level of Service as a measurement in the rating of the performance of streets. Balance provisions for transit, bicycle, and pedestrians with vehicle level of service.

E. Maximize available roadway capacity through technologies such as connected vehicle communication systems that link vehicles, the infrastructure, and personal communication devices.

F. Support continued development and improvement of the Fontana Metrolink Station as an important transportation node for the city and access to regional destinations and employment centers.

G. Support car sharing services and the use of ride-hailing apps to reduce the need for households to own multiple vehicles.

H. Encourage the provision of amenities such as seating, lighting, and signage (including real-time arrival information) at bus stops, shuttle stops and the Metrolink station to increase rider comfort, safety, and convenience.

Complete Streets practices assure that streets serve all users equally—including people who walk, bike, and take transit.

I. Collaborate with employers, the school districts, Omnitrans and other agencies to develop and expand programs to reduce dependence on single- passenger auto use and develop shared shuttle services, or provide transit passes, or partner with Omnitrans to provide service to employment areas with multimodal transit stations.

J. Continue to designate and enforce truck routes to provide freight access while mitigating air pollution impacts on neighborhoods.

K. Continue to support freight railroad access to serve Fontana industry.

L. Make land use decisions that support walking, bicycling, and public transit use.

M. Encourage and require, where feasible, new private developments to dedicate easements and provide improvements for bicycle and pedestrian paths.

- Create connecting paths for pedestrians and bicycles not identified within but supportive of Fontana's Active Transportation Plan when opportunities arise in new developments.

N. Encourage walkable, compact, higher-density, mixed-use development in downtown and on Livable Corridor areas through land use and zoning adjacent to and within walking distance of the Metrolink Station.

O. Explore the potential for multi-way boulevard segments along Livable Corridors (see Exhibit 9.8).

- As revitalization and redevelopment occur along Sierra Avenue and Foothill

Boulevard, explore opportunities to provide bus pull-outs or side access lanes in private property, keeping middle lanes for through traffic.

P. Encourage retrofits of connections internally and externally in established, master-planned neighborhoods to encourage safe walking, biking, and connections to neighborhood and city destinations.

Q. Ensure that new development proposals include pedestrian and bicyclist connections within and between developments as an integral component of the site design, which may include seating, shading, lighting, directional signage, accessibility, bicycle parking and convenience.

R. Rely on the recently adopted Active Transportation Plan to guide the implementation of Complete Streets practices that improve transportation options for everyone—especially those who walk, bike and take transit.

S. Include options for non-work trips that connect neighborhoods to schools, parks, civic destinations, shopping, and entertainment.

- ▶ Safe and convenient pedestrian and bicycle routes encourage people to engage in healthy exercise rather than drive to access nearby city destinations. Identify pedestrian- and bike-shed areas (typically 1/2-mile radius and 3-mileradius) in neighborhoods to connect to destinations. This is the Neighborhood Mobility Area approach included in SCAG's2016-2040 Regional Transportation Plan/Sustainable Communities Strategy.

T. Maintain and enhance the existing trails such as Pacific Electric Trail (PET) and develop new trails.

- ▶ During the General Plan Update process, participants expressed concern about security in some parts of the PET and requested additional lighting and amenities. The trail needs public education and signage about the security features that already exist: each of the lights on the PET is numbered and functions as an address for the 911 emergency service (create a "know your number" campaign).

U. Implement the San Sevaine Trail Master Plan through design and construction.

V. Create an "Eastside Trail" Master Plan as north-south designated pedestrian and bicycle route in the eastern part of the city that connects with the Pacific Electric Trail.

- ▶ Unlike the San Sevaine Trail, a separated route on the east side of the city is not feasible. However, design of a bicycle boulevard route on streets parallel to Sierra Avenue and enhanced pedestrian conditions with signage as the "Eastside Trail," could provide a comfortable, convenient, and safe citywide link.

W. For existing walled subdivisions, support community efforts to enhance pedestrian and bicycle access to connect these neighborhoods to transit and services through public education and by facilitating retrofitted improvements.

X. Add attractive, secure bicycle parking at both public and private facilities.

Y. Maintain bicycle and pedestrian infrastructure at high levels to encourage use.

Z. Improve amenities such as seating, lighting, secure bicycle parking, street trees, and interpretive stations along public bicycle and pedestrian paths and in City parks to encourage walking and cycling and enhance the perception ofsafety.

AA. Cooperate with surrounding communities and other agencies to establish and maintain interjurisdictional bicycle facilities, pedestrian paths and multi-use trails using creek, utility, railroad rights-of-way and green spaces.

*

BB. Monitor the development of autonomous vehicles (cars, trucks, and shared vehicles) and its potential impacts on Fontana.

- As a city of commuters, Fontana may eventually be transformed by the rise of the driverless vehicle. The future impact of autonomous vehicles (AVs), particularly in communities like Fontana, remains a matter for debate in 2017, when this document is being written. Shared autonomous shuttles in campus-style or higher-density environments are expected to be operating by 2020. The use of AVs in freight transportation may affect Fontana before driverless cars become common for the average user.

The design of streets, intersections and parking should give priority to safety for all users.

Goal 2: Fontana's street network is safe and accessible to all users, especially the most vulnerable such as children, youth, older adults and people with disabilities.

POLICIES

- When constructing or modifying roadways, design the roadway space for use by all users when feasible, including motor vehicles, buses, bicyclists, mobility devices, and pedestrians, as appropriate for the context of the area.
- Support designated truck routes that avoid negative impacts on residential and commercial areas while accommodating the efficient movement of trucks on designated truck routes and arterial streets.

ACTIONS

A. Avoid major increases in street capacity beyond existing programmed projects unless necessary to remedy severe traffic congestion or critical neighborhood traffic problems.
   - Where capacity is increased, balance the needs of motor vehicles with those of pedestrians and bicyclists.

B. Design streets, intersections, and parking areas with safety and all users in mind.

C. Maintain acceptable levels of service for transit vehicles, bicyclists, and pedestrians on roads in Fontana.

D. Prioritize pedestrian, bicycle, automobile safety and transit accessibility over vehicle level of service at intersections.

E. Continue to work with Metrolink to increase safety at train crossings, including improving gate technology, grade separation, and signal coordination.

F. Work with Metrolink and local bus service providers to identify opportunities to enhance bicycle and pedestrian accessibility to stations.

G. Vigorously and consistently enforce speed limits and other traffic laws.

H. Continue to give high priority to safe school travel routes and the safety and comfort of school children through Safe Routes to Schools projects and in-street modification projects that affect school travel routes.

I. Identify and address the needs of people with disabilities and meet or exceed the requirements of the Americans with Disabilities Act (ADA) during the planning and implementation of transportation and parking improvement projects.

J. Provide bicycle facilities and sidewalks on new streets when feasible and in a manner consistent with the context and needs of the area.

K. Ensure that additional through lanes are not installed at the expense of bicycle lanes, sidewalks, or landscaping.

L. Design intersections to minimize conflicts between motorized vehicles and the more vulnerable roadway users, such as pedestrians and bicyclists.

M. Consider pedestrians and bicyclists when designing road surfaces, curbs, crossings, signage, landscaping, signals, and sight lines.

N. In new commercial development, provide for direct, clearly delineated, and landscaped pedestrian walkways from transit stops and parking areas to building entries, and avoid placement of uses (such as drive-through facilities) in locations that would obstruct pedestrian pathways.

Goal 3: Local transit within the City of Fontana is a viable choice for residents, easily accessible and serving destinations throughout the city.

POLICIES

- Maximize the accessibility, safety, convenience, and appeal of transit service and transit stops.
- Promote concentrated development patterns in coordination with transit planning to maximize service efficiency and ridership.

ACTIONS

A. Work with Omnitrans to improve service and expand service to underserved parts of Fontana.

B. Use emerging technologies to expand and enhance traditional fixed-route/

fixed-schedule transit service to include on-demand transit ride-sharing services and similar improvements.

C. Support efforts to decrease wait times for local buses to a maximum of 15 minutes on heavily traveled corridors.

D. Provide easy transit access to grocery stores, schools, health facilities, and other necessary destinations and services by public transportation.

E. Promote extending transit service to major commercial areas and major parks and community centers north of SR-210 in order to serve groups who may not have access to a car such as retail workers, senior citizens, and youth.

Well designed furnishings for transit stops—including benches, lighting, and bike parking—will improve users' comfort and safety.

F. Work with Metrolink and Omnitrans to enhance pedestrian and bicycle accessibility to stations and safety, comfort and convenience at transit stations and stops, as well as train crossings.

G. Continue to work with Metrolink to increase safety at train crossings, including improving gate technology, grade separation, and signal coordination

H. Ensure that public transportation facilities are fully accessible to people with disabilities.

I. Implement consistent design standards for transit shelters, benches, lighting, bicycle parking and other improvements for transit stops that are aesthetically pleasing and consistent with community character.

J. Enhance way-finding signage along walkways to direct pedestrians to transit stops.

K. Encourage the provision of amenities such as seating, lighting, and signage (including real-time arrival information) and bicycle parking areas at bus stops, shuttle stops and the Metrolink station to increase rider comfort, safety, and convenience.

L. Support continued development and improvement of the Fontana Metrolink Station as an important transportation node for the city and access to regional destinations, and employment centers.

M. Create a Bus Stop Master Plan to include bus shelters and other amenities and improvements for accessing and using bus stops.

N. Explore the establishment of Quiet Zones to reduce train-horn noise at railroad crossings.

Goal 4: Fontana's neighborhood streets maintain a residential character and support a range of transportation options.

POLICIES

- Balance neighborhood traffic circulation needs with the goal of creating walkable and bike friendly neighborhoods.
- Develop and implement Best Practice Street Design standards for new residential street development projects.

ACTIONS

A. Minimize noticeable increases in traffic from new development within existing residential neighborhoods through traffic-mitigation measures.

B. Implement traffic-calming measures to slow traffic on local and collector streets in residential neighborhoods when supported by affected residents.

C. Where sidewalks are directly adjacent to curbs and no planting strip exists, explore ways to add planting pockets with street trees to increase shade and reduce the apparent width of wide streets.

D. To preserve connectivity, keep neighborhood streets open to all traffic movements unless there is a demonstrated safety or overwhelming cut-through traffic problem and there are no acceptable alternatives; or the street is a part of a designated bicycle boulevard.

Goal 5: Fontana's commercial and mixed-use areas include a multifunctional street network that ensures a safe, comfortable, and efficient movement of people, goods, and services to support a high quality of life and economic vitality.

POLICIES

- Provide a transportation network that is compatible with the needs of commerce and those who live, work and shop in mixed-use areas.
- Encourage mixed use and commercial developments that support walking, bicycling, and public transit use while balancing the needs of motorized traffic to serve such developments.

ACTIONS

A. Maintain levels of service for passenger vehicles, transit vehicles, trucks, bicyclists, and pedestrians that are appropriate for the context of the area.

B. Maximize available roadway capacity through technologies such as connected vehicle communication systems that link vehicles, the infrastructure, and personal communication devices.

C. Implement access-management techniques in commercial and mixed-use areas that allow for smooth traffic flow while creating a safe environment for non-motorized users.

D. Optimize traffic flow through the use of coordinated and synchronized traffic signals.

E. Integrate Complete Streets principles into street design guidelines for mixed-use and commercial areas.

F. Encourage existing development and require new mixed-use and commercial development to create pedestrian and bicyclist connections within and between developments as an integral component of the site design.

G. Widen sidewalks where intensive commercial, recreational, or institutional activity is present; where sidewalks are congested; where sidewalks are not wide enough to provide appropriate pedestrian amenities; or where residential densities are high.

H. Require safe and convenient off-street bicycle parking as part of the approval process for new mixed-use development

Goal 6: The city has attractive and convenient parking facilities for both motorized and non-motorized vehicles that fit the context.

POLICIES

- Provide the right amount of motor vehicle and bicycle parking in commercial and employment centers to support vibrant economic activity.
- Encourage approaches that reduce the overall number of new parking spaces that must be provided on-site for new development.

ACTIONS

A. Design vehicle parking to have multiple benefits.

B. Design vehicle parking areas to reduce stormwater runoff, increase

Lancaster Boulevard in Lancaster supports a variety of travel methods. Its design allows easy conversion for festivals and special events, boosting activity for nearby merchants.

compatibility with street trees and add visual interest to streets and other public locations.

- ▶ Eliminate large expanses of parking as the principal feature of street frontage. Provide parking at the side or rear, with one parking row at the frontage allowed on arterial streets.

C. Where needed, design parking areas to include some spaces for oversized vehicles.

D. Increase the number of electric vehicle charging stations in parking areas around the city.

E. Update the Zoning and Development Code to require the installation of electric vehicle charging stations in new commercial, mixed-use, or multifamily developments over 20,000 square feet.

F. Require installation of electric vehicle charging stations in existing non-residential, multifamily, or mixed-use developments over 25,000 square feet (or other suitable size threshold) when they seek permits for significant expansion.

G. Establish electric-vehicle charging stations at public sites such as community centers and other City facilities and encourage installation of charging stations at schools.

H. Right-size parking requirements for non-residential and multifamily land uses to meet needs but avoid over-building parking.

- ▶ Surface car storage—otherwise known as surface parking—will continue to be necessary in Fontana, both because cars will continue to be essential for most people and because of the cost of structured parking. However, required parking ratios often result in more parking spaces than are typically needed. More land is then taken up by parking that could be occupied by higher-value uses.

I. Review and evaluate required parking ratios to "right size" parking. New proposed projects should be evaluated for parking needs and compared with existing requirements to evaluate if changes would be beneficial.

- ▶ The Center for Neighborhood Technology is developing a tool for use all types of communities—urban, suburban, and rural—and a range of project types to right-size parking. (www.cnt.org/tools/right-size-parking- calculator)

J. Promote and organize shared parking agreements in downtown and other areas where there are adjacent underutilized private parking areas and complementary land uses.

K. Discourage provision of parking above the minimum required.

- ▶ Project proponents who wish to provide more than the minimum required parking should be asked to provide parking in phases, with a requirement

Parking can provide multiple benefits, such as stormwater infiltration, visual interest, and shade.

to show data that additional parking is necessary.

L. Require safe and convenient off street bicycle parking as part of the approval process for new development.
   - In general, increase the number of safe, secure, attractive and well-designed public bicycle parking spaces available in the city.

M. Create public parking areas or, when feasible, a public parking structure downtown to provide a "park once" amenity for downtown visitors as part of the downtown revitalization program.

N. Require shade strategies such as covered parking in parking lots or parking structures through the use of tree canopies or decorative (architecturally compatible) photovoltaic panel canopies.

Goal 7: The city of Fontana participates in shaping regional transportation policies to reduce traffic congestion and greenhouse gas emissions.

POLICIES

- Lead and participate in initiatives to manage regional traffic.
- Coordinate with regional agencies and Caltrans to participate in regional efforts to maintain transportation infrastructure in Fontana.
- Participate in the efforts of the Southern California Association of Governments (SCAG) to coordinate transportation planning and services that support greenhouse gas reductions.
- Participate in the efforts by Caltrans to reduce congestion and improve traffic flow on area freeways.

ACTIONS

A. Use the City's annual Legislative Platform to define positions on regional and statewide transportation polices.

B. Work with Metrolink and other regional transit providers to support efforts to expand the regional rail system to connect a greater number of Fontana residents and businesses with other cities and counties in Southern California.

C. Collaborate with public interest groups, academic institutions, and local, state, and the federal government to study and advocate for transportation regulatory changes that meet the needs of Fontana residents and businesses.

D. Support the adoption and use of technologies that reduce emissions from passenger and transit vehicles.

E. Reduce greenhouse gas emissions associated with transportation by reducing vehicle miles traveled and per-mile emissions through use of vehicle technologies to meet the City's goals for greenhouse gas reductions by 2035.

F. Getting Started

ACTION	RESPONSIBLE PARTY
Coordinate transportation with land use decision making	Traffic Engineering Department, Planning Division
Seek funding for the San Sevaine Trail implementation	Engineering Department

10

Infrastructure and Green Systems

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023
City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

CHAPTER 10

Infrastructure and Green Systems

Fontana's public infrastructure systems and facilities represent over $1.4 billion of investment made by previous and current generations and are critical to economic prosperity and quality of life. Fontana depends on regional agencies and privately-owned utilities for many infrastructure services, including drinking water, wastewater treatment, and power, and it is subject to state standards and regulations. State legislation promotes resource-efficient infrastructure systems. The Fontana Department of Public Works is responsible for maintenance of city property, including parks and trails, streets, sewer lines and lift stations, and City buildings; for stormwater management; and for maintaining the city fleet.

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023
City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

A. Infrastructure and Green Systems in the Fontana Forward Vision and Principles

VISION

We have become one of the healthiest and most sustainable cities in San Bernardino County. We have taken many steps to improve our health indicators, which meet and, increasingly, surpass state averages. Our local infrastructure is resource-efficient and well-maintained. We work with our water and energy providers to establish the highest possible levels of resource conservation and efficiency.

PRINCIPLE

Be cost-effective. Establish cost-effective best practices and systems to support ongoing city services and infrastructure.

B. Goals and Policies

GOALS	POLICIES
Water	
Fontana collaborates with public and private agencies for an integrated and sustainable water resource management program.	• Support initiatives to provide a long term supply of the right water for the right use through working with regional providers and the One Water One Watershed Plan.
Fontana promotes use of non-potable water for uses where drinking water is not needed.	• Encourage use of processed water from the IEUA systems using recycled water for all non-drinking water purposes. • Promote laundry-to-landscape greywater systems for single-family units.
The City continues to have an effective water conservation program.	• Support landscaping in public and private spaces with drought-resistant plants. • Continue successful city water conservation programs and partnerships.
The City of Fontana consistently seeks reasonable rates from the city's drinking water providers.	• Support City negotiations to keep drinking water rates reasonable for residents and other users.
Wastewater	
Fontana collaborates closely with the Inland Empire Utility Agency to promote innovative and resource-efficient systems and reduce sewer fees.	• Support and participate in IEUA programs that help Fontana be more resource-efficient. • Support incorporation of greywater systems in new developments.
Stormwater	
Fontana has a stormwater drainage system that is environmentally and economically sustainable and compatible with regional One Water One Watershed standards.	• Continue to implement the water-quality management plan for stormwater management that incorporates low-impact and green infrastructure standards. • Promote natural drainage approaches (green infrastructure) and other alternative non-structural and structural best practices to manage and treat stormwater. • Use street parkways to treat and infiltrate runoff for new developments and redevelopments.
Power	
Fontana is becoming an energy-efficient community.	• Promote renewable energy and distributed energy systems in new development and retrofits of existing development to work toward becoming a zero net energy city.
Solid Waste	
All residences and businesses have a dependable, environmentally safe means of disposing of solid waste.	• Continue providing city waste-management services. • Continue to maximize diversion opportunities and landfill capacity by supporting recycling innovations, such as E-waste, commercial, multifamily and organic waste recycling programs.
Telecommunications	
Up-to-date telecommunications technology is available to all developed areas in the city.	• Ensure that Fontana remains competitive as a place to live, work, and learn in terms of available telecommunications and other technology.
General	
Fontana uses the Envision rating system to evaluate infrastructure options and potential social, environmental and economic impacts.	• Support use of the Envision system to make Fontana projects as cost-effective and beneficial as possible

C. Findings and Challenges

FINDINGS

Water

- **One Water.** Integrated water management—sometimes called a "one water" management system—is an effective, holistic management approach—for drinking water, wastewater treatment, and stormwater—to meet the long-term needs of residents, businesses and the natural environment. Water managers and suppliers in Southern California are implementing programs designed to reduce the amount of water that must be imported and purchased from outside the region.
- **One Water One Watershed Plan.** The Santa Ana Watershed Authority (SAWA), in which Fontana participates, has created an innovative integrated water management plan called the One Water One Watershed 2.0 Plan. SAWA summarizes the need for the plan as follows:
  - > "[T]he goal of yesteryear was affordable water for a growing economy. But over time, the goal has changed to become a more complicated balancing act of environmental sustainability, quality of life and, economic growth in a changing environment dominated by water and financial scarcity. The strategy to achieve this goal is integrated water management. This means the various silos of water supply, flood management, water quality, ecosystem restoration, and recreation are brought together as one. Another way to think about it is that while the drop of water may at different times be characterized by different elements, it is still the same drop of water…. The emphasis of this new OWOW 2.0 Plan is that all people are encouraged to adopt a water ethic that focuses on understanding where their water comes from, how much they use of it, what they put into water, and where it goes after they finish using it.

Fontana belongs to the Santa Ana Watershed Authority. Its innovative "One Water One Watershed 2.0 Plan" calls for an integrated approach to managing all aspects of water use: supply, flood control, water quality, ecosystem protection, and recreation.

To meet growing water demands in the region, a new suite of approaches to planning are needed now that lead with a water demand reduction strategy." (OWOW Plan, Executive Summary, pages 1, 3.)

- **Land use and water supply.** According to the OWOW Plan, "land use decisions are arguably the primary underlying cause of, and potential solution for, the existing water supply, water quality, and natural resource challenges in the Santa Ana River Watershed." (OWOW, Ch. 5.7.1, p.1). Growth and urbanization have been accompanied by the spread of impervious surfaces. Modern water management seeks to minimize impervious surfaces through Best Management Practices (BMPs) in new development and retrofitting existing development.
- **Drinking water supply.** The City of Fontana relies on other agencies that have direct control over its drinking water supply. Drinking water is provided to the city primarily by three agencies: The Fontana Water Company (FWC), Cucamonga Valley Water District (CVWD) and the West Valley Water District. Small areas of the city and Sphere of Influence are serviced by the Marygold Mutual Water Company and the Crawford Canyon Mutual Water Company.
  - > The majority of the city is supplied by FWC.
  - > Water in Fontana comes from Lytle Creek, groundwater wells, and, to a lesser extent, the State Water Project (Northern California water). Eighty-five percent of FWC water comes from groundwater.
- **Drought and water conservation.** The City of Fontana has adopted the Model Water Efficiency Ordinance (MWELO).
- **Recycled water.** The Inland Empire Utilities Agency (IEUA) is a water wholesaler and delivers recycled water for nonpotable uses, such as industrial uses and irrigation. The City of Fontana has the rights to receive a percentage of recycled water IEUA generates on an annual basis. The IEUA also promotes sustainable use of groundwater and development of local water supplies. The Fontana Water Company is also developing a recycled-water system.
- **Greywater systems.** The California Plumbing Code includes greywater-system regulations in Chapter 16. Since 2009, the code has not required a permit or inspection for washing machine systems in single-family or two-family homes that do not alter existing plumbing as long a set of guidelines are followed.

Wastewater Collection and Treatment

- **Sewer lines and pump stations.** The City of Fontana owns and maintains pump stations and 437 miles of sewer lines.
- **Wastewater treatment.** Wastewater treatment is provided by the Inland Empire Utility Agency, which has wastewater treatment plants in Ontario and in Rancho Cucamonga. A portion of the city's' wastewaster is treated by the City of Rialto.

Stormwater Management

- **Stormwater permit.** Fontana participates in a regional stormwater program under the San Bernardino County Flood Control NPDES permit. The County is the principal permittee.
- **Nonpoint pollution.** Because "point" pollution from sources such as factories is now well-regulated, today there is more focus on "nonpoint" pollution from stormwater runoff that may contain pollutants such as oil and grease from streets and parking lots, fertilizer and pesticides from lawns, sediment from poorly managed construction sites, and bacteria from pet and wildlife wastes and faulty septic systems. On-site treatment of stormwater and "green infrastructure" that mimics natural systems are effective methods for managing nonpoint pollution.
- **Aquifer recharge.** The availability of local groundwater supplies depends on aquifer recharge from natural sources, rain and snow melt, which are insufficient. Recharge from other sources is becoming increasingly important to ensure the availability of local groundwater water supplies.
  - > Agencies including the IEUA sponsor the Chino Basin Recycled Water Groundwater Recharge Program, a network of pipelines that directs stormwater runoff, imported water from the State Water Project, and IEUA-recycled water to 16 recharge sites so it can percolate into the ground.
  - > The City of Fontana is moving toward management of stormwater through development standards that promote on-site treatment and groundwater recharge with Best Management Practices (BMPs) including retention basins, low-impact development, and green infrastructure.

Solid Waste

- **Landfill.** The 448-acre Mid-Valley Sanitary Landfill, owned and operated by San Bernardino County, is the primary solid waste depository for Fontana. It is located in Rialto on the Fontana border and has an estimated 35-40 years of capacity left.
- **Solid waste and recyclables collection.** Fontana contracts with a private firm for the collection and hauling of solid waste and recyclables. The private firm operates a transfer station in Rancho Cucamonga
- **Recycling.** The City recycles 50% of solid waste and expects to meet state requirements of 75% recycling by 2020. AB 1826 requires businesses who meet certain thresholds to recycle their organic waste. It also requires local jurisdictions to implement an organic waste recycling program to divert organic waste generated by businesses (including multifamily buildings of five (5) or more units, but not including household waste from the units).

Fontana has one of the state's first communities of very highly energy-efficient homes (sometimes called "net-zero-energy" homes). The 20 homes in the Sierra Crest development use high-performance insulation, high-efficiency lights and appliances, solar panels, and other features to achieve dramatic energy efficiency benefits.

Power

- **Electric utility.** Southern California Edison provides electricity to Fontana.
- **Renewable energy.** The State of California is moving towards a carbon-free electricity system. The Clean Energy and Pollution Reduction Act of 2015 (Chapter 547, Statutes of 2015) establishes targets to increase retail sales of qualified renewable electricity to at least 50 percent by 2030 and double the energy efficiency savings in electricity and natural gas end uses by 2030.
  - > Rebate programs and community solar programs are available to Fontana electricity consumers.
- **Energy efficiency.** California's Long Term Energy Efficiency Strategic Plan has set a goal of zero net energy for all new residential development in 2020 and all new commercial development in 2030.
  - > Fontana introduced the state's first zero net energy residential community, consisting of 20 homes, on Earth Day 2015.

CHALLENGES

Water

- Continuing water conservation.
- Working with drinking water providers to keep water rates low at the same time that the providers may be experiencing reduced demand because of water conservation.
- Enhancing infiltration of water to groundwater aquifers.
- Expanding water recycling for non-potable uses, especially through establishment of greywater systems in new development.

Wastewater

- Continuing collaboration with the IEUA.
- Expanding sewer infrastructure to underserved areas and phasing out use of septic tanks.

Stormwater

- Implementing Best Management Practices (BMPs) throughout the city.
- Designing BMPs to have multiple benefits, including aesthetic benefits.
- Inspecting and maintaining stormwater/BMPs in accordance with the permit requirements.

Solid Waste

- Continuing to divert as much solid waste as possible from the landfill as the city grows, because it is difficult to further expand landfills or locate new ones.
- Continuing to work with San Bernardino County to minimize any adverse impacts from the adjacent landfill in Rialto.
- Providing for hazardous waste disposal.

Power

- Promoting renewable energy options in a changing energy economy.

D. What the Community Said

Public opinion survey

When asked about their satisfaction with specific city services the percentage who responded very satisfied or somewhat satisfied:

- Conserve water and protect local water supplies—78.8%

Future priorities —percent ranking as a high or medium priority:

- Require environmentally-friendly building and development practices—81.9%

When asked to identify a future priority goal not included in the list, 0.9% of respondents mentioned “address water supply, drought issues,” and 1.5% mentioned “improve environmental efforts.”

Community workshop and meeting feedback

- Bury overhead power lines
- Flood control strategies needed south of I-10 in the warehouse district
- Baseline at Alder Street needs improved water drainage

E. Policies and Actions to Achieve the Goals

Goal 1: Fontana collaborates with public and private agencies for an integrated and sustainable water resource management program.

POLICY

- Support initiatives to provide a long term supply of the right water for the right use through working with regional providers and the One Water One Watershed Plan.

ACTIONS

A. Be active in regional water resource planning and implementation.

B. Continue to participate in the Santa Ana Watershed Authority planning and implementation efforts.

C. Advocate with the IEUA for more recycled water and groundwater recharge.

D. Use an integrated water management approach when working on land use and zoning changes.

E. Incorporate integrated water management best practices into land use and zoning initiatives including water conservation and recycling as well as permeability and infiltration.

Goal 2: Fontana promotes use of non-potable water for uses where drinking water is not needed.

POLICIES

- Encourage use of processed water from the IEUA systems using recycled water for all non-drinking water purposes.
- Promote laundry-to-landscape greywater systems for single-family housing units.

ACTIONS

A. Identify an area and builder for a potential greywater pilot project.

B. Identify developers who are building subdivisions with greywater systems and explore the potential of a pilot project in Fontana.

C. Use greywater systems in any new municipal buildings or municipally-funded affordable housing projects, if feasible.

D. Explore the feasibility of greywater systems in city-owned or -funded

Greywater Systems

Greywater is all wastewater from buildings except the wastewater from toilets (which is called blackwater). Water collected from sinks, showers, baths, laundry or dishwashers can be used for landscape irrigation, toilet flushing and other non-potable uses. Greywater systems reduce the demand for fresh drinking water. Domestic greywater can be recycled directly in the garden or home. The International Building Code allows using recycled greywater for flushing toilets, which can result in an estimated 30% reduction in water use.

The California Dual Plumbing Code establishes statewide standards for potable- and recycled-water plumbing systems. Individual homeowners can install greywater systems to use water from clothes washers to irrigate their landscapes without a permit. In the Riverside/San Bernardino inland climate zones, weekly recycling of 200 gallons of laundry water can support four mature trees, each with a 100-square-foot canopy.[1]

[1] Janet Hartin and Ben Fabor, "Use of Graywater in California Landscapes," University of California Agriculture and Natural Resources, p.7 (ceriverside.ucanr.edu/files/218057.pdf)

projects.

E. Publicize information on no-permit laundry-to-landscape greywater systems.

F. Seek local partners, such as the Inland Empire Utility Agency, to create an education campaign on laundry-to-landscape greywater systems.

G. Offer a course in setting up these systems through the Public Works Department.

H. Seek collaborations with local hardware stores to teach the systems to residents.

Goal 3: The city continues to have an effective water-conservation program.

No-Permit Laundry-to-Landscape Greywater Systems

The system must:

- have an easy way to direct flow back to the sewer/septic (like a 3-way valve). The valve must be labeled.
- send the water to irrigate landscape plantings
- keep the water on the same property where it is produced and follow set-backs listed in the code
- have a maintenance manual
- discharge greywater under a 2-inch cover of mulch, plastic shield, or stones.

The system must not:

- contain diaper water
- contain hazardous chemicals (such as from a home photo lab)
- have pooling greywater or runoff
- make greywater accessible to people or pets (such as in an open tub)
- include a pump (except the washing machine's internal pump)
- connect to the potable water supply
- affect other parts of the building, such as the electrical or structural components.

Find more information at:

- http://greywateraction.org/requirements-for-no permit-systems-in-california/
- http://www.ci.berkeley.ca.us/ContentDisplay.aspx?id=45756
- http://ceriverside.ucanar.edu/files/218057.pdf

Residential Development Built with a Greywater System

KB Homes' recently built Sea Cliff development near San Diego includes greywater-treatment systems that cut overall water use by as much as 72 percent. Greywater from showers, bathtubs, washing machines and bathroom sinks goes through filters that remove most solids and impurities, making the water ready for use in each home's landscaping.

www.sandiegouniontribune.com/business/growth-development/sdut-water-recycle-kb-homes-2015jun22-story.html

POLICIES

- Support landscaping in public and private spaces with drought-resistant plants.
- Continue successful city water conservation programs and partnerships.

ACTIONS

A. Develop drought-tolerant (xeriscaping) designs and maintenance programs for public spaces rather than eliminating plants because of drought.

B. Identify systems and methods to provide sufficient water to establish new plants as they become more drought-tolerant, such as the use of recycled water.

C. Continue to promote drought-tolerant landscaping and water conservation activities for homeowners, tenants, and other property owners.

D. Promote Fontana Water Company initiatives including water surveys and landscape audits; water conservation kits; workshops in drought-tolerant landscaping; rebates on washers, toilets, irrigation controllers, rain barrels and other water conservation assistance.

E. Connect water conservation and drought-tolerant landscaping with use of recycled laundry water through local plant nurseries and gardening groups.

Goal 4: The City of Fontana consistently seeks reasonable rates from the city's drinking water providers.

POLICY

- Support City negotiations to keep drinking water rates reasonable for residents and other users.

ACTION

A. Continue to advocate for reasonable drinking water rates.

GOAL 5: Fontana collaborates closely with the inland Empire Utilities Agency to promote innovative and resource-efficient systems and reduce sewer fees.

POLICIES

- Support and participate in IEUA programs that help Fontana be more resource-efficient.
- Support incorporation of greywater systems in new developments.

ACTIONS

A. Advocate for more "purple-pipe" recycled water systems to serve all large users in Fontana who could benefit from using recycled water in irrigation.

B. Over the long term, as part of programs to encourage "water-wise" development, consider incentives, such as streamlined permitting, for new residential developments that install greywater systems, and developing a program with IEUA to reduce the sewer fees to residences that install greywater plumbing.

Goal 6: Fontana has a stormwater drainage system that is environmentally and economically sustainable and compatible with regional one water one watershed standards.

POLICIES

- Continue to implement the Water Quality Management Plan for stormwater management that incorporates low-impact and green infrastructure standards.
- Promote natural drainage approaches (green infrastructure) and other alternative non-structural and structural best practices to manage and treat stormwater.

ACTIONS

A. Continue to maintain traditional stormwater infrastructure as needed, while developing methods to promote ultimate infiltration of the water.

B. Explore options for infiltration of water from traditional stormwater facilities and develop methods to measure quantity.

C. Promote simple green infrastructure retrofits for existing buildings and properties, such as rain barrels.

▶ Traditional stormwater infrastructure incorporates pipes, excavation, and armored channels. The goal is to isolate stormwater and convey it away as efficiently as possible into a water body or detention pond. Examples of this type of infrastructure can be seen in the concrete flood control systems in Fontana. The IEUA's program that uses Fontana's recycled water for infiltration and groundwater recharge is an example of the "one water" approach that could serve as a model for Fontana.

D. Revise development standards to reflect low-impact and green infrastructure stormwater management requirements in order to meet or exceed watershed goals.

E. Create an interdepartmental working group to audit the code to identify where changes are needed and resolve issues.

- In addition to Public Works, Planning, and Engineering, departments such as Community Services, Police, and Fire, as well as appropriate regional agencies, should be included in the discussions. Reports on green infrastructure issues and programs in Greater Los Angeles include: http://www.waterboards.ca.gov/water_issues/programs/climate/docs/resources/la_green_infrastructure.pdf; http://docplayer.net/1534102-Green-infrastructure-opportunities-and-barriers-in-the-greater-los-angeles-region.html

F. Provide aesthetic benefits by incorporating green infrastructure in landscape design for public and private commercial projects.

- Green infrastructure should be incorporated into designs for public spaces and the required landscape elements of private commercial projects.

G. Identify how green infrastructure will be maintained. Green infrastructure is much less capital-intensive than traditional "gray" infrastructure, but it requires maintenance.

- Routine activities in vegetated areas include weeding and removing sediment and trash. Additional maintenance may be required to repair damage and other non-routine events. There is potential to include nonprofits and community groups in maintenance programs, including training programs for youth. A 2013 review of municipal green infrastructure maintenance programs can be found at: http://hixon.yale.edu/sites/default/files/files/fellows/paper/feehan_hixonpaper20131.pdf

H. Use green infrastructure in public projects.

I. Use street parkways and medians to treat and infiltrate runoff in

EXHIBIT 10.1 **GREEN INFRASTRUCTURE PRACTICES AND BENEFITS**

	REDUCES STORMWATER RUNOFF										IMPROVES COMMUNITY COHESION						
BENEFIT	REDUCES WATER TREATMENT NEEDS	IMPROVES WATER QUALITY	REDUCES GREY INFRASTRUCTURE NEEDS	REDUCES FLOODING	INCREASES AVAILABLE WATER SUPPLY	INCREASES GROUNDWATER RECHARGE	REDUCES ENERGY USE	IMPROVES AIR QUALITY	REDUCES ATMOSPHERIC CO_2	REDUCES URBAN HEAT ISLAND EFFECT	IMPROVES AESTHETICS	INCREASES RECREATIONAL OPPORTUNITIES	REDUCES NOISE POLLUTION	IMPROVES COMMUNITY COHESION	SUPPORTS URBAN AGRICULTURE	IMPROVES HABITAT	CULTIVATES PUBLIC EDUCATION OPPORTUNITIES
PRACTICE		Ţ	^		h	Щ	≠	Ł	V	√	È	Ă	8	E	Ś	Ņ	H
Green Roofs	●	●	●	●	○	○	●	●	●	●	●	◎	●	◎	◎	●	●
Tree Planting	●	●	●	●	○	◎	●	●	●	●	●	●	●	●	◎	●	●
Bioretention & Infiltration	●	●	●	●	◎	◎	○	●	●	●	●	●	◎	◎	○	●	●
Water Harvesting	●	●	●	●	●	◎	◎	◎	◎	○	○	○	○	○	○	○	●

●=Significant impact ◎= Moderate impact ○= Limited impact

Adapted from Center for Neighborhood Technology, 2010. http://www.cnt.org/sites/default/files/publications/CNT_Value-of-Green-Infrastructure.pdf

Streetside bioswales help runoff percolate into the ground, complementing traditional stormwater infrastructure while adding visual appeal.

transportation projects, new development, and redevelopment.

J. Use permeable surfaces to promote infiltration wherever feasible.

▶ Vegetated or pebbled swales with permeable pedestrian paths can substitute for traditional paving. Raising awareness among residents of the benefits of this system may be needed. In addition, appropriate surfaces are needed to meet ADA requirements.

Goal 7: Fontana is an energy-efficient community.

POLICY

- Promote renewable energy and distributed energy systems in new development and retrofits of existing development to work towards the highest levels of low-carbon energy-efficiency.

ACTIONS

A. Promote participation in renewable energy programs.

B. Regional and state programs provide a wide range of programs to assist homeowners, other property owners, and businesses access renewable energy.

C. Promote state and regional retrofit programs for property owners. At the time of writing, these programs include:

▶ California Solar Initiative. This program provides rebates for solar installation to income-eligible owners of single-family homes and also has a program for affordable multifamily housing

D. Encourage customer participation in renewable energy programs offered by Southern California Edison. Currently, two programs are available:

▶ Green Tariff: Customers can sign up with the utility to receive up to 100% of their energy from renewable sources.

▶ Enhanced Community Renewables (ECR): Under this "community solar" program, a developer of a local solar project sells shares in the solar electricity produced to customers, who sign up for at least 25% and as much as 100% of their monthly electricity demand. They pay the producer

directly and receive a credit on their utility bill.

E. Work with the San Bernardino Regional Energy Partnership (SBREP) to access assistance to city government in energy efficiency.

F. Encourage industrial and other suitable non-residential developers to participate in the Enhanced Community Renewables program.
   - This is a "distributed energy" and "community solar" system whereby the developers sell shares of electricity they do not use for their own activities to purchasers. Warehouse buildings with solar panel roofs may be very suitable for this program.

Goal 8: All residences, businesses, and institutions have a dependable, environmentally safe means to dispose of solid waste.

POLICIES

- Continue to use best practices for environmentally safe collection, transport and disposal of hazardous wastes.
- Continue to maximize landfill capacity by supporting recycling innovations, such as organic waste recycling for compost.

ACTIONS

A. Continue recycling and green waste programs.

B. Continue to work with San Bernardino County to minimize impacts from the landfill.

C. Explore establishing a public or private disposal station for RVs and trailers.

Goal 9: Up-to-date telecommunications technology is available to all developed areas in the city.

POLICY

- Ensure that Fontana remains competitive as a place to live, work, and learn in terms of available telecommunications and other technology.

ACTIONS

A. Expand public Wi-Fi to districts where there is more compact development, such as downtown.

B. Explore whether installation of high-performance fiber or similar options would give Fontana a competitive advantage in attracting employers with good jobs.

Goal 10: Fontana uses the ENVISION rating system to evaluate infrastructure options and potential social, environmental and economic impacts.

POLICY

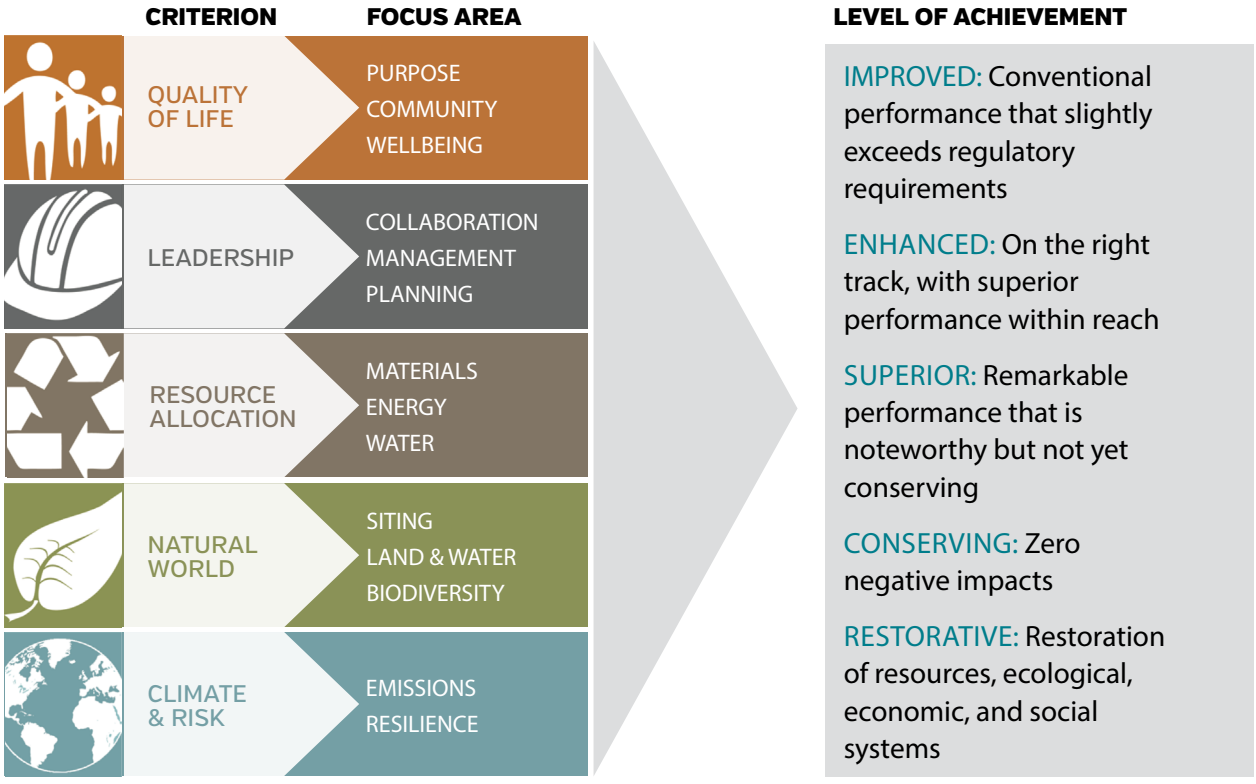
- Support use of the ENVISION system to make Fontana projects as cost-effective and beneficial as possible.

ENVISION Rating System

- Free, web-based scoresheet available for anyone to use to assess a project.
- Similar to the LEED system for buildings, ENVISION is a holistic rating system for all kinds of civil infrastructure at all scales.
- Developed by the Institute for Sustainable Infrastructure and the Zofnass Program at the Harvard Graduate School of Design
- Los Angeles County has adopted the use of ENVISION for infrastructure projects and promotes its use by both the public and private sectors.

Visit www.sustainableinfrastructure.org/envision/ to learn more.

EXHIBIT 10.2 **THE ENVISION SUSTAINABILITY RATING SYSTEM**



ACTION

A. Develop a system for using ENVISION to evaluate projects from the beginning and as they progress, in order to maximize benefits. (See Exhibit 10.2.)

F. Getting Started

ACTION	RESPONSIBLE PARTY
Identify locations for green infrastructure stormwater management.	Public Works
Explore expanding public Wi-Fi to downtown.	IT, Planning Division
Begin to use the Envision system to evaluate potential infrastructure projects.	Engineering and Public Works
Explore a sewer gap closure and incentive program to reduce the number of septic tanks.	Engineering

11

Noise and Safety

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

CHAPTER 11

Noise and Safety

The main goal of this chapter is to combine the Goals and Policies of the Noise and Safety Elements of the 2003 General Plan into one Noise and Safety Element supported by detailed recent data in the Environmental Atlas that appears in Appendix Five: Environmental Impact Report.

The General Plan Noise component identifies potential noise problems and exposure in the community and provides an integrated approach to regulating noise. The City currently regulates noise levels and exposure, consistent with this Plan, in the Zoning and Development Code.

The Safety component of this plan identifies potential hazards and an approach to reducing risks from hazards. In order to be eligible for federal assistance in case of an emergency, Fontana maintains a Local Hazard Mitigation Plan consistent with the requirements of the Federal Emergency Management Agency (FEMA). Hazard maps and data on hazardous materials sites can be found in the Environmental Atlas in Appendix Five: Environmental Impact Report.

A. Community and Neighborhoods in the Fontana Forward Vision and Principles

VISION

- **With welcoming neighborhoods, diverse job opportunities and housing choices, excellent parks, and a lively downtown, we are prosperous, safe, healthy, and thriving.** Once a pioneer community, an agricultural center, a steeltown, and a bedroom community, Fontana has built its fifth identity as a live-work-play-learn city of opportunity where families, young adults, and older residents can all flourish: Fontana 5.0.

PRINCIPLES

The General Plan Principles do not explicitly address the noise and safety issues in this element of the plan or the more detailed technical discussion in the plan's Environmental Impact Report found in Appendix Five. However, the Principles and the Vision Statement paint a picture of a community with a high quality of life, many amenities, and excellent city services, all of which must include limitations on noise, risk mitigation of hazards, and strong emergency preparations for the community as a whole, for households, and for individuals.

B. Goals and Policies

GOALS	POLICIES
Noise	
The City of Fontana protects sensitive land uses from excessive noise by diligent planning through 2035.	• New sensitive land uses shall be prohibited in incompatible areas. • Noise-tolerant land uses shall be guided into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors. • Where sensitive uses are to be placed along transportation routes, mitigation shall be provided to ensure compliance with state-mandated noise levels. • Noise spillover or encroachment from commercial, industrial and educational land uses shall be minimized in adjoining residential neighborhoods or noise-sensitive uses.
The City of Fontana provides a diverse and efficiently operated ground transportation system that generates the minimum feasible noise on residents through 2035.	• All noise sections of the State Motor Vehicle Code shall be enforced. • Roads shall be maintained such that the paving is in good condition and free of cracks, bumps, and potholes. • Noise-mitigation measures shall be included in the design of new roadway projects in the city.
City of Fontana residents are protected from the negative effects of "spillover" noise.	• Residential land uses and areas identified as noise-sensitive shall be protected from excessive noise from non-transportation sources, including industrial, commercial, and residential activities and equipment.
Safety	
Seismic injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, earthquake-induced landslides, and other earthquake-induced ground deformation are minimized in the City of Fontana.	• The City shall review development or re-development in areas where faults have been mapped through the city. • The City shall ensure that current geologic knowledge is incorporated into the design, planning, and construction stages of a project and that site-specific data are applied to each project. • The City shall ensure to the fullest extent possible that, in the event of a major disaster, essential structures and facilities remain safe and functional, as required by current law, including hospitals, police stations, fire stations, emergency operation centers, communication centers, generators and substations, and reservoirs.
The risk to life or limb, and property damage resulting from geologic hazards is minimized in the City of Fontana.	• The City shall continue to participate in regional programs designed to protect groundwater resources and to protect the area from the hazard of regional ground subsidence through careful management of the regional groundwater basin that underlies the area.
Flooding injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards are minimized in the City of Fontana.	• The City shall discourage new development in flood hazard areas and implement mitigation measures to reduce the hazard to existing developments that are located within 100- and 500-year flood zones.

GOALS	POLICIES
Safety *(continued)*	
Threats to public and private property from urban and wildland fire hazards are reduced in the City of Fontana.	• The City shall require residential, commercial, and industrial structures to implement fire hazard-reducing designs and features. • The City shall ensure to the extent possible that fire services, such as fire equipment, infrastructure, and response times are adequate for all sections of the city.
The potential for hazardous contamination is reduced in the City of Fontana.	• The City shall strive to reduce the potential for residents, workers, and visitors to Fontana from being exposed to hazardous materials and wastes.
The City maintains regulations, plans, protocols and emergency training to reduce hazards and risks, and meet State and Federal requirements for emergency assistance.	• The City shall keep hazard mitigation and emergency services programs up to date. • The City shall continue to provide hazard and risk mitigation and emergency training to public employees and the public at large.

C. Findings and Challenges

OVERVIEW

- **Potential hazards in Fontana** include earthquakes, mudflows, floods, wildland and structural fire, and the contamination of soil and groundwater resources by hazardous materials associated with some of the commercial and industrial facilities present in the city and its Sphere of Influence.
- The City maintains a **local hazard mitigation plan** consistent with the requirements of the Federal Emergency Management Agency (FEMA) in order to be eligible for FEMA assistance.
- **Maps of hazards and constraints,** including contours (slopes), fault lines, flood zones, water wells, pipelines, power lines, and hazardous waste sites are available in the Environmental Atlas in Appendix Five: Environmental Impact Report.
- **Information on public safety departments** (police and fire) can be found in Chapter 8.

HAZARDS AND HAZARDOUS MATERIALS

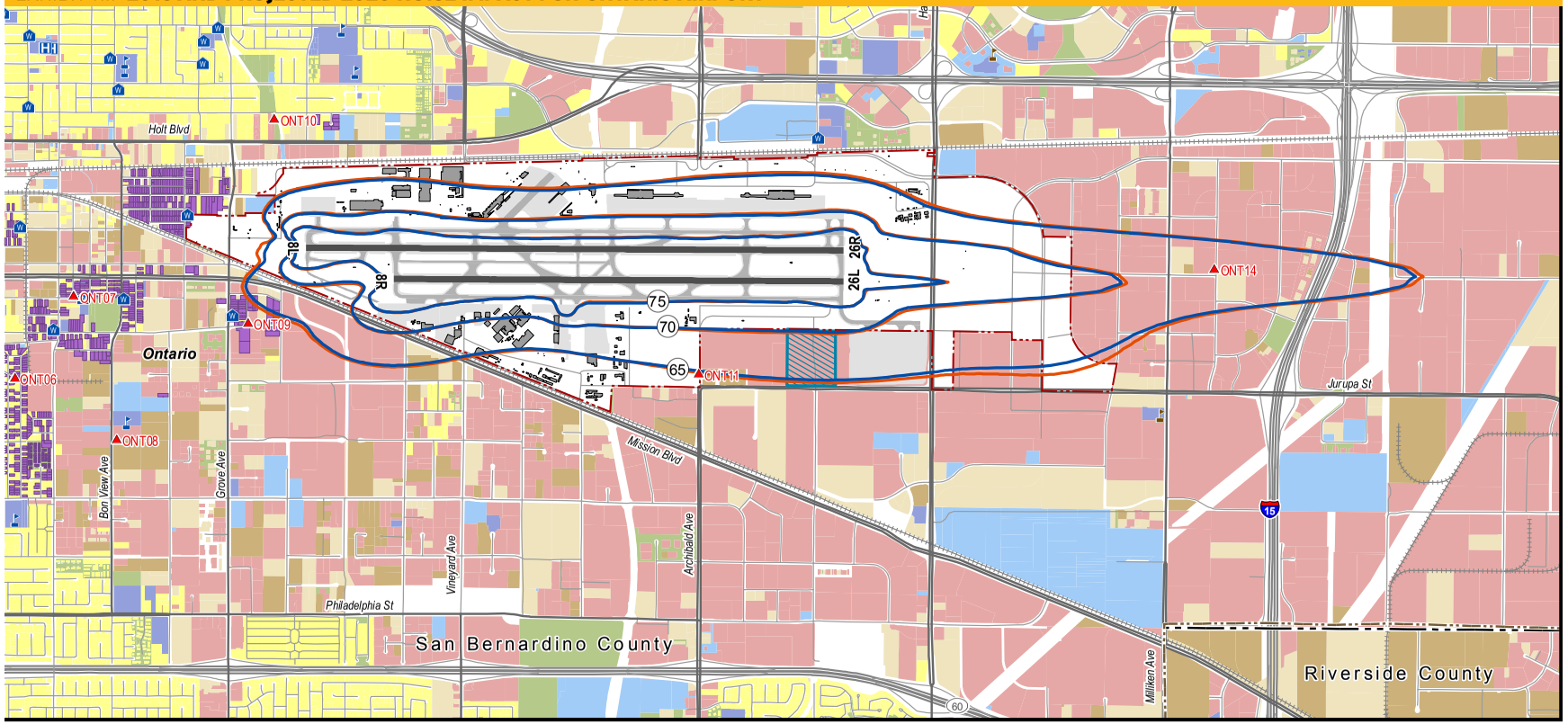
- **Ground shaking** generated by an earthquake on any of several seismic sources (i.e., faults and slope instability). The faults that have the potential to generate the strongest ground shaking in the Fontana area include the Cucamonga (thrust), the San Jacinto (strike-slip), and the San Andreas (strike-slip) faults. Some areas in Fontana are also at risk of mudflows and landslides on steep slopes.
  - > The City has established a Hillside Overlay District to regulate building in areas with a slope of 10% or greater.
- **Flood hazards.** Streamflow in the Fontana area is negligible other than during and immediately after rains because climate and basin characteristics are not conductive to continuous flow. The City of Fontana has participated in the National Flood Insurance Program (NFIP) since June 1987 and it has invested in the construction and retrofitting of flood-control structures.
  - > The City has established regulations to limit development and/or require mitigation within flood zones as established by FEMA.
- **Fire hazards.** Most of the wildfires in Fontana have historically occurred in northwest Fontana, with occasional fires in the Jurupa Hills. Northwest Fontana has high chaparral vegetation, steep slopes, and is subject to hot Santana winds blowing down the Cajon Pass. The Jurupa Hills have high grasses and steep slopes.
  - > Since 1986 all new housing must have sprinkler systems and smoke detectors.
  - > The City has established a Fire Hazard Overlay District in sections of North Fontana and open space areas in South Fontana to reduce risk from wildfire.

- **Chemical hazards.** There are no Superfund sites in Fontana. Two listed sites in adjacent municipalities, one in Rialto (BF Goodrich) and one in Jurupa Hills (Stringfellow) were undergoing cleanup as of 2015. Listings of Fontana sites with a history of hazardous waste spills or other incidents and the cleanup outcome are available and mapped in Appendix Five: EIR.
- **Household hazardous waste.** The City's solid waste contractor maintains a Household Hazardous Waste Facility where residents can drop off items.

NOISE

- **Noise standards.** The City Zoning and Development Code includes specific noise standards. As of March 2017 they can be found in Article II, Sections 18 and 30.
- **Traffic noise.** The greatest source of noise in Fontana is from vehicles—cars, trucks, and buses—on city streets, especially arterials. Data from the National Transportation Noise Map, which includes road and aviation noise and was issued March 28, 2017, shows the highest noise on the I-10 and I-15 freeways and portions of SR-210. The City's major streets, such as Sierra Avenue, Foothill Boulevard and other arterials have higher noise levels than residential blocks. South Fontana is subject to more noise than other parts of the city, but the highest levels are less than 60 dBA, below the City's 65dBA threshold for external noise impacts on residential areas.
- **Airport noise impacts.** The LA/Ontario International Airport Land Use Compatibility Plan adopted in 2011 found for Fontana: "There were no areas identified as having a residential land use designation within the noise impact zones. Therefore, there is no potential for displacement of future residential development.... the land uses that fall within the noise impact zone are industrial land uses." The 65 dB line extended to the intersection of Santa Ana Avenue and Live Oak Avenue, located with the Southwest Industrial Park. The FAA considers noise levels below 65 dB CNEL (Community Noise Equivalent Level) to be acceptable for all land uses.
- **The Noise Impact Map of the Ontario Airport,** which was in effect at the time of the 2003 General Plan, has been updated. The updated map (September 2015) modified the noise contours considerably. The map of projected 2020 conditions shows the 65-decibel contour extending to the intersection of E. Santa Ana Street and S. Wineville Road, located in Ontario near the western edge of Fontana.

EXHIBIT 11.1 **2015 AND PROJECTED 2020 NOISE IMPACT FOR ONTARIO AIRPORT**



- Existing 2015 NEM Contour (65-75 dB CNEL)
- Forecast 2020 NEM Contour (65-75 dB CNEL)
- Noise Monitoring Station (NMS) Location
- ONT Airport Property Boundary
- Runway
- Airport Buildings
- Airport Pavement
- Municipal Boundary
- County Boundary
- Residential Use
- Public Use 1
- Public Use 2
- Recreational / Open Space
- Commercial Use
- Manufacturing and Production
- Vacant / Undefined
- Historic
- Noise Mitigated Parcel
- School
- College
- Hospital
- Place of Worship
- Primary Highways
- Primary Roads & Highways
- Local Roads
- Railroad

LA/OntarioInternational
Los Angeles World Airports

Figure 15
Comparison of Existing (2015) and Forecast (2020) Conditions Noise Exposure Map

HARRIS MILLER MILLER & HANSON INC.

EXHIBIT 11.2 **2011 ONTARIO AIRPORT LAND USE COMPATIBILITY PLAN—FONTANA**

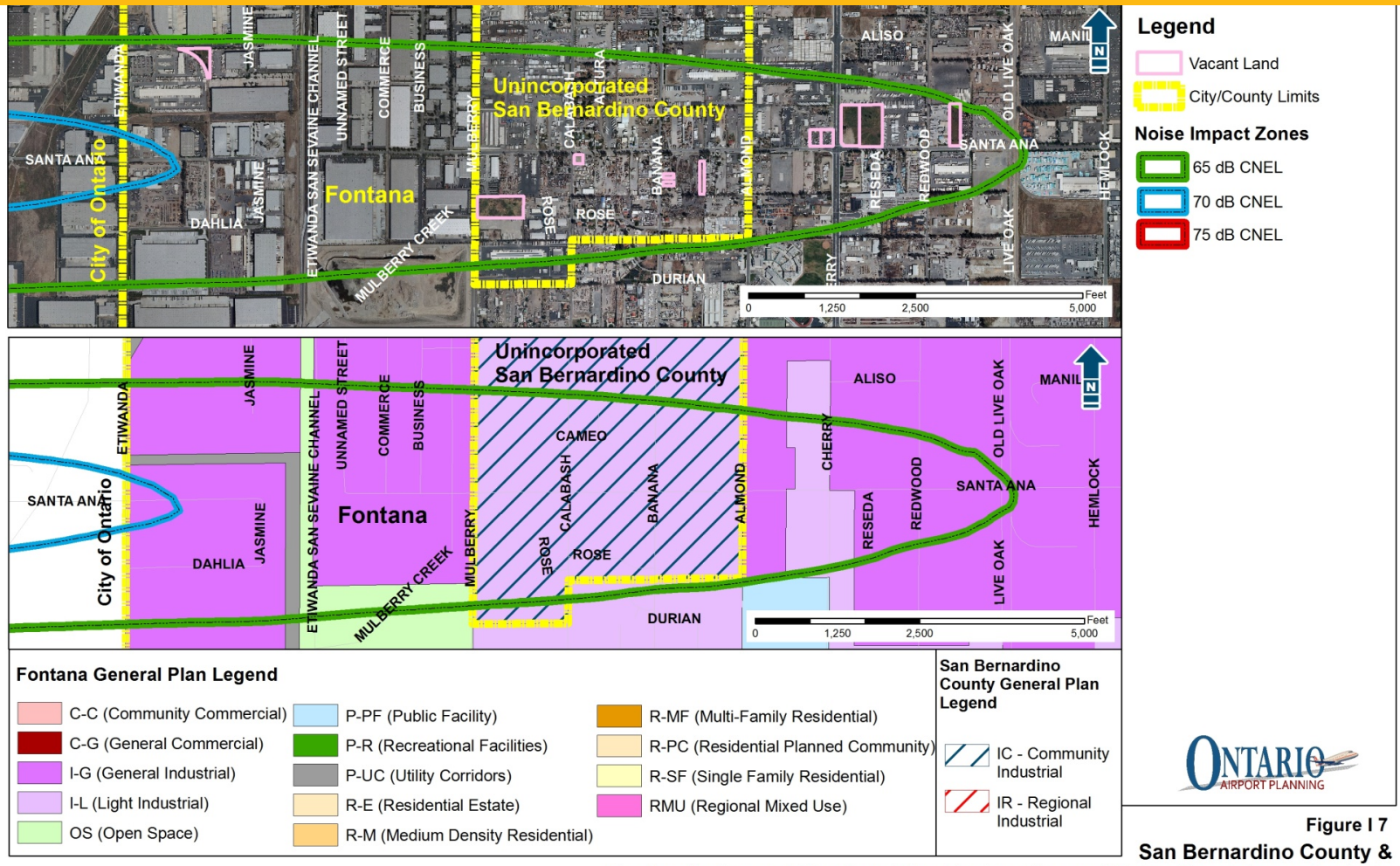
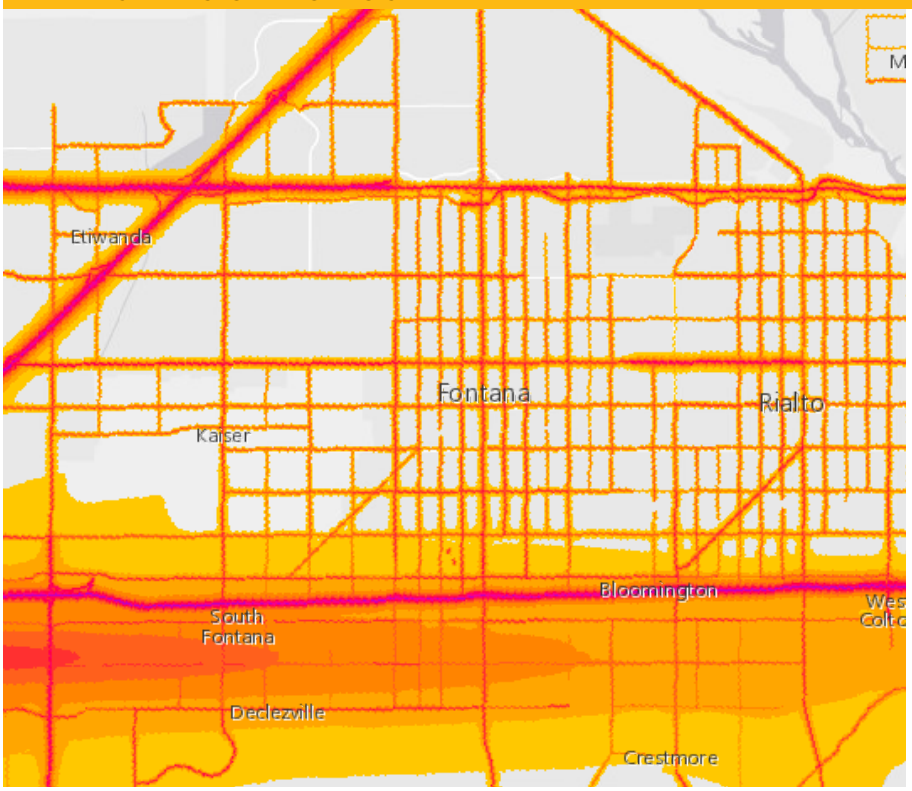


Figure I 7
San Bernardino County & Fontana's General Plan Land Use Designation and Noise Consistency Analysis

Figure I 7 illustrates the results of the general plan land use consistency analysis for the City of Fontana and unincorporated areas of San Bernardino County which are in the sphere of influence of Fontana. The GIS analysis concentrated on identifying areas if any within the noise impact zone that have a residential general plan land use designation. There were no areas identified as having a residential land use designation within the noise impact zones. Therefore, there is no potential for displacement of future residential development. As shown above the land uses that fall within the noise impact zone are industrial land uses.

Source: LA/Ontario International Airport Land Use Compatibility Plan

EXHIBIT 11.3 **TRANSPORTATION NOISE MAP***



* CONUS Road and Aviation Noise: The National Transportation Noise Map is developed using a 24-hr equivalent sound level (LEQ, denoted by LAeq) noise metric. The results are A-weighted noise levels that represent the approximate average noise energy due to transportation noise sources over the 24 hour period at the defined receptors. This map includes simplified noise modeling and is intended for the tracking of trends, it should not be used to evaluate noise levels in individual locations and/or at specific times.

Source: U.S. Department of Transportation, Bureau of Transportation Statistics,

D. What the Community Said

In the public opinion survey and workshops, respondents and participants did not express any concerns about noise or about hazards or hazard mitigation issues. In committee meetings some residents of South Fontana, with properties east of Oleander and south of Santa Ana, expressed the opinion that airport noise made that area unsuitable for residential development. However, as noted in the Findings and Challenges, both the old and the new Noise Management Map for the Ontario Airport did not find that any potential land uses in this area are incompatible with airport noise levels.

E. Policies and Actions to Achieve the Goals

Goal 1: The City of Fontana protects sensitive land uses from excessive noise by diligent planning through 2035.

POLICIES

- New sensitive land uses shall be prohibited in incompatible areas.
- Noise-tolerant land uses shall be guided into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors.
- Where sensitive uses are to be placed along transportation routes, mitigation shall be provided to ensure compliance with state-mandated noise levels.
- Noise spillover or encroachment from commercial, industrial and educational land uses shall be minimized into adjoining residential neighborhoods or noise-sensitive uses.

ACTIONS

A. The following uses shall be considered noise-sensitive and discouraged in areas in excess of 65 dBA CNEL (Community Noise Equivalent Level): Residential Uses; Hospitals; Rest Homes; Long Term Care Facilities; and Mental Care Facilities.

B. The following uses shall be considered noise-sensitive and discouraged in areas in excess of 65 Leq(12) (Equivalent Continuous Sound Level): Schools; Libraries; Places of Worship; and Passive Recreation Uses.

C. The State of California Office of Planning and Research General Plan Guidelines shall be followed with respect to acoustical study requirements.

Goal 2: The City of Fontana provides a diverse and efficiently operated ground transportation system that generates the minimum feasible noise on its residents through 2035.

POLICIES

- All noise sections of the State Motor Vehicle Code shall be enforced.
- Roads shall be maintained such that the paving is in good condition and free of cracks, bumps, and potholes.
- Noise mitigation measures shall be included in the design of new roadway projects in the city.

ACTIONS

A. On-road trucking activities shall continue to be regulated in the City to ensure noise impacts are minimized, including the implementation of truck-routes based on traffic studies.

B. Development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses shall provide appropriate mitigation measures.

C. Noise mitigation practices shall be employed when designing all future streets and highways, and when improvements occur along existing highway segments.

D. Explore the use of "quiet pavement" materials for street improvements.

Goal 3: Fontana's residents are protected from the negative effects of "spillover" noise.

POLICY

- Residential land uses and areas identified as noise-sensitive shall be protected from excessive noise from non-transportation sources including industrial, commercial, and residential activities and equipment.

ACTIONS

A. Projects located in commercial areas shall not exceed stationary-source noise standards at the property line of proximate residential or commercial uses.

B. Industrial uses shall not exceed commercial or residential stationary source noise standards at the most proximate land uses.

C. Non-transportation noise shall be considered in land use planning decisions.

D. Construction shall be performed as quietly as feasible when performed in proximity to residential or other noise sensitive land uses.

Goal 4: Seismic injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, earthquake-induced landslides, and other earthquake-induced ground deformation are minimized in Fontana.

POLICY

- The City shall monitor development or redevelopment in areas where faults have been mapped through the city.
- The City shall continue to ensure that current geologic knowledge and peer (third party) review are incorporated into the design, planning, and construction stages of a project and that site-specific data are applied to each project.
- The City shall continue to ensure to the fullest extent possible that, in the event of a major disaster, essential structures and facilities remain safe and functional, as required by current law. Essential facilities include hospitals, police stations, fire stations, emergency operation centers, communication centers, generators and substations, and reservoirs.

ACTIONS

A. The City shall strive to ensure that the design of new structures and the performance of existing structures addresses the appropriate earthquake hazards.

B. The City shall continue to ensure to the fullest extent possible that in the event of a major disaster dependent care and high-occupancy facilities will remain safe.

C. The City shall continue earthquake strengthening and provisions for alternate or back-up essential services, such as water, sewer, electricity, and natural gas pipelines and connections throughout the city.

D. The City shall ensure that all residents and business owners in the City have access to information regarding seismic hazards.

Goal 5: Risk to life or limb and property damage resulting from geologic hazards are minimized in Fontana.

POLICY

- The City shall continue to participate in regional programs designed to protect the groundwater resources and to protect the area from the hazard of regional ground subsidence through careful management of the regional groundwater basin that underlies the area.

ACTIONS

A. The City shall continue to take actions to minimize grading and otherwise changing the natural topography, while protecting public safety and reducing the potential for property damage as a result of geologic hazards.

Goal 6: injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards are minimized in Fontana.

POLICY

- The City shall discourage new development in flood-hazard areas and implement mitigation measures to reduce the hazard to existing developments located within the 100- and 500-year flood zones.

ACTION

A. Continue to implement guidelines and regulations to mitigate flood hazards and meet FEMA standards and requirements.

Goal 7: Threats to public and private property from urban and wildland fire hazards are reduced in Fontana.

POLICIES

- The City shall continue to require residential, commercial, and industrial structures to implement fire hazard-reducing designs and features.
- The City shall continue to ensure to the extent possible that fire services, such as fire equipment, infrastructure, and response times, are adequate for all sections of the city.
- The City shall monitor development or redevelopment in areas where fire zones have been mapped through the city.

ACTIONS

A. The City shall require all new development in areas with a high fire hazard to provide fire-retardant landscaping and project design to reduce their fire hazard, and the City shall take measures to reduce the risk of fire at the Wildland/Urban Interface.

B. The City will continue to support the wildland fire expertise provided by the San Bernardino County Fire Department in the Fontana Fire District.

Goal 8: The potential for hazardous contamination is reduced in the City of Fontana.

POLICY

- The City shall strive to reduce the potential for residents, workers, and visitors to Fontana being exposed to hazardous materials and wastes.

ACTION

A. The City will continue to support the siting of one of San Bernardino County's two Hazardous Materials Response Teams in Fontana.

Goal 9: The City maintains regulations, plans, protocols and emergency training to reduce hazards and risks and to meet state and federal requirements for emergency assistance.

POLICIES

- Keep hazard mitigation and emergency services programs up to date.
- Continue to provide hazard and risk mitigation and emergency training to public employees and the public at large.

ACTIONS

A. Update the local Hazard Mitigation Plan as required to meet FEMA requirements.

B. Explore the opportunity to create Business Emergency Response Training in cooperation with the Fire District.

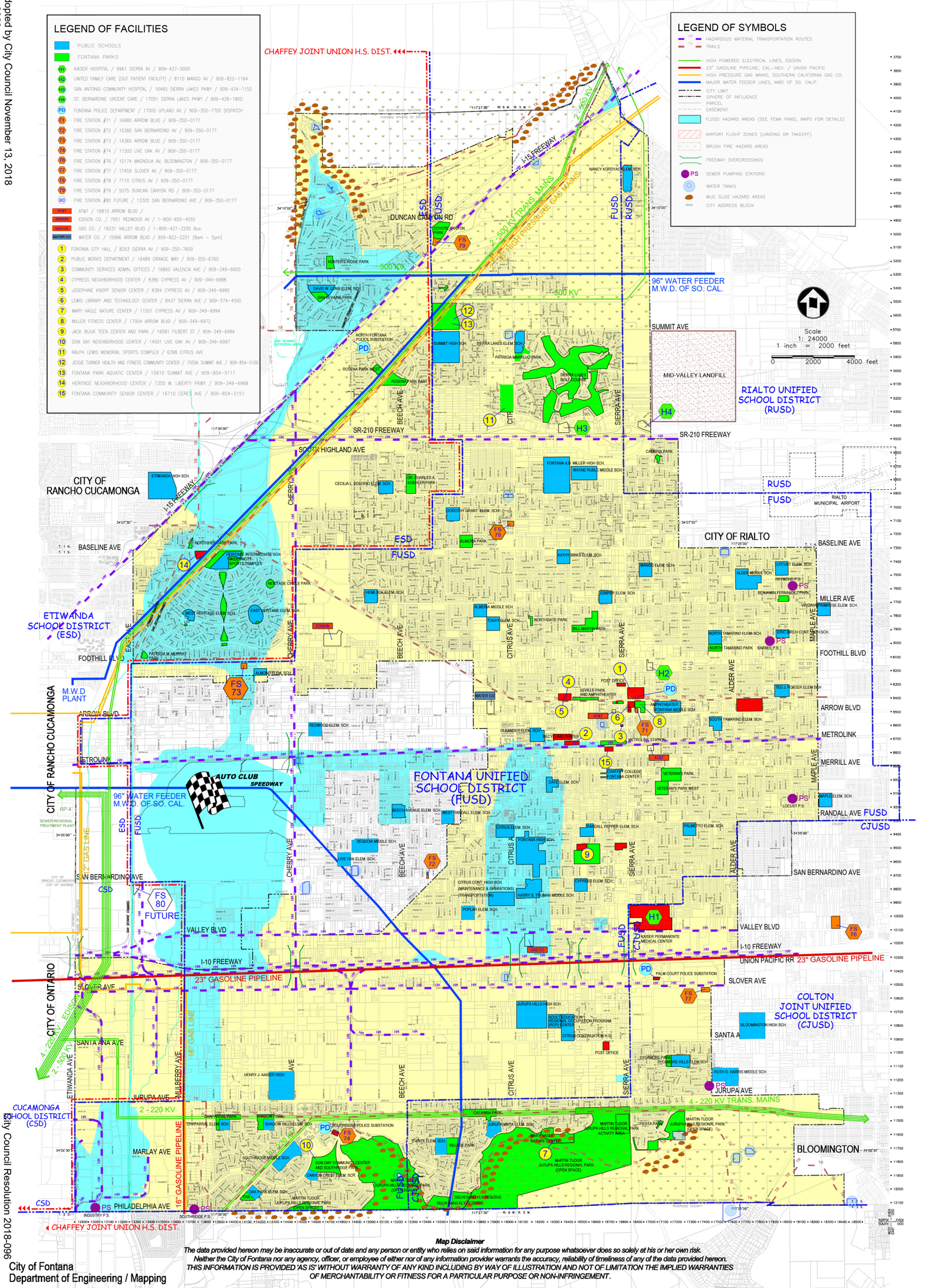
F. Getting Started

ACTION	RESPONSIBLE PARTY
Review land development projects to ensure mitigation of noise impacts.	Planning Division, Building & Safety Division, and Code Enforcement Division

City of Fontana, State of California

EMERGENCY PLANNING MAP

REVISED MARCH 13, 2017



Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

City of Fontana
Department of Engineering / Mapping

12

Sustainability and Resilience

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

CHAPTER 12

Sustainability and Resilience

Sustainability and resilience are both important to the future of Fontana. The State of California is a national and global leader in planning for sustainable and resilient communities, and these state efforts are already making Fontana more sustainable and resilient. Fontana can build on state and private initiatives to make the city a leader in the Inland Empire, with a resource- and cost-efficient community and government. This will keep Fontana competitive into the 21st century.

In this element, sustainability and resilience is focused especially on resource efficiency and planning for climate change. However, the reality is that sustainability and resilience are broader concepts that are increasingly embedded in a wide range of community values and activities—health, transportation, land use, open space preservation, and infrastructure—and reflected in the General Plan elements on these topics.

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

A. Community and Neighborhoods in the Fontana Forward Vision and Principles

VISION

- We have become one of the healthiest and most sustainable cities in San Bernardino County. We have taken many steps to improve our health indicators, which meet and, increasingly, surpass state averages. Our local infrastructure is resource-efficient and well-maintained. We work with our water and energy providers to establish the highest possible levels of resource conservation and efficiency

PRINCIPLES

Pursue high-quality development by making public investments a model of excellent design, and maintain high-quality design standards for new development.

Connect people and places by providing safe and efficient transportation choices, including pedestrian, bicycle, and transit opportunities, along with well-maintained streets, to connect people to city destinations.

Pursue sustainability and resilience by making resource-efficient choices to conserve water, energy, and materials, improve air quality, and adjust to changing conditions.

B. Goals and Policies

GOALS	POLICIES
Fontana is a regional leader in sustainability and resilience with an effective "Sustainable Fontana" program.	• Support establishment of a "Sustainable Fontana" program.
City government facilities and operations are models of resource efficiency.	• Incorporate goals for resource efficiency in municipal facilities and operations into the City Code. • Continue organizational and operational improvements to maximize energy and resource efficiency and reduce waste.
Renewable sources of energy, including solar and wind, and other energy-conservation strategies are available to city households and businesses.	• Support measures that permit small-scale wind and solar installations and other renewable options with appropriate regulations.
Fontana meets the greenhouse gas reduction goals for 2030 and subsequent goals set by the state.	• Continue to collaborate with SBCTA on greenhouse gas inventories and climate action planning.
Fontana is an Inland Empire leader in energy-efficient energy development and retrofits.	• Promote energy-efficient development in Fontana. • Meet state energy-efficiency goals for new construction.
Green building techniques are used in new development and retrofits.	• Promote green building through guidelines, awards and nonfinancial incentives.
Conservation of water resources with best practices such as drought-tolerant plant species, recycled water, greywater systems, has become a way of life in Fontana.	• Continue to promote and implement best practices to conserve water.

C. Findings and Challenges

EXHIBIT 12.1 **ECOSYSTEM SERVICES**

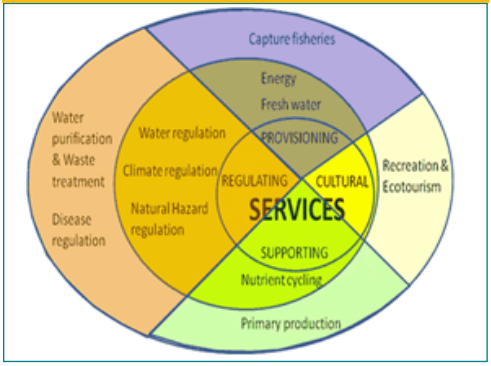


Diagram based on the Millenium Ecosystem Assessment (see Project Nereida at Nereidas-tech.eu/millennium-ecosystem-assessment/).

- **Sustainability.** A simple definition of sustainability is based on managing resources so that they continue to be available in the future: meeting the needs of present generations without compromising the ability of future generations to meet their own needs. The corollaries are to practice resource-efficiency, promote healthy environmental systems and habitats, and support conditions for continued ecosystem services. Ecosystem services are environmental systems that make continued life possible on earth: provision of water and food; regulating systems, such as flood management, air purification, and disease control; nutrient cycling; and the cultural importance of nature and habitat.

- **Resilience.** Resilience is not only the ability to respond and recover from stresses and shocks, such as heat, drought, or earthquakes and other hazard events. It means that a community is able to anticipate the impacts of stresses and hazards and to reduce overall vulnerability. While the City has a Local Hazard Mitigation Plan, these plans tend to be focused on emergency management. Resilient communities anticipate, learn and adapt to changing conditions and risks; they plan to limit their impacts; and they use adaptation strategies that integrate all community systems—civic, environmental, social and economic—to support recovery and growth.

EXHIBIT 12.2 **THE "TRIPLE BOTTOM LINE"**

The "triple bottom line" of sustainability. Source: http://changeincontext.com/wp/wp-content/uploads/2016/05/Triple-Bottom-Line

- **Air quality.** Like the rest of California, Fontana has experienced an improvement in air quality, but still experiences significant pollution. Sources of air pollution include electric utilities using nonrenewable resources; transportation; buildings; manufacturing processes; natural disasters (such as wildfires); and climate change. Since 2000, fine particulate pollution has been reduced by about 50 percent and levels of ground-level ozone, (summertime smog), have been reduced by about 35 percent in the Inland Empire.

  Nevertheless, ozone and fine particulate levels are among the highest in the U.S., partially because of geography. Winds from the west push smog toward San Bernardino and Riverside counties, where the mountains contain it. To meet federal standards for ground-level ozone, emissions of a key pollutant, nitrogen oxides, will have to be further reduced by about two-thirds. [1]

  Living near a major road has been found to have adverse health impacts. A 2010 review of over 700 studies from around the world found that traffic pollution

[1] Josie Gonzales, "Air quality has improved dramatically in Inland Empire, but more work needs to be done," Fontana Herald, January 2, 2015, citing data from the South Coast Air Quality Management District

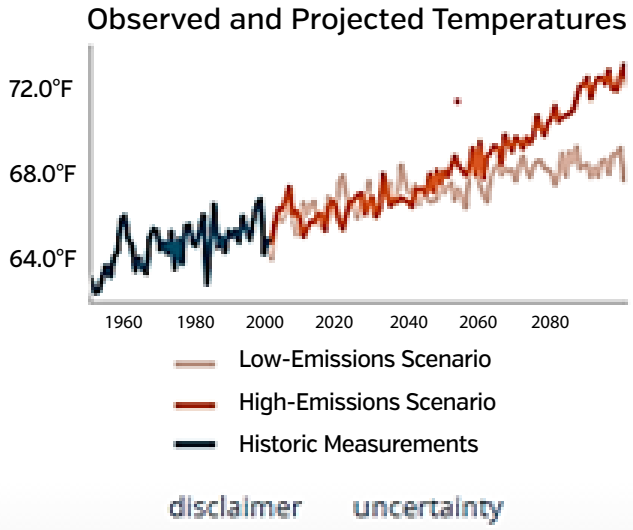
causes asthma attacks in children, and may cause a wide range of other effects including: the onset of childhood asthma, impaired lung function, premature death and death from cardiovascular diseases, and cardiovascular morbidity. The area most affected, the study concluded, was roughly 0.2 to 0.3 miles (300 to 500 meters) from the highway.[2] The American Lung Association's State of the Air 2016 report gave San Bernardino County an F for ozone; an F for 24-hour particle pollution; and a Fail for annual particle pollution.[3]

- **Climate change.** The State of California has an ambitious plan for addressing climate change. It is focusing especially on reducing greenhouse gas emissions to 40% below 1990 levels by 2030 through increasing renewable electricity production to 50%; reducing petroleum use in vehicles by 50%; doubling energy efficiency savings at existing buildings; and other initiatives. Through the California Clean Energy Jobs Act (Proposition 39 (K-12) Program), ten FUSD schools received over $7 million for energy efficiency and solar generation projects.

  Fontana will potentially be affected not only by direct climate change impacts within its own borders, but by indirect impacts resulting from changes taking place in the mountains, the deserts, and the coast. The major projected impact of climate change in Fontana is expected to be more days of extreme heat over longer periods. As an example, by 2070, Riverside is expected to double the annual number of days over 95 degrees (from 43 to 82 days, or almost a quarter of the days in a year.)

EXHIBIT 12.3 **PROJECTED FONTANA WARMING THROUGH 2100**

Historical Average	64.8°F	(n/a)
Low-Emissions Scenario	68.5°F	+3.7°F
High-Emissions Scenario	71.4°F	+6.6°F



Source: www.Cal-adapt.org

Increasing temperatures can affect Fontana in multiple ways:[4]

> More days of extreme heat increase health risks, especially for vulnerable populations, such as children and elderly persons. Increased heat also induces higher levels of ground level ozone, resulting in poor air quality with associated health risks.

> Higher temperatures over longer periods will affect the electrical grid. The

[2] http://www.lung.org/our-initiatives/healthy-air/outdoor/air-pollution/highways.html
[3] www.stateoftheair.org; for methodology, see http://www.lung.org/our-initiatives/healthy-air/sota/key-findings/methodology-and-acknowledgements.html.
[4] California Climate Change Center, Third Assessment: "Our Changing Climate 2012: Vulnerability & Adaptation to the Increasing Risks from Climate Change in California."

demand for electricity for air conditioning will grow. Transmission lines lose 7-8 percent of their capacity during heat waves—while the demand is higher. Key transmission corridors in Greater Los Angeles are vulnerable to increased frequency of wildfire.

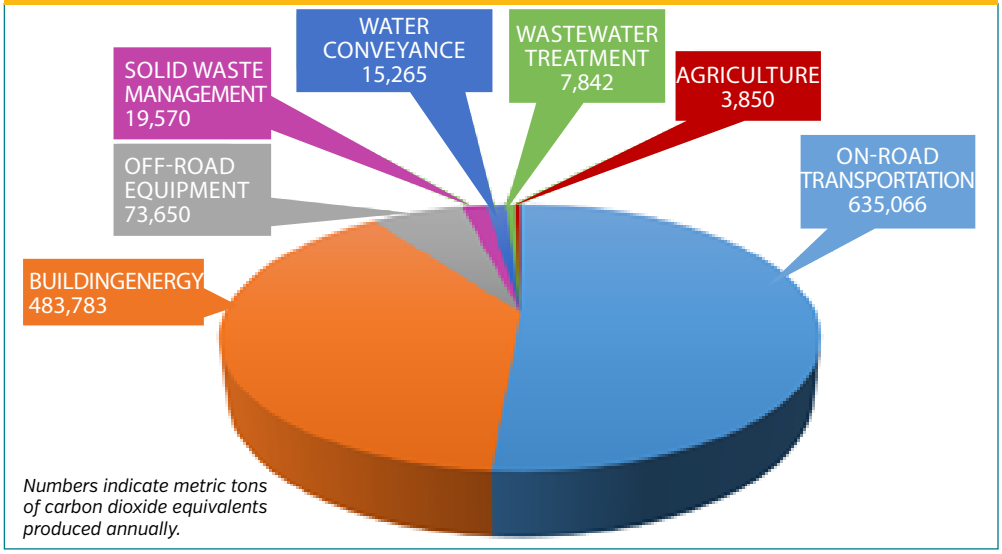
> Higher temperatures and droughts will reduce snow pack, resulting in less availability of water.

> More and more dangerous wildfires also result from earlier snowmelt, higher temperatures and longer dry periods over a longer fire season. Indirectly, wildfire risk will also be influenced by potential climate-related changes in vegetation and ignition potential from lightning.

> Less frequent but more extreme storms can also result from warmer storms bringing large amounts of moisture from the Pacific Ocean into the state.

- **Greenhouse Gas Emissions.** California law SB 375 focuses on reducing greenhouse gas (GHG) emissions. Greenhouse gases are carbon dioxide, methane, nitrous oxide, perfluorinated carbons, sulfur hexafluoride, and hydrofluorocarbons. The major sources of GHG in Fontana are on-road transportation (39%) and buildings (51%) according to a 2008 SANBAG inventory. Fontana is already reducing GHG by converting lighting to LED and implementing GHG performance standards included in state building codes for new development. Additional reductions are expected to come from energy savings in wastewater treatment and water conveyance through the IUEA and FWP, utility system upgrades in equipment and infrastructure, and Smart Bus technology implemented by Omnitrans. Incorporation of land use strategies, such as walkable communities and transit-oriented development, from this General Plan update will also help reduce GHG. Transportation modeling of the land use plan performed for this General Plan shows a decline in vehicle miles traveled, which results in lower GHG emissions.

EXHIBIT 12.4 **SOURCES OF GREENHOUSE GASES PRODUCED IN FONTANA**



Numbers indicate metric tons of carbon dioxide equivalents produced annually.

Source: Fontana Draft Climate Action Plan, 2015

- **California Energy-Efficiency Goals.** California is working toward buildings

that produce as much energy as they consume over the course of a year through high levels of energy efficiency and the use of clean, on-site renewable power generation, typically solar photovoltaic. The Statewide Energy Efficiency Strategic Plan, created by the California Public Utilities Commission, aims to reach this goal for all new residential buildings in 2020 and for all new commercial buildings in 2030. Fontana was the site of Meritage, the first development in the state built to reach this goal in all homes of the subdivision.

EXHIBIT 12.5 **CALIFORNIA 2016 ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL BUILDINGS**

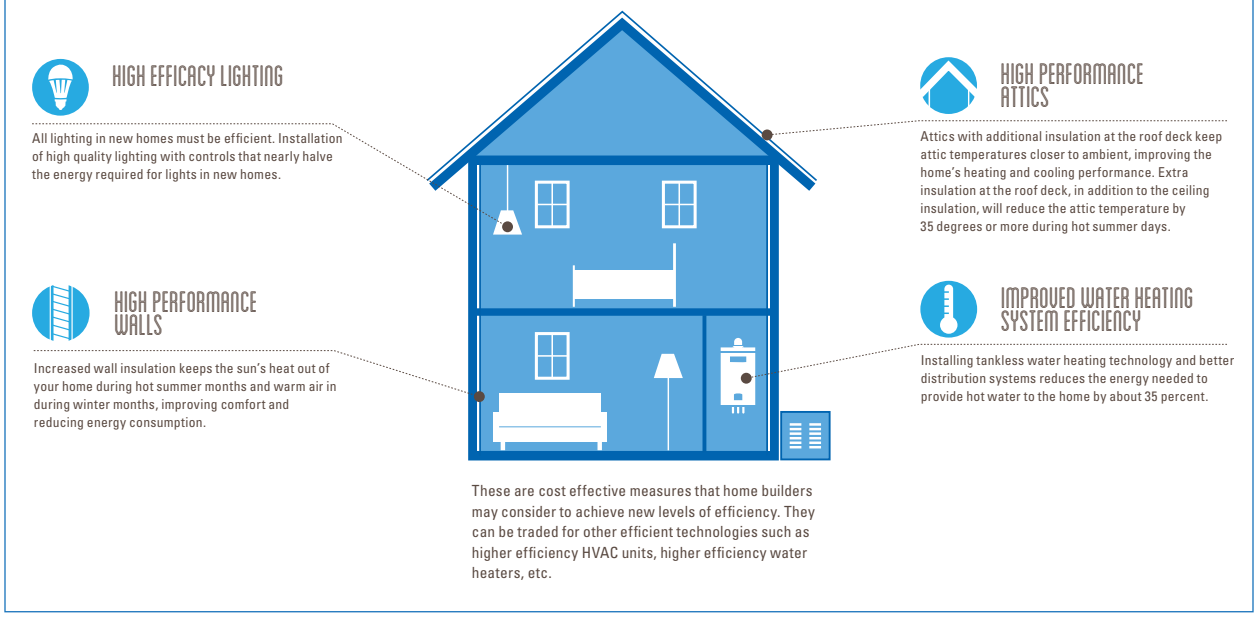
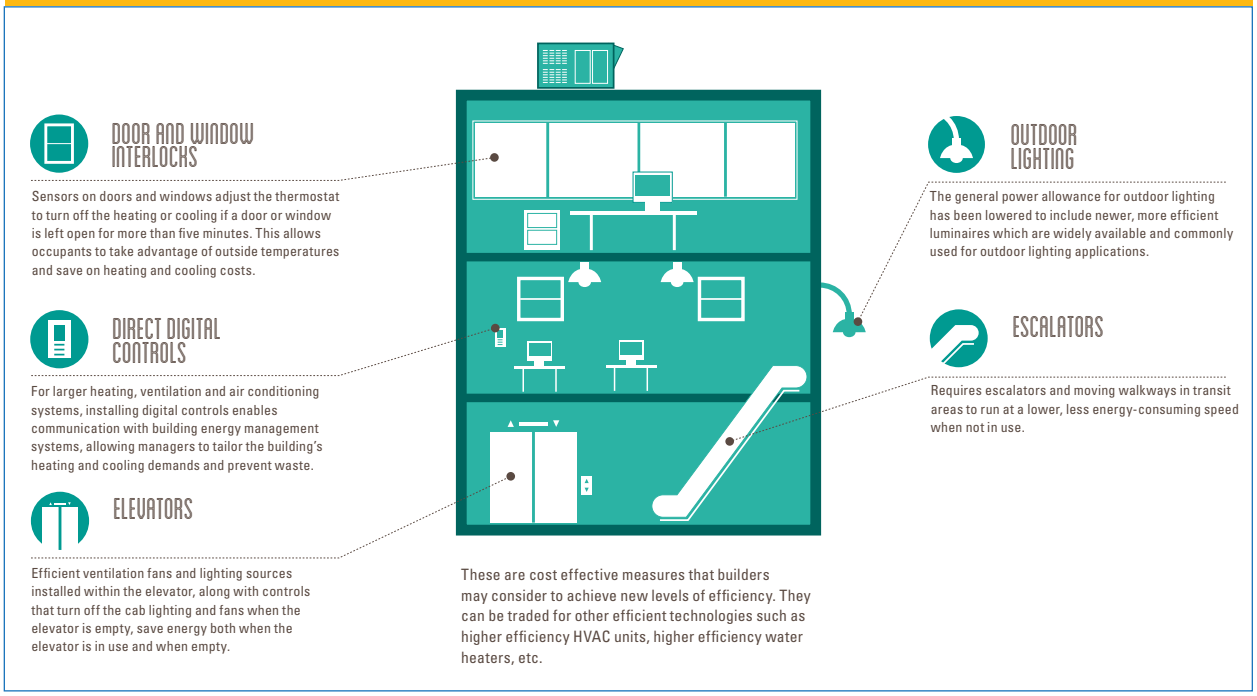


EXHIBIT 12.6 **CALIFORNIA 2016 ENERGY EFFICIENCY STANDARDS FOR NON-RESIDENTIAL BUILDINGS**



Source: California Energy Commission

D. What the Community Said

Public opinion survey:

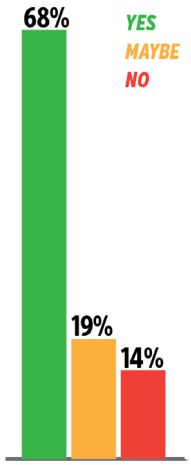
- 82% of respondents ranked "Require environmentally-friendly building and development practices" as a high or medium priority for the future.

Workshop and meeting input:

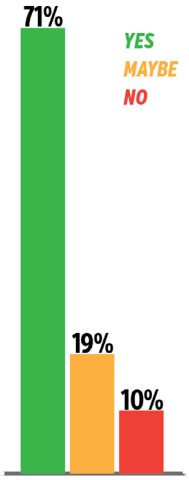
- Promote community green building.
- Focus on sustainability for the future.
- Wi-Fi friendly, walk friendly, bike friendly
- Clean energy usage; greenhouse gas reduction
- Reduce our footprint; focus on healthy community.

Workshop keypad polling:

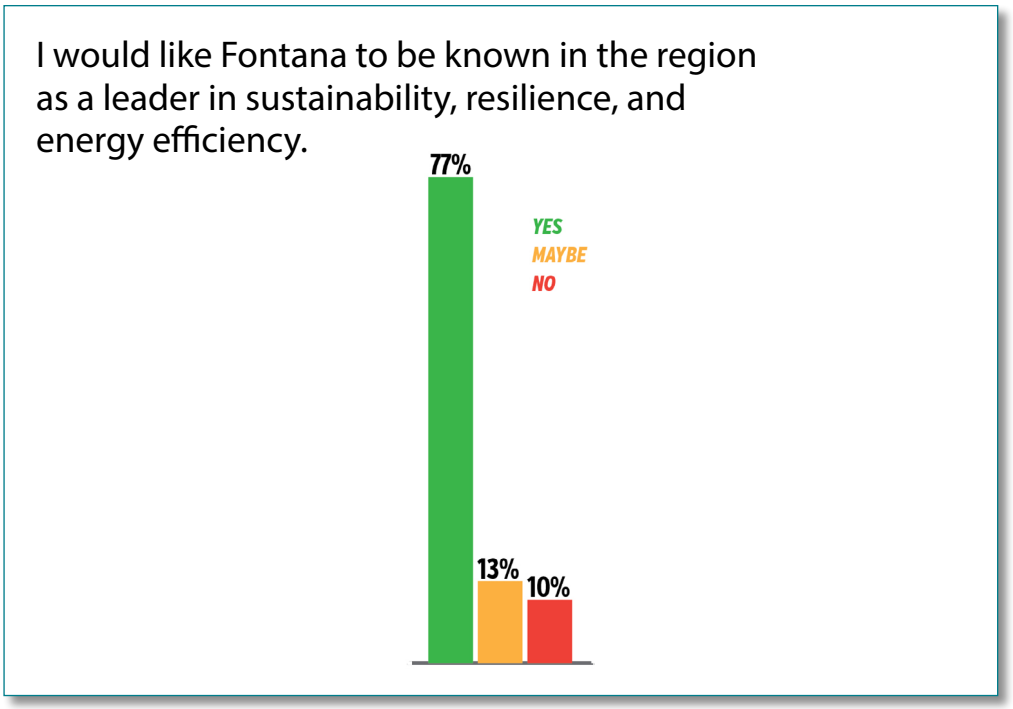
I would like Fontana to meet the greenhouse gas reduction targets in the draft Climate Action Plan.



I would like Fontana to be known as an energy-efficient community.



I would like to see a "Sustainable Fontana" program just like we have a "Healthy Fontana" program.



E. Policies and Actions to Achieve the Goals

Goal 1: Fontana is a regional leader in sustainability and resilience with an effective "Sustainable Fontana" program.

POLICY

- Create a Sustainable Fontana program that promotes green practices in government and in the community.

ACTIONS

A. Designate an existing or new staff member to be the sustainability leader in city government to promote interdepartmental sustainability work.

   ▶ Create an interdepartmental committee to develop a framework for Sustainable Fontana. It should involve the following departments and divisions: Planning; Engineering; Public Works; Economic Development; and Community Services.

B. Establish a "Sustainable Fontana" program to coordinate City government resource-efficiency efforts and promote private initiatives and opportunities.

   ▶ Use the Healthy Fontana model to create a program that provides leadership, information, and programs for residents and businesses, and creates partnerships with other organizations. Just as the Healthy Fontana

program has made Fontana a leader in promoting a healthy community, a Sustainable Fontana program will serve as a way to coordinate planning and implementing of sustainability and resilience across City government and raise awareness among residents and businesses of how they can participate in making Fontana a more resource-efficient community, bringing health and economic benefits.

C. Consider using the STAR Communities rating system to identify goals and validate and support implementation of best practices in some or all of the activities for community sustainability.

   - The STAR system offers the possibility of certification to benchmark progress against national standards and peer cities. More than 40 communities across the nation have become STAR-certified including the City of Riverside.[5]

D. Identify grant opportunities for sustainability and resilience activities, including public awareness activities.

E. Create a web page for Sustainable Fontana with a dashboard that is updated at least twice a year to show how Fontana is making progress towards meeting the goals.

[5] https://reporting.starcommunities.org/communities/27-riverside-california

EXHIBIT 12.7 **THE STAR COMMUNITIES RATING SYSTEM**

BUILT ENVIRONMENT	CLIMATE & ENERGY	EDCONOMY & JOBS	EDUCATION, ARTS & COMMUNITY	EQUITY & EMPOWERMENT	HEALTH & SAFETY	NATURAL SYSTEMS
Ambient noise and light	Climate adaptation	Business retention & development	Arts & culture	Civic engagement	Active living	Green infrastructure
Community water systems	Greenhousegas mitigation	Green market development	Community cohesion	Civil & human rights	Community health & health system	Invasivespecies
Compact & complete communities	Greening the energy supply	Local economy	Educational opportunity & attainment	Environmental justic	Emergency prevention & response	Naturalresource protection
Housing affordability	Industrial sector resource efficiency	Quality jobs & living wages	Historic preservation	Equitable services & access	Food access & nutrition	Outdoor air quality
Infill & redevelopment	Resource-efficient buildings	Targeted industry development	Social&cultural diversity	Humanservices	Indoor air quality	Water in the environment
Public spaces	Resource-efficient public infrastructure	Workforce readiness	—	Poverty prevention alleviation	Natural & human hazards	Working lands
Transportation choices	Waste minimization	—	—	—	Safe communities	—

The STAR rating system is divided into seven thematic goal areas. Adapted from www.starcommunities.org.

Goal 2: Government facilities and operations are models of resource efficiency.

POLICIES

- Incorporate goals into the City Code for resource efficiency in municipal facilities and operations.
- Continue organizational and operational improvements to maximize energy and resource efficiency and reduce waste.

ACTIONS

A. Form a city government task force to audit all practices for energy and resource efficiency and procurement policies.

B. Require that all capital projects be evaluated for resource-efficiency, sustainability and resilience values and give preference to energy efficient design, materials and equipment in public facilities and infrastructure.

C. Use the Envision infrastructure planning and rating system described in Chapter 10 to evaluate capital projects.

D. Write RFPs and vendor contracts to give preference to resource-efficient and non-toxic design, materials and equipment.

E. Expand the use of renewable energy sources for City operations.

   ▶ Options include: installation of solar power wherever possible for City operations: purchase of renewable energy through the Green Tariff or community solar programs; as vehicles are retired from the City fleet, replace them with electric, CNG or similarly energy-efficient vehicles.

F. Establish green procurement policies.

   ▶ Add requirements for resource-efficient and non-toxic procurement policies for the city.

Goal 3: Renewable sources of energy, including solar and wind, and other energy-conservation strategies are available to city households and businesses.

POLICY

- Promote renewable energy programs for government, Fontana businesses, and Fontana residences.

ACTIONS

A. Evaluate a Community Choice Aggregation (CCA) Program for Fontana.

   ▶ The City is studying a CCA program through which the City of Fontana would buy and sell power, aggregating customers to procure power that is typically less expensive and cleaner that that available from the utility. The utility would continue to manage the grid and bill customers.

B. Promote renewable energy options as described in Chapter 10.

C. Ensure that appropriate zoning and design standard regulations are in place as needed to provide for domestic solar and wind installations.

   ▶ Zoning and design standards should allow renewable energy installations while at the same time being sensitive to preservation of aesthetic character in neighborhoods.

Goal 4: Fontana meets the greenhouse gas reduction goals for 2030 and subsequent goals set by the state.

POLICY

- Continue to collaborate with SBCTA, infrastructure agencies, and utilities on greenhouse gas reduction studies and goals.

ACTIONS

A. Build on baseline research completed for greenhouse gas reduction to set local goals and meet state goals.

B. Work with regional agencies to meet any future state goals for GHG reductions.

Goal 5: Green building techniques are used in new development and retrofits.

POLICY

- Promote green building through guidelines, awards and nonfinancial incentives.

ACTIONS

A. Establish a residential "cool roofs" program to reduce air conditioning costs and the urban heat island effect.

   ▶ Cool roofs have reflective colors or materials to reduce concentration of heat. Currently they are more common on commercial and industrial buildings. Summer temperatures can rise to 150 degrees or more on standard roofs. Cool roofs can reduce the heat by 50 degrees or more. The Cities of Los Angeles and Chula Vista, among others, have adopted Cool Roof ordinances

B. Encourage retrofits of whole house fans for existing buildings.

   ▶ New houses are now required by code to have these fans, and it is a relatively inexpensive retrofit for existing houses to reduce heat.

C. Establish an annual award for green development projects, including retrofits, in Fontana.

   ▶ Collaborate with an organization such as the American Institute of Architects Inland California chapter or the US Green Building Council to develop an awards program.

Goal 6: Fontana is a leader energy-efficient development and retrofits.

POLICY

- Promote energy-efficient development in Fontana.
- Meet or exceed state goals for energy-efficient new construction.

ACTION

A. Provide incentives for energy-efficient residential and non-residential construction.

   ▶ Incentives could include discounts on permit fees and streamlining.

Goal 7: Conservation of water resources with best practices such as drought-tolerant plant species, recycled water, greywater systems, has become a way of life in Fontana.

POLICY

- Continue to promote and implement best practices to conserve water.

ACTION

A. See strategies in Chapter 10.

F. Getting Started

ACTION	RESPONSIBLE PARTY
Create a Sustainable Fontana program to coordinate energy- and resource-efficiency, non-toxic, and anti-pollution programs and procurement.	City Manager's office
Audit city operations and practices for sustainability and resilience.	City Manager's office

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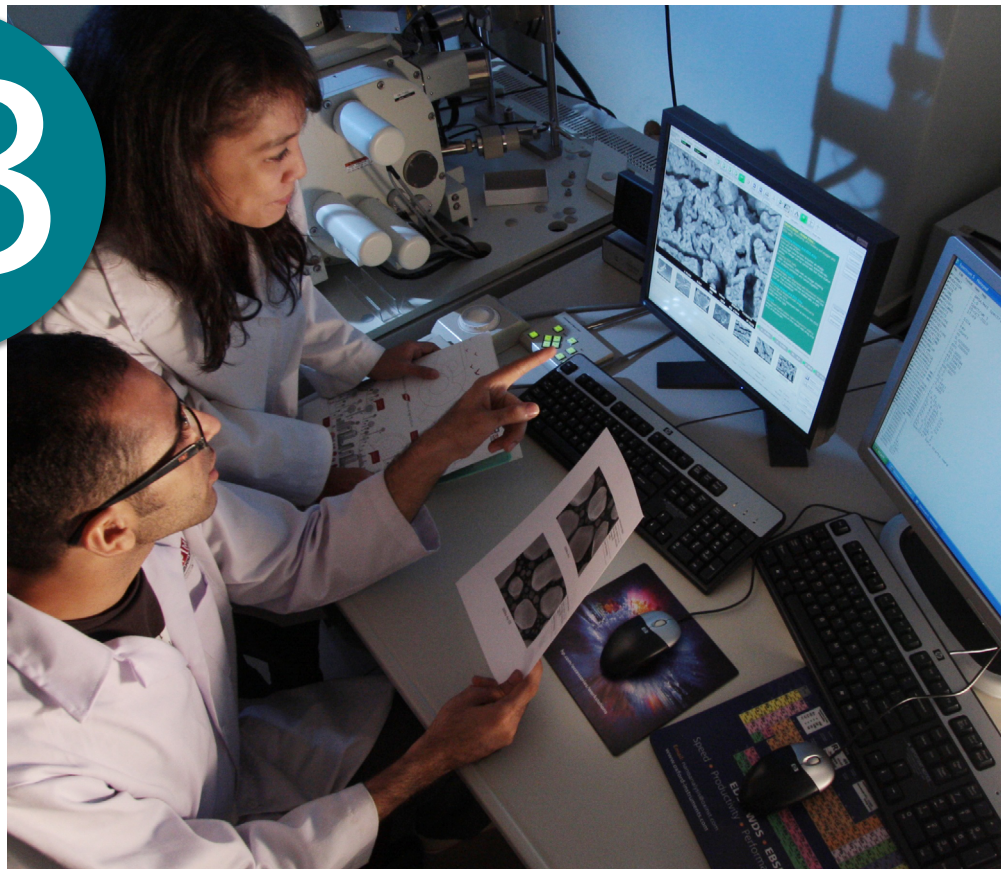

Economy, Education, and Workforce Development

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023
City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

CHAPTER 13

Economy, Education, & Workforce Development

Economic development encompasses actions to enhance prosperity and economic well-being. It includes creating and retaining jobs and businesses, growing incomes, and improving the tax base. From the 1980s to today, while Fontana focused on residential development of its large undeveloped acreage, the City's economic development efforts emphasized fiscal benefits and providing retail and services to the residential population. Local government, the Fontana Unified School District, and Kaiser Permanente are the largest employers, but the vast majority of Fontana residents work outside the city. Fontana's population more than doubled between 1990 and 2016, when its 210,000 residents made it the twentieth-largest city in the State of California. Fontana's population puts the city just outside the 100 most populous cities in the United States. It makes it comparable in population size to cities such as Richmond (VA), Boise (ID), Des Moines (IA), Spokane (WA), and Rochester (NY), and bigger in population than state capitals such as Salt Lake City (UT) and Little Rock (AK). Fontana in 2016 is still largely a bedroom community.

Within the twenty-year time horizon of this General Plan, a number of changes will likely occur that suggest a need for new economic development goals and strategies starting now. Fontana's two

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generations of "greenfield" development will begin to transition, and growth will have to come through redevelopment of underutilized or older properties. The millennial generation that already makes up the majority of the workforce wants new choices within a suburban environment. Technological change, ranging from the increasing use of robots to consumer acceptance of self-driving cars, will bring new opportunities and new challenges. Participants in the Fontana Forward planning process consistently said they would like to see more Fontana jobs for Fontana residents, making the city less of a bedroom suburb and more of a complete community.

A. Economy, Education, and Workforce Development in the Fontana Forward Vision and Principles

VISION

In 2035...

- **Fontana is the Inland Empire's opportunity city.** With welcoming neighborhoods, diverse job opportunities and housing choices, excellent parks, and a lively downtown, we are prosperous, safe, healthy, and thriving. Once a pioneer community, an agricultural center, a steel town, and a bedroom community, Fontana has built its fifth identity as a live-work-play-learn city of opportunity where families, young adults, and older residents can all flourish: Fontana 5.0.
- **Our diversified economy has good jobs for Fontana residents, so they can work where they live.** Fontana promotes a strong and viable local economy that balances the economic, environmental, sustainability and social needs of the city. We partner with major employers to connect Fontanans to local jobs and encourage employees to live in Fontana. Our business-friendly policies help small businesses and start-ups thrive. Our location on three interstate highways, freight and commuter rail, and public transit helps Fontana attract new businesses while continuing to support our health care, services, manufacturing, and logistics industries.
- **Fontana embraces lifelong learning.** Our community promotes and supports educational achievement to create a highly qualified work force for 21st-century jobs. Working with our schools and educators, our civic partnership of government, business, nonprofits, human services organizations, and faith-based organizations has made Fontana a leader in educational achievement.

- **Our revitalized downtown is a neighborhood, an arts, culture and entertainment center, and a walkable district of shopping and services.** Downtown's renaissance is anchored by new residents who want to live in a walkable center close to amenities, activities, and transportation options.

PRINCIPLES

Be business-friendly. Support business growth and entrepreneurship while protecting environmental resources and quality of life.

Pursue goals through partnerships. Connect city government with businesses, institutions, regional agencies, nonprofits, and citizens to accomplish goals.

Prepare students for good jobs. Establish a citywide focus on educational achievement to create a skilled and well-educated workforce through vocational programs and partnerships with major employers and educational programs for all ages in Fontana.

Act transparently. Promote civic engagement and keep everyone informed about community conditions, options, and opportunities to participate in decision making.

Be cost-effective. Establish cost-effective best practices and systems to support ongoing city services and infrastructure.

B. Goals and Policies

GOALS	POLICIES
Promote a diversified economy that builds on existing business sectors and develops, attracts and retains future job-creating sectors.	• Support resources for the City's economic development department to develop and implement strategies to attract and grow businesses that provide tax revenue and opportunities for diversified and high-paying jobs for Fontana residents. • Support initiatives for entrepreneurship in potential growth sectors. • Leverage the resources of organizations such as the San Bernardino County Economic Development Agency and the Workforce Investment Board to help Fontana businesses promote in-city jobs and help residents find local job opportunities
Support education and workforce development programs in Fontana to foster educational achievement and skill development that prepares students and workers for the higher-paying jobs of the future.	• Make school completion and educational achievement a high civic priority with broad community support. • Promote educational programs that provide the skills and training necessary to fill jobs for Fontana employers. • Encourage youth to develop entrepreneurial talents. • Balance responding to immediate employer demand with the need to plan for longer-term changes in the labor market.
Plan Fontana as a "complete community" with a balance of diverse neighborhoods, amenities, services, and infrastructure that supports a qualified workforce and attracts business.	• Strengthen community institutions and development patterns that provide a high quality of life and that correspond to the values of the millennial generation–the majority of workers starting in 2016. • Ensure that essential support services, such as child care, enable workers to seek and maintain employment. • Seek partnerships with other government agencies to provide planning and funding resources to support infrastructure and other improvements to support new development.
Revitalize Fontana's downtown and Sierra Avenue corridor to provide an attractive area for new businesses to locate and create a lively center of government, education, medical care, arts, culture and entertainment, restaurants and new housing.	• Implement a comprehensive Downtown Area Plan (Chapter 14 in this General Plan). • Establish a position for a downtown manager with the experience needed to implement the Downtown Plan. • Work with the education and medical institutions downtown to maximize their positive presence. • Promote initiatives to attract housing in the downtown vicinity for households of all types, as a way to support new retail, restaurant, and entertainment options in downtown.

C. Findings and Challenges

FINDINGS: OVERVIEW

- **Fontana has direct access to three major highway corridors** including Interstates 10 and 15 and State Route 210.
- Fontana's geographic position along the major goods movement corridors from the ports of Los Angeles and Long Beach has allowed the city to expand its **logistics and warehousing businesses.**
- **Relative to other surrounding cities, Fontana has higher amounts of vacant land to expand both residential and business development, but much of that land is already entitled** and is expected to be developed by 2025.
- **Fontana is a maturing suburban bedroom community,** and growth over the next 20 years will increasingly be characterized by redevelopment and revitalization rather than greenfield development.
- The California Department of Finance estimated a January 1, 2016 population of **209,895 people in 51,517 households** and an average household size of 4.07 persons.
- **The median 2015 household income** in Fontana was $64,824, slightly above the state median of $64,500. Median household income in Fontana is expected to grow 2.73% annually between 2015 and 2020, a slower pace than the expected 3.36% projected income growth rate for the State.
- Since the recession of 2008-2009, Fontana's **unemployment rate** has generally followed the recovery trend at the state and county levels. Fontana's unemployment rate fell from 14.7% in 2010 to 5.5% in 2016. However, that rate remains slightly higher than California's and San Bernardino County's unemployment rate of 5.2%.

EXHIBIT 13.1
CITY, COUNTY, STATE UNEMPLOYMENT

	FONTANA	SB COUNTY	STATE
2004	5.2%	5.7%	6.2%
2005	4.7%	5.2%	5.4%
2006	4.7%	4.8%	4.9%
2007	6.2%	5.6%	5.4%
2008	10.3%	8.0%	7.3%
2009	13.9%	12.7%	11.2%
2010	14.7%	13.5%	12.2%
2011	13.1%	12.9%	11.7%
2012	11.3%	11.4%	10.4%
2013	9.2%	9.8%	8.9%
2014	7.8%	8.1%	7.5%
2015	6.3%	5.7%	5.8%
2016	5.5%	5.2%	5.2%

Source: US Bureau of Labor Statistics (2017)

EMPLOYERS

- **Services (37.1%), retail trade (23.1%), and wholesale trade (10.9%) represent the top three employers in Fontana by industry.** Exhibit 13.3 shows the top ten employers in Fontana in 2016. Kaiser Hospital employed 5,430 employees or 5.61% of total city employment in 2016. Two government agencies, Fontana Unified School District and the City of Fontana, collectively employed approximately 6,030 employees or 6.34% of all city employment. Sierra Aluminum Company, a manufacturer of custom aluminum extrusions

and products represented the eighth largest employer at 312 employees. The remainder of the top ten employers constituted distribution and logistics (#4 Target Distribution Center), retail (#10 Walmart Foothill Boulevard and #9 Target Summit Avenue), and trucking/transportation (#6 USF Reddaway and #7 Estes West). Collectively the top ten employers provided 13,950 jobs or 14.5% of total city employment. However, while the trucking companies have their base of operations in Fontana, their drivers travel to a variety of locations across the state and nation during the work week.

EXHIBIT 13.2 **FONTANA EMPLOYERS BY INDUSTRY**

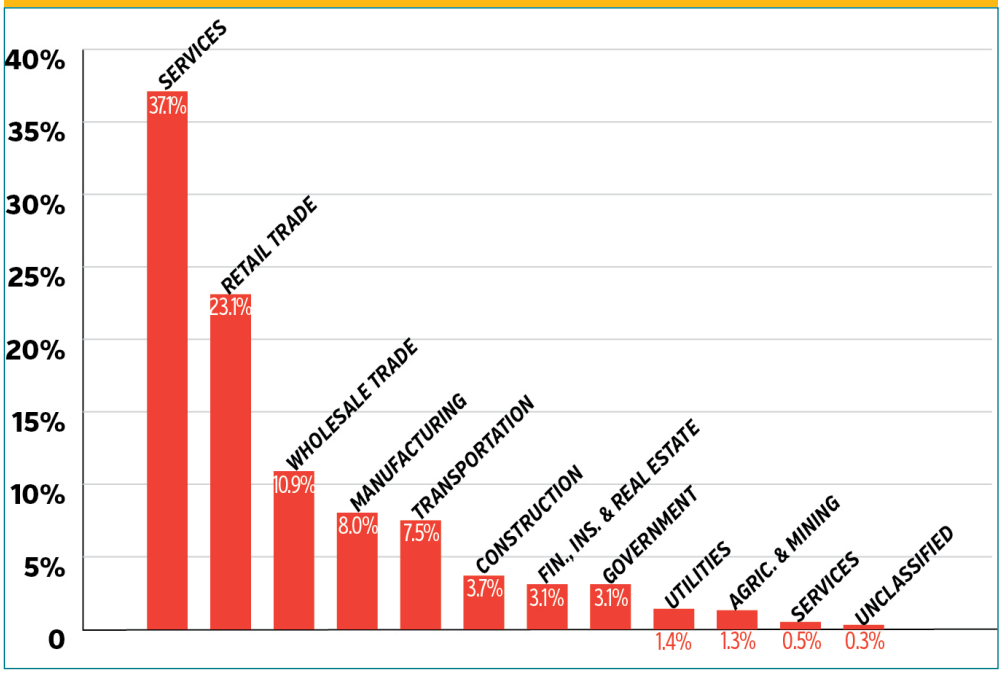


EXHIBIT 13.3 **TOP TEN EMPLOYERS IN FONTANA**

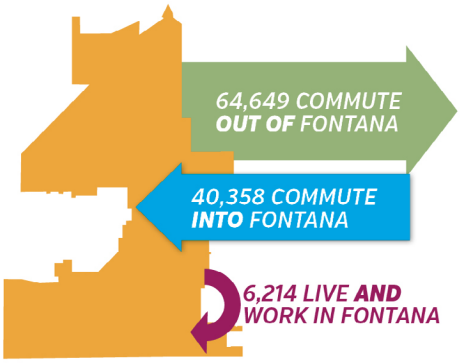
RANK	EMPLOYER	EMPLOYEES	% TOTAL CITY EMPLOYMENT
1	Kaiser Hospital	5,430	5.63%
2	Fontana Unified School District	5,000	5.19%
3	City of Fontana (includes part-time employees)	1,030	1.07%
4	Target Distribution Center	621	0.64%
5	Costco Wholesale	333	0.35%
6	U S F Reddaway	320	0.33%
7	Estes West	317	0.33%
8	Sierra Aluminum Company	312	0.32%
9	Crown Technical Systems	297	0.31%
10	Walmart Store (17251 Foothill Boulevard)	290	0.28%
	Total	**14,202**	**15.18%**

Source: City of Fontana Comprehensive Annual Financial Report, FY 2014-2015.

JOBS IN FONTANA AND WORKERS RESIDING IN FONTANA

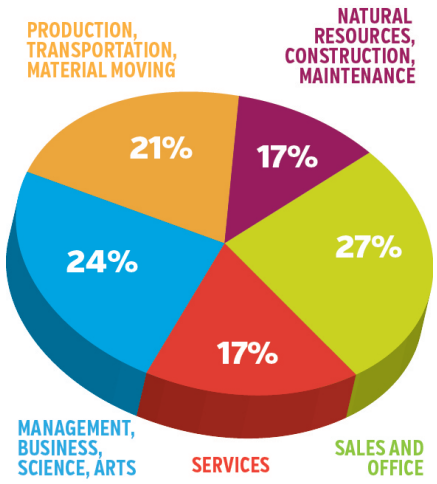
- **The majority of Fontana's working population commutes outside of the city each day to work.** Data from the US Census Bureau's Center for Economic Studies pertaining to worker inflows / outflows show that Fontana has 64,640 workers that live in the City but are employed elsewhere; businesses in Fontana employ 6,214 workers who also live in the city and 40,358 employees that live outside of the city. Workers who live and work in Fontana represent 13.3% of the total number of people employed in Fontana (regardless of where the employee lives) and only 8.8% of the total workers that live in Fontana.
- **More than two-thirds of Fontana residents work in three broad occupational sectors: management, business, science and arts; services; and sales and office.** Almost one in five is employed in educational services/health care/social assistance, which also accounts for over 10% of the jobs in Fontana and includes higher-paying, unionized jobs. The transportation/warehousing and manufacturing sectors that are prominent in Fontana in terms of business real estate development account for 10% and 13% of Fontana residents' jobs respectively. However, retail trade (14%) represents the second highest percentage of employed Fontana residents, where average wages generally tend to be low.

EXHIBIT 13.4 **WORKER INFLOW & OUTFLOW**



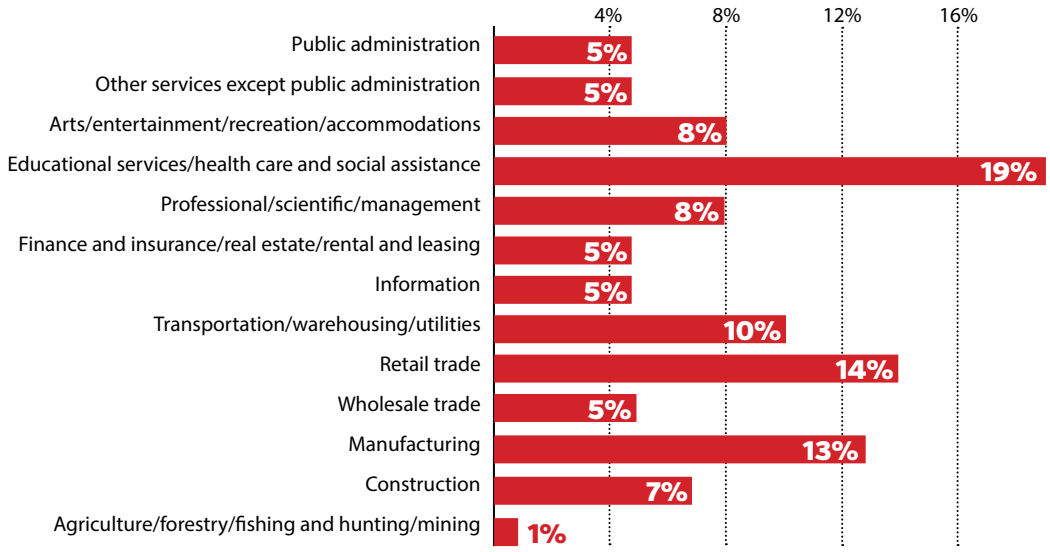
Source: Bureau of Labor Statistics

EXHIBIT 13.5
OCCUPATIONS OF FONTANA RESIDENTS



Source: US Census ACS 2009-2013

EXHIBIT 13.6 **JOB SECTORS THAT EMPLOY FONTANA RESIDENTS**



Source: US Census ACS 2009-2013

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PROJECTED JOB-CREATING SECTORS

- The Southern California Association of Governments (SCAG) identified the **top five sectors as most likely to create the most jobs** in the six-county SCAG area over the next 20 years:
  1. Transportation and Warehousing (21.3% of projected jobs created 2016-2035 in the SCAG area)
  2. Construction (19.2% of projected jobs created)
  3. Healthcare (11.7% of projected jobs created)
  4. Retail Trade (9.3% of projected jobs created)
  5. Accommodation and Food Service (6.5% of projected jobs created)

Most of these sectors tend to have lower-wage jobs. Transportation and warehousing, construction, retail trade, and accommodation and food service have median annual wages below Fontana's and California's median household incomes of approximately $64,000. The health care sector has a range of jobs from lower-wage occupations to highly compensated work.

New technologies, such as warehouse robots and self-driving vehicles are expected to have significant penetration in the economy and impacts on the logistics industry and transportation starting in the 2030s, toward the end of the time horizon of this General Plan.[1] In 2016, Amazon brought warehouse robots to Southern California.

Amazon warehouse robots (Source: "Amazon unveils its new army of warehouse robots but still needs humans," December 1, 2014, TNW (thenextweb.com)

[1] Michelle Bertoncello and Dominik Wee, "Ten ways autonomous driving could redefine the automotive world," Mckinsey & Company Automotive & Assembly, June 2015 (http://www.mckinsey.com/industries/automotive-and-assembly/our-insights/ten-ways-autonomous-driving-could-redefine-the-automotive-world)

EXHIBIT 13.7 **MEDIAN ANNUAL PAY BY SELECT OCCUPATION TYPES IN THE INLAND EMPIRE, 1ST QUARTER, 2015**

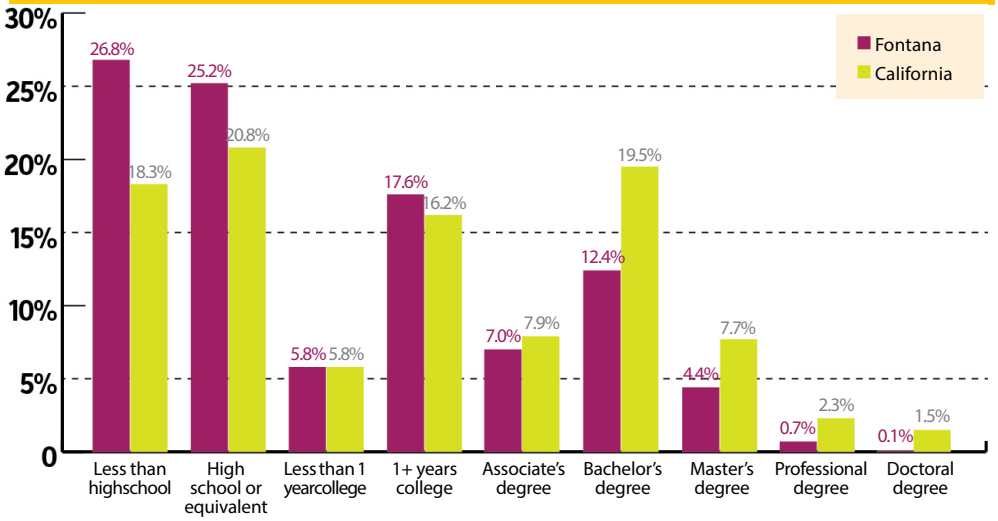
Management occupations	$105,270
Healthcare practitioners and technical	$83,713
Architecture and engineering	$81,077
Education, training and library	$59,013
Office and administration support	$53,542
Construction and extraction	$51,145
Community and social services	$50,901
Installation, maintenance, repair	$47,399
Sales and related	$35,668
Transportation and material moving	$34,590
Production	$33,537
Healthcare support	$31,749
Building, grounds and maintenance	$27,242
Personal care and service	$25,240
Food preparation and serving	$22,511

Source: California Employment Development Department, Median Pay Level by Sector, Inland Empire, First Quarter 2015

EDUCATION

- **Fontana has lower levels of average educational achievement than state averages.**
- **Fifty-two percent of Fontana residents 25 years or older have only a high school diploma or less education.** However, it is likely that the generation in its teens and twenties as this plan is being written will have higher rates of high school and college completion. Moreover, if the high cost of housing coastal communities continues, Fontana will be attracting more residents with higher educational achievement in the future.

EXHIBIT 13.8 **EDUCATIONAL ATTAINMENT OF RESIDENTS 25 AND OLDER**



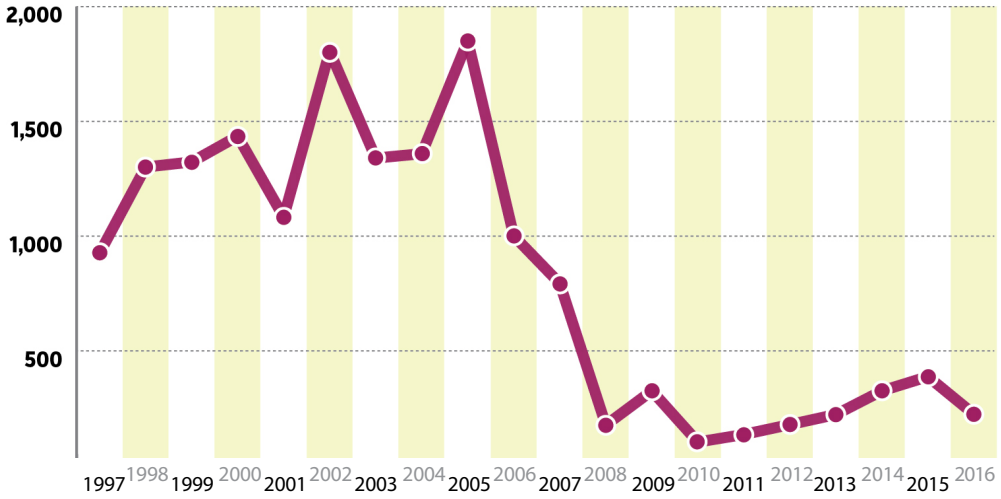
- **Well-paying jobs increasingly require not only a high school diploma but some kind of post-secondary certification at a minimum.** For example, at least 80% of the jobs at Kaiser Hospital require some kind of post-secondary certificate or higher education.
- **Adults with low educational attainment often need training to enter the workforce.** Adult Basic Education (ABE), English as a Second Language (ESL), classes to prepare for a GED or high school diploma, vocational courses, and other courses are available at the Chaffey Adult School location in Ontario. In ABE courses, students improve basic reading, writing and math skills and can then transition to GED or high school courses. The Fontana Unified School District District (FUSD) offers adult education courses for those who wish to pursue a GED.
- **Post-secondary training in Fontana is available at Chaffey Community College's downtown campus,** part of the state community college system.
- **In addition to academic, college prep courses, FUSD offers career training in a number of areas** including automotive technician, game design, medical assistant, customer service occupations, certified nurse assistant, veterinary assistant, welding technology, bakery operations, stagecraft construction, law enforcement, and restaurant occupations.

- **In March 2016, the Industrial Technical Training Center for advanced manufacturing occupations opened at California Steel** in Fontana's Sphere of Influence. The federally funded center was created by Chaffey College and a consortium of partners.

RESIDENTIAL CONSTRUCTION

- **Despite a general rebound in home prices, homebuilding permits have not returned to pre-recession levels in Fontana.** Housing permits issued in Fontana peaked in 2005 when the City issued 1,851 single-family building permits. From 1998 to 2006, the city issued no fewer than 1,001 single family permits annually. Housing permits fell from a peak of 1,851 permits in 2005 to a low of 103 permits in 2010. Permit activity has slowly increased from 2010 levels. The City issued 424 single-family permits in 2016, but this figure represents an approximately 77% drop from peak permit activity in 2005.

EXHIBIT 13.9 **FONTANA SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS, 1997-2016**



Source: City of Fontana

INDUSTRIAL SPACE

- **Fontana's industrial construction expanded significantly 2015-2016.** In the first quarter of 2016, Fontana had 2,510,599 SF of industrial buildings under construction versus 902,926 feet under construction in the first quarter of 2015. Also in the first quarter of 2016, Fontana had the third highest amount of industrial space under construction in the Inland Empire, behind the cities of Rialto and Ontario. Some newly completed projects were built without tenants first identified, likely accounting for some of the increase in vacancy rates. Average rents in Fontana in the first quarter of 2016 were 51 cents per square foot, slightly lower than the Inland Empire West average of 53 cents.

EXHIBIT 13.10
VACANCY RATES FOR INDUSTRIAL SPACE IN INLAND EMPIRE SUBMARKETS

SUBMARKET	TOTAL INDUSTRIAL INVENTORY (SF)	DIRECT VACANT SQUARE FOOTAGE	DIRECT VACANCY RATE	TOTAL SF VACANT WITH SUBLET	VACANCY RATE WITH SUBLET
Fontana	51,669,756	1,460,808	2.8%	1,621,341	3.1%
Chino	43,552,998	1,557,363	3.6%	1,693,077	3.9%
Mira Loma	24,782,158	483,238	1.9%	583,238	2.4%
Montclair/Upland	8,180,497	374,300	4.6%	374,300	4.6%
Ontario	102,441,848	5,210,659	5.1%	5,564,413	5.4%
Rancho Cucamonga	38,047,464	1,259,077	3.3%	1,271,047	3.3%
Rialto	17,419,602	1,589,484	9.1%	1,589,484	9.1%
Total Inland Empire West	**286,094,323**	**11,934,929**	**4.2%**	**12,696,900**	**4.4%**
Colton	8,034,596	387,971	4.8%	387,971	4.8%
Corona/Norco	31,302,538	1,558,684	5.0%	1662477	5.3%
Moreno Valley	18,064,732	1,145,965	6.3%	1145965	6.3%
Perris	14,935,092	1,036,731	6.9%	1036731	6.9%
Redlands	21,060,918	2,212,410	10.5%	2342202	11.1%
Riverside	47,661,881	2,007,978	4.2%	2015672	4.2%
San Bernardino	32,949,695	2,229,130	6.8%	2271360	6.9%
Total Inland Empire East	**174,009,452**	**10,578,869**	**6.1%**	**10,862,378**	**6.2%**
Inland Empire Totals	**460,103,775**	**22,513,798**	**4.9%**	**23,559,278**	**5.1%**

Source: Daum Real Estate Analytics (2016)

EXHIBIT 13.11
RENTAL RATES FOR INDUSTRIAL SPACE IN INLAND EMPIRE SUBMARKETS

SUBMARKET	AVERAGE INDUSTRIAL RENT/SF	SQUARE FEET BUILT IN 2015	SQUARE FEET UNDER CONSTRUCTION	GROSS ABSORPTION SF 1Q 2015
Fontana	$0.50	0	902,926	752,931
Chino	$0.50	0	2,896,530	1,204,194
Mira Loma	$0.46	0	254,378	275,051
Montclair/Upland	$0.53	0	129,928	71,497
Ontario	$0.46	416,640	664,399	2,558,487
Rancho Cucamonga	$0.46	0	1,751,976	1,104,271
Rialto	$0.43	927,696	1,974,178	216,844
Total Inland Empire West	**$0.47**	**1,344,336**	**8,574,315**	**6,183,275**
Colton	$0.32	0	0	111,920
Corona/Norco	$0.55	10,331	168,093	166,698
Moreno Valley	$0.41	0	366,698	13,296
Perris	$0.41	0	3,512,038	14,411
Redlands	$0.45	425,940	1,669,648	48,217
Riverside	$0.44	0	171,619	264,358
San Bernardino	$0.41	0	1,293,590	257,436
Total Inland Empire East	**$0.44**	**436,271**	**7,181,686**	**876,336**
Inland Empire Totals	**$0.46**	**1,780,607**	**15,756,001**	**7,059,611**

Source: Daum Real Estate Analytics (2016)

EXHIBIT 13.12 **FONTANA RETAIL VACANCY AND ABSORPTION TRENDS**

YEAR	NUMBER OF BUILDINGS	TOTAL SQUARE FEET	VACANCY RATE	NET ABSORPTION SF	SF UNDER CONTSTRUCTION
2007	677	6,789,746	3.0%	522,072	69,739
2008	687	6,989,184	6.0%	-16,006	32,354
2009	695	7,029,668	7.3%	-50,260	5,100
2010	698	7,050,426	6.7%	56,106	0
2011	690	7,092,061	6.6%	46,963	21,753
2012	691	7,105,784	5.6%	88,835	6,878
2013	692	7,107,262	5.2%	27,218	10,820
2014	694	7,118,082	4.9%	30,067	8,100
2015	692	7,079,465	4.8%	-28,768	11,700
2016	691	7,074,965	5.9%	-81,371	11,700

Source: Costar Analytics (2016)

RETAIL

- **Retail vacancies receded from a peak of 7.3% in 2009 to 5.9% in 2016.** However, vacancy rates increased from 4.8% in 2015 to 5.9% in 2016. After five years of positive net absorption trends, Fontana experienced a -28,768 SF net absorption in 2015. By mid-2016, Fontana had a -81,731 SF net absorption rate.

Exhibits 13.13 and 13.14 summarize Fontana's retail "leakage/surplus" analysis. The leakage analysis uses retail sales data for Fontana and compares it to the "retail potential," or the estimated amount that consumers will spend in retail establishments in Fontana. The "retail gap" is the difference between retail sales and retail potential. A positive number (shown in green in Exhibit 13.14) shows that the city's retail sales within the city are less than the estimated retail potential and that retail sales are "leaking" to other cities. A negative number (shown in red in Exhibit 13.14) shows that retail sales in the city are more than the estimated retail potential, and that the city has a "surplus" of retail sales, and customers may be drawn in from other cities. The City of Fontana overall has well-balanced retail sales, showing slight leakages in total retail trade and in food and drink. However, this general balance does not mean that the retail mix is what Fontana residents would necessarily prefer. Fontana's retail sales total of $1,951,975,633 is slightly lower than the $2,051,494,155 of estimated retail potential. These figures represent a $99,518,522 or 2.5% retail leakage. The food and drink sector also shows an 11.7% leakage factor, suggesting that restaurant sales are leaking to surrounding cities.

EXHIBIT 13.13 **FONTANA RETAIL LEAKAGE/SURPLUS SUMMARY**

INDUSTRY	RETAIL POTENTIAL	RETAIL SALES	RETAIL SURPLUS	SURPLUS FACTOR
Total Retail Trade, Food & Drink	$2,051,494,155	$1,951,975,633	$99,518,522	2.5
> Total Retail Trade	$1,851,814,094	$1,794,011,119	$57,802,975	1.6
> Total Food & Drink	$199,680,061	$157,964,514	$41,715,547	11.7

Source: Esri (2016)

EXHIBIT 13.14 **FONTANA RETAIL RETAIL LEAKAGE/SURPLUS BY CATEGORY**

INDUSTRY GROUP	RETAIL POTENTIAL	RETAIL SALES	RETAIL GAP/SURPLUS	LEAKAGE/SURPLUS FACTOR
Electronics	$101,478,049	$19,307,019	$82,171,030	68.0
Furniture	$34,762,841	$7,116,384	$27,646,457	66.0
Clothing	$92,732,222	$23,802,005	$68,930,217	59.2
Specialty Food	$4,266,864	$818,042	$3,448,822	67.8
Health and Personal care	$117,732,086	$74,245,145	$43,486,941	22.7
General Merchandise	$287,350,618	$386,965,462	$(99,614,844)	-14.8
Auto Dealers	$334,751,243	$484,930,365	$(150,179,122)	-18.3
Motor Vehicles and Parts Dealers	$408,762,051	$581,643,469	$(172,881,418)	-17.5
Gas Stations	$110,651,279	$125,670,580	$(15,019,301)	-6.4
Auto Parts and Tire Stores	$25,526,405	$72,636,104	$(47,109,699)	-48

Source: Esri (2016)

- **Exhibit 13.14 shows selected categories and their respective leakage/surplus factors.** Electronics, furniture and clothing sales show the highest leakage factors, at 68%, 66%, and 59.2% respectively, suggesting that these sales may be leaking into neighboring cities' retail centers, such as Ontario and Rancho Cucamonga. Fontana shows retail surpluses particularly in the categories of auto dealers, motor vehicles and parts dealers and auto parts and tire stores, reflecting the city's large number of automotive and trucking businesses.

D. What the Community Said

Public opinion survey conducted September 2015:

- **Attract businesses with jobs for Fontana residents:** 66.7% of respondents designated this as high priority, the highest percentage in the survey
- **Redevelop and revitalize Valley Boulevard and Foothill Boulevard:** 51.1% of respondents designated this as high priority
- **Provide more housing options for people with average incomes:** 51.3% of respondents designated this as high priority

Challenges identified by participants at the October 2015 Visioning Forum:

- More shopping, restaurants, hotels and entertainment opportunities for all ages desired
- More local jobs needed for Fontana residents
- Better/safer infrastructure to walk within city
- Challenges with blight and dumping on vacant land
- Participants identified a need for infrastructure improvements and general revitalization of Valley Boulevard and Foothill Boulevard
- Participants expressed varied views on housing:
  - > Some expressed need for more affordable housing
  - > Some expressed need for more single family housing with larger lot sizes
  - > Varied views on the need for mixed use/transit-oriented development housing

Challenges that participants identified at the March 2016 "Fontana as a Complete Community" workshop:

- Building restaurant and retail development in areas that are easily accessible to residential communities
- Need for safer and better maintained roads
- Need for more local jobs for Fontana residents
- Need for better higher-educational opportunities for Fontana residents
- Areas of the city should be dedicated to business development and jobs

E. Policies and Actions to Achieve the Goals

Goal 1: Promote a diversified economy that builds on existing sectors and develops, attracts and retains future job-creating sectors.

POLICIES

- Support resources for the City's economic development department to develop and implement strategies to attract and grow businesses that provide tax revenue and opportunities for diversified and high-paying jobs for Fontana residents.
- Support initiatives for entrepreneurship in potential growth sectors.
- Leverage the resources of organizations such as the San Bernardino County Economic Development Agency and the Workforce Investment Board to help Fontana businesses promote in-city jobs and help residents find local job opportunities.

  While logistics and distribution centers are key economic and employment drivers in Fontana, especially for workers with a high school diploma or less education, they tend to produce relatively few jobs at relatively lower wages. For example, warehouses typically produce approximately one job for every 3,000 square feet of space, in contrast to office or R&D development, with corresponding figures of 1 job per 250 square feet (office) or 1 job per 1,000 square feet (R&D). Automation of warehouse operations is already underway, and other aspects of the logistics sector, including the trucking industry (which is undergoing consolidation), are also targeted for productivity enhancements through technology. Logistics and distribution could be balanced with other industries, such as advanced manufacturing and supporting businesses (e.g., machine shops, repair facilities, restaurants and retail) as well as emerging sectors and businesses that could provide long-term benefits.

  Sectors to explore may include the top five sectors that the Southern California Association of Governments (SCAG) identified as most likely to create the most jobs in SCAG's service area over the next 20 years: transportation and

warehousing; construction; healthcare; retail; and accommodation and food service. Some of these sectors have cyclical and lower-paying jobs. However, the City can make a conscious effort to target the higher-wage sectors (such as healthcare) and segments of these sectors.

Recent trends indicate that the professional services sector (professional, scientific, technical and management companies), traditionally weak in the Inland Empire because of low educational levels, has been growing, both to serve the region's economy and because some professionals are leaving the expensive coastal communities for more housing value in the Inland Empire. By improving downtown and other mixed-use and commercial environments, Fontana may be able to capture some of this sector's expansion.

ACTIONS

A. Establish a balance of industrial and manufacturing development along with services, especially in sectors with living-wage jobs.
   - ▶ A living wage provides enough income to meet the basic requirements for a safe, decent standard of living within the community.

B. Create and implement a work plan for the City's Economic Development Department to focus on retention and attraction of businesses in existing and emerging sectors, with attention to the potential creation of diverse and high-paying jobs for Fontana residents.

C. Identify existing industries/businesses that the city would like to locate in the city and actively seek them to locate in Fontana.

D. Research potential emerging sectors and identify target sectors for Fontana.
   - ▶ The Economic Development Department should research emerging sectors (potentially with the assistance of a consultant) to identify Fontana's competitive advantages and potential incentives to attract businesses that, over time, may expand and grow to provide good jobs. Economic Development staff should establish and maintain a list of target sectors and develop and implement strategies to attract these business sectors. The sectors identified could support current industries in Fontana and respond to future job and skill demands in the region. Potential sectors that the City could explore include (but are not limited to):
     - Advanced manufacturing clusters, such as metals
     - Robotics technology to support the logistics industry
     - Energy/fuel efficiency companies that design products to support truck fleets
     - Residential/commercial energy efficiency upgrade installation companies
     - Professional services

E. Create a business-attraction strategy with incentives (such as expedited plan check) to encourage new retailers and restaurants to locate in the Downtown Area Plan district and other districts targeted for mixed-use development.
   - Seek retailers in sectors where Fontana has identified retail leakage (e.g. specialty food, restaurants, health and personal care).

F. Assist in publicizing job openings within Fontana to Fontana residents.
   - Consider adding a page to the City's website that provides referrals on where to access information on available jobs in Fontana.

G. Collaborate with major employers and regional agencies and groups to host a Fontana Jobs Fair on a regular schedule that showcases in-city job opportunities and seeks to employ Fontana residents.
   - Collaborate with major employers and organizations such as the Chamber of Commerce and the San Bernardino Workforce Development Department to identify how often to have the fair, provide in-city job listings, and to help market the event.

H. Consider expediting infrastructure improvements at the Southwest Industrial Park (SWIP) to attract a diversified light industrial base that includes manufacturing and research and development as well as logistics firms, and at other Fontana locations targeted for certain business types.
   - Explore a SWIP infrastructure program, working with the Fontana Water Company, the Inland Empire Utilities Agency, and San Bernardino County to create a financing mechanism such as an enhanced infrastructure finance district (EIFD) to finance water, wastewater, recycled water, and drainage improvements at the SWIP so that the City can attract and direct diversified, appropriate businesses to it.

I. Explore creating or partnering with others to support a business incubator, co-working space, or business accelerator program that provides low-cost facilities, services, mentorship, marketing and technology support and other assistance to attract new businesses and start-up companies to the city.
   - Many incubators around the country are associated with a university, such as the City of Riverside's collaborative program with UC Riverside called RiversideEXCITE. Others are stand-alone operations, often with financial assistance from local governments and grants of various types. Incubator or co-working spaces could provide opportunities for young adults who grew up in Fontana, earned a college degree, and are interested in starting their own businesses. Fontana could focus its efforts on attracting

A Food Incubator Could Help Grow Downtown Fontana's Own Restaurant Row

Pasadena's Chef's Center of California is one of many incubators for food businesses that have opened across the country. Chef's Center offers a professional kitchen plus mentoring, assistance in becoming a successful business, access to marketplaces, and so on. Some food incubator businesses end up opening restaurants. [See www.chefcenter.org]

The concept of a Nuevo Street "restaurant row" in the Downtown Area Plan would benefit from a food or restaurant incubator.

Source: www.foodtechconnect.com/

start-ups to support current Fontana industries such as health care and manufacturing, as well as services. Incubators or co-working spaces should be located in the downtown core or along Sierra Avenue or Foothill Boulevard close to downtown.

Goal 2: Support education and workforce development programs in Fontana to foster educational achievement and skill development that prepares students and workers for the higher-paying jobs of the future.

POLICIES

- Make school completion and educational achievement a high civic priority with broad community support.
- Promote educational programs that provide the skills and training necessary to fill jobs for Fontana employers.
- Encourage youth to develop entrepreneurial talents.
- Balance responding to immediate employer demand with the need to plan for longer-term changes in the labor market.
  - ▶ The City of Fontana does not have control over the school districts that serve the city, the Chaffey College campus in Fontana, or regional post-secondary institutions. However, City efforts to retain and attract businesses with higher-wage jobs for Fontana residents will require collaboration and coordination with the educational institutions in the city and the region in order to raise average educational attainment over time. The availability of a qualified workforce is an important criterion in business location decisions.

ACTIONS

A. Encourage expansion of existing and new educational institutions in Fontana.

B. Support and promote education-business partnerships and alliances.

- Several organizations in the Inland Empire are currently working to prepare students for higher-skill careers, including the Alliance for Education, the Inland Coalition, and the Inland Empire Regional Training Consortium.
  - **The Alliance for Education** is a San Bernardino-based partnership of business, labor, government, community and education to produce an educated and qualified workforce (www.sballiance.org). The Alliance is particularly focused on a "Cradle to Career Roadmap" to make all students ready for school and for a career, with an emphasis on STEM (science, technology, engineering, math) education.
  - **The Inland Coalition** (www.inlandcoalition.org) was formed to create more qualified health care workers for the health care industry in the Inland Empire by helping students identify health-related careers and the educational pathways to achieve them.
  - **The Inland Empire Regional Training Consortium** is a partnership of ten community colleges, twenty employers, state and county workforce development organizations (Workforce Investment Boards), and a number of business and education groups (see the box for details).

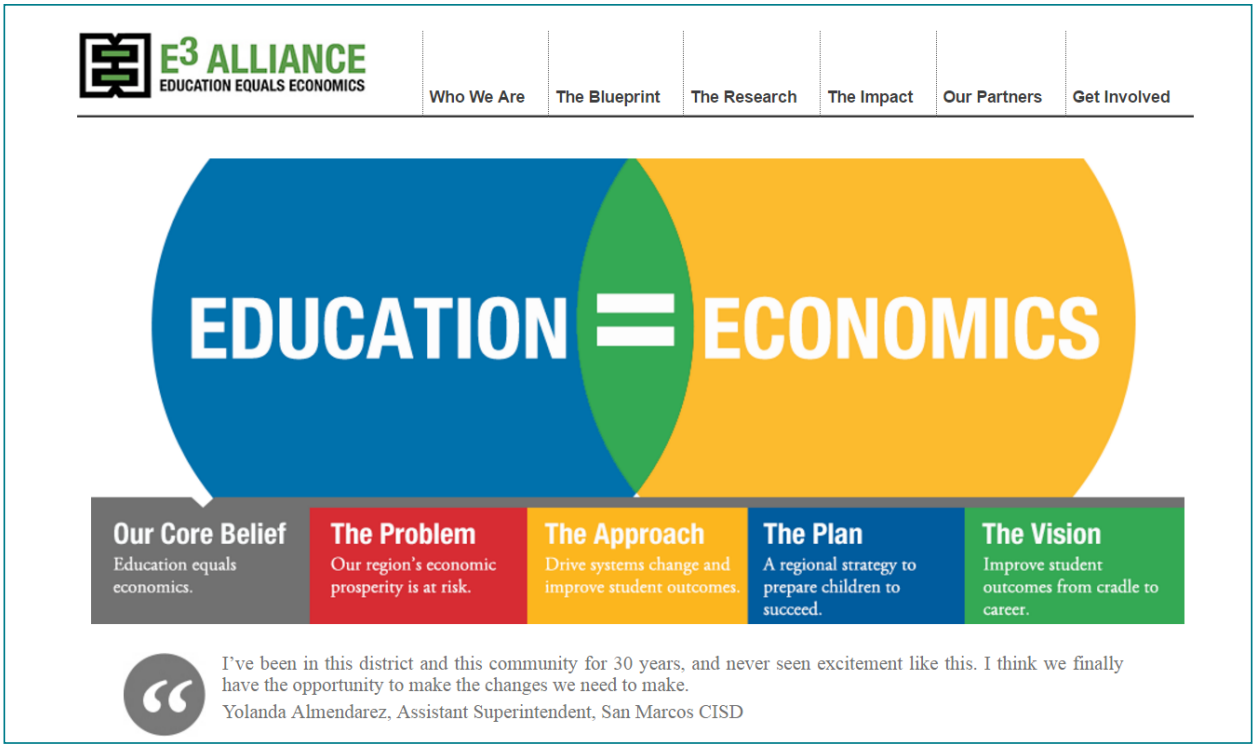
C. Collaborate with regional education-business organizations to

Inland Empire Regional Training Consortium and the Industrial Technical Learning Center

Chaffey College, with regional partners, successfully led an effort to win one of 71 federal grants for $15 million to create the 28,000-square-foot Industrial Technical Learning Center (InTech) located on the California Steel Industries site in Fontana's Sphere of Influence. Expected to train 2,000 workers, the center's initial free training programs are in the areas of Industrial Electrical and Mechanical Maintenance; Machining, Automation and Robotics; Metal Fabrication; Welding, Engineering Technician; and Cyber Security and Control Systems Technology. Each of these areas includes skills that are needed in specific job categories where labor is in short supply.

Additional courses and certifications are available at other Inland Empire colleges for entrepreneurial technician; automated systems technician; CNC programming; industrial maintenance mechanic technology; welding; and other certificates in architectural technology, industrial maintenance, and other offerings. Chaffey College's Workforce Training Institute also offers customized training for employers. The InTech Center also contains a conference center and café.

www.intechcenter.org



advance Fontana's ability to attract desired businesses.

- ▶ Designate a City staff person from the Planning or Economic Development departments to serve as a liaison with the regional education-business collaboratives.

D. Provide a range of age-appropriate career exploration and experience opportunities for children beginning at the elementary level.

- ▶ Bring these experiences directly to schools in addition to offering field trips.

E. Consider scheduling an annual City Council session with representatives of the school districts, the community college, and other local and regional education groups to communicate about goals, strategies, and activities related to education and workforce readiness.

The E3 Alliance in Central Texas is a good model for business-education partnerships (www.e3alliance.org).

Goal 3: Plan Fontana as a "complete community" with a balance of diverse neighborhoods, amenities, services, and infrastructure that supports a qualified workforce and attracts business.

POLICIES

- Strengthen community institutions and development patterns that provide a high quality of life and that correspond to the values of the millennial generation—the majority of workers starting in 2016.
- Ensure that essential support services, such as child care, enable workers to seek and maintain employment.
- Seek partnerships with other governmental agencies to provide

Characteristics and Values of the Millennial Generation

- Most racially and ethnically diverse generation ever
- Value self-expression and the arts
- Optimistic
- Value urban-style community and amenities
- Less car-oriented than previous generations
- Entrepreneurial spirit
- Looking for authenticity
- Digitally connected

Source: Nielsen, Millenials-Breaking the Myths, 2014 (www.nielsen.com)

planning and funding resources to build infrastructure necessary to support new development.

ACTIONS

A. Refine zoning to encourage mixed-use development where appropriate and create standards and procedures to implement connectivity improvements in new development areas.

B. Establish mixed-use zoning at key intersections within walking distance of proposed stops, and along designated corridor segments.

C. Provide a balance of affordable and market-rate housing options for all stages of life.

   ▶ See General Plan Chapters 4, Community and Neighborhood, and 5, Housing, and the full state-approved 2014-2021 Housing Element in Appendix Three.

D. Explore the applicability of financing mechanisms such as enhanced infrastructure financing districts (EIFDs), community facilities districts (CFDs) and development opportunity reserves (DORs) to provide infrastructure financing necessary to support new development.

   ▶ DORs can be used to target higher density to new projects that comply with community objectives designated in an Area Plan or PUD.

E. Explore cost-saving measures for initial infrastructure developments and long-term maintenance.

Goal 4: Revitalize Fontana's downtown and Sierra Avenue corridor to provide an attractive area for new businesses to locate and create a lively center of government, education, medical care, arts, culture and entertainment, restaurants and new housing.

POLICY

- Implement a comprehensive Downtown Area Plan (Chapter 14 in this General Plan).
- Establish a position for a downtown manager with the experience needed to implement the Downtown Plan.
- Work with the education and medical institutions downtown to maximize their positive presence.
- Promote initiatives to attract housing in the downtown vicinity for households of all types as a way to support new retail, restaurant, and entertainment options in downtown.

ACTIONS

A. Implement and build on the comprehensive Downtown Area Plan in

this General Plan (Chapter 14).

- The Downtown Area Plan includes strategies to revitalize and redevelop downtown with mixed-use development, restaurant, retail and entertainment, a parking district, pedestrian-friendly design, and additional downtown area housing to make downtown a neighborhood whose residents can support new development.

B. Establish a iness enterprise zone in downtown that provides incentives for entrepreneurs and local businesses to locate in downtown.

- The city currently has a Downtown Overlay District that requires design review. Through this General Plan's change in land use for downtown and selected segments of Sierra Avenue, Foothill Boulevard, and Valley Boulevard, the Downtown Area Plan, and new, form-based zoning that accompanies the Downtown Area Plan, it is recommended that the overlay district be removed. However, incentives will still be needed for the revitalization process, and the reduced development fees in the infill ordinance should be retained. Incentives can also include an assistance program, such as expedited plan checking, access to City-owned property at low rents or prices, and so on.

C. Create a Downtown Management District and pursue implementation of a business improvement district (BID) in the Downtown Area Plan district.

- BIDs fund improvements and activities through an annual levy on the entities that will receive the benefits. California has three types of BIDs: property-based BIDs (PBID) assess real property; business-based BIDs (BBID) assess business owners; and tourism-based BIDs assess hospitality and tourism. (See http://www.clerk.lacity.org/sites/g/files/wph606/f/lacityp_025636.pdf for an explanation of how BIDs function and their relationship to City governments.)

D. Create a downtown manager position to collaborate with local businesses and Fontana citizens to attract new businesses downtown, plan cultural and entertainment events and market the business opportunities in the downtown

E. Coordinate existing and recruit new arts, culture and entertainment options in downtown to attract new investment and provide citizens with additional entertainment options for all ages.

- Focus geographically on the Downtown Area Plan district first and then extend along Sierra Avenue from Foothill Boulevard to Randall Avenue and on Arrow Boulevard from Oleander to Tamarind Avenue. Current and planned amenities such as the Lewis Library, Center Stage Theater, and Miller Park Amphitheater should be leveraged. The Community Services Department organizes and manages many downtown cultural and entertainment events and can work with new entertainment options to attract citizens to downtown.

F. Create a marketing plan to attract local employees and residents to take advantage of housing, shopping and entertainment opportunities in the

EXHIBIT 13.15: **TOP-TEN EMPLOYERS WITHIN THREE MILES OF DOWNTOWN** (MEASURED FROM CITY HALL)

RANK	EMPLOYER	ADDRESS
1	Walmart	17251 Foothill Boulevard
2	City of Fontana	8353 Sierra Avenue
3	Kaiser Medical Group	9961 Sierra Avenue
4	Fontana USD	9680 Citrus Avenue
5	Target Distribution Center	14750 Miller Avenue

downtown currently and as they increase.

- Collaborate with local business organizations such as the Fontana Chamber of Commerce and educational institutions to assist in marketing downtown opportunities. Five of the top ten employers in the City have operations within three miles of downtown.

G. Provide housing options for households across the life cycle in the downtown area.

H. Implement the Livable Corridor frameworks for Sierra Avenue, Valley Boulevard, and Foothill Boulevard to support downtown revitalization.

I. Pursue creation of a business improvement district in the Sierra Avenue/Valley Boulevard area around the Kaiser Medical Center as revitalization and redevelopment occur.

J. Explore infrastructure financing options available to provide connectivity and other improvements necessary to create a vibrant, connected and walkable downtown corridor.

- Collaborate with mass transit agencies such as Metrolink and Omnitrans to coordinate timing and construction of necessary infrastructure.

F. Getting Started

ACTION	RESPONSIBLE PARTY
Develop and implement a work plan for focusijng on retention and attraction of job-creating, non-retail businesses.	Economic Development
Research emerging sectors and identify target sectors for diversifying the Fontana economy.	Economic Development
Collaborate with school districts and educational institutions to support programs that train Fontana students and adults for well-paying jobs.	Economic Development

CHAPTER 14

Downtown Area Plan

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Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

Downtown Area Plan Rationale

Through the Fontana Forward public process for Fontana's new General Plan, a central element of the vision for Fontana's future was to broaden and diversify the community's offerings of housing, retail and lifestyle choices beyond its recent and current "bedroom suburb" emphasis. The following represent the primary goals identified with support from the Community.

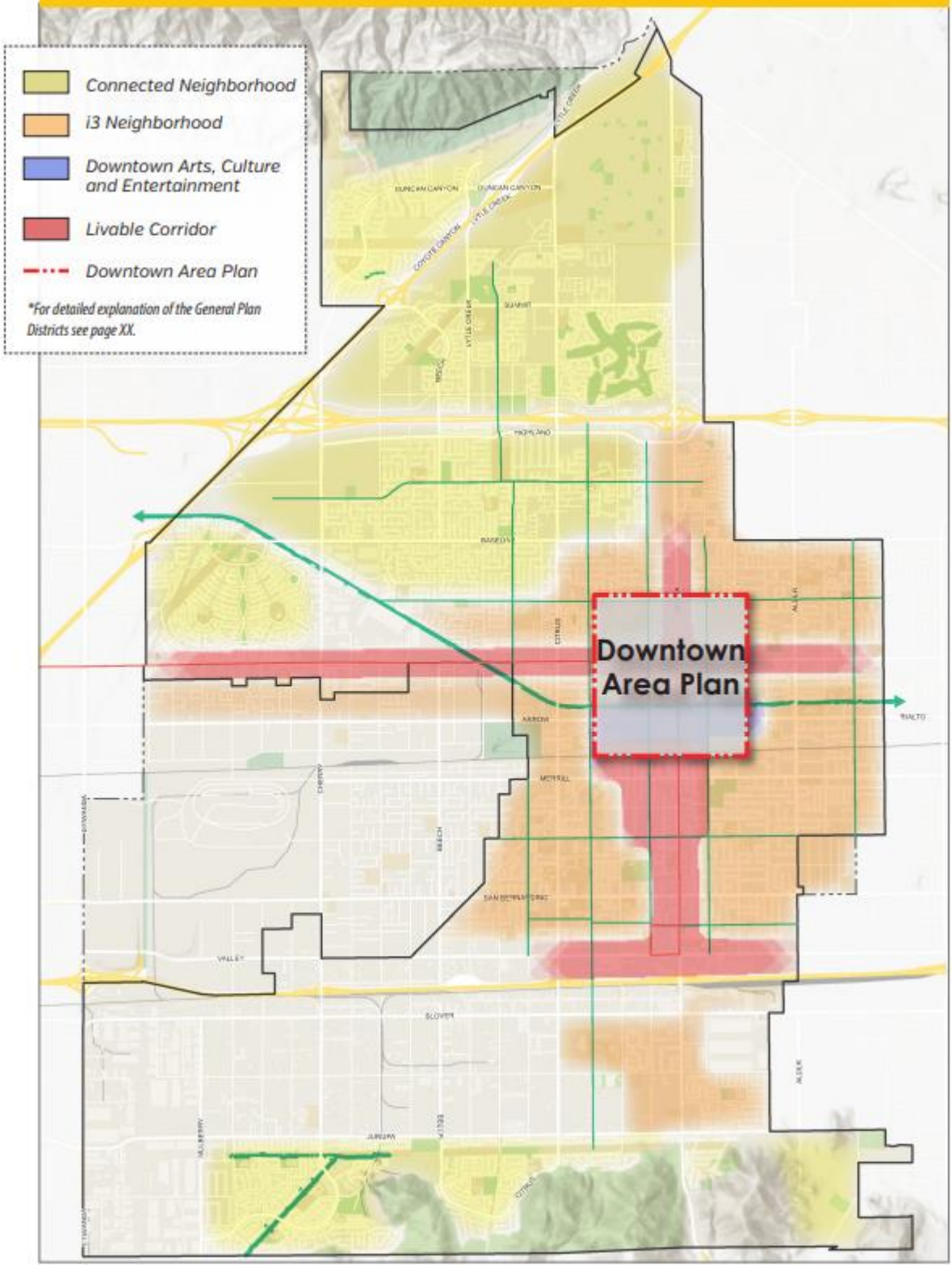
1. **Develop more walkable, transit-servable neighborhoods** (i3 Neighborhoods) that provide a broader range of housing types for a wider range of household sizes, ages, income levels and lifestyles.
2. **Develop "Livable Corridors"** that include a mix of commercial amenities, job-generating businesses and a range of housing types along some of Fontana's major street corridors in order to bring more amenities within walking or biking distance of existing neighborhoods and to provide new housing and employment near planned transit stops.
3. **Make Downtown Fontana a destination** - a lively mixed-use district and cultural hub - that more people want to visit more often and spend more time, and money. This goal was overwhelmingly embraced by Fontana Forward participants.

The above ideas are presented in more detail in Sections 14 and 15 of this General Plan. As the conversation turned to the question of where in Fontana such districts, neighborhoods and corridors might be most appropriate and practical to implement in Fontana, it quickly became clear that Central Fontana (generally between Foothill Boulevard and I-10, as shown on the facing page) was particularly suitable based on:

- The availability of sizable quantities of vacant and underutilized land;
- The fact that the street network in this area could easily be adapted to such interconnected development patterns;
- A broad community consensus that such places could "fit in" well in Central Fontana, and less so farther to the north or south; and;
- Reinvestment in this part of town could also be valuable in supporting the revitalization of the Downtown.

For more information on how these conclusions were reached, please see the "Findings and Challenges" and "What the Community Said" sections of the Downtown Area Plan, Sections C and D, respectively. As further evidence of the suitability of Central Fontana as a priority area for implementing the new General Plan, the General Plan Guiding Principles all prove highly relevant and applicable to the areas surrounding the Downtown. Those principles are listed on the following pages, with subtext keying them specifically to the Downtown Are (a.k.a. Central Fontana).

EXHIBIT X.1 **FONTANA FORWARD STRATEGIC POLICY MAP AND CONTEXT**



Map not to scale

A

Downtown Area Plan Guiding Principles

Historic Fontana as inspiration for the future

Green brings life to a street

Invite people to walk and bike

1. **Pursue high quality development.** Downtown Fontana is a real place with its own unique identity and character. The quality of new development should build on the qualities of it historic commercial and civic buildings to help conserve its heritage and character.

2. **Connect people and places.** Make human scale connections wherever possible - the success of downtown businesses is directly related to the ability of customers to easily find and access them.

3. **Be business-friendly.** To take maximum advantage of Downtown's central location, existing amenities, and opportunities for growth it will be important that the business community and the City of Fontana actively recruit and enthusiastically welcome and support new and growing businesses.

4. **Support education, careers and job- related growth.** Downtown already includes a mix of educational institutions, cultural amenities, and underutilized properties. This is an ideal mix to support additional educational opportunities, new businesses, and entrepreneurial activities to generate good new local jobs.

5. **Make healthy lifestyles easy and fun.** Create reasons and places for the community to gather and join together in shared activities; make streets memorable spaces where it's comfortable to be a pedestrian and cyclist.

6. **Pursue a greener and more comfortable public realm.** California's best downtowns have strong street tree canopies that help to define the streets and other public spaces as outdoor rooms and provide shelter from the sun and wind.

7. **Ensure fairness and opportunity for all parts of the city.** The Downtown is the part of town most intended to be shared by everyone. Make it attractive and easy for local business to locate and grow in the Downtown, and encourage a variety of housing types located within a comfortable walk to Downtown.

8. **Be cost effective and flexible.** Needs and wants evolve over time, and Downtown buildings more than most are easily adaptable to changing businesses and activities. Maintain flexibility to take advantage of future opportunities, without compromising other principles.

9. **Act transparently.** Reviving Downtown is a big job and without the strong support of the Fontana community and City government, it won't happen. Trust, consensus, enthusiasm and commitment will need to be built, before building streets and buildings.

10. **Pursue goals through partnerships.** Attracting business and development in the downtown will require collaboration with the business community.

Gathering places can be found in unexpected places

Make room for the creative and the entrepreneurial

Downtown will be plentiful if we make it happen

B

Findings And Challenges

FINDINGS

Overview

The Downtown Area Plan encompasses approximately one square mile around the historic Downtown, centered on the intersection of Sierra Avenue and Arrow Boulevard. The following findings were made based on a review of the existing built environment in this area and a review of applicable policies and regulations in Fontana's current planning and zoning documents.

Land Use Patterns And Zoning Findings

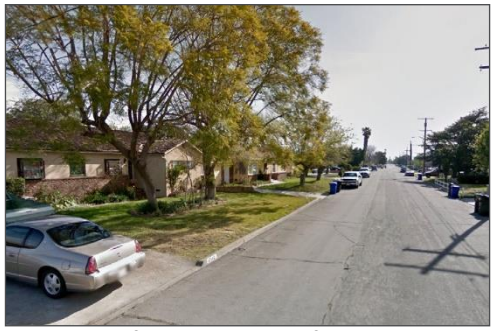
- **Downtown Urban Patterns:** Fontana's central area has a low scale urban form and semi-connective road network that reflects its history as an agricultural community and small factory town.
- **Historic Resources and Patterns:** The Downtown Area includes the highest concentration of historic buildings in town, including the Fontana Women's Packing House, Art Depot (formerly the Red Car station), and several historic homes. In many cases inappropriate improvements have degraded their quality.
- **Vacant and Underutilized Land:** Many parcels very close to Downtown are substantially vacant, previously used as farmland, storage yards, or car dealerships.
- **Existing Zoning/Regulations:** Current zoning and development standards are single use zones, including low density housing, commercial of various types, light industrial, and public/civic facilities.

Findings were previously gathered at multiple community workshops, analyzed, and presented back to the community in order to identify key challenges and opportunities facing Downtown.

Key characteristics of these zones include: 1) residential intensities of 12 dwelling units per acre and less; and, 2) commercial and industrial zones in which housing or mixed-use development are not allowed.

Housing—Findings

- **Single-Family:** Housing in the Downtown area primarily consists of single-family homes, most built from the 1920s and 1980s. In most cases garages face the street, while some are accessed by rear alley.
- **Multifamily Housing:** Most multifamily housing in Downtown is focused on below-market-rate affordable units and/or senior living. Community input confirmed that the tall security fences surrounding many of these properties are a response to the perception that such housing is associated with high crime rates.
- **Senior Housing:** Most of the multi-family housing in the Downtown Area is senior housing, many below- market-rate. In the mid-2000s, the City built several hundred senior units adjacent to the Metrolink Station.
- **Affordable Family Housing:** According to SCAG's 2021-2029 Regional Housing Needs Assessment (RHNA), the City of Fontana is projected to need 17,519 additional units – 46% of which (8,059) are to be for extremely low income, very low income and low income households.[1]
- **Student Housing:** Currently there are no housing options well suited to college students in the Downtown area. Chaffey and Westech College are commuter campuses. Chaffey College Master Vision Plan anticipates an approximately 40% growth in enrollment from 3,270 to over 4,600 by 2025.



Example of existing single-family homes and neighborhoods near Downtown - Upland Avenue.

"The Fountains at Sierra" at the intersection of Sierra and Ceres is one of five senior multifamily buildings built in the mid-2000s.

1 Fontana Housing Element, 2023.

Access, Circulation and Mobility —Findings

- **Vehicular Circulation and Parking:** Additional parking will be needed to support the higher level of activities associated with the revitalized downtown.

On-street parking is often full, while public lots are often unmarked and underutilized.

Wide streets with few crossings contribute to lower levels of pedestrian and bicycle use.

- **Pedestrian Circulation:** Pedestrian circulation is enabled but has not been prioritized in Downtown. Infrastructure trends in recent decades have resulted in relatively wide, fast vehicular travel lanes, and narrow sidewalks with infrequent crosswalks and few mid-block crossings. In some cases, pedestrian crossings are 1/4 mile apart or more.
- **Bicycle Circulation:** Current bicycle facilities in the Downtown include:
  > **Class I (dedicated, buffered):** The regional Pacific Electric Trail (PET) travels 6.4 miles across the City east to west. The PET is the only fully dedicated and buffered bicycle route in the City of Fontana and allows for multi-use, but is not heavily used due to perceived public safety concerns.

  > **Class II (dedicated, unbuffered lanes):** There are two Class II lanes in the Downtown, along Ceres and Juniper Avenues.

  > **Class III "Sharrows" (shared with vehicular lanes):** The majority of these lanes are found in Downtown along on Sierra, Foothill, Arrow and Cypress. However in most cases the prevailing vehicular speeds are higher than the 25 m.p.h. ideal speed or 35 m.p.h. top recommended speed for shared lanes.

- **Metrolink:** Metrolink is generally perceived as a valuable regional asset in Fontana, although train timing and stopping locations often conflict with traffic.
- **Public Transit:** Omnitrans currently provides eight bus routes with local and regional access to Downtown (Route 10, 14, 15, 19, 20, 61, 66 and 67). The primary transit hub is adjacent to the Fontana Metrolink Station.
- **Sierra Avenue:** Sierra Avenue is the primary spine through Fontana's historic core and extends to the north and south connecting of Fontana's newer neighborhoods, and major commercial and industrial centers to Downtown. It also provides direct access to the I-10, I-15 and 210 freeways. Currently, the Downtown segment of Sierra (from Merrill to Foothill) carries between 30,000 and 40,000 average daily traffic (ADT) along four lanes - this segment is not a designated Truck Route.
- **Foothill Boulevard:** Foothill Boulevard is the primary east-west corridor for the City of Fontana and the north gateway to the Downtown Plan Area. Historically part of Route 66, Foothill Boulevard accommodates over 40,000 ADT travel lanes. Some Route 66-era buildings and uses remain, but most of this corridor is characterized by a mix of commercial uses and vacant parcels.
- **Arrow Boulevard:** Arrow Boulevard is a second cross-valley highway, mostly four lanes but two to the west, and carries less than half the traffic of Foothill Boulevard, approximately 20,000 ADT.
- **Merrill Avenue:** On the south edge of the Downtown Area, Merrill Avenue runs east to west, carrying approximately 15,000 ADT in four lanes. Merrill Avenue primarily serves local commuters and provides direct access to Chaffey College and local bus routes.

Fontana Metrolink Station — a regional asset for the City

Sierra Avenue — the primary north-south corridor through the City and Downtown

Classic Route 66 era buildings along Foothill Boulevard

Fontana Memorial Rose Gardens along Spring Street

Citrus berms parallel to the PET

Open Space and Recreation—Findings

The Downtown Area Plan is home to the following parks and open spaces:

- **Miller Park (5.6 ac.) and Amphitheater (planned):** Located immediately behind Lewis Library, this park currently hosts a number of community events including Concerts at the Park. There are current plans for the park to be developed into an amphitheater as a central event venue and community gathering place.
- **Seville Park (3.8 ac.):** Seville Park is located on the western edge of the Downtown Area Plan.
- **Santa Fe Park (1.0 ac.):** This centrally located park, at the corner of Orange Way and Sierra Avenue, is considered to be largely underutilized, with great potential for community events.
- **Memorial Rose Gardens (0.6 ac.):** The rose gardens, located on the north side of Spring Street, are loved by many residents,
- **Citrus Berms (PET adjacent):** The citrus berms, currently run parallel to the PET between Juniper and Emerald Avenue. The berm configuration is not well liked or used by the community.

CHALLENGES

The following challenges were identified through an analysis of the findings:

Pedestrian-Oriented Design

- Existing corridors prioritize vehicular speed and convenience over pedestrian safety and comfort.
- Downtown lacks a complete, safe, comfortable pedestrian network - in particular crosswalks are long and mid-block crossings are few.
- There is an absence of shade and wind protection throughout the Downtown area.
- There is a perceived lack of safety along streets, and in open spaces.

Traffic and Parking

- The primary street corridors connect Fontana, but their current design makes Downtown a "pass-through district", rather than a destination.
- Wide travel lanes in the Downtown are associated with vehicular speeds that are higher than desirable for a walkable mixed-use district.
- There is a perceived lack of parking throughout the Downtown — many public on- and off-street spaces go underutilized.

Zoning Regulations

- Existing zoning, parking requirements and permit processes deter many businesses from locating Downtown.
- Existing commercial zoning regulations for the Downtown Core were written for suburban strip malls and do not allow construction of simple downtown building types without variances.
- Current zoning regulations, combined with low land values, result in prime Downtown locations being used for warehousing, surface parking or remain vacant.
- Current zoning regulations limit residential densities to 12 dwelling units per acre (DU/A) and limit mixed-use, providing little ability or incentive for new investment to unlock latent land values and uses.

Economic Development

- The absence of a clear vision for or management of Downtown Fontana has resulted in a limited variety of retail and commercial uses, and a lack of housing. This lack of vision or focus has led to a gradual decline the economic activity that typically drives the success of a downtown.

Downtown Character and Urban Design

- Out-of-date building safety and seismic standards limit the reuse of many older buildings in the Downtown.
- Certain facade improvements and inconsistent street improvements have led to a disjointed, generally low quality urban design image.

C

What The Community Said

This section summarizes public comments gathered through a series of community workshops and interviews for the Downtown Area Plan. Interviewees included residents, property owners, business owners and local employers, real estate professionals and developers, City Staff, and members of the local Chamber of Commerce and General Plan Advisory Committee. Many Fontanans would like their Downtown to:

The consultant team engaged community members at Sunset on Sierra, July 30, 2016. The consultant team attended both formal and informal events in order to reach a wide range of local residents and stakeholders.

Downtown Character

- Be a local and regional destination for retail, employment, culture, and housing, building upon Fontana's historic character.
- Be a comfortable gathering place for future generations, with a wide range of amenities for families and visitors of all ages.

Economic Development

- Have regulations and incentives that support a variety of retail and commercial businesses, small and locally-owned businesses in particular.
- Offer a wide variety of everyday conveniences such as bakeries, coffee shops, service businesses, boutiques and restaurants.
- Offer overnight lodging for visitors.

Streetscape and Public Realm Improvements

- Have tree-lined streets that provide shade and wind protection, with landscaping and lighting that contribute to a safe, comfortable atmosphere.
- Provide wide sidewalks and frequent crossings on corridors to strengthen connections between shopping areas, neighborhoods and open spaces.
- Transform Foothill Boulevard and reflect its Route 66 heritage.
- Design beautiful streets and open spaces to accommodate special events.

Transportation and Circulation

- Construct street improvements that calm traffic to improve pedestrian safety and mobility.
- Maintain adequate traffic flow through the Downtown.
- Accommodate future transit options.
- Increase the number and quality of bicycle routes and facilities.

Infill and Development

- Restore or redevelop older properties.
- Creatively adapt historic buildings to accommodate new uses.
- Attract infill development and re-investment in the Downtown with catalytic streetscape improvements.
- Update zoning and development standards to help ensure high-quality architecture and construction.
- Allow higher-intensity residential and mixed-use development to attract a mix of housing options for a range of household sizes, ages, incomes and lifestyles.
- Update zoning to allow neighborhood scale multi-family and attached single-family infill housing types.

Open Space

- Reimagine and improve the Pacific Electric Trail (PET) as a civic park linking the Civic Center to the Downtown Core.
- Replace berms and most citrus trees along Seville with more useful and attractive open space amenities.

Parking Organization and Management

- Provide convenient parking throughout the Downtown.
- Enhance pedestrian connections to parking facilities.
- Add parallel, diagonal and perpendicular parking along selected street edges and in medians.
- Identify and reserve key locations for shared parking facilities.

Planning Process and Regulation

- Simplify entitlement processes and conflicts between zoning requirements and the General Plan.
- Allow for Conditional Use Permits (CUP's) that enable longer operating hours, reduced parking ratios, and additional alcohol licenses, where warranted, to help attract new businesses.
- Adopt building standards that enable historic and older buildings to be feasibly adapted to new uses.
- Create a Downtown Management District to coordinate programming, management, maintenance and parking.

In addition to map markups and surveys, community members shared comments and ideas in public forums at the end of each workshop or public gathering.

Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

D

Goals And Policies

GOALS	POLICIES
Fontana Becomes a Local and Regional Destination	
Make Downtown Fontana an important regional destination for dining, shopping, entertainment, special events, culture and education.	• Encourage a mix of uses in the downtown core, appealing to a wide range of customer types, with a focus on families. • Prioritize the Downtown Area for available street and park improvement funding. • Support regional transit initiatives that provide enhanced access to the Downtown Area. • Take specific actions that facilitate development including process streamlining, review of fees and staff dedication.
Economic Growth And Development	
Make the Downtown Area a preferred location for new businesses and jobs in Fontana and the greater region.	• The City will actively recruit and provide incentives for businesses of many types to relocate to or expand in the Downtown area. • The City will pursue “pink zone” strategies to reduce the time and cost to establish or expand a business, thereby "lightening the red tape”. • The City will provide incentives for businesses to employ local workers.
A Range of New Housing	
Provide housing for a broad range of household sizes, types and incomes within the Downtown Area to help support the health and growth of the downtown economy.	• Encourage mixed-use development within the Downtown and along major corridors. • Encourage new medium and high density housing on vacant and underutilized parcels within the neighborhoods of the Downtown Area. • Ensure that new infill development is compatible in scale and character with the existing neighborhoods. • Ensure that transportation and utility infrastructure keeps pace with infill development so that the neighborhood character and quality steadily improves over time. • Encourage new “in-town” housing types targeted to young people and young families to help attract and retain the next generation of Fontanans.

GOALS	POLICIES
Strengthened Connections Between Downtown Core And Major Corridors	
Reinvigorate the Foothill and Sierra Corridors with a mix of retail, employment, mixed-use and housing development as an economic engine for the Downtown Area, and as gateways to Downtown.	• Ensure that future street improvements to Foothill and Arrow Boulevards and Sierra Avenue improve the appearance and pedestrian environment while accommodating traffic flows. • In addition to high quality commercial development, encourage housing in appropriate forms along these corridors. • Concentrate higher development intensities within a 1/4 mile of planned transit stops, with shared parking arrangements when feasible.
Pedestrian-Oriented Design	
Ensure that a beautiful, comfortable, pedestrian-oriented public realm seamlessly connects the Downtown district, neighborhoods and major corridors of the Downtown Area.	• Require that new development systematically contribute to an interconnected network of complete streets and pedestrian connections. • Encourage new development to provide amenities for passive and active recreation, in scale with the size and type of development. • Prioritize available public improvement funds and developer contributions to systematically generate a strong urban tree canopy for shelter from summer sun and strong winds. • Incorporate a pedestrian plaza within the Downtown Core.
Center for Education	
The area along Sierra Avenue and Merrill Street will become a College District, with a mix of housing and employment surrounding and supporting the growing Chaffey College campus.	• The City will work collaboratively with the College to attain this goal. • Encourage higher density housing on appropriate sites that is targeted to student, faculty and staff. • Encourage the formation and growth of start-up and spin-off businesses related to or supported by the College on appropriate sites.
Public Art	
Embrace the arts as a public benefit. Establish an environment that encourages participation and patronization of the arts in the Downtown area.	• Support temporary and permanent artwork installations in the Downtown area through promotion of an Art in Public Places program. • Explore and invest in programs to encourage art and arts-related events and businesses in the Downtown.
Historic Preservation	
The Downtown Area will respect and reflect the heritage and unique character of Fontana.	• The City will encourage and provide incentives for the preservation, rehabilitation, and adaptive reuse of historic buildings. • The City will provide incentives for the adaptive reuse of existing buildings and facade and other improvements that contribute to the vision of the Downtown. • New zoning standards and design guidelines will focus on ensuring that new infill development respects the scale and character of Fontana's historic building fabric.

E

Downtown Area Plan Intent and Authority

Intent

The intent of this Plan is to provide a comprehensive vision for the Downtown Area, organized into specific goals, strategies and actions to direct and coordinate the implementation of that vision over time. Because successful downtowns are cohesive, immersive, human scale environments in which private buildings , commercial activity, public spaces, civic institutions, and community life seamless meld together, it is critical that such a Plan address and coordinate the design and management of the public realm with existing and new private development and business activities. For this reason, this Plan and the parallel Downtown Development Code are focused on encouraging, shaping and coordinating each new public improvement and each new private development project to generate the sort of beautiful, unique, lively, comfortable Downtown that Fontanans envision as the historic and future heart of their community.

Relationship to General Plan

An "Area Plan" is authorized by the State of California as a tool that refines the vision, policies and regulations of a general plan as they apply to smaller geographic areas within the larger general plan area. As part of a general plan, Area Plans are fully-approved and enforceable documents, implemented by local ordinances such as those regulating land use and subdivision.[1]

Relationship to Municipal Code

In conjunction with the 2015-2035 General Plan Update and Downtown Area Plan, new updated zoning for the Downtown was prepared. This was incorporated into the Fontana Municipal Code (FMC) as part of the "Form Based Code", or "FBC."

The Downtown Area Plan area is within the *Walkable Mixed Use - 1* land use category. The Downtown Form Based Code provided all development standards and authorized land uses for all parcels within the boundary of the Downtown Area Plan.

The new Downtown Core provides updated zoning regulations for the Core focus area within a new Walkable Mixed Use-3 land use category. This land use category will accommodate higher residential densities and mixed uses supportive of a more walkable and vibrant downtown.

1 CA Government Code, §65301(b).

Downtown is a place for shopping, living, working, recreation and community life - Ventura, California.

F

Placemaking Strategy for the Downtown

As a framework for systematically improving the urban character, function and value of Downtown Fontana, the Downtown area is divided into three primary districts or "Place Types," the Downtown Core, Gateway Corridors and In-Town Neighborhoods. The vision for and defining characteristics of each of these Place Types—along with prioritized strategies and actions—are described in this Plan. Following adoption of the Downtown Area Plan, new zoning will provide design standards that will be the regulatory tool that guides the implementation of the concepts described in this plan.

Downtown Core

The Downtown Core is made up of the six distinct but complementary subdistricts below:

Civic Core

The Civic Core district would involve a mix of existing and new public uses, including the existing City Hall, Library, and Park spaces.

Gateway Core

The Gateway Core district would develop strong gateways along Sierra Avenue and serve as a primary gateway to Downtown Fontana from the north and south. This area would contain a mix of existing and new buildings and would support Downtown commercial uses by encouraging the development of residential units near transit and along major corridors.

Multi-Family Core

The Multi-Family Core district would strengthen the opportunity for higher density multi-family development within the Downtown Core. It would support Downtown commercial uses by encouraging the development of residential units within walking distance.

Mixed-Use Core

The Mixed-Use Core district would involve a mix of existing and new commercial and residential uses. Buildings built along major corridors are intended be built to the sidewalk to reinforce the street as a pedestrian-friendly area.

Neighborhood Core

The Neighborhood Core district would be largely composed of single-family homes and would allow the development of extra units. This area would provide a transition between the Downtown and the surrounding neighborhoods.

Sierra Core

The Sierra Core district would reinforce Sierra Avenue between Arrow Boulevard and Orange Way as the core of Downtown Fontana. This area would be enhanced with a pedestrian promenade and public plazas, and provide a variety of entertainment, retail, service, and residential uses within existing and new buildings.

EXHIBIT X.3 **PROPOSED DOWNTOWN CORE**

Sources: City of Fontana; San Bernardino County; USGS National Map Roads. Map date: November 15, 2022

G

Downtown Core

Goals for Creating Updated Downtown Core Districts

The overarching goal for Fontana's Downtown Core is that it become the center of Fontana's community life: the place to take the family for dinner, the place to bring visitors to show them your town, the place for community events, the place for arts and culture, the place for young people to meet each other, the place you go when you just want to find something interesting to do.

Building on the historic Sierra Avenue Downtown core and nearby historic buildings and streetscapes, the plan is to systematically regrow a bigger and better Downtown reinvigorated with new land uses, activities, new businesses, new public landscape, and new private development. The following pages set forth the main goals and key strategies for remaking the Downtown Core, with ideas drawn from Fontana's history, and from lessons learned from other successful downtowns throughout California.

Downtown as the heart of community life - example from Ventura, California

Goal 1: Livable Public Realm

The public realm is consists of the street network, parks, and other publicly accessible open spaces along with public and civic buildings and facilities. The streets in the Downtown Core Area streets are intended to become a unified, interconnected network of safe, comfortable places for people to move about, run errands, play with children, walk to dinner, and spend time in the company of their friends and neighbors. The jewels of the public realm will be the parks, plazas and other public open spaces, which along with the streets will be comfortable spaces for daily life and flexible venues for special community events.

Public realm includes streets and sidewalks

Goal 2: Buildings that Accommodate a Lively Mix of Uses

Each existing building and all future buildings should contribute to Downtown's envisioned character, with beautiful facades, pedestrian-oriented frontages, warm lighting, and artistic signage. Architectural design will balance the uniqueness of each building with the common purpose of defining the outdoor rooms in which the civic life of Fontana can thrive.

Mix of uses in a retail core

Goal 3: Activity-Rich Downtown

A thriving, growing Downtown must offer a wide range of commercial and civic amenities that attract more people, more often, to spend more time in Downtown. Downtown must be the best place in town to start and grow a new local business, undertake a new creative enterprise, or build new and innovative housing that offers the in-town lifestyle that many existing and future residents are looking for.

Beautiful downtown buildings

Goal 4: User-Friendly District Parking

Parking in the Downtown must be conveniently located, clearly marked, easy to find, and adequate for Downtown businesses and special events. A "park-once" system will be implemented, to allow visitors to arrive by automobile, use a single parking space, and then pursue a variety of activities on foot.

Finding your way around

Goal 5: Clear Branding And Wayfinding

An integrated branding, wayfinding and signage system for the Downtown will help this growing multi-use district successfully compete with suburban shopping centers and entertainment districts.

Top Priorities

The big ideas and top priorities of the Downtown Area Plan include:

- Generate a concentration of commercial, recreational, educational, and cultural activities in the Downtown Core – whether in existing refurbished buildings, existing refurbished public open spaces, or new buildings – to make it a compelling destination for Fontana residents and out of town visitors.
- Systematically improve the existing streets of the Downtown Core to provide a more comfortable, walkable, shaded, wind-buffered environment with convenient, adequate parking to help attract customers, visitors, and businesses to visit more often and spend more time.
- Provide wayfinding signage to make it easy for visitors to park and explore the Downtown on foot.
- Provide updated development standards and design guidelines to help attract and encourage new investment, and ensure that each increment of new investment – whether in just a new awning or sign and coat of paint or a whole new building – contributes to a unique and high quality "Downtown Fontana" design character.

The Conceptual Illustrative Plan, below, highlights some of the development priorities and improvements recommended for transformational change in Downtown Fontana.

New Gateways, wayfinding and signage will welcome visitors into the Downtown Core.

Downtown will host a lively mix of uses, beautiful buildings and architectural forms.

Streets with ample trees and pedestrian amenities will provide shade and wind protection, and enhance the visibility of retail.

Conceptual improvements on portions of Sierra Ave include adding parking lane planters and canopy trees, mid-block crossings, and street furnishings to calm traffic, support businesses, and provide a comfortable pedestrian environment.

Streetscape & Public Realm Improvements

1. Sierra Ave Transformation
2. Arrow Blvd Transformation
3. Nuevo Ave and Wheeler Ave Transformation
4. Street Restriping

Development & Private Investment

9. Façade Improvements
10. Historic Restoration And Adaptive Re-Use
11. Infill Development And Corner Building Opportunities
12. Potential New Parking Facilities

Programming & Activity

13. Activate Pacific Electric Trail as "Civic Core" District
14. Establish a "Restaurant Row"

Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

Goal 1: A Livable Public Realm

STRATEGIES

The Public Realm of a successful downtown is the "outdoor rooms" in which the civic and commercial life of the town occurs, providing valuable addresses for the activities that attract customers. The following strategies are intended to systematically transform the current ragged streetscapes of Downtown Fontana from a "through place" to a "to place" - a destination that will attract new investment and give passers-by a reason to stop, get out, and look around.

Complete streets make all users comfortable people and cars.

Complete Streets

Complete Streets balance the safety and comfort of pedestrians and bicyclists with the convenience of drivers. The great majority of the Downtown Core's public realm consists of public streets, which can be systematically improved to create an inviting pedestrian environment that includes new, convenient customer parking.

Clearly marked class II bike lanes along a tree-lined street create more comfortable environments for cyclists and motorists.

Encourage walking around:

> Widen sidewalks as appropriate;
> Buffer pedestrians from moving traffic with curbside parking, street trees, street lights and other street furnishings;
> Provide wide but short well-marked crosswalks; and,
> Create walking shortcuts, including new passages (streets, alleys, paseos) through existing large blocks.

Calm Traffic:

> Reduce selected travel lane widths to a practical and safe minimum width to moderate driving speeds to improve pedestrian safety and reduce noise levels;
> Set the number of vehicular lanes at a practical and safe minimum;
> Reduce traffic congestion and manage speeds by synchronizing traffic signals to allow vehicles driving at the posted speed to flow smoothly through the area;

> Provide more complete street tree canopies and encourage development of taller mixed-use buildings to clearly define the public realm - a proven strategy for increasing driver awareness and pedestrian safety.

Create a safe, comfortable bicycling environment:

> Provide new bike lanes on selected streets

> Moderated vehicular speeds on Downtown streets will enable bicycle and vehicular traffic to safely share lanes.

- **Manage on-street parking:**

> Provide curbside parking on all streets to provide convenient customer parking, provide a safety-buffer for pedestrians, and help calm traffic;

> Where the number and/or width of travel lanes can be reduced without creating new congestion, reconfigure on-street parking to expand the supply of customer parking.

Clearly visible crosswalks with shortened crossing distances enhance pedestrian safety and calm traffic.

On-street parking, lighting and street trees create a safe, comfortable pedestrian environment.

A street is intentionally designed to slow cars down with reduced travel lane widths, added bike lanes, on-street parking, landscaping and street trees, clearly-marked crosswalks and intersections.

Above, buildings frame the street to encourage slower traffic speeds and allow for safer pedestrian movement.

Drought resistant plants and trees contribute to local design and conservation.

Pervious parking pavement and canopy trees enable stormwater infiltration.

Street trees with tall canopies provide shade and wind protection for pedestrians, and maintain visibility of retail frontages.

Downtown Landscape

- **Build the urban tree canopy**

Large canopy trees do more than any other single strategy to make a comfortable outdoor environment in a windy desert climate. Harsh sun and wind conditions much of the year, discourage walking and outdoor dining or recreation. The early settlers of Fontana understood this challenge and responded by planting steady rows of large trees to cut the wind, and large canopy trees in parks around civic buildings to provide shade for community activities.

Although most of that original landscape is gone, a few Downtown neighborhood streets have retained their historic canopy of large shade trees (Nuevo Street north of Seville is a good example). Recent tree plantings in the Downtown have been primarily "ornamental" and/ or "low maintenance" in nature and do not contribute to the comfort and livability of the public realm to make it a place where many people would choose to spend their time. Key elements of the new tree canopy strategy include:

> Plant canopy trees between the sidewalk and traffic on all streets, to add shade and spatial enclosure, provide a buffer from wind and traffic.

> In the retail core to select and maintain trees to provide good visibility for shopfronts and signage.

> Large canopy trees in the public open spaces of Downtown should provide shade and wind protection to make them comfortable for a wide range of outdoor activities.

> Employ native and adaptive plant species to reduce irrigation and maintenance without sacrificing appearance.

- **A Climate Calibrated Landscape**

A drought tolerant and resilient urban landscape that encourages and supports outdoor activity.

> Shade trees are worth the water required to establish and maintain them. Other landscape and hardscape should emphasize simple concrete sidewalks, pervious accent pavement, and drought tolerant native and adaptive plants rather than shrubs, turn or thirsty groundcovers.

> Regionally adaptive accent plantings include aloes, succulents, tall grasses and other plants that require little water and no pruning.
> Stormwater infiltration should be incorporated into on-street parking areas and off-street lots, parkway strips and planters. This will provide stormwater infiltration in support of groundwater recharge and the growth and health of street trees.

Coordinated street lights and frontages create a comfortable and safe setting

Street Furnishings

- **A Well-Furnished Public Realm**
  Complete the Downtown landscape with the "hardware" of comfortable, livable places: street furniture, street lighting, bicycle parking, and bus stops. Specific elements include:
  > Street lights that provide a safe and pleasant quantity and quality of light appropriate to each district, street, and space:
    - ° LED lamps in the warm white spectrum, with down-directed luminaries reduce energy consumption, operating cost, and glare.
    - ° Street lights should be calibrated to the size and function of the street, emphasizing human scale and the pedestrian rather than just floodlighting the roadway.
    - ° Light poles and light levels along neighborhood streets should be lower than along the commercial corridors, with pools of light at each fixture and at street intersections and darker areas between.
  > Seating areas should distributed throughout Downtown to provide comfortable places for visitors to catch their breath and extend their visit;
  > Parklets can "widen the sidewalk" and to provide additional space for outdoor dining.
  > Movable tables and chairs in the retail/restaurant core, provide a high level of flexibility to the use of public spaces.
  > Secure bike parking in convenient location along retail streets, at corner plazas and paseos, and at public parking lots will help bring customers who do not add to traffic congestion and vehicle parking demand.

Street furniture

Parklets with flexible seating

Organized bike parking incorporated into sidewalks within a downtown retail district

Open SpaceNetwork

Plaza with seating and event space

Example of a side dining court created from an open lot adjacent to mixed-use retail

Temporary street festival and regular events may be held on underutilized lots.

- **An Interconnected Network of "Outdoor Rooms"**

  Evolve Downtown's streets, alleys, paseos, parks, plazas, and other open spaces into an interconnected network of "outdoor rooms" lined with beautiful buildings with active frontages to:

  > Enhance the appearance and economic value of the Downtown;

  > Support a healthy in-town lifestyle downtown the emphasizes active transportation;

  > Enhance public safety by providing more “eyes on the street;" and,

  > Emphasize the connection between the Downtown and Fontana's beautiful natural setting, mountain views and natural resources.

- **Use vacant and underutilized spaces as temporary event or open spaces.**

  Downtown has many vacant or underutilized parcels and "left-over" spaces that with thoughtful design improvements, could become attractive and useful spaces for commercial, civic and recreational activities. The following strategies are recommended:

  > In the retail core, mid-block alleys can be enhanced as paseos and passages to improve connectivity, and as dining courts for restaurants.

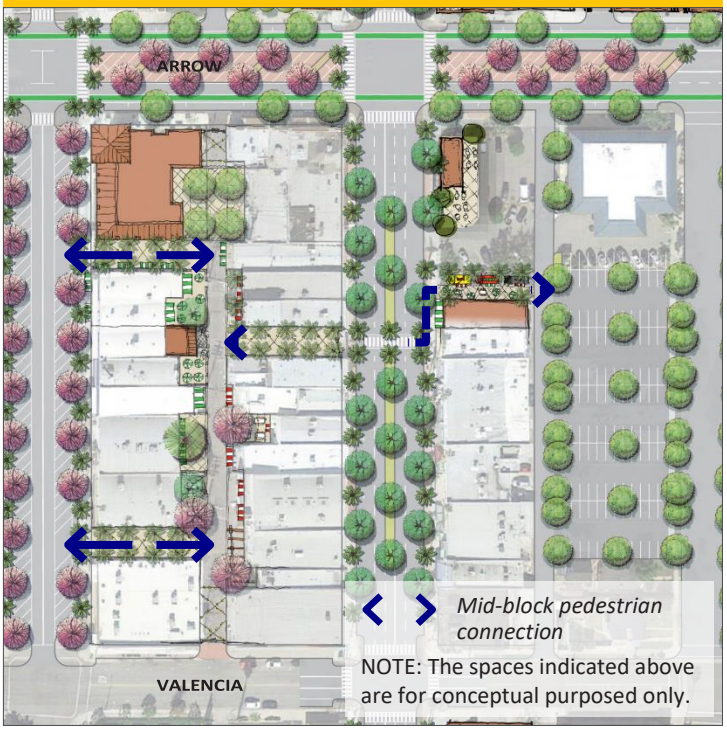
  > Vacant parcels in neighborhoods can be good locations for temporary pocket parks, community gardens or public art installations.

  > In commercial areas vacant parcels may be ideal locations for pop-up shops, outdoor movie or performance spaces, art festivals and farmer's markets, and dining and food truck plazas.

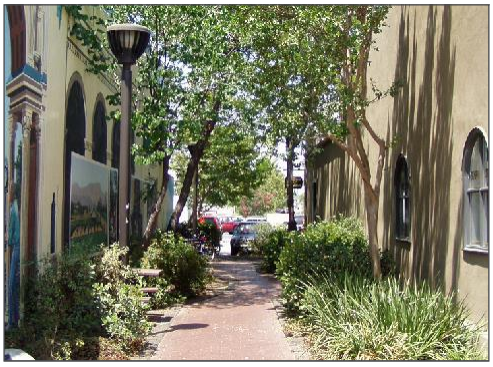
- **Enhance streets to double as venues for street festivals and community events.** The connected network of Downtown streets enables segments to be closed for special community events, and their design should anticipate and support such flexible use:
  > Side streets and cross streets in particular may be simpler to close on a regular basis than Sierra;

A weekend farmers market along a city street

EXHIBIT X.4 **CONCEPTUAL PEDESTRIAN CONNECTIONS**



Conceptual illustration for activating alleys, paseos, and mid-block crossings in the Downtown Core.



A passageway between retail buildings connects pedestrians to convenient parking.

Alleys and paseos in Pasadena, California show how mid-block passageways can be become active places with potential for new addresses and businesses.

Sierra Pedestrian Plaza
Proposed Improvements (Sierra Ave, Nuevo Ave & Wheeler Ave)

Context & Strategy

Reconfigure Sierra Ave, Nuevo Ave and Wheeler Ave north of Orange Ave and south of Arrow Blvd: One goal of the Downtown is to create an attractive destination for Fontana. To facilitate this, a pedestrian plaza on Sierra Ave north of Orange Way and south of Arrow Blvd is planned. The plaza will act as a centerpiece of the Downtown with attractive architecture and attractive pedestrian amenities:

Specific recommendations include

- Creating a pedestrian plaza north of Orange Way and south of Arrow Blvd and redirect automobile traffic to Wheeler Ave and Nuevo Ave.
- Include pedestrian amenities such as outdoor furniture, ample landscaping, shade and vast walking paths.
- Create multi-modal access to the plaza by implementing bike lanes, pedestrian connections and encouraging "alternative" transportation modes that may include, shared vehicle options, rollerblading electric bikes and scooters.
- Create attractive and active spaces through emphasis of arts. This includes using land markers such as monuments and gateway signs. Active public spaces include modern and interactive art.
- Create a local and regional destination by creating an active public space as described above with attractive commercial development such as restaurants, amusement spaces (arcades and gaming), antique shops and art studios.

A pedestrian plaza with amenities.

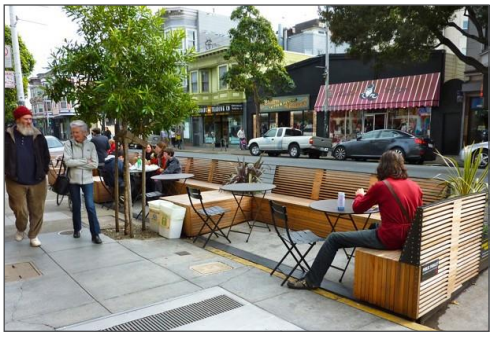
Residents taking photos with the monuments.

Transformation

The following actions are recommended to transform and improve the appearance and performance of Sierra Avenue within the Downtown Core:

- ***Add broad-canopy street trees:*** Adding broad- canopy trees within the curb-side parking lanes to visually narrow the street, and help shelter pedestrians from the sun, wind and traffic. Specific recommendations include:
  - i. Replace existing palms and shrubs in center median with broad canopy trees and low water use native and adaptive plantings.
  - ii. Remove the Queen Palms from sidewalk planters - maintaining the taller Mexican Fan Palms - and fill in the sidewalk to provide additional sidewalk space for furniture and café dining.
  - iii. Add new parking-lane planters with broad- canopy trees every two parking spaces to visually narrow the street, calm traffic, and provide shade for the sidewalk and parked cars.
- ***Provide comfortable street furniture:*** Including benches, trash receptacles and bicycle parking:
- ***Provide improved street lighting:*** Whether through replacement of fixtures or installing new lights of LEDs, improve the quantity and quality of nighttime lighting.
- ***Allow parklets:*** Because the sidewalks on Sierra are not very wide for a downtown, businesses may elect to give up a curbside parking space in front of their shop in exchange for a new parklet that expands sidewalk space for outdoor dining.

Parking-lane-planters provide shade and wind protection for the sidewalk and parked cars, and free up additional sidewalk space for sidewalk dining and street furnishings.



Parklets provide new "temporary" space to the sidewalk for outdoor dining, or street furnishings.

Street Furniture - including benches, bicycle parking, trash receptacles, bus shelters - contribute to a safe, comfortable pedestrian (and retail) environment.

Goal 2: Buildings Shape the Public Realm

STRATEGIES FOR PLACE-MAKING

The "outdoor rooms" of the Downtown are defined and lined by the active, attractive facades of its buildings, full of retail shops, restaurants, art galleries, and civic uses. This section focuses on strategies and techniques for shaping new investment in Downtown properties to make Downtown a great, unique place to do business, invest money, and spend time.

Downtown buildings engaging and framing the street

A consistent street wall created by adjacent buildings

Varied massing and architecture in a downtown

Building Patterns

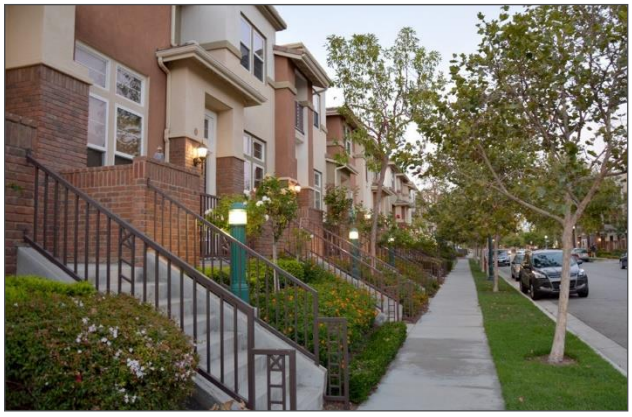
- **Buildings engage the street.** All new buildings in the Downtown, including commercial and mixed-use buildings, should face the street with main entrances, shopfronts, and windows overlooking the street.
- **Buildings form a steady street wall.** Most downtown streets should be defined by a consistent street wall of buildings built at or near the frontage line, one to five stories in height, with commercial shopfronts or other active uses lining the ground floor.
- **Varied massing.** While built in a steady row in plan, buildings are expected to vary in height and profile, with varied architecture and restrained, town-scale massing.
- **Varied architecture.** Creativity should be encouraged; mixing traditional and contemporary architectural styles that complement Fontana's historic building stock.

A live-work building with ground-floor retail creates transitional frontage between a downtown and traditional neighborhood

Building Frontages

- **Human scale frontages.** The design of building frontages is critical to shaping the public realm, welcoming pedestrians to each building, and providing an attractive and comfortable "pedestrian seam" stitching private buildings to public streets. Downtown Frontages include:
  - > **Commercial frontages** provide clear entrances with large, transparent, shaded shopfront windows, ample lighting, and convenient parking to display merchandise and welcome customers.
  - > **Residential frontages** include stoops, porches, terraces, yards, dooryards and entry courts that welcome visitors while also providing a degree of frontages provide additional privacy to ground-floor residential units without blocking the "eyes on the street" that each dwelling provides to keep the street a safe and comfortable environment.
  - > **Transitional/flexible frontages** — such as dooryards within shallow frontage setbacks — can provide "user adaptable" spaces in which landscape can provide enough privacy ground floor housing or hardscape can support a small ground floor business.
  - > **Non-street frontages** — such as garden courts, forecourts, side courts — provide additional internal frontage and semi- private spaces. Such non-street frontages may be valuable space for dining, gathering or other uses related to a given site.

Commercial frontages with floor-to-ceiling windows, awnings, and comfortable landscaping welcome customers.



Raised stoops create welcoming frontages and maintain privacy for downtown residents.

A sidecourt provides additional non-street frontage on a site, allowing for new uses.

Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

Facade Improvements and Signage

Outdated buildings and shopfronts can be transformed with relatively simple facade improvements, including:

- Windows that are transparent to give pedestrians a view into the shop, restaurant or art gallery;
- Awnings, canopies, galleries or arcades that provide shade and rain protection, and cut the glare on shopfront windows so customers can see in;
- Signage expressing the personality of the business and scaled for the pedestrian visibility.
- Lighting that highlights merchandise and signage, and casts light onto adjacent sidewalks;
- New smooth stucco and new paint - or other appropriate refinishing - to refresh the facade.

Transparent, well-lit commercial facade

Commercial shopfronts that engage the street.

Adaptive reuse

Many Downtown buildings which are underutilized or their original use is obsolete. Such buildings are ideal opportunities for adaptive reuse, warehouses can become retail and restaurant buildings with modifications.

Focus on Facades - Downtown Fontana was originally home to a rich collection of buildings with engaging facades. Below is an example of how such facades may be simply redesigned and restored.

Original building and facade

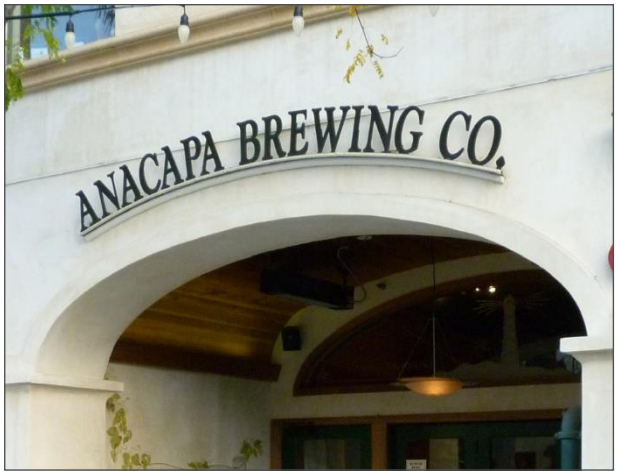
Existing condition

Sample restoration, Santa Barbara, CA

Example of sidewalk signs that engage the pedestrian in a walkable downtown core setting.

Projecting signs area scaled and often use high contrast to be legible from the sidewalk and from afar.

Wall and window signs may be integrated into downtown shopfronts on display windows, doors or within the transom area (as shown).



Example of projecting letters mounted on a shopfront to enhance architectural archway and arcade.

Downtown infill can come in a variety of forms and intensities, based on market demand

Infill Development

As Downtown begins to evolve into an activity and amenity rich destination, demand for quality office, retail, and residential space will begin to overtake the existing building stock. There are numerous vacant and underutilized parcels downtown that could be opportunity sites for infill development, which can come in a variety of forms:

Corner mixed-use buildings with open pedestrian-oriented frontages

Infill: Within the Downtown, there are several locations—especially west of Sierra—with a number of adjacent parcels that are largely underutilized. Many of these lots consists of older commercial buildings or unused parking lots. In these instances—and as properties turnover— the City will explore opportunities for property owners to consider new infill building types that contribute to the community's vision for a revitalized Downtown.

Example of block consolidation with an infill development of a new hotel, including the adaptive re-use of an existing warehouse.

Larger-scale infill such as a new hotel could potentially infill the corner of Juniper and Arrow and provide a new hospitality sector to Downtown.

- **Mixed-use buildings that bring residents into Downtown.** Traditional mixed-use buildings, with commercial/retail ground floors and housing on upper floors, will provide housing options not yet available in Fontana can attract new residents who want a downtown urban lifestyle.
- **New housing options to expand the market.** New housing options can be offered to property owners and developers, allowing them to provide a range of for-sale, rental, market-rate, higher density, affordable and live-work units that appeal to a broad range of household sizes, ages, income levels and life stages to respond to and expand current and future market demand.

A live-work building with ground-floor retail creates transitional frontage between a downtown and traditional neighborhood

Sample infill rowhouses provide attached single-family housing

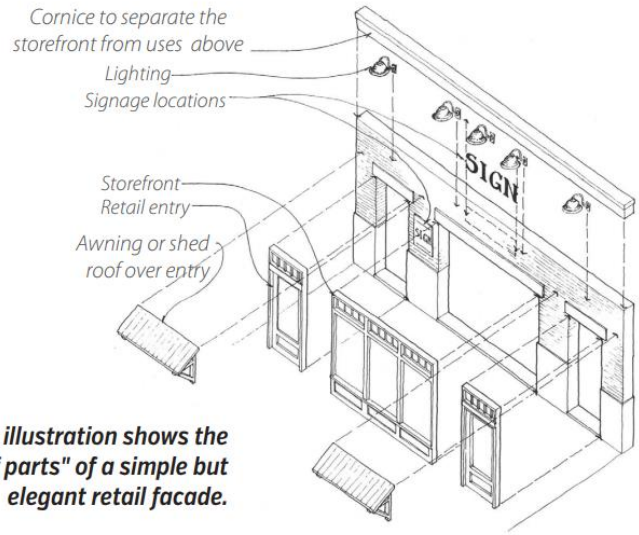
Attached single-family housing on a shared courtyard

Coordinating Improvements

At the outset of the ambitious enterprise of rebuilding Downtown Fontana, it will be critically important that each new private sector investment of time and money be aimed at improvements that are consistent with the vision for Downtown and that provide good value for the investment. The following strategies are recommended.

Simple facade, landscaping and lighting improvements to existing buildings can greatly help catalyze redevelopment.

Generating activity, not just buildings, is one key to rejuvenating a downtown - activities can include art walks, food truck courts, and regular public events.



This illustration shows the "kit of parts" of a simple but elegant retail facade.

1. Activity First

Many downtown revitalization efforts focus first on attracting developers to construct new buildings. That will be an important aspect of the overall improvement of Downtown Fontana, but buildings are just containers for interesting activities. New downtown zoning will reduce the regulatory hurdles to starting or expanding a business in and existing building or constructing a new building. If businesses and the customer base succeeds and grows, the financing required for more ambitious capital improvements will follow. Additionally, efforts to revitalize the Downtown include the renovation of Center Stage to the new Stage Red, which will create a major attraction that will activate the Civic Core.

2. Prioritize Frontages

Frontages are the interface between the Downtown's public realm and its businesses, the "seam" between the street and the building where people walk, window shop, and decide where to spend their time and money. Accordingly, building frontages – including the building facade, display windows, signage, lighting, and in some cases sidewalk dining furniture – are a top priority for reinvestment. The City will provide incentives and assistance to the extent possible to help business owners and property owners develop and implement sharp new frontage designs.

Prioritize pedestrian-scaled frontages that engage the sidewalk and public realm.

3. Focus

Clustering near-term improvements in one area will clearly signal a transformation of the place.

4. Be Opportunistic and Flexible

Notwithstanding the recommendation for focusing near- term efforts, if a proposal to start a great new business or construct a beautiful building that matches the vision for the Downtown shows up suddenly in an unexpected location, the City should consider it.

Focus development and investment in strategic locations to create synergistic uses and redevelopment.

5. Work Together

Perhaps the most important piece, is that Downtown businesses and property owners, the City of Fontana, and all others with a love for Downtown, work together creatively, resourcefully and proactively to kick-start the desired transformation.

Be flexible to property owners and developers whose vision matches that of the Downtown Area Plan.

Goal 3: An Activity-Rich Downtown

STRATEGIES

The overarching goal for Downtown Fontana is that over time it become a place filled with a broad spectrum of engaging commercial, civic, cultural and recreational activities that appeal to Residents and visitors of all ages, incomes and ethnic backgrounds, throughout the day and into the evening, throughout the week and on weekends and holidays. All of the important urban design, transportation and management recommendations in this plan are simply aimed at that result.

Enable a variety of activities to attract new visitors

1. All types of activities: Downtown has historically been Fontana's primary center for civic life, family recreation, education, employment, cultural activities, and local commerce, and through the Fontana Forward process the strong desire for Downtown to regain that status emerged over and over. By offering activities of many types the Downtown will attract new visitors and regular customers more often, and sustain their interest longer.

Activities and spaces should appear to a diverse range of ages and interests.

2. All types of customers: A central strategy of any successful destination - whether a shopping mall, resort, or downtown - is to broaden the customer base by offering a diverse array of choices targeted to different customer types. Specific customer types that were mentioned repeatedly in Fontana Forward workshops included families, young people, senior citizens, and visitors to the Auto Club Speedway and Kaiser Medical Center and other nearby destinations. The recommended mix of indoor and outdoor dining choices, unique local retail shops, indoor and outdoor family entertainment, arts and cultural offerings, and regularly scheduled special events are intended to appeal to all these customer types.

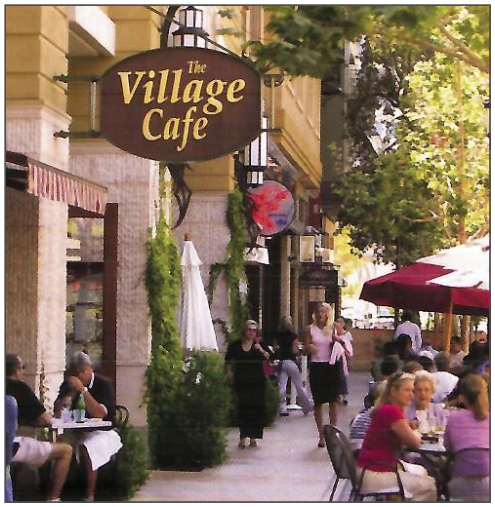
Activities should be available throughout the day and night.

3. All times of day and evening

The cliche for less than successful downtowns is that they, "roll up the sidewalks before dinner time," and the vision for Downtown Fontana is that things are just getting going at dinner time. While the daytime is expected to be busy, with breakfast and lunch restaurants, a range of retail shops, art galleries and service businesses, Fontana's long, warm evenings much of the year are ideal for indoor/ outdoor dining, entertainment and window shopping late

into the evening. A growing residential population in surrounding neighborhoods and within the downtown will be an important factor in giving Downtown a "live- in" feel that feels safer and more comfortable that a commercial-only district.

4. Indoor & Outdoor Many great downtowns thrive in spite of inclement weather much of the year, by generating enclosure and shelter for their inhabitants through the design of public streetscapes and private buildings. Although Fontana's climate can be quite hot in the summer, at times chilly in the winter, and windy much of the year, these are factors quite easily mitigated by the types of spatial enclosure, shading and wind-breaking envisioned and recommended by this Plan. The general lack of rainfall and long warm evenings can be leveraged to make the sort of comfortable indoor/outdoor environment that has made many of California's desert cities (Palm Springs and Palm Desert in particular) into regional and even international visitor destinations. Fontana can do this in its own, unique way.



Sidewalks should support outdoor dining and other activities where appropriate.

Indoor/outdoor spaces woven into streetscapes and buildings provide added value to the Downtown.

5. Constantly evolving: The most successful downtowns offer a changing menu of choices for visitors, to keep regulars coming back and new customers showing up. The natural evolution of local businesses responding to market forces provides such variety, as do changing shows in the visual and performing arts and menu rotations by local restaurants. Special events provide a great opportunity for bringing new activities to the Downtown, some of which may spin off permanent businesses while others draw weekly, monthly or seasonal visitors who are then exposed to the other permanent offerings. A cooperative management and promotional organization can provide a key role in organizing and promoting the changing and expanding activities of Downtown Fontana.

Sunset on Sierra 2016 brought residents and visitors to explore Downtown and experience conceptual improvements to streetscape and core District.

"Restaurant Row"

Proposed Steps to Creating a Downtown Restaurant District

Restaurants activate the public realm by creating social atmosphere, attracting pedestrian traffic to retail areas.

Context

A number of residents have expressed that having more dining options in the Downtown should be a top priority for attracting more visitors. Out of that suggestion came the vision of creating a "Restaurant Row" - a concentration of local restaurants located in one location downtown that could create a significant new dining destination, for the area.

This food hub could start out informally as specific food "events" which could be combined with other events such as outdoor cinema, a car show, or a street festival like *Sunset on Sierra* or *Night Market*, to begin to create energy and establish this area as a food & entertainment district. Over time, this area could evolve to attract permanent restaurants from local entrepreneurs offering a variety of price points and food types, helping transform Downtown into an "18-hour-per-day" destination.

Strategies & Actions

Achieving this vision will require a concentrated and coordinated effort, including:

- ***Start Small:*** The City has reinitiated the Spring Street Night Market, The City could time a Market Night in conjunction with other festivals or events, such as the *Sunset on Sierra* Avenue festival, or outdoor cinema nights.
- ***Public Realm Improvements:*** Focus near-term public realm improvements on this area, including; street trees and other shade elements, street furniture, attractive landscaping, and clean lighting. An improved and maintained public realm will attract private investors to open new businesses.
- ***Parking Holiday***: As additional parking on city streets is, consider temporarily waiving or heavily reducing on site parking requirements for new food establishments in this area to ease the initial cost of starting.
- ***Encourage Outdoor Dining:*** Allow vacant lots, paseos, and public sidewalks to be used for outdoor dining. Allow parklets in public rights-of-way.
- ***Farm to Fork:*** Promote relationships between farmers and local restaurants. Allow and supporting urban farming ventures that could utilize vacant and underutilized downtown parcels (including the PE Trail Park), for truly local food experiences.
- ***Spread the word:*** Establish a clear brand for Restaurant Row, and market it regionally to attract new customers to Downtown.

Food Truck night in a temporarily closed parking lot

Sidewalk dining is an effective way to enliven a street.

Restaurants activate the public realm by creating vibe and attract pedestrian traffic to retail areas.

Urban agriculture can contribute to "Farm to Fork" strategies in a downtown setting.

Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

"Sunset Theater"

Strategies for transforming underutilized spaces Downtown

Creative design solutions can transform "left-over" / underutilized spaces, such as alleys and parking lots, into extremely valuable multi-functional spaces, such as One Colorado, in Old Town Pasadena.

Existing parking lot condition at the corner of Sierra and Arrow, and back of AT&T

Context

There are currently a number of largely underutilized "open-spaces" in the downtown, whether a vacant lot or parking lot, that with some creativity and minor improvements, could be transformed into multi-functional spaces that could make positive contributions to the urban fabric and activity of the Downtown.

A good example, and near-term opportunity, is the largely underutilized City-owned parking lot at the corner of Nuevo Ave and Arrow Blvd. Recommended improvements on both streets could see this area change dramatically in the future, with an influx of streetscape improvements and new parking. Additionally, this lot is framed interestingly on two sides by relatively "blank" walls of adjacent buildings, already enclosing this space.

The AT&T building in particular, has a "tall" portion in the middle, that would be an ideal face to project movies onto, and with some small improvements to the street fronting perimeter of this parking lot, it could double-function an attractively enclosed parking lot, and as a great outdoor plaza in the heart of the downtown, that if programmed well, could become a regional attraction.

Strategies & Actions

Achieving this vision will require a concentrated and coordinated effort, including:

- ***Start Small; Start Soon:*** The City could partner with a local organization (such as the Center Theatre) to host a Summer Cinema series.
- ***Combine Efforts:*** Coordinate programming with other downtown events, such as Food nights (See "Restaurant Row" on pg. 42), Farmers Markets, and Sunset On Sierra, to name a few.
- ***Spread the Word:*** Establish a brand (i.e. "Sunset Theater") for the event, and market it locally and regionally, to help grow its popularity and reinforce downtown as an active entertainment district.
- ***Improve the Space:*** Whether immediately or over time, the City could make simple improvements to the space (see illustration below), that could transform this simple parking lot into a multi- functional public plaza in the heart of the downtown. In the short term, the City could work with AT&T to make very simple improvements to the back of the building -- as simple as re-painting an unobstructed white rectangle on the back wall -- to improve the projection quality of the movies.

The City could partner with a local organization like Center Theater, to host a summer outdoor cinema series.

Combine efforts with other programmed activities downtown such as food truck nights, Sunset on Sierra, etc.

Civic Park District
Strategies for Activating PET Linear Park

Example of public art on a civic green

Context

Activate and utilize the Pacific Electric Trail (PET) park: The Pacific Electric Trail Park is an amazing amenity/opportunity for downtown Fontana. The Park was previously landscaped with a series of linear "mounds" of earth/sod and groves of citrus trees, the park has been vastly underutilized, save Public Works maintenance. With a series of small, but well-coordinate interventions, (including removing some or all of the earth mounds and citrus trees), this linear park could be transformed into an organized series of public spaces, that contribute to the economic and overall success of the downtown.

Seville Ave And Spring St, a series of public open spaces, and a concentration of civic buildings, including City Hall, the Lewis Library, and the Center Theater. (Drawing is conceptual)

1. *Activate And Re-utilize PET Park*
2. *Reconfigure Seville And Spring as Parking Streets*
3. *Create a north gateway for the downtown*

Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

Strategies &Actions

Recommendations for kickstarting the evolution of this important part of the downtown include:

- **Re-Align And activate the Pacific Electric Trail:** Presently, as it goes through downtown, the PE Trail runs along the back walls/fences of vacant/ underutilized light-industrial uses along Spring Street, and is perceived to feel unsafe due to a lack of "eyes on the (trail)". In some cases—if/when new development comes along Spring Street it could provide frontage onto the park, which could be a beneficial location for a trail, particularly if new development comes in the form of restaurants that could have outdoor patios that open out onto the trail. However, in other stretches, it may be preferable for the alignment of the trail to shift to along the edge of Seville—particularly as it comes to the intersections of Juniper and Sierra— so that users of the trail can easily cross those streets via the existing crosswalks.

PE Trail – Existing Condition

Re-aligned PE Trail as it approaches Sierra Ave (Drawing is conceptual)

Illustration showing the realignment of the PET to the north edge of the park along the reconfigured "parking edge" of Seville Ave. Improvements to the PET Park proper could accommodate a variety of new activities including outdoor recreation, urban agriculture, etc. (Drawing is conceptual)

The PE Trail can be activated with a variety of recreation amenities.

Urban Gardens

Temporary Street Tree Nursery

- **Active outdoor recreation**: One strategy for activating the park would be to provide facilities and amenities for outdoor recreation. The City could install, (and/or allow another organization to install / manage) a variety of facilities, including small soccer fields, sand volleyball or tennis courts, lawn bowling, horseshoe pits, etc. In some cases, these facilities could be installed in conjunction with of new development along the north side of the PET Park on Seville. For example, a new bar or restaurant could install a sand volleyball court or horseshoe pits as an amenity for its patrons.

- **Urban agriculture:** The City could designate some portion(s) of the park where a range of urban garden/ agricultural uses could be allowed. Some examples could include:

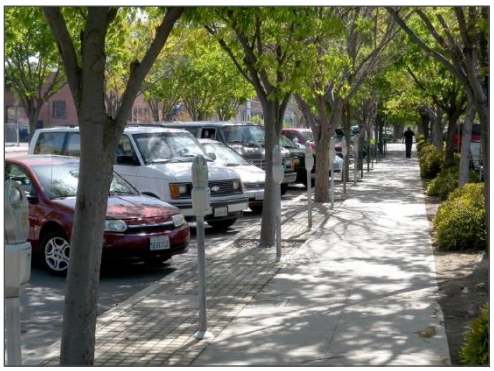
  > ***Urban gardens to support a localized "Restaurant Row":*** garden "plats" could be designated to individual restaurants to grow produce they could serve to patrons.

  > ***Temporary street tree nursery:*** In support of the effort to restore the urban tree canopy on a number Fontana's downtown Streets, a portion of the PET Park could be used on a near-term basis to grow / mature the trees that could later be transplanted as street trees, at a fraction of the cost of buying more mature street trees at the time of streetscape reconstruction.

Goal 4: Park-Once District

STRATEGIES

An adequate and easy to use supply of customer, visitor and employee parking will be critical to growing existing and new Downtown businesses. The following "park once" strategy is recommended to cost effectively meet parking demand, encourage customers to explore the Downtown on foot, and unburden individual property and business owners from providing their own parking.



Well-designed streetscapes provide ample convenient parking, shading and wind protection for pedestrians

A clearly defined parking and wayfinding system is a simple way to increase parking utilization and walkability in the Downtown.

A well-managed public realm that prioritizes pedestrians with ample parking, signage, furnishings, and design elements.

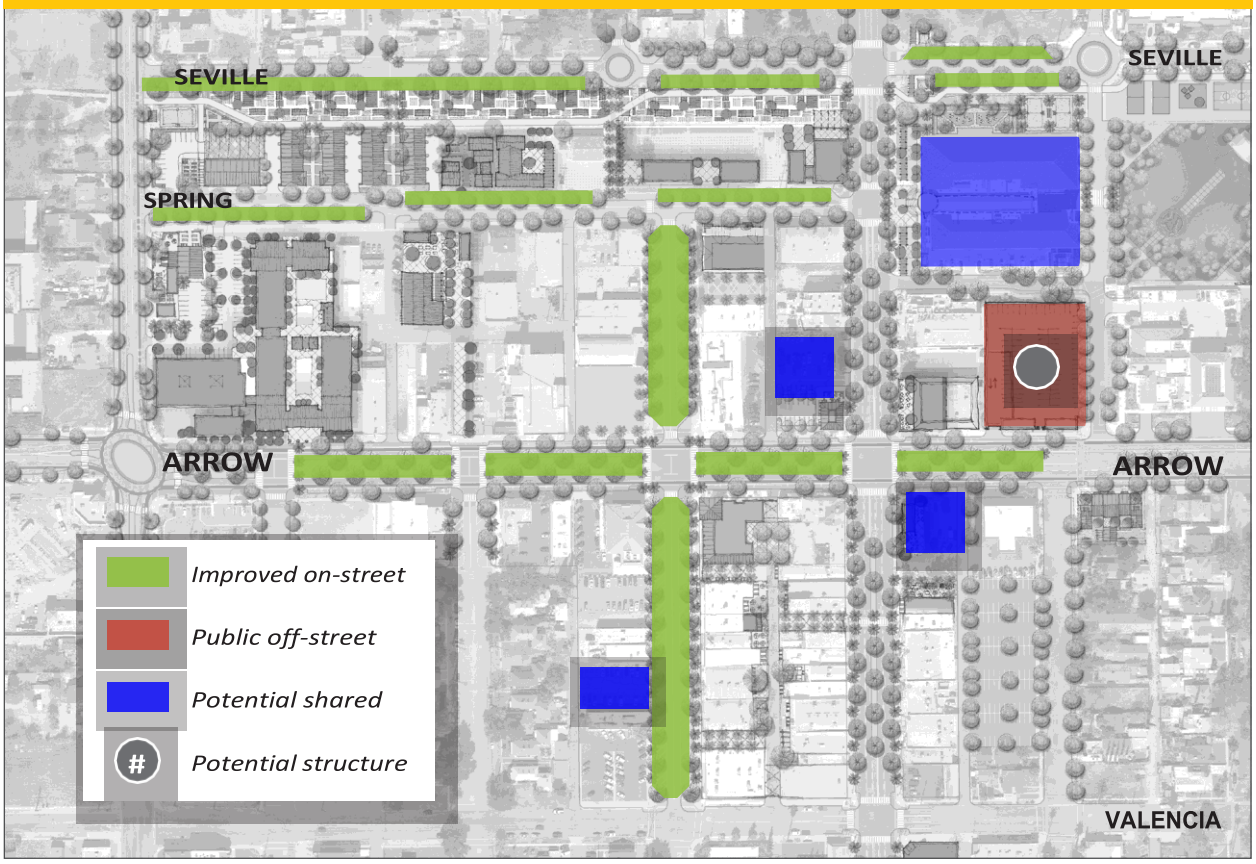
A shared, managed parking supply.

In collaboration with Downtown businesses, residents and property owners, the City will take charge of managing the shared parking supply over time, to ensure an adequate downtown parking supply that balances the needs of visitors/customers and local residents. This includes:

- **Implement a "park-once" strategy.** A Park Once strategy weaves together convenient, attractive, and easy-to-find parking facilities into the Downtown. It provides the triple-benefit of reducing "internal traffic" by encouraging motorists to park their cars once for multiple destinations and organizing and managing parking to specific user-groups (residents, visitors, shoppers, employees, etc.), and getting customers out of their cares and shopping on foot.

- **Provide way finding to parking areas.** A perceived lack of parking downtown, discourages many people from shopping Downtown, despite the actual large number of available on- and off-street spaces. A simple, clear, and attractive system of wayfinding is needed to help customers locate available parking.
- **Quality, flexible design of parking areas**. Parking lots, by nature are designed with efficiently in mind, trying to maximize the amount of spaces they can supply, however, this does not mean that they should be exclusively designed for cars. These large open spaces can be multi-functional, if designed and detailed creatively, and accommodate a flexible range of activities, such as community festivals, markets, and even outdoor movies.
- **Improve on-street parking.** The wide streets of the Downtown represent underutilized public property. On many streets, simple restriping of parking, and on specific streets, more elaborate reconfigurations, can add approximately 300 net new parking spaces to the downtown supply, within existing rights of way.

EXHIBIT X.5 **PARKING STRATEGY DIAGRAM**



User-friendly parking strategies in the Downtown range from improving wayfinding, allowing flexible uses of existing parking areas, restriping and reconfiguring on-street spaces increasing access and usability of existing public lots, identifying shared parking opportunities, and determining future structure locations. (Drawing is conceptual)

- **Identify potential shared / multi-use parking areas.** Underutilized and single-use parking lots should be managed as shared public parking (or for other uses) after regular hours of use.
- **Regulation & Enforcement:** Implement time limitations for prime parking spaces on downtown streets, and issue overnight permits for resident parking on neighborhood streets, ticketing those who do not comply.
- **Long-Term Parking Solutions:** With the goal and expectation of continued and long-term success Downtown, parking demand will grow over time. In the longer term, this could suggest the demand for structured parking.

"Ramblas" parking in a center median allows a City to recycle portions of wide right-of-ways to be used for two-way diagonal parking or optional event space, while contributing to traffic-calming.

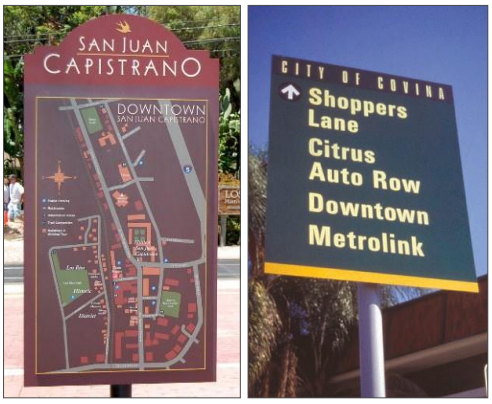
Goal 5: Clear Branding And Wayfinding

STRATEGIES

Every recommendation in this Plan is related to "branding" the Downtown - positioning it as a one-of-a-kind, authentic destination. The "brand": *Downtown Fontana* will be its perceived identity to visitors based on its appearance, amenities, and activities. As new improvements, activity and energy starts to transform Downtown, an important unifying programmatic "layer" to help organize, "package", and advertise this success will be a clear branding and wayfinding system.

Historic Route 66 signage directing visitors to Downtown Fontana, Circa 1929.

Fontana's existing wayfinding program should evolve as more destinations arrive downtown.



Example of downtown directory and wayfinding signage.

Establish a Downtown Branding & Wayfinding System.

Whether individuals arrive in the Downtown by foot, car, bicycle and public transit, they should: 1) know that they have arrived to a real place, and 2) be able to navigate themselves around with relative ease. This requires a clear and coordinated system of branding, signage, and design elements, including:

- **Develop Identity & Branding Graphics.** Many great downtowns and districts develop specific branding graphics and logos that can reinforce the placemaking of a district, and can be used for district marketing. These graphics can be widely used, incorporated in everything from street furniture to specific signage elements.
- **Market the Downtown Regionally.** Creative Downtown marketing campaigns can allow merchants and restaurateurs to compete on an equal footing with shopping centers and other regional attractions.
- **District Maintenance.** A well-organized program of public realm maintenance and management will ensure that Downtown remains a clean, attractive place to shop, visit, and do business.
- **Evolve the Downtown Wayfinding Program.** As new "destinations" arrive Downtown, the Downtown Wayfinding Program will need to evolve. An immediate need is to provide clear wayfinding to shared parking lots. Wherever possible, wayfinding elements should incorporate Downtown identity graphics to reinforce the district.
- **Encourage Variety, Creativity, and Coordination.** There are numerous tools, strategies, and techniques for branding, marketing, and wayfinding that can be utilized in the downtown. What is most important is that efforts are coordinated reinforce the Downtown brand.

District branding as banners installed on lightposts, and as placards installed into the sidewalk.

District logo incorporated into street furnishings to reinforce the branding of the district.

An information kiosk for downtown Baton Rouge.

Downtown Wayfinding printed on the sidewalks in Downtown Scottsdale, AZ

Examples of District Gateway Signage Elements

Getting Started: Downtown Core

This section is for early action items that can be done or started within a year or two of adoption of the plan and that are not expensive or require major changes to the City's entitlement process.

ACTION	WHO DOES IT?
1. Code Update/Pink Zone*: The City will prepare, adopt and implement updated zoning and design guidance for the Downtown. This will include permit process streamlining and near-term reduction in "red tape" required to establish or expand a business that contributes to the reanimation of the Downtown Core as a lively destination.*	***City***
2. Parking/Wayfinding Signage: ***The City will prepare a design for a system of branding and wayfinding signage for the Downtown. The emphasis of this program will be to help visitors find parking and their destinations, while build a visual identity for the Downtown as a unified destination. This program will build on the existing Civic Center Branding program.***	***City***
3. Management And Maintenance: ***The Downtown Manager will efficiently coordinate and oversee downtown projects and address needs overtime. The Downtown Manager will maintain a relationship between the business owners and Chamber of Commerce, as well as residents and visitors, with the goal of providing seamless upkeep and improvements of the streets and public realm.***	***City***
4. Spring and Seville Street Improvements: ***The City will fund, design and construct streetscape improvements to Spring Street and Seville Street between Sierra Avenue and Juniper Avenue. Improvements will focus on restriping to add parking and improving sidewalks and street tree plantings. Phasing may be dictated by funding constraints, and if so should start at Sierra and move west as funds are available.***	***City Completed***

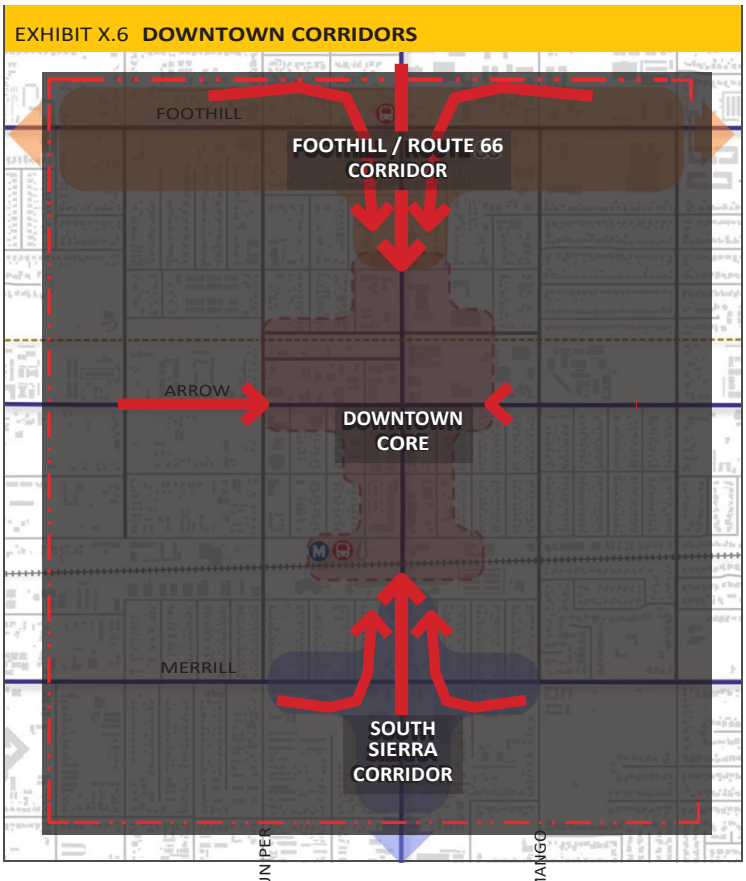
ACTION	WHO DOES IT?
5. Pacific Electric Trail Improvements: ***The City will work with San Bernardino Council of Governments (SBCOG) to redesign the Pacific Electric Trail between Juniper Avenue and the police department roundabout. Recommended elements include but are not limited to community gardens, urban agriculture related to new restaurants, shady park areas for passive recreation, and active recreation facilities such as beach volleyball, fitness courses, or bocce ball and shuffleboard.***	***City/County***
6. ***Pedestrian Plaza: The City will create a pedestrian plaza on Sierra Avenue to create a local and regional destination. Recommended features include outdoor dining, bike planes, public activities, art and attractive landscaping. Architecture along the plaza should be attractive and designed to engage with the public space with enhanced entries and amenities.***	***City***

Note: "Owners" refers, collectively, to business owners and property owners. All actions are anticipated to include collaboration/cooperation between the City, owners, and other interested organizations and individuals.

H

Gateway Corridors

Bringing People Into The Downtown



Above shows Foothill Boulevard/Route 66 Corridor, and Sierra Avenue. Sierra is the spine of Downtown and the primary corridor for Chaffey College. The design and function of both Foothill and Sierra are critical to funneling visitors into the heart of Downtown.

Foothill Boulevard and Sierra Avenue are the primary Corridors to Downtown Fontana, carrying large volumes of vehicular traffic through and into the Downtown Core. This plan adopts the General Plan's *"Livable Corridors Strategy"* envisioning future street improvements and infill development along Foothill and Sierra—including new, high-quality retail and commercial services, offices and employment, and housing of various types mixed together—to provide walkable, human-scale patterns that further connect the downtown to adjoining neighborhoods.

In order for this transformation to occur, it will be necessary to redesign and calm segments of Foothill and Sierra to create attractive streetscapes that accommodate a variety of uses and activities, and a mix of pedestrians, bicycles, cars and public transit within the Downtown area. This strategy is organized into the following high-level goals:

Brand Boulevard in Glendale, California, functions as a Livable Corridor with a diverse mix of uses, intensities and streetscape elements that contribute to an attractive and safe public realm.

Goal 1: Foothill Blvd Gateway Leveraging its high traffic volume as commercial asset, the segments of Foothill Boulevard approaching Sierra Avenue in either direction will be transformed into highly-visible gateways designed to "funnel" (or "direct") visitors and into the Downtown Core. Using skillful urban design and placemaking strategies, and harkening back to some of the original Route 66 design characteristics, its outdated commercial highway design and development patterns of this important node can be transformed to create a significant north gateway to Downtown.

Prominent corner buildings should enhance and announce the arrival into the Downtown Core.

Goal 2: South Sierra Ave Gateway From I-10 to Metrolink, south Sierra Avenue is the primary Corridor into Downtown. The transformation of this corridor over time, including new mixed-use development, streetscape improvements, and branding & wayfinding signage along Sierra—growing in intensity and formality as one approaches downtown -- will intuitively "funnel" visitors into the center of Fontana, with the potential for formal gateway elements at Santa Fe Park announcing arrival to the Downtown proper.

Corridor streetscape improvements will support new mixed-use developments, access and wayfinding, and safety for visitors in the Downtown.

Goal 3: Organized Corridor Infill The main corridors in and around Downtown, represent some of the biggest opportunities for significant infill of commercial, mixed-use, and housing of various forms and intensities close to the Downtown Core. Key to the success of this anticipated infill in support of the Downtown Core, is that it be well organized and coordinated, so that each new "project" contribute to the overall walkable network of blocks, streets and open spaces, and that it be attractively designed to contribute to the look, feel, and character of the Downtown.

Corridor infill of various types and mixed uses should contribute to a walkable network of blocks and spaces.

Goal 1: Foothill Blvd Gateway

STRATEGIES

Conceptual Illustration of Foothill Blvd approaching Sierra Ave, including streetscape/landscape improvements, corner gateway buildings, and the idea of future frontage lanes to support corridor-fronting infill development.

Foothill Blvd and Sierra Ave are high-volume, major east/west and north/south cross-town (and regional) corridors that intersect just north of the Downtown Core, with future regional-serving bus transit anticipated along Foothill in near future. With thoughtful planning, quality infill development, attractive public realm improvements, and clear branding and wayfinding signage, this highly-visible node has the potential to transform over time into a significant Gateway into Downtown, a strategy vital to its long-term economic success.

Strategies for catalyzing this transformation include:

- Streetscape improvements, including comfortable sidewalks, enhanced lighting, landscaping and street furnishings that better serve pedestrians, cyclists, bus and public transit users, in addition to existing motorists.
- Quality commercial and residential infill, generally increasing in intensity as it approaches Foothill/Sierra. New buildings should be located close to the street with direct access provided from the sidewalk, and parking typically located behind the buildings to create a more urban environment at this node than typically experienced along the corridor.

- Gateway branding and wayfinding elements that market and direct travelers to Downtown.
- New connections across Foothill (and Sierra) that provide neighborhoods parallel to and north of the Foothill corridor with more, and improved linkages to the Downtown Core.

The diagram to the left shows the intersection of Sierra and Foothill. Infill and Improvements increase in intensity as one approaches the intersection of Foothill & Sierra, signaling arrival into an urban place. Added gateway branding and wayfinding signage will direct traffic toward the Downtown Core. (Drawing is conceptual)

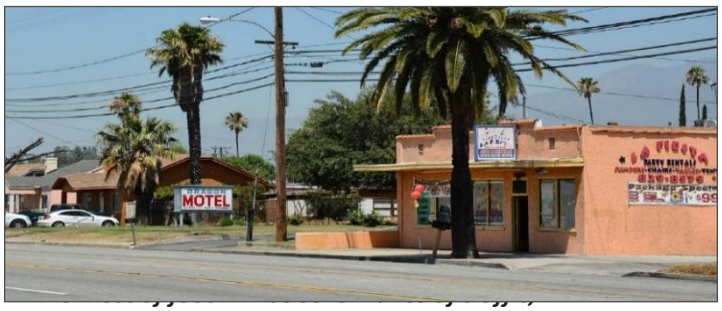
Actions

Specific actions in support of this transformation include:

- **Maintain Four lanes on foothill**: Design and implement complete streets improvements that maintain the historic four lane configuration (two lanes each way) within approximately one mile east and west of Sierra Avenue, contributing to the more urban environment of this gateway node.
- **Landscape & Streetscape Improvements:** Add landscaped medians in Sierra and Foothill with large canopy trees to visually narrow / enclose these wide streets.
- **Improve & complete sidewalks:** Ensure a continuous, comfortably-wide sidewalk, buffered from traffic with landscaped parkways and planters, and in some cases parked cars, along the corridors.
- **Gateway branding & wayfinding elements:** Provide gateway elements on Foothill Blvd directing and welcoming visitors to the Downtown area. On Foothill in particular, these elements are encouraged to include original Route 66 design characteristics, including neon lights, and signage.
- **Gateway buildings:** Allow increased building height and intensity on the 4 corners of Foothill and Sierra, to incentive redevelopment with prominent buildings that define & establish this gateway node.
- **Frontages:** Encourage/require buildings face to provide appropriate frontages onto the street/sidewalk. Specific Frontage Types, appropriate to specific commercial, residential, and street type conditions and characteristics, are provided in full in the Downtown Development Code.

Add a landscaped and tree lined median along Foothill, to add shade and enclosure, and contribute to the urban environment of this gateway node.

Provide comfortably-wide sidewalks, buffered from traffic by landscaping and parked cars, to increase commercial activity and pedestrian comfort and safety



there are stretches as shown above, where the corridor reduces to four lanes due to historic buildings, there is a desire for these buildings to remain.

Modern re-interpretations of Route 66-era designs incorporated into a commercial district—Albuquerque, New Mexico.

Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

Goal 2: South Sierra Ave Gateway

STRATEGIES

Chaffey College's expanding campus will add valuable new building frontages with multiple pedestrian entrances along Sierra and Merrill.

The Sierra Corridor south of Downtown, is a high-volume, fast-moving four lane road, fronted by a patchwork of shopfronts, strip commercial centers, used car dealerships, and fast food restaurants, and is anticipated to change significantly over time. With careful planning, coordinated infill development and public realm improvements, this segment can be a valuable gateway for the Downtown Core, gradually transitioning the design character and travel speed of the corridor to those supportive of a walkable, urban mixed-use environment

Chaffey College is located at the intersection of Merrill and Sierra, with plans for its expansion along west side of Sierra, including the possibility of commercial, housing and mixed-use infill development in the near to mid-term future— expansion along west side of Sierra, including the possibility of commercial, housing and mixed-use infill development in the near to mid-term future— that would be within easy walking distance of Metrolink and Downtown.

Concept Plan for the South Sierra Gateway (Drawing is conceptual)

As such, this segment of Sierra is envisioned as a hub for education and job creation, prioritizing new infill and business development that supports the growth of the college, young professionals and other employment-related uses. Sample uses include student housing, mixed-use commercial and retail, R&D, livework, multi-tenant and start-up business incubator spaces. Altogether, these uses will coalesce as the south anchor of Downtown, driving new customers and economic growth into the Downtown Core.

The transformed South Sierra Corridor will be characterized by wider, more shaded sidewalks, steady flows of moderate-speed traffic, convenient customer parking, varied shopfronts and attractive residences in support of the college and Downtown. Sierra and Merrill will serve as the face of the college, with convenient pedestrian entrances, new bus stops and bicycle routes that strengthen connections between the college, Metrolink station, the Downtown Core and surrounding neighborhoods.

Actions

Specific actions in support of this transformation include:

- **Public Realm Improvements:** Add large-canopy street trees, enhanced landscaping and lighting, and comfortable street furniture that calm traffic, that improve pedestrian and bicycle safety and comfort, and calm traffic as it approaches the Downtown Core.
- **Infill Development:** Incentivize quality new corridor- fronting infill development (housing and commercial) in vacant and underutilized parcels along Sierra.
- **Gateway branding & wayfinding elements:** Add branding and wayfinding elements that signal arrival to Downtown. Santa Fe Park, highly visible after traveling over the railroad tracks just south of Orange Way, could be modified with landscape improvements and branding and gateway elements to become a formal gateway into the Downtown Core.
- **Pedestrian and Bicycle amenities:** Prioritize bicycle parking, car-sharing and bike-sharing services, sheltered bus stops, widened sidewalks, and mid-block pedestrian crossings in the segments from Chaffey College to Downtown, in support of increased student/ pedestrian activity.
- **Market "mode-shift" alternatives in support of Downtown:** Identify strategies, branding, and incentives that will influence "mode-shift" away from passenger vehicles and encourage greater use of Metrolink, Omnitrans, local public transit, pedestrian and bicycle routes to bring new customers to Downtown.

A complete streetscape that prioritizes pedestrians and enhances traffic calming

Strategically placed and clearly marked pedestrian crossings effectively contribute to a comfortable, safe public realm.

Modern transit facilities with comfortable amenities encourage greater use.

Bicycle facilities in the South Sierra Corridor may include shared-lane "sharrows" (left) along segments of Sierra with limited right of way (ROW). Public frontages (right) may also incorporate bicycle parking / sharing.

Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

Goal 3: Corridor Infill

STRATEGIES

New corridor zoning will allow a full spectrum of market driven (corridor-appropriate) development types in a range of scales, characters, and uses.

Many existing blocks adjacent the downtown corridors, because of the original rural/agricultural subdivision patterns of Fontana, are very large, and not generally walkable. These blocks contain a number of large, vacant and underutilized parcels -- opportunistically located in and around Downtown -- that provide significant opportunity-sites for substantial commercial, residential and mixed-use infill development, that will provide new conveniently-located housing and increased economic activity in support of Downtown.

Adopting the General Plan's *Livable Corridors Strategy*, all new corridor-infill should be coordinated -- prioritizing intensity and at key gateway nodes (See Goals 1 & 2) -- and predominantly street- fronting, providing pedestrian access from the street/sidewalk to contribute to the walkable network of blocks streets, and open spaces in and around Downtown.

EXHIBIT X.8 **FOOTHILL CORRIDOR INFILL**

(Drawing is conceptual)
Example infill development opportunities along Foothill Boulevard and at the Foothill/Sierra Gateway

1. *Gateway Infill Development*
2. *New Mid-Block Connectivity*
3. *Corridor-Fronting Commercial*
4. *Corridor-Fronting Housing*
5. *Mid-Block Neighborhood-Serving Commercial*
6. *Mid-Block Neighborhood Infill Housing*

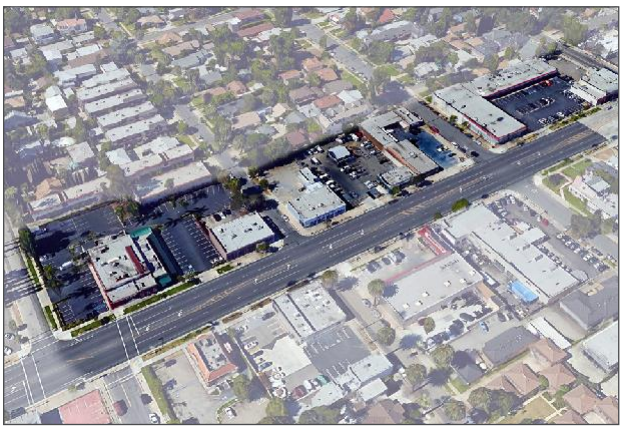
Strategies &Actions

Specific strategies and actions include:

- **Zone for Mixed-Use Corridors:** Update zoning along Downtown corridors to allow a full spectrum of market-driven development types where building form, location, and frontage is regulated -- rather than building use—to generate active and attractive downtown corridors that accommodate a range of uses, services, and activities.
- **Subdivide Large Downtown Blocks:** Where possible and practical, subdivide large blocks to provide additional connectivity between corridors and adjacent neighborhoods, as well as unlock new development potential on underutilized land in and around the downtown.
- **Prioritize Street-Fronting Infill:** New infill development should be located close to the street/sidewalk, contributing to a consistent urban pattern along the corridors. Unlike the Downtown Core, where a continuous "street wall" is desired, buildings along the corridors will more typically have spaces between them, with parking organized behind and/or beside them. (See Illustration to the right).

A wide range of styles characters and uses can be appropriate along the corridors.

Conceptual infill along Foothill, adding new mid-block connectivity, and locating new buildings close to the street with parking located at the back and/or side.



Typical corridor commercial block pattern — buildings separated by drives and surface parking lots

A *Example of mid-block, neighborhood-serving commercial infill terminating a jog in the street as illustrated above.*

Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

- **Prioritize New Development and Improvements at Gateways:** Prioritize/ concentrate building intensity (taller and closer to the street) and focused public realm improvements, on corridor segments approaching gateway nodes (i.e. the intersection of Foothill and Sierra). As the corridor gradually becomes more urban approaching Downtown, it will signal to drivers that they are arriving to a significant "place."
- **Require "Corridor-Appropriate" Housing Types:** Balance the goal of street fronting infill development along the corridors with the need for additional privacy for residential units due to the higher traffic volumes and speeds along the corridors. While direct visitor access from the street/sidewalk should be required, residential units can be arranged around semi-private courts, open spaces (that could be secured with gates), and dooryards—or can be accessed internally via an entry lobby—that open(s) to the street/ sidewalk.
- **Improve the Public Realm:** Wherever possible/ practical, take measures to include public realm improvements—comfortably - wide sidewalks, shaded by canopy trees, with appropriate street furnishings (benches, bike racks, trash receptacles, etc...) and buffered from traffic by well-landscaped planters, and on-street parking (where applicable)—as part of new development agreements. This should done carefully, and be balanced with the goal of streamlining the development process for potential investors in the Downtown.

Prominent new buildings at the intersection of Foothill & Sierra help define this gateway.

New multi-family residential buildings fronting the street with paseos and walks providing visitor access from the street to apartments, and resident parking at the rear of the complex.

Courtyard buildings along Sierra create a semi public space and buffer residences from the main living area apartment

Gateway corner buildings create a sense of entry.

Prominent mixed-use residential building with an active ground-floor that engages the public realm

Example of a multifamily alley-accessed building provides semi-private courtyards and creates a buffer between residents and the adjacent corridor.

Townhomes above ground-floor retail along a major corridor

Multifamily housing calibrated to students and young professionals may be considered near Chaffey College and the Metrolink Station Area.

Corridor buildings should integrate public realm improvements such as widened sidewalks, canopy trees, street furnishings and related amenities.

Getting Started: Gateway Corridors

This section is for early action items that can be done or started within a year or two of adoption of the plan and that are not expensive or require major changes to the City's entitlement process.

ACTION	WHO DOES IT?
1. Gateway Signage: *The City will prepare a comprehensive graphics program for Downtown branding, identity and wayfinding, including gateway landmarks and directional signage on Foothill Boulevard, Arrow Boulevard and Sierra Avenue, directing and welcoming visitors to Downtown. Gateway signage will be implemented as funding is available, in coordination with streetscape improvements.*	*City*
2. Code Update*: The City will prepare, adopt and implement updated zoning and design guidance for the Gateway Corridors to help ensure that infill development contributes to the new Downtown Gateway character of these key corridor segments. This will include unique Route 66 Guidelines for Foothill Boulevard, as well as permit process streamlining and near-term reduction in "red tape" required for infill development or to establish or expand businesses that contribute to Downtown Gateway place-making.*	*City*
3. Foothill Boulevard Improvements: *The City will prepare a Foothill Boulevard master plan that includes a new four-lane Downtown Gateway segment with enhanced pedestrian facilities and landscape, extending approximately one mile east and west of Sierra Avenue. Improvements will be implemented through catalytic public investments as funds are available and by developers as projects occur.*	*City*
4. Transit Stop Improvements: *The City will work collaboratively with Omnitrans and property owners adjacent to planned bus station locations to design safe, comfortable pedestrian access and waiting areas surrounded by neighborhood-serving commercial uses that help provide a secure 18-hour environment.*	*City/Omnitrans*
5. Neighborhood Connectivity: *In conjunction with Foothill Boulevard and Transit Stop improvements, the City will work collaboratively with existing property owners, developers, and residents of adjoining neighborhoods to seek opportunities to provide new direct pedestrian, bicycle, and in some cases vehicular connections from the neighborhoods to businesses along the corridor, to support the businesses and shorten trips.*	*City*

Note: "Owners" refers, collectively, to business owners and property owners. All actions are anticipated to include collaboration/cooperation between the City, owners, and other interested organizations and individuals.

Example of a Livable Corridor - Old Town Pasadena, California.

"In-Town" Neighborhoods

Enhancing Neighborhoods In and Near Downtown

Concurrent with new activities, infill and economic investment in Downtown, an increased demand for new housing, in a variety of forms, conveniently located within and near a walkable and bikable Downtown is envisioned. While the original neighborhoods to the east of Downtown are well established, with little near-term change anticipated, the large blocks west of Downtown—in particular those just west of Juniper Ave, south of Foothill Blvd—contain many large, vacant or underutilized parcels that are prime locations for well-organized, neighborhood infill housing, in a variety of intensities, forms, and configurations, based on market-demand and best neighborhood-planning practices, as described more fully in this Section. Further, mixed use developments combining commercial and residential land uses are to be encouraged in the Downtown.

A key opportunity of this plan is to ensure predictable infill development types that contribute to an active, attractive, walkable downtown and surrounding neighborhoods, and inject new residents (and as a result, new customers) into the immediate Downtown area. Without proper guidelines and development standards, the market might otherwise just "fill-up" many of these high-value opportunity sites with low-density, auto-oriented housing types that do little more than add traffic congestion Downtown Area, as opposed to evolving an "in- town" neighborhood fabric catered to residents who value being able to walk or bike to local businesses, restaurants, and transit, in the activity-rich downtown.

The vision for these neighborhoods is very similar to the patterns existing in many of California's best cities, where single family detached homes are seamlessly intermixed with a variety of neighborhood-scaled multi-family housing types, in calm, quiet, pedestrian-scaled blocks defined by tree-lined streets and shared open spaces. Top level goals for pursuing this vision include:

Goal 1: ShadyNeighborhood Streets and Open Spaces

The early founders of many towns throughout California understood how to design neighborhoods that sheltered their residents from the often harsh sun and winds, providing streets lined with trees in parkways, planters, and medians and parks full of big shade trees. These low-speed street environments are inherently safe for pedestrians, and add a great deal of value to properties that front them.

Goal 2: Neighborhood-Scale Blocks

Essential to creating neighborhoods that are walkable, bikable, active and safe, and that accommodate a range of neighborhood-scale development types, is starting with a highly connected network of blocks and streets that are designed for, and appropriately scaled to pedestrians, while still accommodating efficient vehicular and transit circulation.

Goal 3: Neighborhood-Scale Buildings

All buildings, large and small, are made up of house-form and neighborhood scale massing elements, and all are street-facing, with frontages scaled to the pedestrian. These frontages provide a degree of privacy for the residents while providing direct access for visitors, as well as adding "eyes on the street" for safety and security.

Existing street trees on Nuevo Avenue effectively frame the street while providing privacy to local residents.

Single family homes comprise the majority of neighborhoods surrounding Downtown. New housing will complement these existing neighborhoods in size, scale and architectural style.

Attached single-family homes in a traditional neighborhood setting

Goal 1: Shady Streets And Open Spaces

STRATEGIES

Residential streets should comfortable and safe.

In-town neighborhoods will be defined by an active network pedestrian-scaled blocks, streets, and open spaces, comfortably designed with continuous sidewalks, attractive landscaping, and sheltered from the sun and wind by large-canopy shade trees, to encourage walking and biking, while accommodating traffic at low to moderate speeds. This interconnected network will accommodate, and in some cases unlock, development potential for a variety of new housing types all within a short walking or biking distance to the activity-rich Downtown Core.

Ensure neighborhood streets balance the needs of all modes.

Unique tree species can be planted on individual neighborhoods streets to define and differentiate them from each other.

Strategies & Actions

Key elements of this strategy include:

- **Calm neighborhood streets:** "Right-size" neighborhood street widths with reduced lane widths (10ft max), corner bulb-outs and mid-block crossings, where appropriate, and implementing other *Complete Streets* strategies, as described in the Downtown Core.
- **Line streets with shade trees:** All neighborhood streets will be lined with large-canopy shade trees in parkways or planters to provide shade/wind protection for pedestrians, and to visually-narrow the street, further calming traffic. Select unique tree species on individual streets to define and differentiate each neighborhood.
- **Make streets comfortable and safe for bikes and pedestrians:** Ensure all streets are walkable/ bikable with continuous sidewalks, and appropriate bicycle facilities (such as sharrows or dedicated lanes) on busier streets.
- **Provide a variety of neighborhood-serving parks & open spaces:** Incorporate pocket parks, neighborhood greens and parks within short, walkable distances from all new residential development.

- **Make parks and open spaces multi-functional and safe:** Design all parks and open spaces to accommodate a variety of uses and activities, including informal meeting places, children's play areas, community events, outdoor recreation and organized sports. These spaces should be attractive, safe and comfortable—with trees providing shade and wind protection, and surrounding development providing "eyes on the park" for additional safety.
- **Orient new development to front streets and shared open spaces:** with the front door of the residence facing the streets, and with attractive human scale frontages that welcome visitors rather than sound walls or security fences which send messages of "keep out".
- **Manage on-street parking on neighborhood streets:** Implement a residential street permit parking management system to ensure adequate resident and visitor parking.

Bike facilities should be provided on busier residential streets and corridors.

Neighborhood-serving park with a shaded playground and large open space for sports and other outdoor recreation.

Corner bulb-outs and crosswalks calm traffic and enhance pedestrian safety.

Continuous sidewalk shaded by large canopy trees, and buffered from traffic by a landscaped parkway and parked cars.

Goal 2: Neighborhood-Scaled Blocks

STRATEGIES

A comfortable, walkable neighborhood street.

The neighborhoods to the east and west of Downtown have very different urban block patterns, and by result, very different development characteristics. The area east of Sierra Ave contains many of the original downtown residential neighborhoods, subdivided into a series of well-connected, pedestrian-scale blocks and streets, lined with shade trees and sidewalks, and almost fully developed with single-family homes.

In the area immediately west of Downtown, original rural subdivision patterns remain largely intact; very large blocks containing very deep (up to 300ft) parcels, originally platted with the intent of rural development patters in mind, (small house with a big front yard, and a farm in the back of the lot). Many of these rural lots remain vacant or underutilized.

The exhibit to the right illustrates block scale comparisons between the original downtown neighborhoods east of downtown, and their rural counterparts, west of downtown. What is immediately clear is: 1) the difference in walkability between these two parts of town, and 2) nearly all of the opportunities for significant neighborhood infill are in the area immediately west of Downtown.

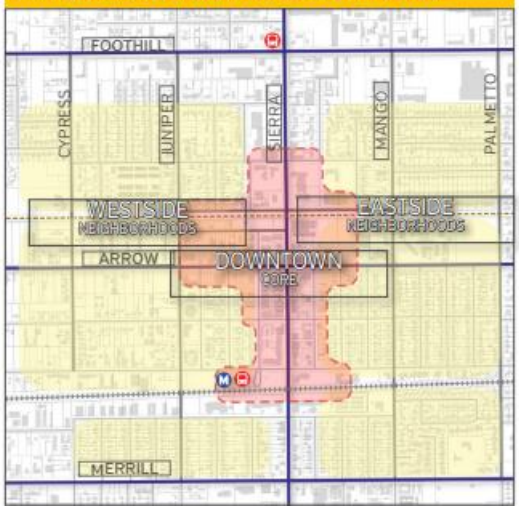
In order to accommodate and attract the greater mix of housing types in the interconnected, walkable neighborhood patterns necessary to support the economic and social revitalization of Downtown, improved connectivity and circulation will be necessary in many of these blocks.

EXHIBIT X.8 **BLOCK-SCALE COMPARISONS**

The original single-family neighborhood east of Downtown are made up of walkable pedestrian-scaled blocks lined with trees and sidewalks.

Several large blocks immediately west of downtown were originally platted with rural development patterns in mind, and contain many vacant or underutilized parcels.

EXHIBIT X.8 **IN-TOWN NEIGHBORHOODS**



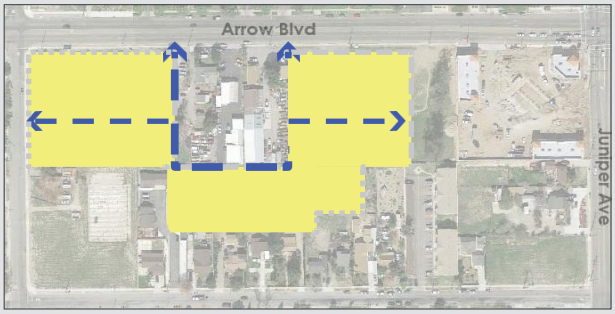
As illustrated in this diagram, the neighborhoods east and west of downtown have significantly different urban block and development patterns.

Strategies &Actions:

Evolving the neighborhoods in and around Downtown into comfortable, walkable places with a range of housing options organized by an attractive, safe public realm, will involve the following elements:

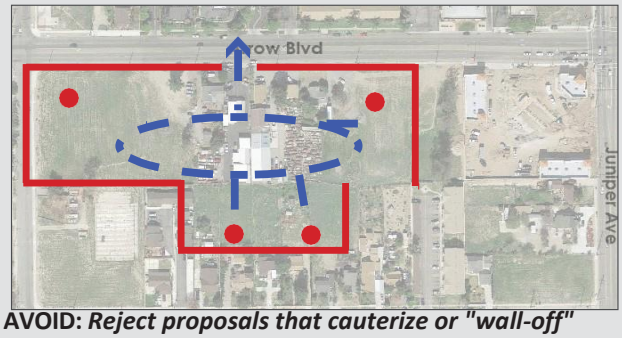
- **Subdivide large rural blocks to increase walkability and expand development potential:** The Exhibit to the right illustrates conceptual subdivision and infill strategies for one of the large superblocks west of downtown. Basic strategies include:
  - > Where possible/practical, create new vehicular and pedestrian connections via new streets, alleys, paseos, and shared open spaces.
  - > Where possible/practical, combine smaller lots to accommodate a broader range of infill types.
  - > Ensure all new development is oriented toward the public realm
- **Ensure neighborhood-compatibility:** Choose appropriate development types based on lot size and neighborhood context.
- **Avoid new mistakes:** Avoid approving developments that may eliminate the potential for future connectivity, and that do not contribute to the walkable/bikable neighborhoods strategy near Downtown.

EXHIBIT X.8 **"SUPERBLOCK" SUBDIVISION**



For any given block, identify potential infill sites, look for opportunities to add circulation through the block, and establish connectivity with existing development.

Example infill study with new walkable internal block structure and public realm highlighted. All new buildings (in a range of neighborhood-scale typologies) front either streets or shared open spaces with direct street access, and visitor parking is provided on-street.



AVOID: ***Reject proposals that cauterize or "wall-off" existing or potential points of connection, or rely on single access points in and out of the development. These development patterns discourage pedestrian and bicycle circulation, and tend to have a inactive and unsafe public realm.***

AVOID: This typical suburban street frontage is undesirable and counterproductive for creating a walkable public realm.

Indicates Public Realm

Wall

Potential Connectivity

Dead-end

Potential Point of Connection

Goal 3: Neighborhood-Scale Buildings

STRATEGIES

Buildings in a variety of sizes, types, and configurations can be seamlessly integrated into the existing neighborhood fabric.

Neighborhood-scale multi-family buildings look just like a large house, but have multiple units.

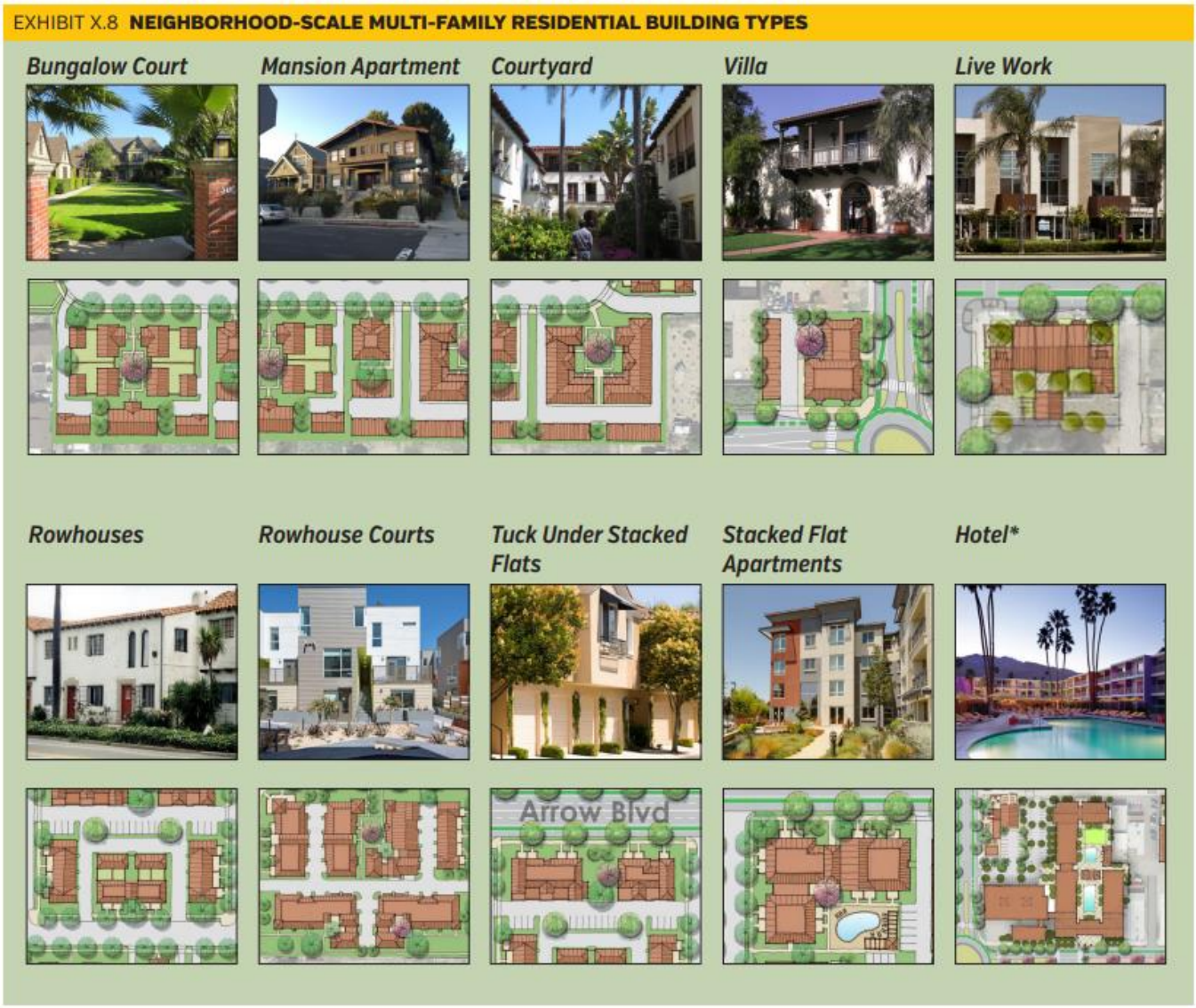
This 3-unit rowhouse has the scale and character of a large house.

For decades, housing in California has been delivered almost exclusively in one of two forms: single-family detached, houses with garages fronting the street, or large apartment complexes. Neither type is ideally suited to in-town living; the former detracting from neighborhood walkability, and thinly spreading the population where density and proximity are valuable; the latter not being compatible with surrounding single-family neighborhood patterns. Fortunately, there is a wide range of types in between (often referred to as "*Missing Middle*" types) offering for sale and for rent dwellings in a variety of forms, intensities, configurations, and price points.

Strategies &Actions

Key elements of this strategy include:

- **Update neighborhood zoning to allow a range of neighborhood-scale multi-family housing types:** This will unlock new development potential in and around Downtown, allowing a range of new housing options to enable people of all ages and means to live near Downtown.
- **Organized Variety:** Variety and creativity are encouraged in the neighborhoods in and around Downtown, with a wide range of building types and architectural styles available. Exhibit X.X illustrates a range of neighborhood-scale, multi-family residential building types, and a good number of variations exist. The value of these types of buildings is that they can provide greater housing intensity needed near Downtown, without disrupting the existing neighborhood Character.
- **Update neighborhood development standards:** Because of the unusually deep lot sizes characteristic of many of the opportunity sites west of downtown, and because of the largely rural development patterns there, neighborhood development standards must be carefully crafted to ensure that all new development is appropriately scaled and massed to its lot and surrounding context, and contributes the mix of housing types and walkable/bikable neighborhood character attractive to potential residents wanting to live near Downtown.



Examples of a range of neighborhood-scaled, multi-family building types (often referred to as "missing middle" types) that can be seamlessly inserted into Downtown Neighborhoods. Development standards for implementing these types are further specified in the Downtown Development Code.

Variety is encouraged: Two different versions of a courtyard building, with very different architectural styles; modern/contemporary on the left, and traditional/Mediterranean on the right.

Porches clearly mark the entry to the house, and provide a transition from public to private space

In more urban environments, dooryards provide a more transitional space between the public realm an private residence, and help delineate the public realm.

A bungalowcourt arranges several cottages around a shared open space that is accessible from the street/ sidewalk.

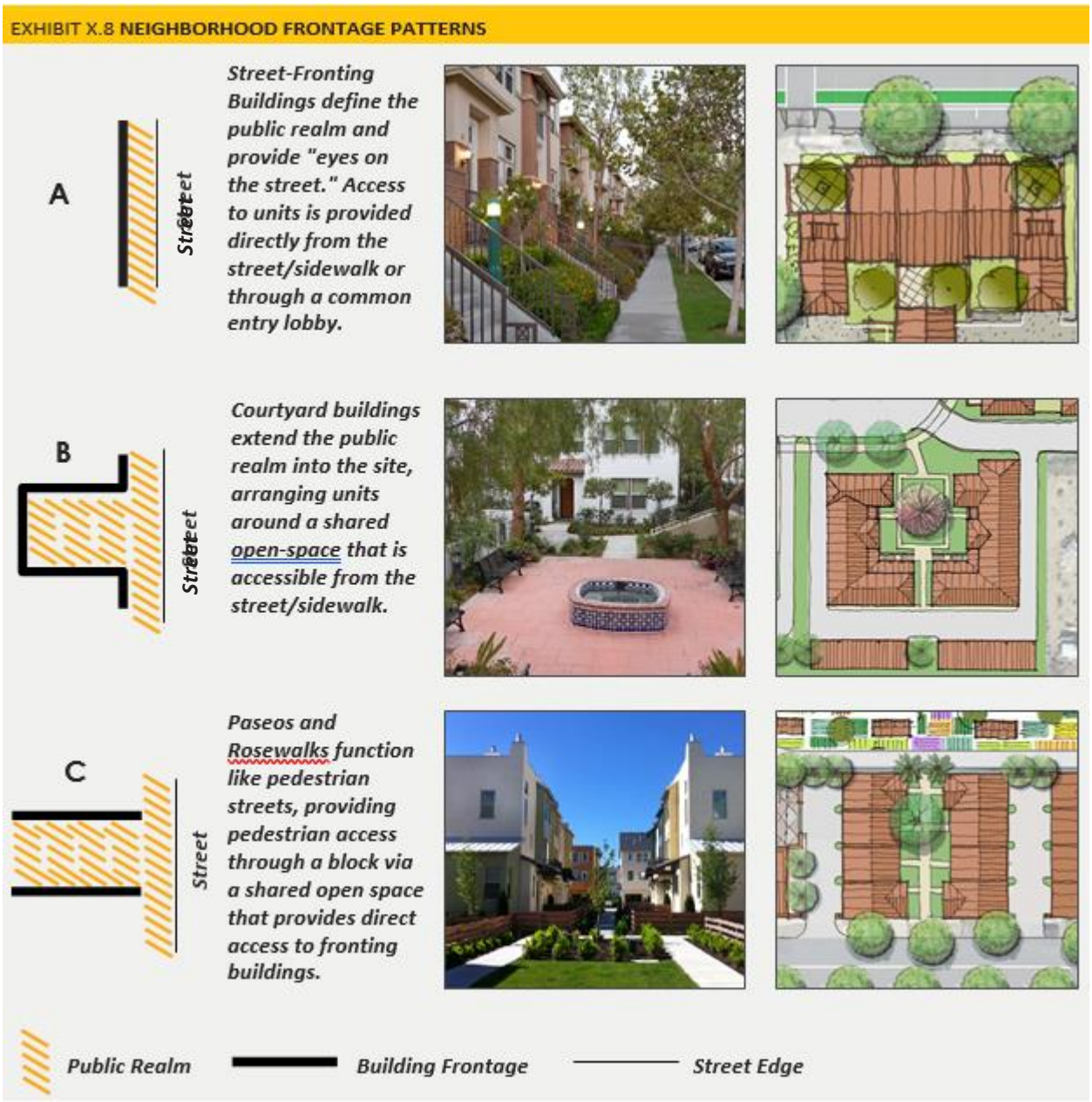
- **Prioritize building frontages first:** Focusing first on how buildings front and shape the Public Realm will help ensure that all new neighborhood infill contributes to the walkable bikable "in-town" neighborhood character intended for this area. This includes:

  > **All buildings front the public realm:** Each new building should have direct access from a public street/sidewalk, or a shared, semi-private open space such as a courtyard, rosewalk, or green by way of an appropriate neighborhood frontage patten. (See Exhibit X.X).

  > **All buildings provide easy access for residents and visitors:** All new buildings should pass the "visitor test" -- meaning residents and visitors must be able to easily navigate to/access the front door of a housing unit (or common entry lobby) from the street without having to navigate through a parking lot.

  > **All buildings have clear entries:** All buildings must provide entry via an appropriate Frontage Type. Typical residential frontage types include porches, stoops, dooryards, and terraces, which provide a clear transition from the public to private realm. Specific standards for these types are provided in the Downtown Development Code.

  > **All buildings provide "eyes-on-the-street":** Neighborhoods with buildings that have main entrances and windows oriented toward the public realm are inherently safer than those with buildings that are primarily oriented inward.



Residential Frontages provide access for residents and visitors to the front-door of a unit (or common entry lobby), either directly from the street/sidewalk, or through a shared open space accessible from the street.

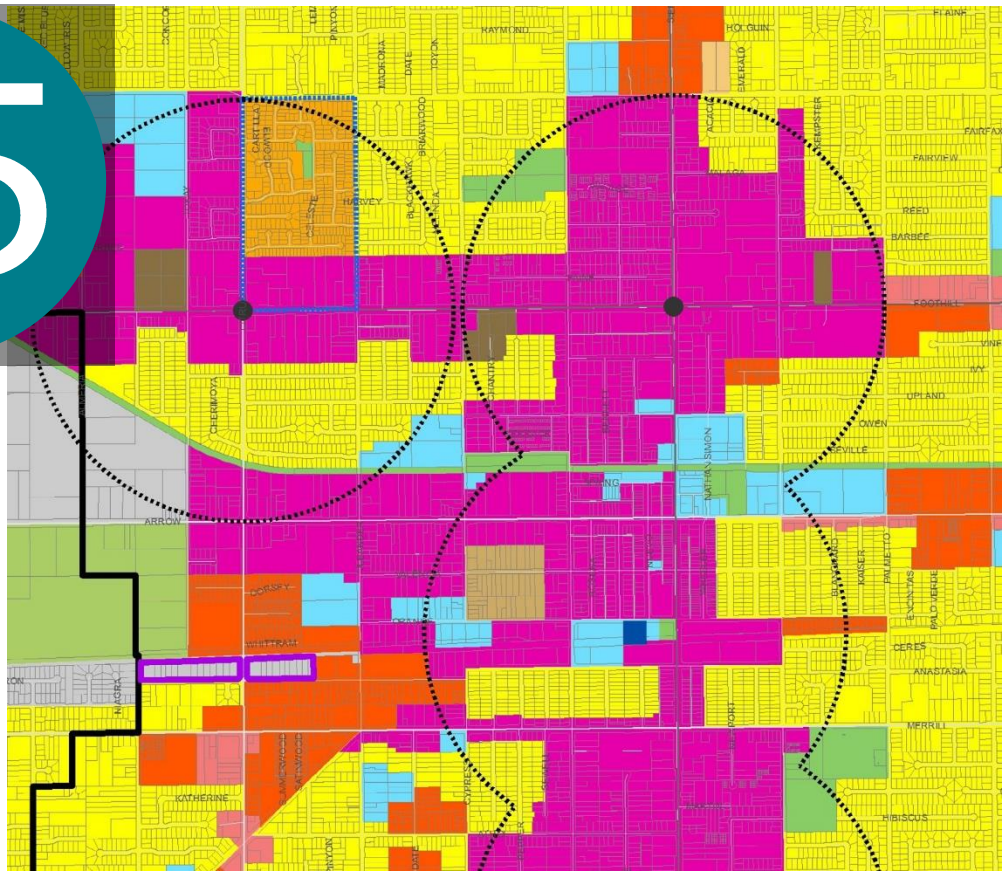
Getting Started: In Town Neighborhoods

This section is for early action items that can be done or started within a year or two of adoption of the plan and that are not expensive or require major changes to the City's entitlement process.

ACTION	WHO DOES IT?
1. Streetscape Improvements: ***The City will work with residents to identify and prioritize a series of pedestrian improvements within the Downtown Area neighborhoods. These would include filling in gaps in the sidewalk network, adding corner bulb-outs to help calm traffic and redirect through traffic, street trees for shade and wind protection, improved crosswalks at key locations, and adding or updating streetlights for safety and energy efficiency.***	***City***
2. Code Update***: The City will prepare, adopt and implement updated zoning and design guidance for the Gateway Corridors to help ensure that infill development contributes to rather than disrupting neighborhood scale and character.***	***City***
3. Parking Management: ***In consultation with neighborhood residents and property owners, the City will prepare a Neighborhood Parking Management Program aimed at ensuring the equitable utilization of on-street parking in the neighborhoods. Measures would likely include the issuance of limited numbers of parking permits so that residents of certain properties—or customers of nearby businesses—to not unreasonably monopolize available on-street parking.***	***City/Residents***
4. Open Space Improvements: ***The City will identify opportunities to introduce new public open spaces—such as small parks, greens or playgrounds—in conjunction with new infill development projects.***	***City/Developers/Residents***
5. Neighborhood Connectivity: ***In conjunction with Foothill Boulevard and Transit Stop on Sierra Avenue improvements and infill development proposals, the City will work collaboratively with existing property owners, developers, and residents of adjoining neighborhoods to seek opportunities to provide new direct pedestrian, bicycle, and in some cases vehicular connections from the neighborhoods to businesses along the corridor, to support the businesses and shorten trips.***	***City/Developers/Residents***

Note: "Owners" refers, collectively, to business owners and property owners. All actions are anticipated to include collaboration/cooperation between the City, owners, and other interested organizations and individuals.

15



Land Use, Zoning, and Urban Design

Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

CHAPTER 15

Land Use, Zoning, and Urban Design

Every General Plan contains an element on land use policy and a land use map. Fontana's land use element sets forth the policy framework over the next 20 years for the physical development of Fontana. It is the guide for decision makers on the pattern, distribution, density and intensity of land uses that, overtime, will help the city achieve the Fontana vision for the future. The land use map is not a zoning map but provides the foundation for zoning and guides the Planning Commission and City Council when they are called upon to exercise their discretion in making rulings on rezoning and similar issues.

Land use patterns and decisions are influenced by population and economic growth (which create market demand), transportation access and opportunities, the availability of infrastructure, environmental constraints, and quality of life potential reflected in school quality, parks and recreational opportunities, and cultural amenities. Most development decisions are made by the private sector, but those decisions occur within a public sector framework created by the General Plan, including the Land Use Plan, the Zoning and Development Code, and other development regulations. Land use decision making is also influenced by state priorities and public investments, incentives and disincentives. These regulatory and incentive frameworks will not, by themselves, cause development of a specific type to happen, but they can encourage it. A system of well-organized land uses

Creates the possibility of more choice in transportation, supports consumer-oriented businesses, provides neighborhoods attractive to the workforce, uses infrastructure efficiently, mitigates adverse impacts, and improves the compatibility of diverse land uses.

The Fontana Land Use Plan aims to direct the most efficient, functional, cost-effective and aesthetically pleasing way to meet demand for various land uses within the 20-year time horizon of the General Plan. After the closure of the Kaiser Steel Mill in the 1980s, the City focused on development of unbuilt land through the specific plan process, primarily for residential uses but also for light industrial uses. Specific plans take the place of zoning for a designated geographic area and include detailed development and infrastructure requirements. In Fontana, they have often been used for developments by a single owner. At the time of the last General Plan in 2003, a significant amount of land remained to be entitled and developed, north of the 210 Freeway. More than a decade later, much of the land in Fontana has been built out or entitled. Over the next 20 years, Fontana's growth will focus increasingly on redevelopment.

A. Land Use in the Fontana Forward Vision and Principles

VISION

- **Fontana 5.0 is a complete and flourishing community of opportunity—with excellent quality of life and city services, high educational achievement and jobs for Fontana residents, transportation choices to connect city destinations, and local entertainment centers.** Fontana's opportunities attract new residents, support successful businesses, and encourage empty nesters to stay and their children to settle in their home town.

PRINCIPLES

Pursue high-quality development. Make public investments a model of excellent design and maintain high-quality design standards for new development.

Connect people and places. Provide efficient transportation choices, including pedestrian, bicycle, and transit opportunities, along with well-maintained streets, to connect people to city destinations.

Ensure fairness and opportunity for all parts of the city. Make every neighborhood a "neighborhood of choice" with excellent infrastructure, services and amenities.

C. Findings and Challenges

FINDINGS

Land Use

- **Fontana is a maturing suburban community but will continue to change as it continues to develop.**
- **Growth will increasingly come through redevelopment** in the coming decades:
  - > Older industrial sites: adaptive reuse
  - > Central area of Fontana: infill and revitalization
  - > Infill and revitalization of land and buildings on arterial streets: Foothill, Sierra, and Valley
  - > Older retail sites: shopping center redevelopment
  - > Older subdivisions: revitalization and development in the longer term

- **Master planned communities developed through the specific plan process since the 1980s and predominantly in southern and northern areas of Fontana are not expected to experience land use changes over the next 20 years.**
- **The majority of remaining undeveloped land in Fontana has been entitled through the specific plan process.**
- **Major areas still to be developed include:**
  > Approximately 269 acres of undeveloped land along the southern edge of I-15 between Duncan Canyon and the northern edge of Fontana.
  > Approximately 101 acres in the Ventana Specific Plan near the Duncan Canyon interchange are expected to be developed with both commercial and residential uses by a development company chosen in 2016 through the request for proposal process by the City.
  > The major arterial corridors of the central area of Fontana—Foothill Boulevard, Sierra Avenue, and Valley Boulevard—include approximately 260 acres of unbuilt land and many underutilized parcels of land with low-value buildings or improvements.
  > Central areas of Fontana between Foothill Boulevard and I-10 also include vacant (approx. 665 acres) or underutilized land that is appropriate for infill development.
- Fontana's Sphere of Influence (SOI) encompasses 5,906 acres consisting of 660 acres in the northern area of Fontana of which 85.67acresaredevelopable; 5,090 acres in the western section of the SOI, which includes residential, commercial and industrial land uses; and 156 acres in the eastern SOI. Fifty-three percent of the SOI acres are designated for industrial land uses.

EXHIBIT 15.1
DISTRIBUTION OF EXISTING LAND USES IN THE CITY OF FONTANA (2016)

CATEGORY	AREA (ACRES)	PERCENT
Residential	13,837	41.4%
Commercial	1,988	5.9%
Industrial	7,430	22.2%
Open space	1,572	4.7%
Transportation/Utility ROW	43	0.1%
Total	33,455	100%

Sources: City of Fontana Land Use Map (2016), Stantec analysis from GIS, 2016

Zoning

- **While General Plans are long-term policy documents, zoning codes are immediate regulatory documents,** designed to implement the general plan, in part, by regulating allowed, conditionally allowed, and prohibited land uses. For general law cities, like Fontana, zoning codes must be consistent with the city's general plan and comply with many other state laws.
- **There are three basic types of zoning: conventional ("Euclidean") zoning, form-based zoning, and hybrid zoning.**
  > **Conventional zoning:** In its pure form, conventional zoning separates zoning districts for residential, commercial, and industrial land uses and regulates the dimensions of development, such as lot size and coverage; type, size, and height of buildings; width and length of streets and sidewalks; amount and size of off-street parking. The separation of land uses and dimensional specifications make conventional zoning inflexible but easy to implement. However, it focuses more on what is not allowed than on what is desired. Fontana's existing zoning system is fundamentally conventional,

B. Goals and Policies

GOALS	POLICIES
The Strategic Policy Map and the Land Use Map guide land use decision making.	• Review citywide land use strategies when considering changes to the land use map. • Keep zoning and other regulations up to date and consistent with the Land Use Map.
Fontana development patterns support a high quality of life and economic prosperity.	• Preserve and enhance stable residential neighborhoods. • Locate multi-family development in mixed-use centers, preferably where there is nearby access to retail, services, and public transportation. • Locate high-quality industrial uses where there is appropriate access to regional transportation routes. • Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. • Preserve land to achieve an interconnected network of environmentally-sensitive areas, parks, multi-use trails, and recreation areas.
Downtown is a dynamic center of activity with new housing options, walkable environments, and a mixture of uses attracting residents and visitors.	• Promote revitalization and redevelopment of downtown and older neighborhoods in the central area of the city. • Encourage infill on vacant and underutilized parcels. • Transform downtown into a vibrant local and regional destination.
Compact, walkable, mixed-use centers are located at key sites along major corridors to be served by public transit in the future and at intersections where neighborhood retail and diverse housing options can succeed.	• Promote a land use pattern that provides connections among land uses and a mixture of land uses.
High-quality job-producing industrial uses are located in proximity to regional transportation routes	• Promote the Southwest Industrial Park and the I-10 corridor as preferred locations for industrial uses. • Maintain but do not expand existing heavy industrial land use areas in proximity to one another and to services for industrial uses. • Avoid locating small areas of residential uses where they will be surrounded by intensive commercial or industrial uses.
Expansion of Fontana's city limits through annexation has improved the entrance corridors.	• Make strategic annexations to improve City control over the appearance and function of areas in the city limits.
Public and private development meets high standards of design.	• Support high-quality development in design standards and in land use decisions.

with separated land uses in single-use districts and dimensional prescriptions, but the use of Specific Plans has also introduced site design flexibility and design standards of various types.

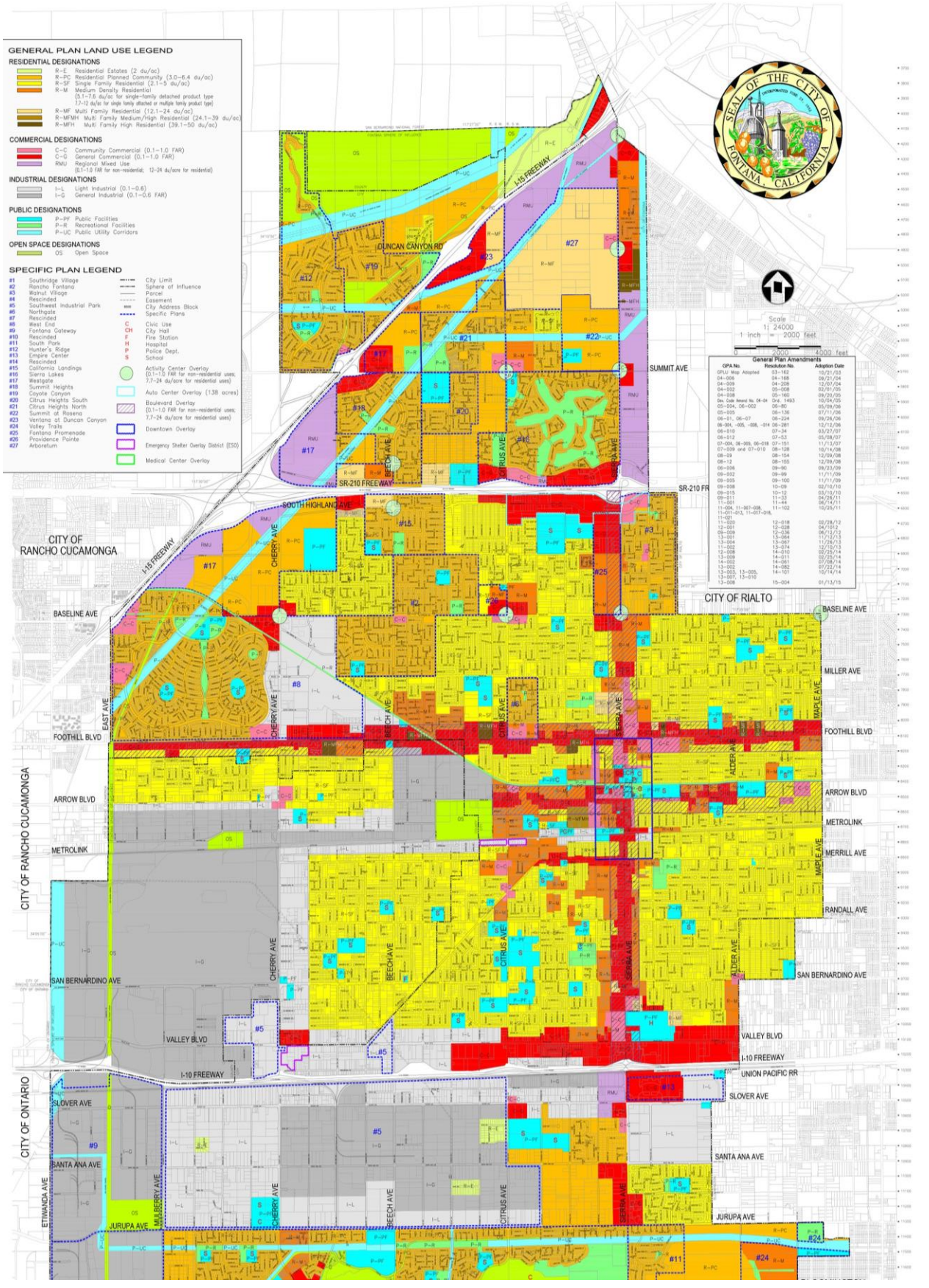
> **Form-based zoning:** Form-based zoning focuses more on building form—the physical character of the building and how it addresses the street and public realm—than on land uses. Form-based codes are a reaction to conventional zoning's separation of land uses, making it impossible to build mixed-use neighborhoods and districts, and its neglect of the public realm, sometimes resulting in visually- and functionally-impoverished public environments that can be unattractive, and functional for only one type of user. Form-based codes use many visuals to give a positive vision of what is desired, rather than focusing on what should be excluded.

> **Hybrid zoning:** Codes that combine aspects of conventional and form-based zoning are called hybrid codes. Because of its familiarity, ease of administration, and long institutional history, conventional zoning will remain in force in many communities, particularly where there are well-established areas of single land uses. However, form-based codes are increasingly used for districts and corridors where a mixture of uses and a lively public realm are desired.

- **Modern zoning codes strive for as much simplicity, transparency and streamlining as is consistent with safeguarding the public's interest in quality development.** Citizens should be able to understand zoning requirements and development standards—not just developers and their consultants. Unlike many modern zoning codes, Fontana's does not include illustrations that show what is required or preferred, and what is not permitted.
- **Because of Fontana's extensive use of Specific Plans to guide development since the 1980s, land use regulation in a substantial portion of the city is governed by Specific Plans.** Almost all of North Fontana, half of the area between SR-210 and Foothill Blvd, and two-thirds of South Fontana are covered by Specific Plans whose allocation of land uses, densities, and design standards are treated as zoning. Exhibit 15.3 Previous Zoning shows how the use of Specific Plans for planned development has affected the city's zoning map. Most specific plans are either residential or non-residential. There are a few that are nominally "mixed use," but in fact include separated land uses within the Specific Plan.
- **The City has established zoning overlay districts for Downtown, the hospital area, and three major corridors—Sierra, Foothill and Arrow: Boulevard Overlay and Downtown Overlay Districts.** Because of the limited development activity in recent years, the impact of design standards in these overlay districts has been limited, though it can be seen in the landscaping at a few locations of new commercial development. Valley Boulevard does not have an overlay district.
- **There are several other overlay districts serving a variety of purposes:**

> Auto Center Overlay: special regulations to accommodate auto sales for 138 acres along South Highland Avenue between SR-210 to the north, Mango

EXHIBIT 15.2 **PREVIOUS LAND USE**



Avenue to the east, Citrus Avenue to the west, and variable locations to the south. This area has attracted vehicle dealerships.

> Activity Center Overlay: an overlay district for 10 named intersections where walkable mixed use development is to be encouraged, design review required, and certain development standards and design guidelines to be observed within 300 feet of the center of the intersection. This overlay has not had the impact desired.

> Emergency Shelter Overlay: required by the Housing Element to allow shelters and transitional housing to serve homeless persons. The underlying zoning is industrial. There have been no proposed projects for homeless shelters or transitional housing.

> Medical Center Overlay: regulations for hospital and medical uses applied around Kaiser Hospital.

> Hillside Overlay: to regulate safe building on steep slopes over 10% in North and South Fontana.

> Utility Corridor Overlay: focused on providing for standards that buffer adjacent development from utility corridors.

> Warehousing Distribution/Logistics Overlay District: designated parcels eligible to apply for the overlay east of Sierra Avenue and north of SR-210. This has resulted in approval of a number of warehouses between SR-210 and Duncan Canyon Road.

> Fire Hazard Overlay District: areas of northern and southern Fontana subject to regulations to mitigate risk from wildfire.

Urban Design

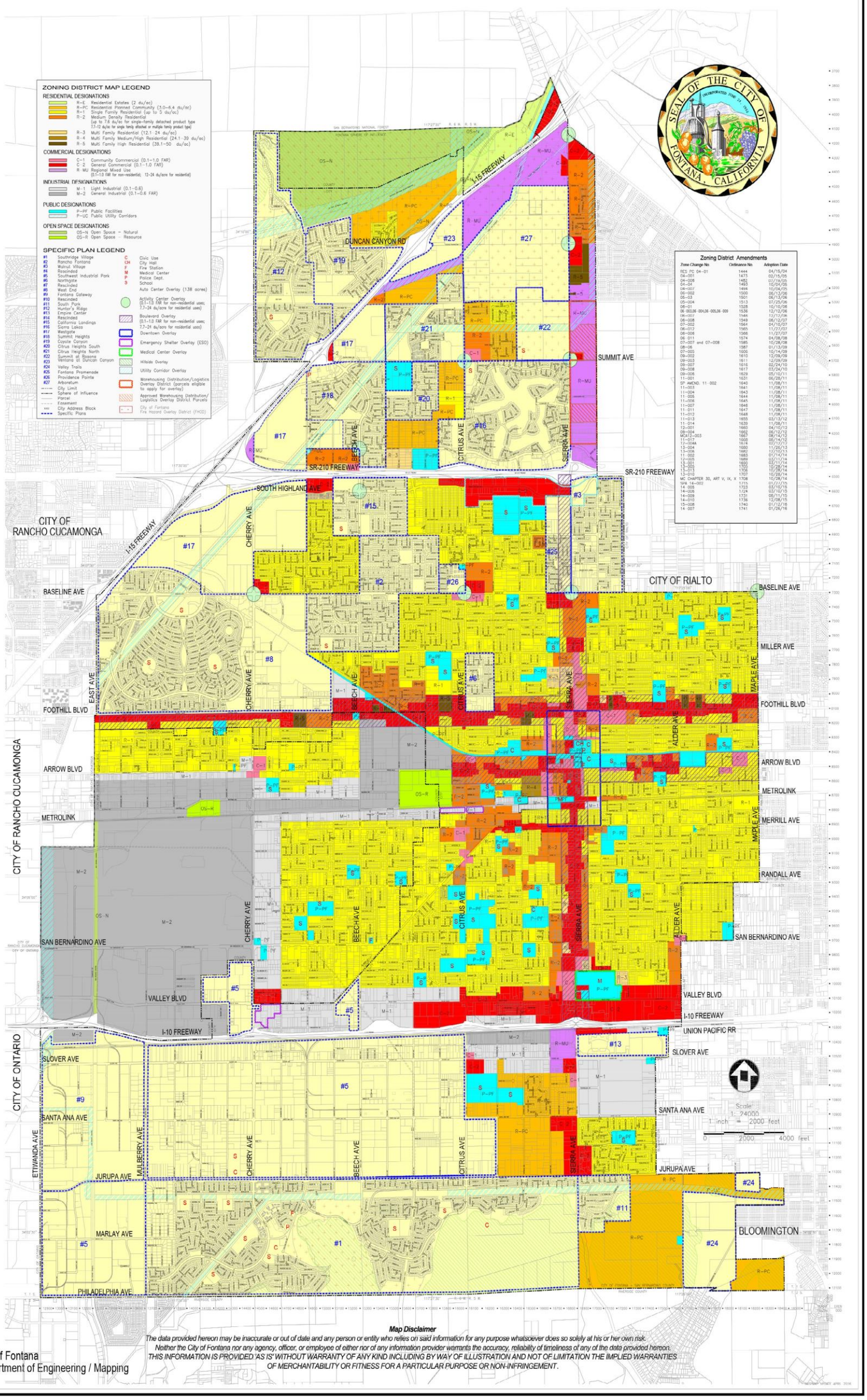
- **Urban design focuses on the physical character of cities and towns in three dimensions—how the different elements of spaces, such as buildings, sidewalks, roads, parks, and parking lots, relate to one another.** Through the arrangement of these elements, urban design affects how spaces function in facilitating, directing or obstructing people's activities and experiences within the physical environment. It is not simply about visual style or aesthetic preferences. Urban design today focuses on creating places where people want to be and that people care about: welcoming, safe, attractive, accessible, comfortable, and sociable.
- **The overall community design of Fontana reflects its development history and a strong reliance on master planned development models through Specific Plans** for large residential communities, shopping centers, and the warehouse industry. Most of today's city follows the 20th century suburban development model of separated land uses, limited connectivity between developments, and site design organized around the car.
- **Residential districts.** In Fontana, older residential areas and smaller subdivisions tucked between other land uses are designed with houses set back and facing the street. Ranch-style houses from the 1960s to 1980s are very common in the central part of the city. Older houses have separate garages located toward the rear of the lot, while more recent houses present driveway

EXHIBIT 15.3 **EXISTING ZONING**

City of Fontana, State of California

ZONING DISTRICT MAP

Adopted: April 15, 2004
Last Revised: January 26, 2016



Previous Zoning Map

garage doors as the dominant feature of their frontage. There are also some remaining large lots of 11,000 square feet or less, with a small house, sometimes on streets that lack sidewalks or curbs.

Planned development areas in Fontana are typically inward looking. Development along arterials in newer areas is usually walled or fenced, with large amounts of landscaping in more expensive areas. Many residential developments have six- to eight-foot fences, and the majority of single-family homes along main arterials have their back and side yards facing the arterial street. In addition, a number of residential developments are gated communities.

- **Commercial districts.** With the exception of downtown Fontana's few retail blocks with buildings built to the sidewalk, retail and services like eating and drinking establishment in Fontana take four forms:

Many planned developments are surrounded by walls.

> Stand-alone buildings, usually one story, with one or two curb cuts, and surrounded by parking lots: Stand-alone retail can be found on Foothill Boulevard and on Sierra Boulevard between Ceres Avenue and Marygold Avenue.

> Older neighborhood strip shopping centers set back from the street with parking in front and anchored by a supermarket, drug store, or similar store: Older neighborhood centers include the Foothill Boulevard locations of Fontana Plaza and Fontana Park Plaza, a center on Baseline Avenue at Cherry, and a neighborhood center in Southridge at Cherry and Live Oak.

> Newer, small retail clusters at an intersection, often anchored by a gas station: A few newer, small retail clusters have also emerged on Foothill at the Citrus Avenue intersection, where the classic suburban retail intersection has a Walgreens, a gas station, a McDonald's, and a small strip center, all of which, except for the McDonald's, have parking at the corner behind sidewalks and landscaped setbacks.

> Large neighborhood centers or small regional centers near regional arterials such as SR-210 or I-15: The large neighborhood centers are located in North and South Fontana: Palm Court at Sierra and Slover;the Sierra Lakes Parkway big box mall at SR-210; the Falcon Ridge Town Center along I-15; and a special case, the "auto mall," just south of SR-210.

Although all four types are designed to accommodate the car, the newer developments have sidewalks along the streets and along the buildings and much superior landscaping. They tend to locate stores at the perimeter and parking in the center. However, they typically do not provide pedestrian amenities from the sidewalks to the buildings or through the parking lots.

- **Industrial districts.** Modern warehouse districts are characterized by very large boxes (often white) on well-landscaped streets. The interface between

these modern warehouse areas and residential areas is typically buffered by arterial streets and commercial areas. Industrial districts also include older areas with a variety of businesses, many focused on trucking. In these areas, and in the southern industrial areas between I-10 and Jurupa Avenue, there are many transition areas where industrial and older residential areas are not well buffered.

- **Arterial corridors.** Due to the large block and parcel structure along many main corridors, some residential, commercial and industrial developments are set back far from the street, with parking lots and other paved areas along the street. In addition to projecting a low quality, semi-vacant image to the street, this pattern discourages all modes of transportation other than the car.

CHALLENGES

- **Retrofitting existing development in the city to create urban design conditions that enhance connectivity and promote safe and attractive walking and biking.** Fontana's development patterns present challenges for more transportation choice—enhanced public transportation, walking, and bicycling.
- **Developing infill and new mixed-use areas in the city and underutilized corridors,** including housing to support non-residential uses, services and attractions.
- **Retrofitting auto-oriented, suburban-style retail and office development patterns to provide experiences that meet shoppers' needs and expectations,** especially in competition with the convenience of online retail, and to provide more diversity within office developments. The best opportunities arise with redevelopment of non-residential properties because retail and commercial businesses are sensitive to changing consumer preferences and redevelop in more rapid cycles. Regulations and guidelines for redevelopment can promote retrofits of existing properties to make them more pedestrian-friendly, connected, and well-designed for all users.

D. What the Community Said

Public opinion survey

- When asked for opinions on future priorities for housing, respondents gave these combined ratings for high- and medium-priority items:
  > Make it easier and safer to walk to local destinations—87%
  > Redevelop and revitalize Foothill Boulevard and Valley Boulevard—87%
  > Preserve and protect natural open spaces—84%
  > Require environmentally-friendly building and development practices—82%
  >Expand and improve local parks—75 &
  >Create a safe network of bike routes—74%

Community workshops and meeting input

Land Use

- Numerous community members emphasized the need for open spaces, neighborhood amenities and businesses that target the senior community.
- Manyindicatedastronginterestinconvertingexistingvacantandunderutilize d properties to more valuable and productive uses.

E. Policies and Actions to Achieve the Goals

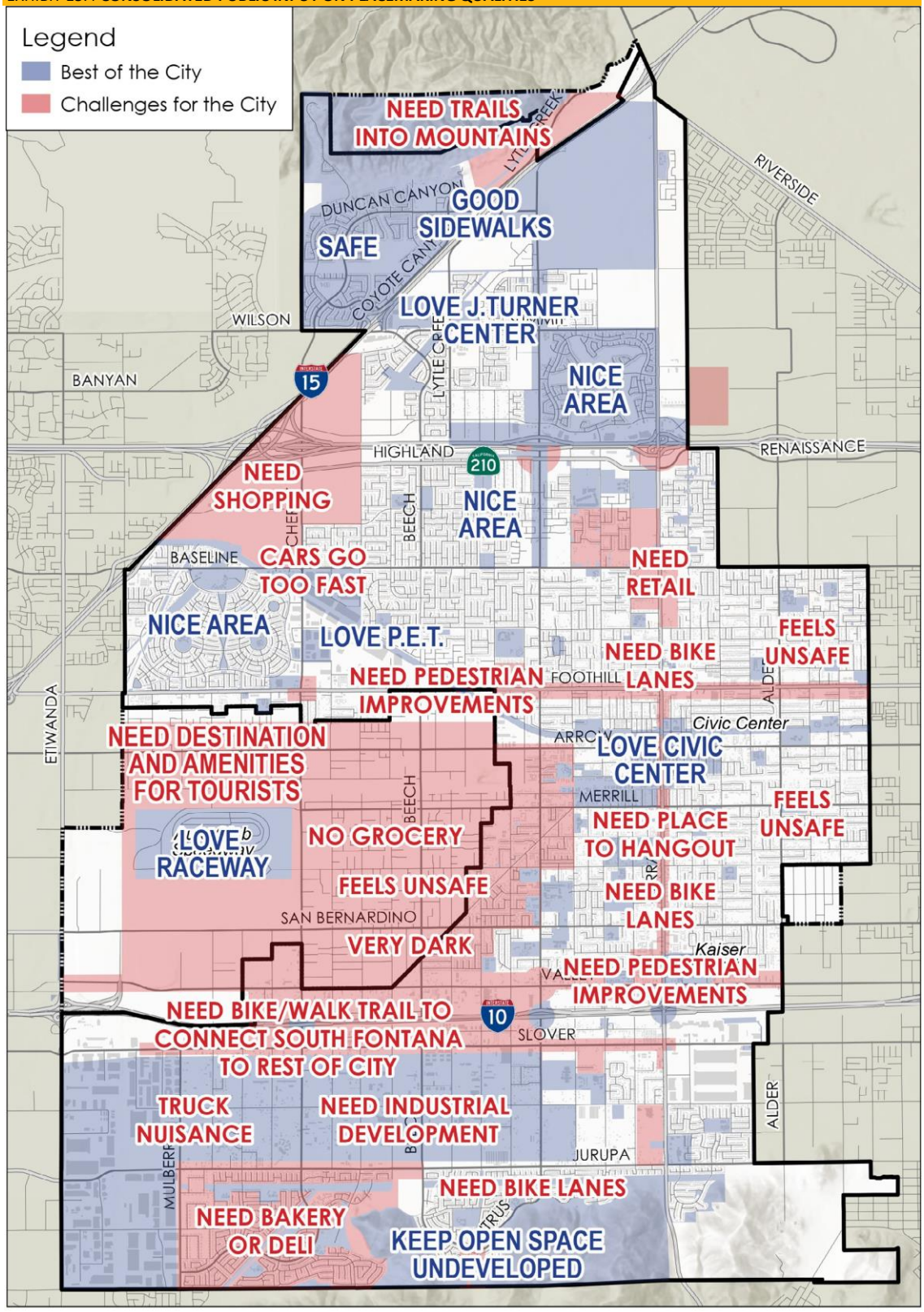
The goals, policies and actions of this General Plan are consistent with State of California planning priorities.

State Frameworks Promote Compact Development

The goals, policies and actions of this General Plan are consistent with State of California climate-change policy frameworks. The State has adopted policies and legislation that affect land use policies on the local level that are intended to reduce the impact of climate change on the state. Climate change has been the subject of multiple executive orders (EOs) and legislation.

- EO S-03-05 established long-term targets for 2020 and 2050 for emissions reductions in California, and EOS-13-08 established climate change adaptation and resilience as a priority.

EXHIBIT 15.4 **CONSOLIDATED PUBLIC INPUT ON PLACEMAKING QUALITIES**



Placemaking public input
February, 2016
Data source: City of Fontana, 2015.

Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

0 2,500 5,000 10,000
Scale 1:75,000 Feet

- State goals include reduction of petroleum use by up to 50 percent by 2030, and increasing use of renewable energy to 50 percent by 2030.
- The State has set greenhouse gas (GHG) emissions-reduction requirements through numerous mechanisms, including land use and transportation planning. (See AB 32, SB 375, and SB 743 as examples).
- The AB 32 Scoping Plan includes sections on local government and the importance of local action to help achieve statewide climate goals.

State Of California Planning Priorities for Municipalities

These planning priorities were adopted in California Government Code 65041.1:

"The state planning priorities, which are intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety in the state, including in urban suburban, and rural communities, shall be as follows:

a) To promote infill development and equity by rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas, and to preserving cultural and historic resources.

b) To protect environmental and agricultural resources by protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands, natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands, recreation lands such as parks, trails, greenbelts, and other open space, and landscapes with locally unique features and areas identified by the state as deserving special protection.

c) To encourage efficient development patterns by ensuring that any infrastructure associated with development, other than infill development, supports new development that does all of the following:
   1) Uses land efficiently.
   2) Is built adjacent to existing developed areas to the extent consistent with the priorities specified pursuant to subdivision (b).
   3) Is located in an area appropriately planned for growth.
   4) Is served by adequate transportation and other essential utilities and services.
   5) Minimizes ongoing costs to taxpayers.

- The Safeguarding California Plan, Cal-Adapt, Climate Change Handbook for Regional Water Planning, and the Adaptation Planning Guide provide guidance for resilience and adaptation efforts. The General Plan Guidelines, published by the Office of Planning and Research, focus on how the General Plan can achieve both GHG emission reductions and resilience to climate change impacts and lead to healthier communities.

The state frameworks promote compact and infill development as a way to reduce GHG emissions, as well as transit-oriented development. The 2016-2040 SCAG Regional Transportation Plan includes Transit-Oriented Development, Downtown Revitalization, Livable Corridors and Neighborhood Mobility Areas

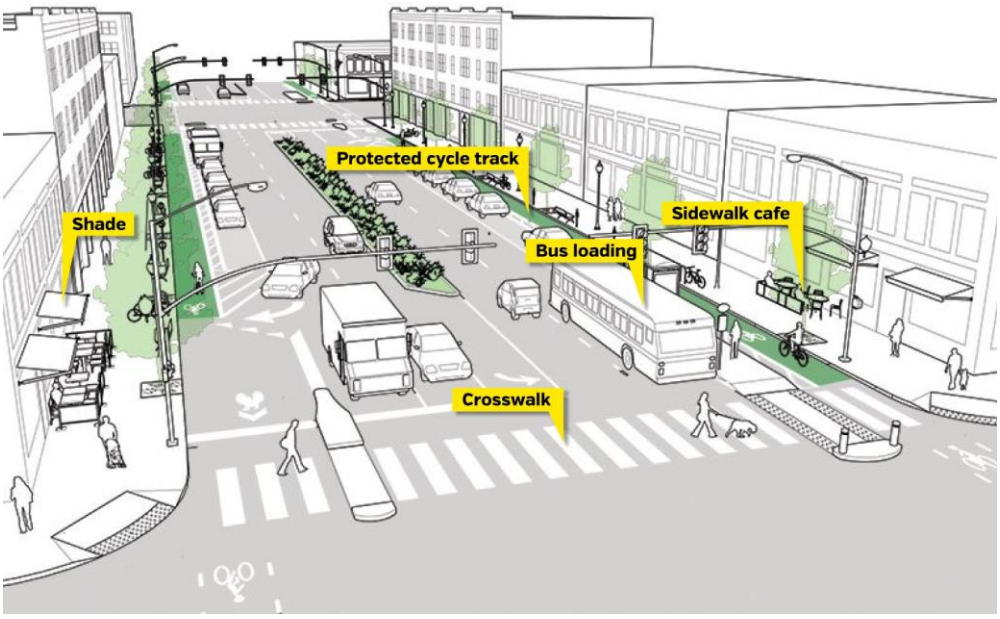
(called "Connected Neighborhoods" in this General Plan) as strategies for compact development. Livable Corridors are mixed-use centers along corridors where activities are concentrated and transportation alternatives are available. Neighborhood Mobility Areas are an approximately 3-mile radius around community destinations such as parks, schools, and shopping areas.

San Bernardino County's General Plan

The goals, policies, and actions of the Fontana General Plan are consistent with the adopted San Bernardino Countywide Vision. During the Fontana Forward process for creating this general plan, San Bernardino County also began a process to update its General Plan with a target adoption date of 2018. The Countywide Plan is intended to "go well beyond a traditional general plan to become a comprehensive Countywide Plan that complements and informs the Countywide Vision by taking into account all services—not just land-use planning—provided by County Government, and the unique values and priorities of each unincorporated community. It will serve as a guide for County decision- making, financial planning, and communications." No countywide documents had been issued by March 2017. However, the Fontana Forward General Plan will be consistent with the Countywide Vision adopted by the Board of Supervisors in 2011 :

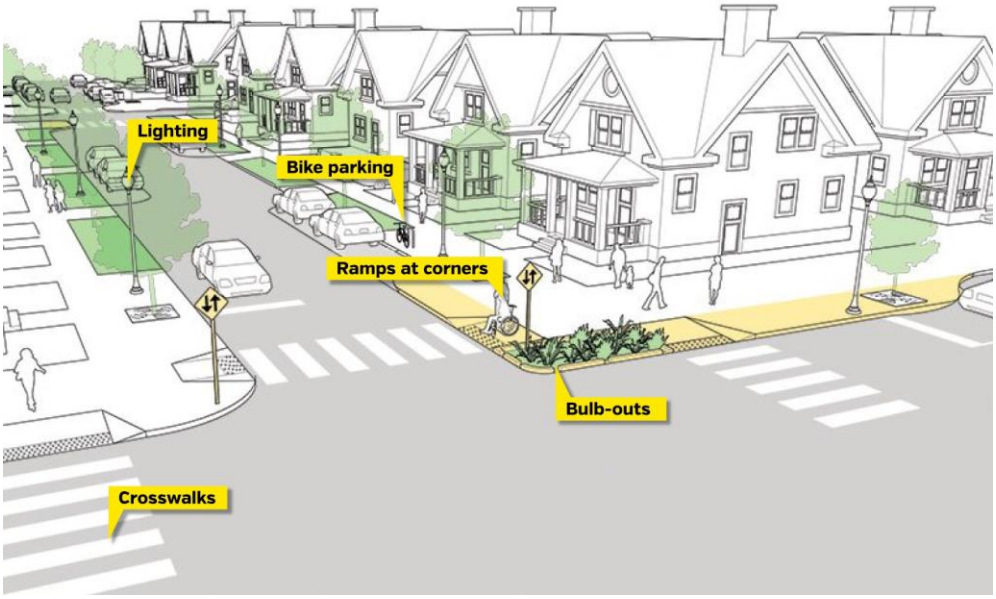
- We envision a complete county that capitalizes on the diversity of its people, its geography, and its economy to create a broad range of choices for its residents in how they live, work and play.

EXHIBIT 15.5 **LIVABLE CORRIDOR**



A Livable Corridor with a mix of uses and transportation choices. Source: Base image from www.nacto.org

EXHIBIT 15.6 **CONNECTED NEIGHBORHOOD**



A Connected Neighborhood (or "Neighborhood Mobility Area") designed for short pedestrian and bike trips as well as cars. Source: Base image from www.nacto.org

- We envision a vibrant economy with a skilled workforce that attracts employers who seize the opportunities presented by the county's unique advantages and provide the jobs that create countywide prosperity.
- We envision a sustainable system of high-quality education, community health, public safety, housing, retail, recreation, arts and culture, and infrastructure, in which development complements our natural resources and environment.
- We envision a model community which is governed in an open and ethical manner, where great ideas are replicated and brought to scale, and all sectors work collaboratively to reach shared goals.
- From our valleys, across our mountains, and into our deserts, we envision a county that is a destination for visitors and a home for anyone seeking a sense of community and the best life has to offer.

Goal 1: The Strategic Policy Map and the Land Use Map guide land-use decision making.

POLICIES

- Review citywide land use strategies when considering changes to the land use map.
- Keep zoning and other regulations up to date and consistent with the Land Use Map.

ACTIONS

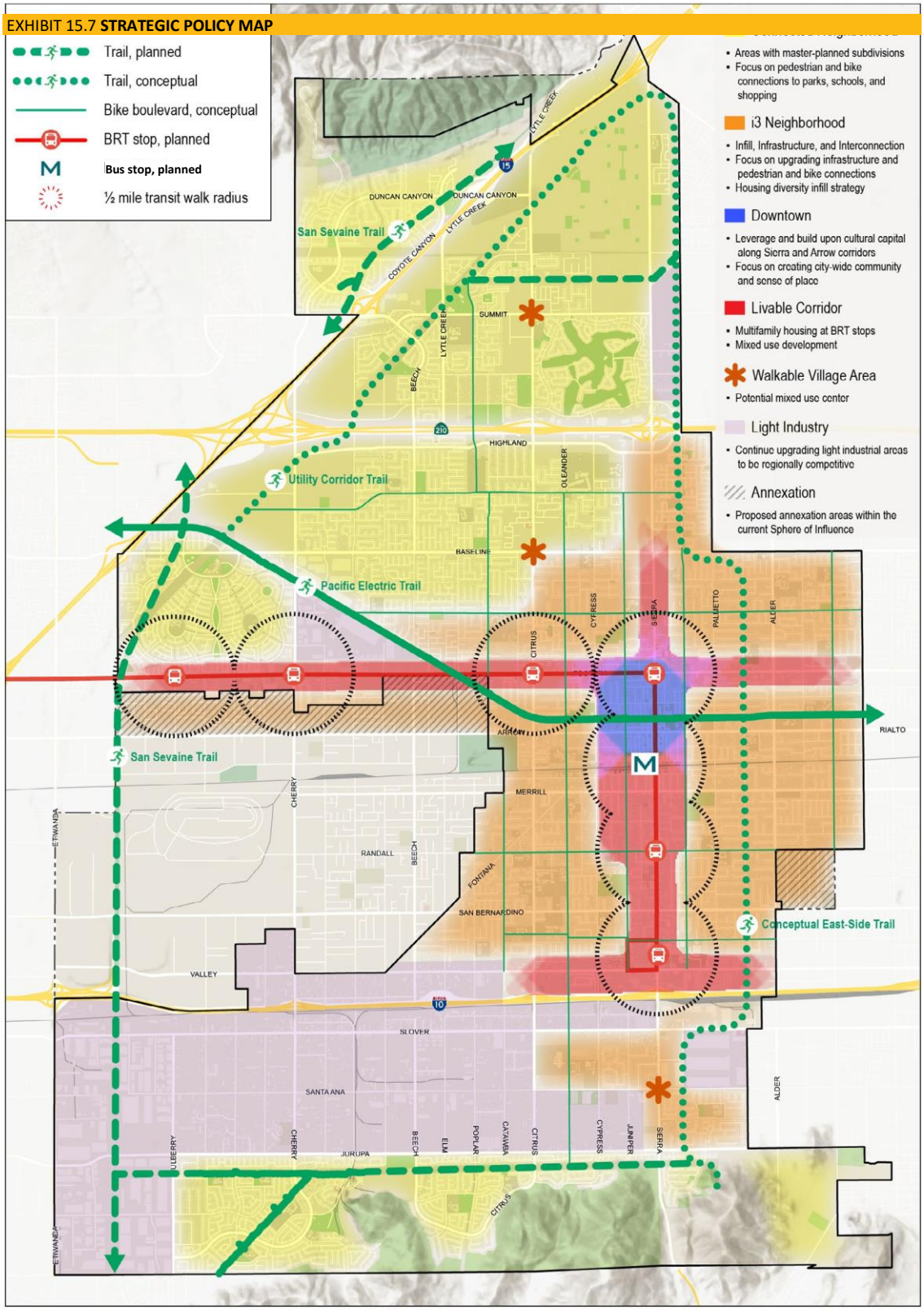
A. Use the Strategic Policy Map to guide land use policy for the next 20 years.

  ▶ The Strategic Policy Map (Exhibit 15.7) shows the policy approach underlying the General Plan's Land Use Map (Exhibit 15.8). These broad policy directions are based on the community engagement process

and the development of the other plan elements. They reflect the land use priorities that together underlie the policy framework in the updated General Plan. The key features of the Strategic Policy Map are:

- **Connected Neighborhoods.** This is an adaptation of the Neighborhood Mobility Areas concept to the areas of Fontana that have been developed through master-planned subdivisions in specific plans, predominantly in the northern and southern areas of Fontana. Few significant changes are expected in the land use patterns in these areas and any changes will continue to be governed by the land use regulations and development standards in the specific plans. For these areas the General Plan focuses on creating more opportunities and options to connect to local destinations, such as parks, schools, and shopping through safe pedestrian and bicycle routes and trails.
- **i3—Infill + Infrastructure + Interconnection Neighborhoods.** These are the residential and mixed-use parts of the city that expanded from the historic core into walkable neighborhoods. The focus in these areas is to enhance the attractiveness of these neighborhoods with upgraded infrastructure and conditions for pedestrians and bicycling and new types of infill housing. While specific plans filled up the undeveloped lands in the southern and northern areas of Fontana from the 1980s to today, the central part of the city received less housing and infrastructure investment. Residents supported public investment in the city's Civic Center since 2008 and now want to see the downtown revitalized. Upgrading conditions and providing more housing variety will help support a more exciting downtown.
- **Downtown.** This General Plan includes a Downtown Area Plan that promotes mixed-use and compact development. There is broad-based support in Fontana for revitalizing downtown. By building upon the existing assets, creating new zoning that accommodates higher densities and a mixture of uses with design that supports walkability and a lively public realm, Downtown can become a vibrant center of entertainment, the arts, shopping, and business—as well as a neighborhood that can attract young adults and empty nesters.
- **Livable Corridors.** This strategic policy strategy is also a transit-oriented development strategy. Major corridors like Foothill and Valley Boulevards and Sierra Avenue are currently characterized by underutilized and vacant lots. The bus transit along Sierra and Foothill, is expected to provide the opportunity to bring multi-family housing to the areas within walking distance of transit stops and promote mixed-use development.
- **Walkable Village Areas.** These locations have vacant land and offer the opportunity for a new kind of mixed-use subdivision and site design that offers a variety of housing types and walkable connections to mixed use and neighborhood-serving retail and service areas.

EXHIBIT 15.7 **STRATEGIC POLICY MAP**



Strategic Policy Map
April 2017
Data source: City of Fontana, Esri, 2016.

0 2,500 5,000 10,000
Scale 1:75,000 Feet

April 2017
Data sources: City of Fontana, 2016; Esri, 2016

Stantec

- **Light Industry.** Warehousing, trucking, manufacturing and support industries are focused especially along regional transportation routes. Some of these areas need upgrades in order to increase or maintain competitiveness.
- **Annexation.** Several areas are proposed for annexation. Annexation of the area along Arrow Boulevard west of downtown will, over time, support the development of transit-oriented development and the central city and downtown as a mixed-use concentration of activities. Also recommended for annexation is the small residential area bounded by San Bernardino, Locust, Randall, and Alder Avenues and the area remaining along Foothill Boulevard between Almeria and Hemlock.

B. Use the Land Use Map to designate land uses in the city.

▶ Many land use categories in the Land Use Map (Exhibit 15.8) have not changed in definition, density or location. In a few cases, new locations have been designated using existing land use categories and, in one case, an error in the 2016 Previous Land Use Map has been corrected by designating the Arboretum Specific Plan as Residential Planned Community (RPC) rather than Residential Multifamily (RMF). In the case of Regional Mixed Use, the land use category has a new definition and density range. The Land Use Map also has two new mixed-use land use categories and one new name for a specific kind of residential land use category.

C. Consult the land use categories defined below when making land use decisions.

D. Change land use designations along entry corridors to downtown and the Pacific Electric Trail where there are opportunities for strategic new development. (See Exhibit 15.8, Land Use Map).

▶ Too much land is currently designated as commercial in Fontana. C-G is the default land use designation along corridors, resulting in low-density, low-value development with considerable vacant or underutilized property. Even though the population will grow in the future, brick and mortar retailing has already been affected by on-line shopping and other trends, suggesting that commercial development will not expand to serve more population in the same way as in the late 20th century. Shoppers are increasingly looking for an interesting and fun experience while shopping, which also includes a better experience in the physical design and function of retail areas (Victoria Gardens in Rancho Cucamonga is an example of "experiential retail"). Individual retail stores increasingly have smaller footprints but retailers are focusing more on providing a good experience.

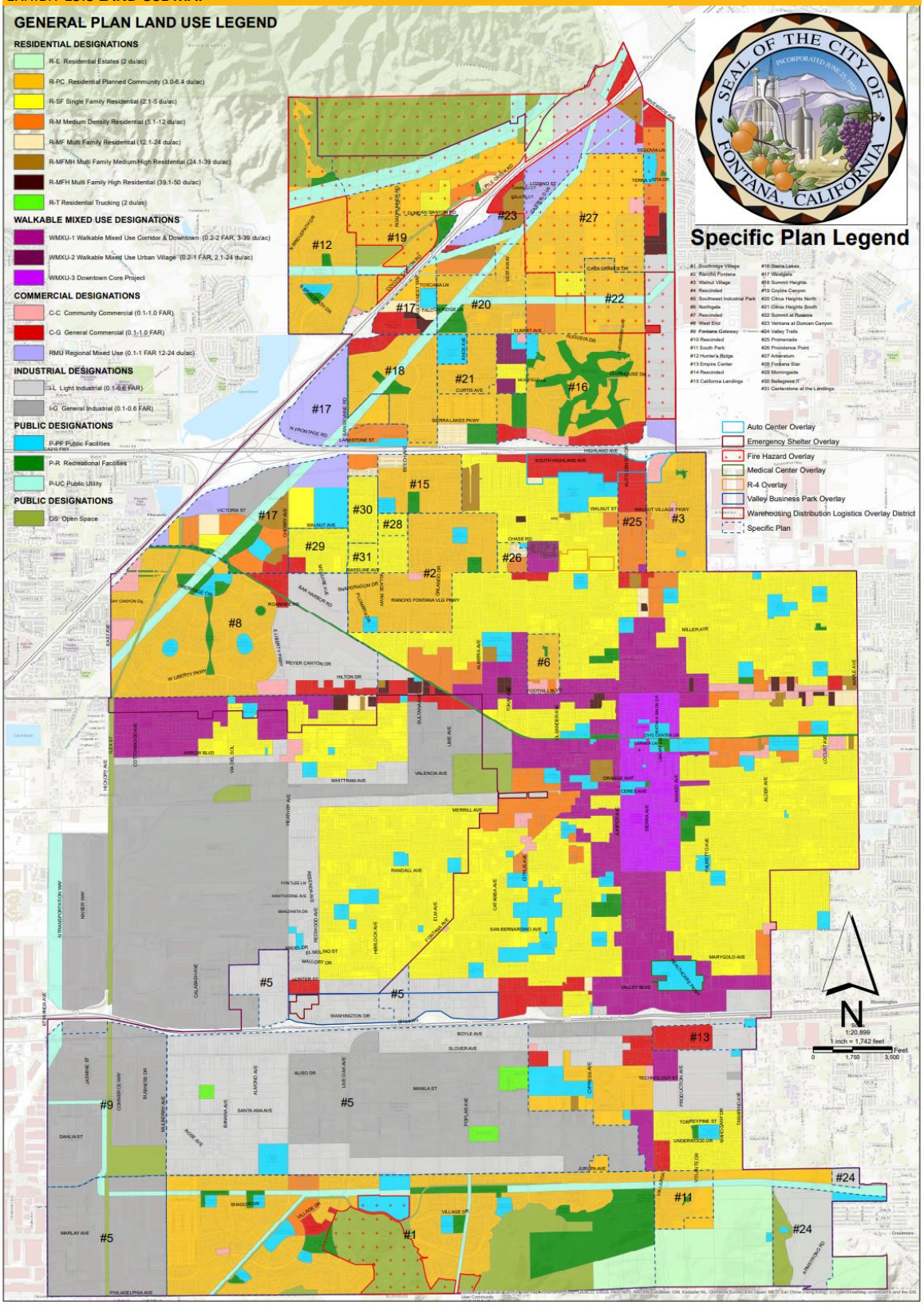
What is a Land Use Map?

The Land Use Map is a legal document that determines the distribution of land uses in the city. It can be amended only four times a year. Each land use category or designation is intended to provide a range of densities or building types.

The Fontana General Plan has a 20-year time horizon. The Land Use Map should be understood within that time horizon. Changes from the previous land uses in this Land Use Map focus on the areas that are the most strategically important for achieving the General Plan's vision over the next two decades and where changes are most likely to occur. The Land Use Map takes into account the land use distribution already in place and the likelihood and desirability that certain land uses will persist. The Land Use Map and the definitions in the General Plan replace the previous land use map as a guide for development.

The Land Use Map is not a zoning map. It does not represent or replace the City's zoning and development regulations. It does not directly address design issues and has no direct impact on the function and appearance of land uses. The land use categories in the map may be represented in the zoning code by more than one zoning district. The land use categories that have been used in Fontana since the 2003 General Plan have a designated range of residential densities (dwelling units per acre or du/acre) or intensity of non- residential uses (FAR—floor area ratio). The previous Fontana land use categories correspond very closely to zoning districts, and people often view the maps interchangeable, but they are distinct. For simplicity's sake, the new Land Use Map retains the majority of the 2003 land use categories where land uses are unlikely to change, such as in the specific plan neighborhoods. Definitions in some cases have been simplified. Several new land use categories for mixed-use have been created and the definition of one earlier mixed-use category has been modified.

EXHIBIT 15.8 **LAND USE MAP**



Approved and Adopted by City Council July 23, 2023; City Council Resolution 2023-088; Ordinance No. 1923

Fontana in the future should have a set of concentrated commercial areas, including downtown, that serve local residents and visitors.

Land Use Categories

RESIDENTIAL

The residential land use designations support densities of 2 to 50 dwelling units per acre (du/ ac).

- **R-E: Residential Estates (2 du/ac).** This low-density designation reflects natural, environmental, and other constraints adjacent to the hillside areas in Fontana, as well as the lack of infrastructure in the area. Development in R-E areas is intended to evoke a rural feeling.
- **R-PC: Residential Planned Community (3-6.4 du/ac).** The R-PC land use category is used for master-planned communities with specific plans and requires a mini- mum of 145 acres or minimum 10,000sf lots. Because most vacant development sites of that size have already been developed, it is not expected that there will be additional residential specific plans. R-PC will continue as a "legacy" land use category linked to the zoning and density approved in the specific plans.
- **R-SF: Single-Family Residential (2.1-5 du/ac).** Detached single-family housing.
- **R-M: Medium-Density Residential (5.1-12 du/ac).** This land use category accommodates single-family detached housing up to 7.6 du per acre and single-family attached or multi-family housing up to 12 du per acre.
- **R-MF: Multi-Family Residential (12.1-24 du/ac).** This category includes multi- family developments, from duplexes and townhouses to condos and rental apartments, at densities up to 24 du per acre with required amenities.
- **R-MFMH: Multi-Family Medium/High (24.1–39 du/ac).** Higher-density multi- family development up to 39 du per acre is allowed in this land use category.
- **R-MFH: Multi-Family High (39.1–50 du/ ac).** This is the highest-density residential category in Fontana, allowing up to 50 du per acre. It was created in response to the State of California requirements of the Housing Element.
- **R-T: Residential Trucking (2 du/ ac).** This land use category provides for locations where properties combine residential and small scale, owner- operated trucking businesses at a density of 2 du per acre.

  In the Southwest Industrial Park (SWIP) specific plan, three small, unique areas are zoned as Residential Trucking District (RTD), but in the previous Land Use Map, they ~~are~~ were designated R-E (Residential Estate) land use because of the maximum density of 2 du per acre. However, these areas are very different in many other respects from the R-E land use category, which is predicated on the environmental benefit of low-density residential zoning.

COMMERCIAL LAND USE CATEGORIES

- **C-C: Community Commercial (0.1–1 FAR).** This district is for retail, including shopping centers, and similar enterprises that serve residents as well as offices, including medical offices and clinics.
- **C-G: General Commercial (0.1–1 FAR).** Retail, malls, wholesale, auto dealerships and offices, including medical offices and clinics, that can serve a broader, regional population.

INDUSTRIAL LAND USE CATEGORIES

- **I-L: Light Industrial (0.1–0.6 FAR).** Employee-intensive uses, including

business parks, research and development, technology centers, corporate and support office uses, clean industry, supporting retail uses, truck and equipment sales and related services are allowed. Warehouses that are designed in ways that limit off-site impacts are also permitted.

- **I-G: General Industrial (0.1-0.6 FAR).** Uses such as manufacturing, warehousing, fabrication, assembly, processing, trucking, equipment, automobile and truck sales and services are allowed in this category.

PUBLIC FACILITIES AND RECREATION

- **P-PF: Public Facilities.** This land use designation is for properties in public or quasi-public ownership, such as existing schools; the facilities of agencies such as the City, County, water and sewer districts, and fire protection districts; and hospitals and quasi-public institutions.
- **P-R: Recreational Facilities.** Regional and local parks, and any recreational facility operated by a public or quasi-public agency fall into this land use category.
- **P-UC: Public Utility Corridors.** Locations in the planning area that contain easements for public utilities are in this land use category.

OPEN SPACE

- **OS: Open Space.** This category includes natural areas; publicly owned areas with slopes of 20% or greater or subject to wildfire; uses including quarries, flood control channels, ground water percolation basins and agriculture. Only structures related to the management of resources are permitted.

MIXED-USE LAND USE CATEGORIES

Three new mixed-use categories have been added to the Land Use Plan (Exhibit 15.8) in this General Plan: Walkable Mixed Use-1, and Walkable Mixed Use-2 and Walkable Mixed Use-3.

- **RMU-Regional Mixed Use.** The Regional Mixed Use land use category is intended for a mixture of land uses on relatively large tracts of land located in proximity to regional transportation routes (such as I-15), and supporting regional markets. This category accommodates a wide range of retail, commercial, office, medium density residential, civic, open space and job- rich light manufacturing uses without adverse impacts on surrounding uses. The mixture of uses can be "vertical," that is, in one structure, or "horizontal," meaning different land uses adjacent or in close proximity. The intent of this land use category is to provide the potential for a jobs-housing balance, where employees can live near their jobs; to create well-designed districts that provide walkable environments and connectivity among subdistricts; and to deploy urban design and building design strategies that harmonize the mixture of uses. The RMU land use category has a residential density of 12 to 24 du/acre and commercial intensity of 0.1 to 1.0 FAR.
- **Development planning, zoning, and criteria for the RMU land use category.** The previous zoning requirements for RMU should be replaced by zoning guided by an Area Plan. On the Land Use Map, the major area designated as the RMU land use is located on the south side of the I-15 freeway, east of the Duncan Canyon interchange and the Ventana Specific Plan area. The previous RMU zoning is highly specific in terms of how much of each land use must be

in a project, and other requirements. Planners report that the requirements have played a role in discouraging development in RMU areas.

In order to develop base zoning, the City ideally should create one or more Area Plans for the areas designated as RMU in order to shape development and set expectations. The Area Plan should be organized to provide a set of interconnected walkable, mixed use environments, with residential development that can range from garden apartments, townhouses, and other "missing middle" housing models to multifamily development, surrounding or incorporating employment, commercial, retail, and entertainment centers. The Downtown Code associated with the Downtown Area Plan in this General Plan, can serve as a source of zoning concepts for the walkable environments that are envisioned for the RMU area.

The advantage of creating an Area Plan before establishing new zoning is that it will show how the City envisions an interconnected overall mixed-use environment that can include both horizontal and vertical mixed use. While mixed-use development is becoming more common in California and elsewhere in the country, it requires more complicated development planning and complex financing. An Area Plan could provide opportunities for developers who specialize in one kind of land use to participate in development consistent with horizontal mixed use as identified in the Area Plan, as well as identifying locations where more complex horizontal mixed use and vertical mixed use development is expected. The Area Plan would include design standards and guidelines that show how the various land uses, centers, and vertical mixed use developments would be connected and harmonized.

Use of a PUD (Planned Unit Development) process, which has a one-acre minimum, could also be a suitable process for development under an RMU Area Plan. This could allow variations in residential, non-residential, and vertical mixed use densities, as long as they further the goals of the overall RMU Area Plan.

Another approach to distributing density in an RMU Area Plan is to use a Development Opportunity Reserve (DOR) in all or part of the Area Plan. Because the zoning for the RMU land use category will provide for more density than at present, this added density can be put into a "Reserve Account" rather than be distributed among development parcels. The density can then be allocated to preferred uses and development projects through a conditional permitting process that demonstrates that they meet community goals as expressed in the Area Plan.

Basic principles and criteria to guide development in the RMU land use category include:

> Develop the area on this General Plan's principle of "Connected Neighborhoods," creating mixed-use subdistricts with a core of employment, neighborhood retail and services, civic, and entertainment uses that are interconnected and can be accessed by walking or biking.

> Locate non-residential uses in proximity to freeways, with no residential uses within 1,000 feet of a freeway for health reasons (impacts of airborne particulate matter).

> Use design strategies—for example incremental changes in height, density, intensity of use, landscaping—rather than walls to transition from higher to lower densities and intensities.
> Limit cul-de-sacs and dead-end streets.
> Include a diversity of housing types and lot sizes. Maximum densities can be averaged to encourage a variety of lot sizes.
> In residential and mixed-use areas that include residences, limit block sizes to 600 feet or smaller to improve connectivity.
> Include a market study as part of the Area Plan.

Walkable Mixed-Use Downtown and Corridors (WMXU-1), Walkable Mixed Use Urban Village (WMXU-2) and **Walkable Mixed Use Urban Village (WMXU-3).** The Land Use Map establishes three new mixed- use categories for Walkable Mixed Use.
These land use categories are very different in character from the land use categories that have been retained from the Previous Land use Map (Exhibit 15.2). They do not easily correspond with conventional, single- use and separated zoning districts.

- **Walkable Mixed-Use Downtown and Corridors (WMXU-1).** This land use category is intended to provide for the creation of areas that allow residents and visitors to walk, bike, and take transit to other uses for work, study, shopping, entertainment, recreation, and civic activities, and to provide compact residential development within walking distance of planned public transit stops and neighborhood shopping areas.
  Uses include a variety of medium- to high-density residential types, retail and services, office, entertainment, education, civic, and open space. Both vertical and horizontal mixed use is acceptable. Light industrial uses are generally not included, except for conditional allowable of small-scale, artisan style businesses that operate without adverse urban design and other impacts, such as heavy truck traffic, on neighboring uses. WMXU- 1 residential densities range from 24 to 39 du per acre and non-residential uses have a maximum Floor Area Ratio of 2.0. The WMXU-1 designation is located along Sierra Avenue, much of Foothill Boulevard, and the segment of Valley Boulevard between Cypress and Palmetto. The designation was created to cover the half-mile walking distance radii (known as "walksheds") from planned public transit stops.

  A form-based zoning code for the Downtown Area Plan district is being prepared to accompany this General Plan. When adopted, it will serve as the Downtown Code and provide the foundation for additional zoning in the WMXU-1 land use area along the corridors.

- **Walkable Mixed-Use Urban Village (WMXU-2).** This land use designation is intended to provide an alternative to conventional subdivision development with a mixture of housing types, neighborhood-serving retail, open space and civic uses, and site design that provides for multi-modal connectivity internal to the site and external to connect with adjacent areas. WMXU-2 residential densities range from 12 to 24 du per acre, and non-residential uses
  can have up to an FAR of 1.0. Residents can walk or bike to neighborhood destinations.
- NEW | **Walkable Mixed-Use Urban Village (WMXU-3).** This land use designation is intended to provide a variety of housing intended for the Downtown area and adjacent areas. The intent is to allow for higher density housing mixed with commercial uses to create a regional and local destination. WMXU-3 residential density range is 2.1-70 du per acre with a FAR ratio up to 2.0 for ground floor commercial development.

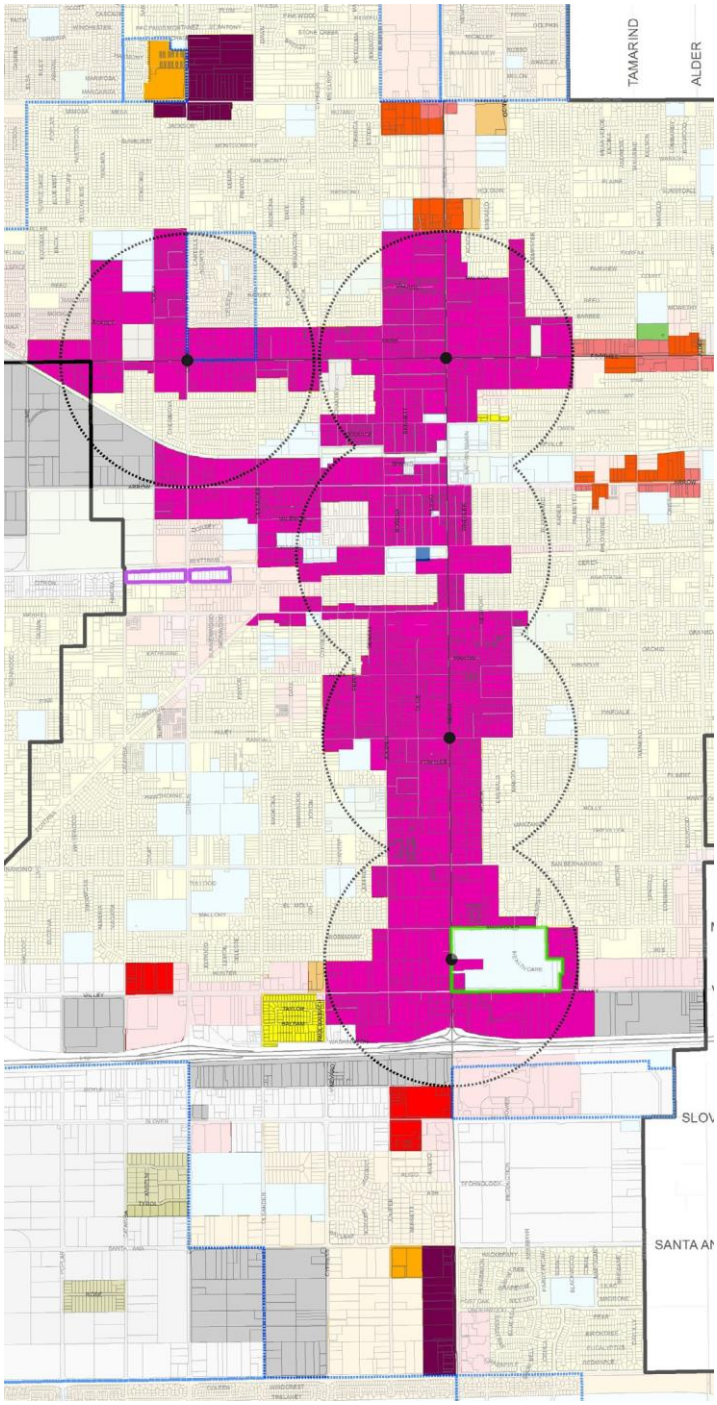
What's the purpose of the new Walkable Mixed Use (WMXU) land use category?

The WMXU land use category is intended to provide flexibility in zoning and development in:

- Fontana's downtown and on vacant and underutilized lots in adjacent areas.
- Along the Sierra and Foothill corridors with planned transit stops.
- Along Valley Boulevard around the intersection with Sierra Avenue.
- At and near key intersections where new housing development could be designed to allow safe and convenient walking to nearby shopping or neighborhood destinations like schools and parks.

"Walkable" in this land use category means that it is structured by the walking distance from destinations like the civic center, downtown attractions, shopping and restaurants, planned public transit stops, and neighborhood destinations. The maximum distance people are willing to walk on a regular basis is 1/2 mile or ten minutes—as long as they experience the walk as safe, comfortable, and convenient.

WMXU can promote an active "main street" destination.



WMXU-1: Walkable Mixed-Use Corridor and Downtown

WMXU-2: Walkable Mixed-Use Urban Village

Walkable Mixed-Use Urban Village (WMXU-3) LAND USE CATEGORY

DOWNTOWN CORE PROJECT

Proposed
Land Use Categories

Legend

- Project Area
- P-R
- R-MFH
- WMXU-3
- P-PF

0 500 1,000
Feet

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Sources: City of Fontana; San Bernardino County; USGS National Map Roads. Map date: November 15, 2022.

What's the difference between 'WMXU-1 Downtown and Corridors', 'WMXU-2 Urban Village' and 'WMXU-3 Downtown Core'?

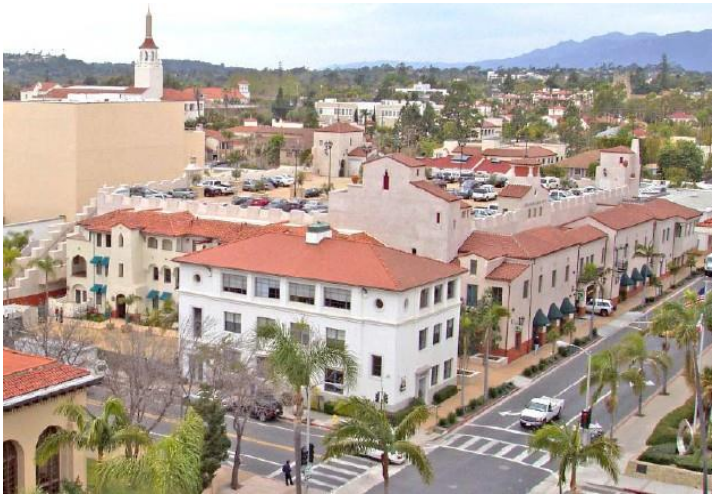
WMXU-1 is organized around walking access to downtown and along Fontana's three underutilized corridors: Foothill Boulevard, Sierra Avenue within Central Fontana, and Valley Boulevard centered around the Sierra intersection. This land use category provides the opportunity for a combination of commercial development and well-designed multi-family housing to support that development. The mixture of uses can be "vertical"—housing or offices above ground-floor commercial development—or "horizontal," where housing and commercial uses could be located adjacent to one another. Zoning consistent with the purpose of WMXU-1 should include design requirements for a compatible mixture of uses and densities in this area and should ensure that a proper transition in density occurs adjacent to streets with single-family houses.

WMXU-2 is intended for new subdivisions of housing that are designed to make it easy to walk to shopping (which may be part of the subdivision) or to destinations like parks and schools that are located within walking distance. These subdivisions will use design strategies rather than walls to connect to streets and adjacent development. They can also have a mixture of housing densities and open spaces, so that there are appropriate transitions between different housing types such as multi-family, townhouses, single-family houses, and commercial areas.

WMXU-3 is intended for new development in the central area of the Downtown and adjacent areas. Higher density housing is proposed to along and near the major corridors such as Sierra Avenue, Arrow Boulevard and Orange Way. Mixed use development is encouraged to create a vibrant commercial destination. Vertical housing is likely given the anticipated density. Attractive architecture and landscaping is anticipated to create amenities for pedestrian activity.

Vertical mixed use building with housing above retail

Neighborhood scale housing for urban villages



A walkable block with housing, commercial space and parking

How does WMXU relate to zoning?

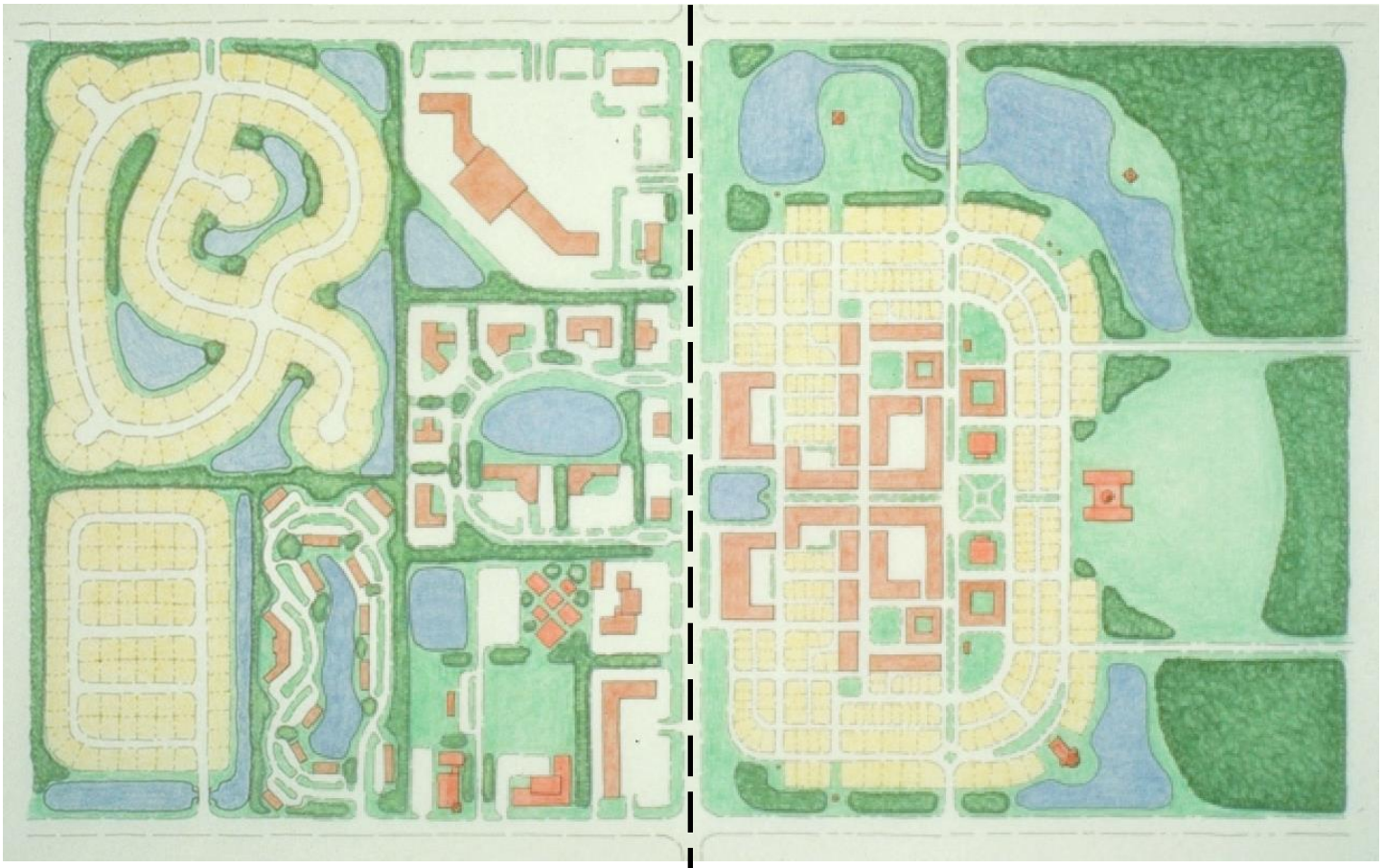
The zoning for the WMXU land use categories will be based on zoning to be created for the Downtown Area Plan, which will be ready for adoption soon after the General Plan is adopted. This zoning will incorporate what is known as form-based zoning.

Form-based zoning is designed to guide design of buildings and places so that developers and builders know what the City wants and the City can have confidence that the result will fit in with the overall plan for the area. Form-based zoning is especially appropriate for mixed-use areas. It uses physical form (rather than separation of uses) as an organizing principle. Form-based codes address the relationship between building facades and public places like sidewalks, streets and plazas, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Form-based regulations and standards are presented in both words and clearly drawn diagrams and other visuals. The WMXU-1 zoning will be drafted to implement the Downtown Area Plan as a Downtown Code, and elements of this zoning will also be appropriate for the corridors. WMXU-2 and WMXU-3 zoning will be a modified version of Fontana's form-based zoning, current design guidelines, and residential planned communities zoning.

Multi-family or student housing next to a path

Street-facing shops and restaurants create a sense of place.

Public plazas make walkable districts enjoyable.



Separated land uses: traditional subdivision design

- Each land use is in a separate area.
- Bedroom communities are empty during the day, and office parks are empty during the night.
- Dead-end cul-de-sacs prevent walkability.
- Car traffic and congestion increase because every trip requires driving.
- It encourages inefficient use of land, resources, and assets.

Walkable Mixed-Use design: housing connected to community destinations

- Different land uses are mixed vertically and horizontally.
- Active uses at all times of day increase safety.
- More intersections per square mile promotes walking to a variety of destinations.
- It reduces car traffic and congestion because walking and biking are options for neighborhood, in-town, and some commuting trips.
- It promotes efficient use of land, resources, and assets.

EXHIBIT 15.10
SUMMARY OF DENSITY RANGES AND ACREAGE OF LAND USE CATEGORIES IN THE LAND USE PLAN

CATEGORY			DENSITY RANGE (DU/AC)	DENSITY RANGE (FAR)	TOTAL ACRES
RESIDENTIAL	R-E	Residential Estate	2.0	—	764
	R-PC	Residential Planned Community	3.0–6.5	—	6,583
	R-SF	Single-Family Residential	2.1–5.0	—	6,877
	R-M	Medium-Density Residential	5.1–12	—	891
	R-MF	Multi–Family Residential	12.1–24.0	—	142
	R-MFMH	Multi-Family Medium/High Residential	24.1–39.0	—	71
	R-MFH	Multi-Family High Residential	39.1–50	—	76
	R-T	Trucking Residential	2.0	—	70
MIXED USE	RMU	Regional Mixed Use	12.0–24.0	0.1-1.0	507
	WMXU-1	Walkable Mixed Use 1	3.0–39.0	0.2-2.0	1,419
	WMXU-2	Walkable Mixed Use 2	2.10–24.0	0.2-1.0	160
	WMXU-3	Walkable Mixed Use 3	2.1-70	0.2-2.0	478
COMMERCIAL	C-C	Community Commercial	—	0.1-1.0	271
	C-G	General Commercial	—	0.1-1.0	899
INDUSTRIAL	I-L	Light Industrial	—	0.1-0.6	4,628
	I-G	General Industrial	—	0.1-0.6	3,898
PUBLIC	P-PF	Public Facilities	—	0.1	1,213
	P-R	Recreation Facilities	—	0.1	996
	P-UC	Public Utility Corridors	—	—	1,119
OPEN SPACE	OS	Open Space	—	—	1,599
TRANSPORTATION/ UTILITY RIGHT-OF-WAY			N/A	N/A	1,912
TOTAL					33,454

E. East of Sierra, designate areas on Foothill Boulevard for multi-family development, and change existing commercial areas from C-G to C-C.

▶ There is an opportunity to improve the eastern gateway into downtown by creating residential nodes that can support neighborhood-serving retail. Some multi-family development already exists. New multi-family development should be designed with transitions and connections to adjacent development, facing the street with parking located mostly out of view, and pedestrian improvements to enhance walking connections to retail.

F. Designate more areas along the Pacific Electric Trail for multi-family housing for "eyes on the trail."

▶ Multi-family housing that is designed to have two front doors—one on a vehicular street and one on the Pacific Electric Trail—will help increase the perception and reality of safety along the Pacific Electric Trail because it provides "eyes on the trail" and on the street. Direct access to the Pacific Electric Trail, as well as easy walking access from nearby blocks, should be viewed as an important amenity and

marketed as such, including information about the safety measures (numbered lights for 911 access) included in the trail's design.

G. Designate most of the Sierra corridor from Foothill Boulevard to Miller Avenue for multi-family development.
   - ▶ This designation replaces the C-G land use designation. Multi-family development in this gateway area to downtown will provide support for downtown revitalization and downtown commerce, rather than potential competition if this gateway area were to be occupied by commercial development.

H. Change general commercial (C-G) land use to community commercial (C-C) land use in locations where neighborhood-serving retail is more suitable.
   - ▶ Community Commercial (C-C) can function as a transitional land use. For example, on Citrus Avenue, a C-C designation on a few lots in the Auto Specific Plan just north of residential development can mitigate any impacts of the regional auto dealerships near the corner of Citrus and South Highland. In other cases, an intersection with C-C land uses can serve surrounding residents without the impacts of larger scale C-G retail.

I. Update zoning to make it consistent with the spirit and the letter of the Future Land Use Plan.

J. Adopt the form-based zoning (Downtown Code) created for the Downtown Area Plan.

K. Use the Downtown Code concepts as the foundation for zoning along the Livable Corridors.

L. Create new hybrid zoning based on a form-based approach for the WMXU-2 land use and the RMU category.
   - ▶ Hybrid zoning combines aspects of conventional zoning, with which people are already familiar, with aspects of form-based zoning to result in better site design and connectivity.

M. Review zoning district requirements linked to existing land use categories and make modifications as necessary to be consistent with the General Plan.
   - ▶ In many cases the zoning will be in the legacy specific plans. However, there may be value in making changes that could enhance connectivity for separated land uses.

Goal 2: Fontana development patterns support a high quality of life and economic prosperity.

POLICIES

- Preserve and enhance stable residential neighborhoods.
- Locate multi-family development in mixed-use centers, preferably where there is nearby access to retail, services, and public transportation.
- Locate industrial uses where there is easy access to regional transportation routes.
- Promote interconnected neighborhoods with appropriate transitions between

lower intensity and higher intensity land uses.

- Preserve land to achieve an interconnected network of environmentally-sensitive areas, parks, multi-use paths, and recreation areas.

ACTIONS

A. Preserve, protect, and connect existing master-planned neighborhoods.

B. Recognize and respect that the established design patterns of many of Fontana's existing neighborhoods are unique and different from policies for new and future neighborhoods.
   - ▶ They are generally to be conserved unless a majority of neighborhood residents requests changes.

Design patterns of existing master-planned neighborhoods are established and respected.

C. Create "Connected Neighborhood" planning districts that link established master planned neighborhoods to each other and to nearby school, park, and shopping destinations with walking and biking routes.

D. Encourage Livable Corridor design: more walkable neighborhoods with higher-density housing and a mixed-use development on larger infill sites along corridors such as Foothill, Sierra, Valley, Baseline, Citrus and others, connecting them to adjoining neighborhoods.

E. Encourage the development or redevelopment of mixed-use neighborhood centers at key intersections and near public transit stops, with walking and biking connections into adjoining neighborhoods, both existing and new.

F. Encourage and help find funding for new bike routes and improved sidewalks to improve active transportation options in selected areas.

G. Ensure that existing and future employment districts have appropriate land use, zoning, and urban design transitions to nearby neighborhoods

H. Create an Area Plan for the RMU land use area and adjacent commercial land south of I-15 in the northern area of Fontana.
   - ▶ Preparation of an Area Plan, including a market study, for this area will allow the City to take a proactive approach, rather than simply react to proposals from developers. The area should have a variety of complementary land uses and activities that take advantage of its location. Care should be taken with the location of residential uses, which should not be allowed less than 500 feet from the freeway because of the health effects of airborne particulate matter.

I. Create a Medical District Area Plan for the Sierra Avenue/Valley Boulevard area surrounding Kaiser Hospital that is generally within the WMXU-1 land use area.
   - ▶ Encourage new pedestrian- and transit-oriented development around

EXHIBIT 15.10
FONTANA CENTRAL AREA INFILL PARCELS AND ESTIMATED LAND VALUES

UNBUILT PROPERTIES NEAR:	ACRES	ESTIMATED VALUE
Foothill Boulevard	467	$166,409,353
Foothill Boulevard and Sierra Avenue	14	$4,006,377
Sierra Avenue	391	$122,889,940
Sierra Avenue and Valley Boulevard	14	$10,212,159
Valley Boulevard	348	$65,623,735
Total	*1,233*	$369,141,564

Sources: City of Fontana, San Bernardino County Appraisal District (2015 data)

Kaiser Hospital, including medical related employment uses, housing, and supportive commercial uses. Activities should include:

- Work collaboratively with Kaiser and other property owners to prepare a vision plan, mixed-use zoning standards and design guidelines for the Fontana Medical District.
- Promote and brand the Medical District to attract investors, development partners, and businesses.

J. Create an Area Plan for the southern area of Fontana, north of Jurupa along the west side of Sierra Avenue.

▶ The piecemeal development of this area has created a jumble of land uses and problematic adjacencies. The land use plan has designated an area at the southern end of Sierra Avenue as WMXU-2 because of the opportunity for multi-family residential along with commercial uses, possibly in a vertical mixed-use configuration. This area needs more detailed study and planning in order to create a combination of complementary residential, civic, commercial and other nonresidential uses.

The Medical District area has opportunities for redevelopment. Source: Google Maps

K. Use Planned Unit Developments (PUDs) for master planned development projects in the future, rather than specific plans, with zoning that is consistent with the spirit and the letter of this General Plan.

▶ Fontana's regulations require a minimum of 145 acres for specific plans. As most of Fontana's unbuilt land has been developed or entitled, use of the specific plan is no longer needed and the existing specific plans will become legacy Specific Plans.

L. Review and modify, as needed, PUD requirements to make them flexible and accommodating of mixed-use development.

M. Revitalize the central part of the city—the area between Foothill Boulevard and I-10.

▶ Encourage appropriate and carefully planned infill housing at a range of densities around the edge of downtown, to support its revitalization while protecting neighborhoods from over-scaled new buildings (See the section in Chapter 14: Downtown Area Plan on design approaches for "in-town" neighborhoods close to downtown.)

N. Launch the i3 program—Infill + Infrastructure + Interconnection for the central part of the city.

▶ Develop an infrastructure program to upgrade drainage, sidewalks, bicycle routes, lighting, trees and shade structures, along neighborhood streets that connect to downtown, the Metrolink station, parks, and schools.

▶ Further refine the existing tiered development fee structure to create incentives for new development within the central area of Fontana. See

Chapter 4 for infill housing and housing improvement items.

▶ Develop pedestrian and bicycle routes to connect neighborhoods to city destinations within the central area of the city.

Goal 3: Downtown is a dynamic center of activity, with new housing options, walkable environments, and a mixture of uses attracting residents and visitors.

POLICIES

- Promote revitalization and redevelopment of older neighborhoods.
- Encourage infill on vacant and underutilized parcels.
- Transform downtown into a vibrant local and regional destination.

ACTIONS

A. Implement the Downtown Area Plan and make strategic, high-priority investments.

▶ See Chapter 14—Downtown Area Plan.

B. As a top-level priority, undertake complete streets improvements along Sierra Avenue and Arrow Boulevard to rebrand the Downtown and attract new businesses, customers, and infill development.

▶ Prioritize available public improvement funding for streetscape and public realm improvements in the Downtown.

C. Prepare a parking study and organize a "park once" district to manage on-street and off-street parking supply as a system.

▶ Consider forming a Downtown Parking and Mobility District to manage and coordinate shared parking arrangements, transit, and potential bike sharing, aligned with the Livable Corridors strategy.

D. Provide incentives—including clear standards, expedited project review, and moderate development fees—for developers to reinvest in the Downtown.

E. Encourage lively uses that attract and retain customers in the district throughout the day and late into the evening.

F. Recruit restaurants and arts organizations to the Downtown, and aggressively program and publicize community events to attract young adults as well as other groups.

G. Recruit a mid-range hotel brand, such as new brands targeted at millennials, who prefer modern design and social spaces.

H. Work cooperatively with Downtown businesses, property owners, residents and developers to improve and manage the Downtown as a regional attraction.

I. Evaluate and choose financing options such as a Business Improvement District, Enhanced Infrastructure Financing District, development fund, or others to fund and implement streetscape and façade improvements.

J. Assign a Downtown Manager as the single point of contact between the City and Downtown businesses, property owners and developers.

   ▶ The Downtown Manager should attend the regular meetings of any downtown business associations and advisory groups and coordinate City initiatives with the groups' promotional and management activities. ▶ If the Downtown Manager does not have a strong background in architecture and urban design, consider retaining the services of a "consulting town architect/urban designer" to support timely and high quality design review services and assist property owners and businesses in shaping new investments, both small and large.

K. Form a public/private marketing and promotion entity and plan to brand and promote Downtown, the Medical District and other sub- districts in and adjacent to Downtown in order to attract investors, development partners, and businesses.

Goal 4: Compact, walkable, mixed-use centers are located at key locations along corridors to be served by public transit in the future and at intersections where neighborhood retail and diverse housing options can succeed.

POLICY

- Promote a land use pattern that provides connections among land uses and a mixture of land uses.

ACTIONS

A. Design neighborhood centers along the corridors for access by pedestrians and bicyclists directly from adjoining neighborhoods, in addition to motorists from the neighborhood and from the corridor.

B. Coordinate the location of new and expanding neighborhood centers with active transportation and transit planning to facilitate new jobs and housing near transit stops.

C. Encourage all new development along corridors to front the street rather than parking lots.

D. Encourage the development of a variety of housing types within the walkable mixed-use corridor.

E. Support partnerships between major employers, educational institutions, and for-profit and non-profit housing developers.

F. Collaborate with educational institutions and arts organizations to develop education and arts centers along Sierra Avenue.

G. Develop an access management program to limit the number of driveways on major corridors to reduce congestion for through traffic and to improve the pedestrian environment.

H. Promote new quality hotels to locate along the corridors.

I. Encourage development of Foothill Boulevard as a livable corridor of walkable mixed-use development and higher-density housing.

J. Promote the Route 66 heritage of Foothill Boulevard through distinctive design guidelines that blend with contemporary design approaches.

K. Encourage the development of walkable mixed-use centers and new higher-intensity neighborhood edges that connect existing neighborhoods to Foothill Boulevard.

L. Collaborate with public transportation agencies to coordinate the location and design of new centers with existing and planned transit stops.

M. Work collaboratively with existing property owners and businesses to develop a vision plan and development standards and guidelines for the Valley Boulevard Corridor.

N. Prepare zoning standards that enable new, cleaner commercial uses along new connector streets as a transition from Valley Boulevard to the neighborhoods to the north.

O. Consolidate parcels along Valley Boulevard to promote redevelopment for valuable and job-producing uses.

P. Ensure that existing and new businesses along the north side of Valley Boulevard are appropriately buffered from existing and future neighborhood development to the north.

Q. Attract automotive and commercial vehicle, and parts sales along Valley Boulevard to the west of Cypress.

R. Promote high-quality frontage design along Valley Boulevard and along I-10 to improve the image of Fontana and the success of those businesses.

New housing development advertises walkability and proximity to shopping.

Goal 5: High-quality job- producing industrial uses are concentrated in a few locations where there is easy access to regional transportation routes.

POLICIES

- Promote the Southwest Industrial Park and the I-10 corridor as preferred locations for industrial uses.
- Maintain but do not expand existing heavy industrial land use areas in proximity to one another and to

services for industrial uses

- Avoid locating small areas of residential uses where they will be surrounded by intensive commercial or industrial uses. .

ACTIONS

A. Extend industrial land uses along I-10 as shown in the Land Use Map.
B. Direct new industrial development to SWIP in order to build out this area designated for industrial development.

Goal 6: The expansion of Fontana's city limits through annexation has improved the entrance corridors.

Paying closer attention to the design quality of business frontage along Valley Boulevard can improve the city's image and the success of those businesses.

POLICY

- Make strategic annexations to improve City control over the appearance and function of areas in the city limits.

ACTIONS

A. Annex the corridor north of Arrow Boulevard and west of downtown in the Sphere of Influence, including the area south of Foothill Boulevard between Hemlock and Almeria Avenues.

B. Annex the small residential area bounded by San Bernardino, Alder, Randall, and Locust Avenues.

► In Fontana's Sphere of Influence (SOI) west of the city limits, much of the land is industrial, but there are also many residential streets, some of which do not have public sewer lines, despite small lot sizes. Residents of this part of the SOI who attended a public meeting had mixed opinions about annexation, with some in favor and some opposed. The greatest barrier to annexation is that providing public sewer lines and sewer service would be prohibitively expensive for the City, given wastewater arrangements that the Speedway and other large property owners have made.

Goal 7: Public and private development meets high design standards.

POLICIES

- Support high-quality development in design standards and in land use decisions.

ACTIONS

A. Make it a priority to hire a planner with urban design training and expertise when an opportunity for new staff arises.

B. Ensure that public and private developments are attractive, comfortable, and welcoming by following the urban design principles in Chapter 14, Downtown Area Plan.

C. Design new housing in walkable neighborhoods that are connected to adjoining neighborhoods.

D. Design new neighborhoods by integrating them into existing street grids.

E. Establish transitions in scale and density from surrounding areas.

F. Ensure that parks or playgrounds are located within safe walking distance of residences (1/4 mile to 1/2 mile).

I. Establish safe connections between neighborhoods and schools.

J. Expand active transportation options by providing new pedestrian and bicycle connections to and from neighborhoods to nearby commercial or activity centers.

K. Design streets to include accessible, attractive, and comfortable pedestrian ways.

F. Getting Started

ACTION	RESPONSIBLE PARTY
Adopt the form-based Downtown Code	Planning Department, City Council
Prepare and adopt form-based/hybrid zoning for all areas within Walkable Mixed Use land use categories	Planning Department, City Council
Create an Area Plan for the area south of the I-15 freeway that is in the Regional Mixed Use land use category and revise RMU zoning.	Planning Department, City Council

What Is 'Urban Design' And Why Is It Important?

In the broadest terms, urban design is the process that shapes physical environments at a variety of scales, from regions and cities as a whole, to city districts or neighborhoods, down to individual lots. Urban design focuses on the physical character of spaces in three dimensions. It is not, as sometimes thought, simply about visual appearance or style. Urban design affects many aspects of how we experience places, including how the different elements of spaces, such as buildings, sidewalks, roads, parking lots, and parks, relate to one another; how spaces function in facilitating, directing or obstructing people's activities; and how spaces express aesthetic values. A few basic, interrelated urban design principles are the foundation of good urban design in public projects and in the development standards for private projects.

- **Focus on creating human-scaled environments.** Places should be designed primarily at a scale that is comfortable for people, rather than at a scale primarily focused on vehicles. This is true even for major arterials like Foothill Boulevard, Valley Boulevard and Sierra Avenue.
- **Focus on streets as three-dimensional shared spaces.** Streets are the most important public spaces in any city and are made up of the travel right-of-way (including sidewalks) and the land, landscaping, and buildings that line the travel way. Except for limited-access freeways and highways, the travel way in city and suburban environments should be shared

and accessible to vehicles, bicyclists and pedestrians. The vertical elements at the edge of the street—buildings and street trees—should create a sense of enclosure.

- **Create walkable environments.** Everyone is a pedestrian at some point during every day, at a minimum at the beginning and end of every vehicle trip. Walkable environments— connected, safe, comfortable, appealing—are important in both the public and semipublic realms and are emphasized throughout this plan. Walkability depends on a variety of design choices, such as block size. Smaller blocks provide more intersections and more opportunities for direct routes to destinations. In commercial areas, visual interest, safe crossings, shelter from sun and

rain (trees, canopies, colonnades, galleries), human-scaled lighting, and other amenities can keep people walking. Re-knit the urban fabric through safe and comfortable pedestrian and bicycle routes, improved lighting, landscaping, and public art to reduce barriers created by highways and arterial roads.

- **Plant trees.** Planting trees along streets and roads and in parking lots is one of the easiest ways to enhance the public realm, create comfortable environments, and reduce heat and stormwater impacts. Trees should be chosen for their suitability to the task. For example, street trees along sidewalks should be chosen to have canopies sufficiently high and broad to provide shade to pedestrians. Parking lots should be broken into small parking fields shaded by trees. One best-practice rule of thumb for hot and windy climates like Fontana's is to plant enough trees to ensure that fifty percent of the parking lot will be shaded when the trees reach maturity.

- **Bring buildings to the street.** In both the older and newer parts of the city, buildings should be located at the sidewalk, behind a small landscaped or hardscape setback, or, in a few cases along major arterials, behind limited, single-loaded parking. (Out-parcel buildings at the street as part of newer shopping centers is one way to follow this principle.) Locate building entries to promote safe pedestrian movement across streets; to relate to crosswalks and pathways that lead to public transportation stops; and to encourage walking, biking and public transit use for employment and other travel around the city.
- **Parking is necessary but should not dominate street frontage.** Put parking to the side, to the rear, in structures or underground, with clear signage to direct motorists to it. Rear parking should not, however, result in buildings that turn their backs on the street frontage. It may be awhile before parking structures are economically feasible in Fontana, except if using public funds is deemed a worthwhile investment to attract visitors to the downtown, for example. Parking structures should have active ground-floor uses on the street frontage, if possible, or design elements such as screens and vines to give the ground floor more aesthetic appeal.

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Stewardship and Implementation

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 6: Fontana has a stormwater-drainage system that is environmentally and economically sustainable and compatible with regional One Water One Watershed standards.				
• Continue to implement the Water Quality Management Plan for stormwater management that incorporates low-impact and green-infrastructure standards. • Promote natural drainage approaches (green infrastructure) and other alternative non-structural and structural best practices to manage and treat stormwater.	*A. Continue to maintain traditional stormwater infrastructure as needed, while developing methods to promote ultimate infiltration of the water.*	*Public Works Department*	*Short term and ongoing*	*Staff time; general fund*
	B. Explore options for infiltration of water from traditional stormwater facilities.	*Public Works Department*	*Medium to Long term*	*Staff time*
	C. Promote simple green-infrastructure retrofits for existing buildings and properties, such as rain barrels.	*Public Works Department*	*Short term and ongoing*	*Staff time*
	D. Revise development standards to reflect low-impact and green-infrastructure stormwater-management requirements in order to meet or exceed watershed goals.	*Planning Division; Public Works Department*	*Short term*	*Staff time*
	E. Create an interdepartmental working group to audit the code to identify where changes are needed and resolve issues to promote green infrastructure.	*Planning Division; Engineering Department; Public Works Department*	*Short term*	*Staff time*
	F. Provide aesthetic benefits by incorporating green infrastructure in landscape design for public and private commercial projects.	*Planning Division; Engineering Department; Public Works Department*	*Short term and ongoing*	*Staff time; Capital Improvement Fund - incorporation into design and construction of public projects*
	G. Identify how green infrastructure will be maintained.	*Planning Division; Public Works Department*	*Short term and ongoing*	*Staff time*
	H. Use green infrastructure in public projects.	*Public Works Department*	*Short term and ongoing*	*Staff time; Capital Improvement Fund*
	I. Use street parkways and medians to treat and infiltrate runoff in transportation projects, new development, and redevelopment.	*Engineering Department; Public Works Department*	*Short term and ongoing*	*Staff time; Capital Improvement Fund; regional and state transportation funding*
	J. Use permeable surfaces to promote infiltration wherever feasible.	*Planning Division; Engineering Department; Public Works Department*	*Short term and ongoing*	*Incorporate into capital improvement or development projects*
Goal 7: Fontana is an energy-efficient community.				

Infrastructure and Green Systems

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
• Promote renewable energy and distributed-energy systems in new development and retrofits of existing development to work toward becoming a highly energy-efficient city.	*A. Promote participation in renewable-energy programs.*	*Planning Division; Public Works Department*	*Short term and ongoing*	*Staff time*
	B. Promote state and regional retrofit programs for property owners.	*Community Development Department; Sustainable Fontana, when established*	*Short term and ongoing*	*Staff time*
	C. Encourage customer participation in renewable energy programs offered by Southern California Edison.	*Community Development Department; Sustainable Fontana, when established*	*Short term and ongoing*	*Staff time*
	D. Work with the San Bernardino Regional Energy Partnership (SBREP) to access assistance to city government in energy efficiency.	*City Manager's Office*	*Short term and ongoing*	*Staff time*
	E. Encourage industrial and other suitable non-residential developers to participate in the Enhanced Community Renewables program.	*Planning Division*	*Short term and ongoing*	*Staff time*
Goal 8: All residences, businesses, and institutions have a dependable, environmentally-safe means to dispose of solid waste.				
• Continue to use best practices for environmentally safe collection, transport and disposal of hazardous wastes. • Continue to maximize landfill capacity by supporting recycling innovations, such as organic waste recycling for compost.	*A. Continue recycling and green programs.*	*City Manager's Office; Public Works Department*	*Short term and ongoing*	*Contract*
	B. Continue to work with San Bernardino County to minimize impacts from the landfill.	*City Manager's Office; Public Works Department*	*Short term and ongoing*	*Contract*
	C. Explore establishing a public or private disposal station for RVs and trailers.	*Public Works Department*	*Short term*	*Contract*
Goal 9: Up-to-date telecommunications technology is available to all developed areas in the city.				
• Ensure that Fontana remains competitive as a place to live, work, and learn in terms of available telecommunications and other technology.	*A. Expand public Wi-Fi to districts where there is more compact development, such as downtown.*	*City Manager's Office; IT Department*	*Short term*	*Contract*
	B. Explore whether installation of high-performance fiber or similar would give Fontana a competitive advantage in attracting employers with good jobs.	*Economic Development Department; IT Department*	*Short term*	*General fund*
Goal 10: Fontana uses the Envision rating system to evaluate infrastructure options and potential social, environmental and economic impacts.				

Infrastructure and Green Systems

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCE
• Support use of the Envision system to make Fontana projects as cost-effective and beneficial as possible.	*A. Develop a system for using Envision to evaluate projects from the beginning and as they progress, in order to maximize benefits.*	*Public Works Department; Engineering Department*	*Short term*	*Staff time*

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CHAPTER 16

Stewardship and Implementation

The purpose of a plan is to organize for action. The Fontana General Plan Update expresses Fontana residents' twenty-year vision for quality of life and prosperity, a vision that emerged from an unprecedented community participation process encompassing many meetings across the city and a survey with nearly 800 respondents. This chapter of the General Plan Update discusses overall stewardship of the plan to keep it useful and current by creating systems and procedures to make sure that the plan is used to guide decision-making and that it is evaluated regularly to see if strategies are working and if it continues to reflect community goals. The Planning Commission and the Planning Division are the stewards of the General Plan. However, the more the plan is understood and used by other City departments and by the City's partners, the more successful it will be. The last section of this chapter contains a matrix of action plans corresponding to each of the plan elements. Although there is more focus on actions that the City of Fontana government can take to implement the Plan, many actions may also need the participation of state, federal, private sector, and nonprofit partners.

A. Stewardship and Implementation in the Fontana Forward Vision and Principles

VISION

Fontana 5.0 is a complete and flourishing community of opportunity—with excellent quality of life and city services, high educational achievement and jobs for Fontana residents, transportation choices to connect city destinations, and local entertainment centers. Fontana's opportunities attract new residents, support successful businesses, and encourage empty nesters to stay and their children to settle in their home town.

PRINCIPLES

Be cost-effective. Establish cost-effective best practices and systems to support ongoing city services and infrastructure.

Be transparent. Promote civic engagement and keep everyone informed about community conditions, options, and opportunities to participate in decision making.

Pursue goals through partnerships. Connect city government with businesses, institutions, regional agencies, nonprofits, and citizens to accomplish goals.

B. Goals and Policies

GOALS	POLICIES
1. The City's annual calendar includes regular review of implementation progress.	• Establish public review of progress in implementing the General Plan
2. Decision-making at multiple levels incorporates the General Plan.	• Use the plan in preparing and approving other planning and implementation activities by City departments, decision-making bodies, and agencies.
3. The City zoning ordinance is updated to make it compatible with the General Plan	• Support zoning changes that promote implementation of the General Plan.
4. Internal and external transparency about government activities and performance are enhanced.	• Support e-government and digital open government systems.

C. Findings and Challenges

The most important implementation tool that city government has is the ability to decide where and how to make public investments—in infrastructure, in programs, and in development assistance. This General Plan Update has a special focus on improving quality of life and attracting investment to the central area of Fontana and Downtown through the i3 Program of Infill + Infrastructure + Interconnection and through implementation of the Downtown Area Plan. Public investments help create a critical mass of activity that can leverage private investment while ensuring quality of life improvements for current residents. Public investments coupled with the General Plan tell the development community that local government will do what it can to support new private investment that will implement the plan.

REGULATORY TOOLS AND DEVELOPMENT STANDARDS AND GUIDELINES

- **Zoning and development regulations.** Most people think of zoning as the preeminent implementation tool for a land use plan, and it is certainly one of the foundations for effective implementation of a plan. Zoning must be consistent with the land use plan and the goals of the General Plan. This General Plan update preserves many of the existing land use categories, with their density ranges, as well as the significant portion of Fontana that has been developed since the 1980s with the use of Specific Plans, including zoning and development regulations tied to the Specific Plans. However, in areas outside of Specific Plans, zoning and other development regulations should be reviewed to eliminate barriers and facilitate implementation of the General Plan's vision for Fontana as a complete community. The mixed-use land use

categories, which do not reflect existing zoning districts and regulations, require new zoning to guide development. The first step in this process is the Downtown Code created for the Downtown Area Plan.

- **Urban design and design review.** The Fontana Zoning Code requires design review for development projects that need a building permit and that meet certain thresholds of size or change in land use. The Development Advisory Board (DAB), composed of various departmental and agency staff, reviews projects and makes recommendations about whether they should be forwarded to the Planning Commission for a design review decision. Among the criteria that the DAB must consider is whether the design and layout of the project is consistent with the General Plan. The Downtown Code created for the Downtown Area Plan is a form-based code that incorporates urban design and project design principles into the code itself. As Area Plans are created, they can provide more specific design standards and guidelines for development within those areas. The Area Plans should then guide design review decisions by the DAB and the Planning Commission.

AREA AND SYSTEM PLANS

- **Area Plans.** Chapter 15 recommends that Area Plans be created for key parts of the city that need more guidance. Where land use categories no longer mirror zoning districts—the Walkable Mixed Use and Regional Mixed-Use areas—Area Plans provide the opportunity to develop a framework for different sub-areas within the land use category. The Area Plans will embed the goals, policies and strategies of the General Plan by giving guidance to fit specific conditions. Like the Downtown Area Plan prepared in conjunction with this General Plan update, Area Plans must include a public participation process appropriate to the area being considered.
- **System Plans.** System Plans are typically citywide plans for systems that support and facilitate overall quality of life. They include plans for infrastructure, such as stormwater management, parks and recreation, and transportation. The Active Transportation Plan that is under development as this General Plan Update is being written is an example of a system plan. System plans must be consistent with the General Plan and contribute to achieving the vision and goals of the General Plan.

FUNDING PLANS

- **Capital Improvement Program (CIP).** Every fiscal year, the City of Fontana issues a seven-year Capital Improvement Program that lists major projects (over $10, 000 in costs) that are one-time projects and have relatively long life-spans. The projects are typically design and construction projects for parks, public buildings and facilities, and public infrastructure. Capital proposals include a statement of "Justification or Significance of Improvements," but these do not typically include a statement of how they advance the achievement of the General Plan vision and goals. All proposed CIP projects are reviewed by the Planning Commission for consistency with the General Plan.

STATE FUNDING OPPORTUNITIES

- **California Affordable Housing and Sustainable Community awards and grants** ("Cap and Trade funding"). The State of California, through the California Strategic Growth Council, provides competitive grants that increase access to affordable housing, employment centers, and key destinations through low-carbon transportation in three categories:
  - o Transit-Oriented Development Project Areas
  - o Integrated-Connectivity Project Areas
  - o Rural-Innovation Project Areas

  The vision for Fontana as a complete community (Fontana 5.0), as exemplified by the goals and strategies in this General Plan Update, includes many potential opportunities for Integrated Connectivity projects. The Notice of Funding Availability is typically issued towards the beginning of the calendar year with a concept proposal due in early spring and final applications in June.
- **Sustainable Communities Planning Grant and Incentives Program: Best Practice Pilot.** Administered by the California Strategic Growth Council, this program provides grants for up to $50,000 to develop or implement a specific part of a land use plan, land use protection or management practice, or development project. The grants are intended to support local implementation of state policies focused on creating more resilient communities through climate adaptation and mitigation.

SPECIAL DISTRICT FUNDING

Geographically-defined districts can be organized for assessments or tax-increment financing. Tax-increment financing pays for improvements in a specific area through designating the future tax increment generated from growth (typically through a bond to be repaid with the tax increment). This means that improvements, such as infrastructure or streetscape, can be made up front in order to help attract the new development that will lead to the growth in tax revenues.

- **Community Revitalization and Investment Authority (CRIA).** Under AB 2, the purpose of a CRIA is to "invest property tax increment revenue to relieve conditions of unemployment, reduce high crime rates, repair deteriorated or inadequate infrastructure, promote affordable housing and improve conditions leading to increased employment opportunities." At least 80% of the area designated for a CRIA must have an annual median household income that is less than 80% of the statewide annual median income and must meet three of the following four conditions:
  - > Unemployment at least 3% higher in the area than the statewide unemployment rate
  - > Crime rate is 5% higher than the statewide crime rate
  - > The area has deteriorated or inadequate infrastructure
  - > The area has deteriorated commercial or residential structures.

While similar in some degree to the now-defunct redevelopment authorities, including the ability to use tax-increment financing, CRIAs must receive approval by taxing agencies to use the tax increment for revitalization activities.

In addition, a minimum of 25% of tax increment funds must be deposited in an affordable housing fund and used for affordable housing. If requirements are met, a CRIA can be established with a CRIA board composed of members of a public agency and at least two public members.

The powers of a CRIA include:

> Acquisition and transfer of real property
> Issuance of bonds and incurring of debt
> Adoption of a community revitalization and investment plan
> Funding of loans or grants for rehabilitation or retrofitting of buildings
> Funding the rehabilitation, repair, upgrade or construction of infrastructure
> Provision of low- and moderate-income housing
> Construction of structures necessary for air rights
> Assisting of businesses in connection with new or existing facilities for industrial or manufacturing uses
> Clean up of hazardous waste
> Provision of seismic retrofitting to existing buildings

The potential for use of a CRIA in the central area of Fontana or the Foothill, Sierra, and Valley corridors within the central area, should be explored.

- **Enhanced Infrastructure Financing Districts (EIFD).** EIFDs can provide tax increment financing for traditional public works, such as roads, bridges, parking facilities, and parks, and for other kinds of projects with citywide benefits such as affordable housing, brownfield restoration and environmental mitigation, private industrial buildings, transit oriented development projects, and projects carrying out sustainable communities strategies. Like the state's recently terminated redevelopment program, EIFDs are financed through tax increment financing, but unlike redevelopment agencies, local government agencies have to agree to contribute the funds and education districts cannot participate.
- **Municipal Assessment Districts.** These districts, which include Business Improvement Districts, can be created to finance public improvements in an area where property owners and/or businesses will directly benefit. Because Proposition 13 does not allow the assessment to be based on property values, mathematical formulas are used that take into account how much each property will benefit.

FEDERAL FUNDING

- **Federal and state transportation funds.** The regional Long-Range Transportation Plan and the TIP (Transportation Improvement Program) are prepared by the Metropolitan Planning Organization (MPO), and funding is administered by the San Berardino County Transportation Authority. Decision-making for Fontana transportation needs within the MPO should be coordinated to achieve General Plan goals. Fontana has a strong track record in receiving state and federal funds earmarked for specific purposes such as trails, safety improvements, air pollution reduction, and so on.

- **Competitive federal funds.** The federal government has a variety of competitive programs for local projects. An example is the TIGER grant program (Transportation Investment Generating Economic Recovery) for transportation projects. Future availability of competitive program funding is dependent on allocation of funding by Congress.
- **Community Development Block Grants (CDBG), HOME, and Emergency Solutions Grants (ESG) funds.** Fontana receives approximately $1.9 million in CDBG funding that can be used for affordable housing programs and improvement programs for neighborhoods that meet income eligibility thresholds. HOME funds ($445,000 in FY 2016/2017) are used for affordable housing, and ESG funds are used to contract for programs to serve homeless and at-risk persons. Future availability of program funding is dependent on allocation of funding by Congress.

PRIVATE PHILANTHROPY AND INNOVATION PROGRAMS

Foundations award grants for projects in their areas of interest. Innovation programs, such as Code for America, help communities use technology more effectively. Examples of programs of potential interest to Fontana include:

- **The Robert Woods Johnson Foundation** is focused on a broad view of health. It promotes development patterns for active living, access to healthy food, and similar initiatives.
- **Bloomberg Philanthropies** has a number of programs to promote innovations for cities including What Works Cities, the Mayors' Challenge and the Initiative on Cities and Autonomous Vehicles. Programs are changed and new programs launched regularly.
- **ArtPlace America** administers the National Creative Placemaking Fund which provides funding for planning and development projects that use arts and culture to strengthen communities.
- **Code for America** provides mid-career technology fellows to governments for eleven months, during which they work with staff and develop a technology application to meet a need. Their focus is on user-centered and open source applications developed through iterative practices of continuous improvements.

D. Policies and Actions to Achieve the Goals

Goal 1: regular review of implementation progress is part of the city's annual calendar.

POLICY

- Establish public review of progress in implementing the General Plan

ACTIONS

A. Review implementation progress in a joint annual public hearing before the Planning Commission and City Council.

   ▶ The public hearing should review how the plan is being used, the way the Vision, Principles and Goals have shaped decision-making, successes and obstacles to implementation, and new circumstances that may affect the plan's goals and principles. This will keep the plan current as officials and the public are reminded of its contents and discuss any needed changes.

B. Update the General Plan thoroughly at least every 15 to 20 years.

   ▶ Many communities update their General Plans every ten years, but at a minimum, the plan should be thoroughly updated at least every 20 years. This should include a major public participation process and detailed attention to every plan element.

Goal 2: The general plan is incorporated in decision-making at multiple levels.

POLICY

- Use the plan in preparing and approving other planning and implementation activities by City departments, decision-making bodies, and agencies.

ACTIONS

A. Designate an experienced staff planner as the Long-Range Planner in the Planning Division to serve as the City's expert on the General Plan and coordinator of implementation.

B. Make the Long Range Planner the staff person for review and coordination. This planner should do the following:

   ▶ Become thoroughly familiar with the plan and implementation recommendations. Organize documents, materials, mailing lists, and digital resources transferred from the consultant team.

- Make General Plan materials available on the city website or make the plan's website a continuing, interactive resource.
- Keep abreast of funding opportunities for General Plan implementation.
- Serve as an interdepartmental communication vehicle on General Plan issues: seek information from other City departments, staff and officials on Plan implementation.
- Make presentations on the plan to citizen groups to explain implementation actions underway and encourage citizen participation.
- Prepare an annual report on General Plan implementation for the Planning Commission and the City Council, and organize an annual public hearing on General Plan implementation.
- Work with the Public Information Officer to prepare and disseminate an annual user-friendly e-newsletter on General Plan implementation.

C. Use the plan annually in preparing and approving departmental work plans, operational budgets, and capital improvement plans.

- A number of cities use their General Plan in an annual process to develop departmental budgets, work plans, and capital budgets. Among other things, this helps to ensure a certain level of understanding throughout City departments of what is in the General Plan and how it is being implemented. A statement of how the budget or work plan reflects the priorities of General Plan should be required.

D. Require consistency with the General Plan in work plans, project proposals, and similar documents and activities. .

- While the General Plan does not cover every topic, City government activities at a minimum should not be in conflict with the goals and strategies of the Plan.

E. Require a statement of consistency with the General Plan for capital projects.

- Currently the Planning Commission reviews the Capital Iimprovement Plan for consistency with the General Plan. By requiring departments to state how proposed projects are consistent with the plan or, at a minimum, are not in conflict with the plan, the vision, goals, and strategies of the plan will become more familiar to staff in their day-to-day work.

D. Use the Plan in preparing and approving One-Year and Five-Year HUD Consolidated Plan documents, grant proposals, transportation planning documents, and similar documents.

- The required plans for HUD formula grants and Fontana's participation in plans by the San Bernardino County Transportation Authority (SBCTA) and the Southern California Association of Governments (SCAG) should also be consistent with the General Plan.

E. Develop a user-friendly system, such as a checklist or dashboard, for City departments, divisions, and agencies to use to compare proposals with the goals of the General Plan.

   ▶ A user-friendly system that helps departments and agencies easily review consistency with the General Plan will make the Plan an integral part of their day-to-day work.

F. Identify General Plan-related actions on agendas of the City Council, the Planning Commission, and other relevant commissions.

   ▶ Sometimes citizens are unaware of implementation actions and believe that a plan is "gathering dust on the shelf" when in fact it is being implemented. An icon, color code or identifying note in agendas of decision-making bodies is a systematic way to show how the City is implementing the General Plan.

G. Publicize actions and activities that implement the General Plan.

   ▶ Actions by the City and by others that implement the General Plan should be publicized as such, giving credibility to the planning process. Publicizing the connection between the recommendations of the General Plan and implementation actions will require information sharing and communication.

GOAL 3: UPDATE THE CITY ZONING CODE TO BE COMPATIBLE WITH THE GENERAL PLAN.

POLICY

- Support zoning changes that promote implementation of the Plan.

ACTIONS

A. Adopt the Downtown Code prepared in conjunction with the Downtown Area Plan.

B. Create corridor zoning for the Walkable Mixed Use-1-Downtown and Corridors land use category using the Downtown Code as a foundation.

C. Create zoning for the Walkable Mixed Use -2-Urban Village land use category.

   ▶ Use concepts in the Downtown Code to prepare zoning that promotes development of a connected, walkable neighborhood with a variety of housing types and access to civic destinations and/or neighborhood-serving retail and services.

D. Revise and amend zoning for the Regional Mixed-Use land use category.

   ▶ Establish zoning for this category, ideally after preparation of Area Plans.

GOAL 4: ENHANCE INTERNAL AND EXTERNAL TRANSPARENCY ABOUT GOVERNMENT ACTIVITIES AND PERFORMANCE.

POLICY

- Support e-government and digital open government systems.

ACTIONS

A. Create a performance measurement system and share the results with the public.

   ▶ Meaningful measurement systems for some government activities consist of counting inputs and outputs (e.g., weekly maintenance activities at parks). In other cases, they must go beyond counting to measure the impact of activities in improving quality of life. The Government Finance Officers Association recommends a publication by the National Performance Management Advisory Commission, A Performance Management Framework for State and Local Government: From Measurement and Reporting to Management and Improving (2010).

B. Create an online information warehouse open to the public and enhance the E-government capacity of Fontana City government.

   ▶ As both businesses and residents increasingly expect cities to take advantage of technology in providing services and information, a robust E-government and open data system will make Fontana a more competitive city. The City of Los Angeles has an extensive open data portal that makes city datasets available in a wide variety of categories (https://data.lacity.org/) including map-based data, how taxpayer dollars are spent, progress towards sustainability goals, and the mayor's budget and goals. Mid-size and smaller cities are increasingly using innovative data strategies to enhance efficiency, deliver service, and enhance accountability. The City of Pasadena (http://data.cityofpasadena.net/home) and Inland Empire cities of Riverside (http://riversideca.gov/transparency/data/dataset/list) and San Bernardino (https://www.sbcity.org/about/opensb___budget_data_tool/default.asp) have open data portals. The City of Rancho Cucamonga was selected by Bloomberg Philanthropies to participate in the What Works Initiative in order to develop a performance-measurement dashboard, "RCStats" (https://performance.cityofrc.us).

E. Implementation Matrix

The implementation matrices for Chapters 4–16, which begin on the next page, provide more specific guidance about how to put the plan to work and begin transforming ideas into action. Although the plan has a long-term horizon, looking ahead to 2035, it includes a number of short- and medium-term actions that are necessary prerequisites to long-term results. Each action plan includes goals, actions , responsible parties ("who"), a target timeline ("when") and potential resources. Most of the actions are relatively short term, but this is because many are activities that need to be started in the next few years in order to produce visible results in the medium to long term.

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: The integrity and character of historic structures, cultural resources sites and overall historic character of the City of Fontana are maintained and enhanced.				
• Coordinate City programs and policies to support preservation goals. • Support and promote community-based historic preservation initiatives. • Designate local historic landmarks. • Provide appropriate tools to review changes that may detract from historic integrity and character.	*A. Designate a staff person in the Planning Division with responsibility for historic and cultural resource issues and as a liaison to the Fontana Historical Society.*	*Planning Division*	*Short term*	*Staff time*
	B. Establish and maintain a thorough inventory of historic sites to be kept in the Planning Division and at the Historical Society.	*Planning Division*	*Short term*	*No additional resources needed.*
	C. Review the Historic Resources Inventory prepared in the 1990s and other resources to develop an authoritative listing.	*Planning Division*	*Short term*	*National Park Service Route 66 Corridor Preservation Program; California Council for the Humanities*
	D. Create a ranking system and priority list to identify the most important historic sites in Fontana to ensure that these sites are protected by Article XIII of the Fontana Code.	*Planning Division; Fontana Historical Society*	*Short term*	*California Council for the Humanities grants*
	E. Seek assistance in reviewing and completing the Historic Resources Inventory, creating a priority list, and researching and preparing any sites to submit for listing.	*Fontana Historical Society*	*Short term*	*Staff time; grants*
	F. Adopt incentives to encourage and streamline adaptive reuse of the most important historic structures.	*Planning Division; City Council*	*Short term*	*Staff time*
Goal 2: Residents' and visitors' experience of Fontana is enhanced by a sense of the city's history.				
• Enhance public awareness of Fontana's unique historical and cultural legacy and the economic benefits of historic preservation in Fontana. • Support creation of the Fontana Historical Museum.	*A. Inform owners about the historic value of their properties.*	*Planning Division*	*Medium term*	*Staff time and mailing costs*
	B. Create a program of historic plaques and markers in collaboration with the Historical Society.	*Planning Division; Historical Society*	*Short term*	*Fee-based (paid by property owners); possible grant for cost sharing*
	C. Provide information and assistance for owners of historic properties who do not require a Certificate of Appropriateness to encourage them to retain the historic value of their properties when making alterations.	*Planning Division*	*Short term*	*Staff time*
	D. Establish the Fontana Historical Museum for the Historical Society.	*Fontana Historical Society with City of Fontana*	*Medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	E. Establish programs to inform residents and visitors about Fontana's history.	*Fontana Historical Society*	*Medium term*	*Seek volunteers*
	F. Develop a brochure and/or a podcast for self-guided historical tours of Fontana, including all aspects of the city's history.	*Fontana Historical Society*	*Medium term*	*Seek volunteer assistance; possible project for high school students*
	G. Create roadside and building markers for important locations in Fontana history, regardless of whether a historic structure remains on the site.	*Fontana Historical Society*	*Medium term*	*National Park Service Route 66 Corridor Preservation Program; California Council for the Humanities*
	H. Provide a yearly presentation to schools in Fontana about the City's history.	*Fontana Historical Society*	*Short term*	*Seek volunteers*
	I. Incorporate Route 66 history into revitalization design for Foothill Boulevard.	*Planning Division*	*Short term*	*National Park Service Route 66 Corridor Preservation Program*
Goal 3: Cultural and archaeological resources are protected and preserved.				
• Collaborate with state agencies to protect cultural and archaeological resources.	*A. Continue to ensure that proper protocols are observed in development proposals for sites with potential archaeological significance.*	*Planning Division*	*Short term and ongoing*	*Staff time*
	B. Include archaeological sites and Native American history and archaeology in programs about Fontana history	*Fontana Historical Society*	*Short term*	*Volunteers*
Goal 4: Traditional and master-planned neighborhoods of single-family houses continue to thrive and attract family households.				
• Continue to support existing traditional and master-planned neighborhoods with excellent City services.	*A. Provide safe walking and biking conditions within traditional neighborhoods and in connections to citywide pedestrian and bicycle routes.*	*Planning Division; Engineering Department*	*Medium term*	*General Fund; transportation grants*
	B. Use the Active Transportation Plan to identify "walk-sheds" of ½-mile radius and "bike-sheds" of 3-mile radius for safe and comfortable pedestrian and bicycle routes to schools, parks, and shopping areas.	*Planning Division; Engineering Department*	*Short term*	*Active Transportation Plan*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 5: New housing developments are organized as walkable villages linked to citywide destinations.				
• Support regulations that promote creation of compact and walkable urban village-style design in new developments.	*A. Develop regulations for new developments through Area Plans and in PUDs, that promote efficient, walkable neighborhoods with access to amenities and city destinations.*	*Planning Division; Engineering Department*	*Short to medium term*	*Staff time*
	B. Create walkability and connectivity performance standards for new housing developments.	*Planning Division; Engineering Department*	*Short term*	*Staff time; Active Transportation Plan; California Strategic Growth Council grant program—Affordable Housing and Sustainable Communities*
	C. Encourage mixed-use amenities as anchors to walkable neighborhoods and corridors, particularly within a ½-mile radius of planned Public Transit stops.	*Planning Division*	*Short term*	*Staff time*
	D. Locate neighborhood-serving businesses within walking and biking distance of a significant percentage of units in new subdivisions and housing developments.	*Planning Division*	*Short term*	*Staff time*
Goal 6: The safe, attractive, and lively central part of the city has new infill development and infrastructure and public realm improvements				
• Support revitalization of the central area of the city with an integrated approach including mixed-use development, infill housing, infrastructure improvements, interconnections, and placemaking programs.	*A. Create a committee focused on the central area of the city to meet regularly about strategy to implement the Downtown Area Plan (in Chapter 14) and other developments and improvements in that part of the city.*	*Planning Division*	*Short term*	*Staff time*
	B. Implement the Downtown Area Plan. (Refer to Chapter 14.)	*Planning Division with other departments*	*Short term*	*Staff time and public investments*
	C. Establish a Downtown Management District and hire a Downtown Manager to promote public and private investment, as well as programming, and to implement the Downtown Area Plan.	*City Council; Planning Division*	*Short term*	*General fund for manager position; Business Improvement District after manager position is created*
	D. Establish a Downtown District Committee of property owners, business owners, and residents to work with the Downtown Manager.	*Planning Division; Downtown Manager*	*Short term*	*Volunteers; staffed by Downtown Manager*
	E. Explore the organizational structure of the Main Street America Program as a model for Fontana's Downtown District Committee (www.mainstreet.org)	*Downtown Manager; Downtown District Committee*	*Short term*	*Downtown Manager time; volunteers*
	F. Promote education, arts and culture as part of the Downtown Area Plan.	*Downtown Manager; Community Services Department*	*Short term*	*Staff time; implementation of the Downtown Area Plan; volunteers; fees*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	G. Enhance existing arts and culture options (the Art Depot, the theater and the new amphitheater for example) with new entertainment options and supporting housing and businesses, such as restaurants.	*Downtown Manager; Planning Division*	*Short term*	*Staff time; implementation of the Downtown Area Plan*
	H. Establish a program of public realm and infrastructure improvements for neighborhoods in the central are of the city.	*Planning Division; Engineering Deparment*	*Short term*	*Staff time; capital funding*
	I. Engage residents, students, members of faith based communities, and other volunteers to perform rapid "neighborhood audits" of the public realm in the central area of the city to aid in targeting and prioritizing resources for public improvements.	*Planning Division; Engineering Department*	*Short term*	*Staff time and community volunteers*
	J. Review and prioritize audit results for inclusion in the improvements program for the i3 neighborhoods and publish the results of the audit and review.	*Planning Division; Engineering Department*	*Short term*	*Staff time*
	K. Amend commercial zoning along the Sierra Avenue, Foothill Boulevard, and Valley Boulevard corridors to be consistent with updated land use categories to promote more compact, mixed-use and walkable commercial districts.	*Planning Division; Planning Commission; City Cocuncil*	*Short term*	*Staff time*
	L. Use the zoning tools prepared for the Downtown Code prepared with the Downtown Area Plan to designate intersections and segments of corridors currently zoned for commercial development to change to mixed-use development including housing, especially at planned transit stops.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 7: A diverse stock of quality housing serves Fontana residents across the range of incomes, household types, and age groups.				
• Support a diversified housing stock that includes new options ranging from larger-lot single-family housing to "missing middle" housing types such as cottage developments, small-scale apartments and condos, and courtyard housing, as well as larger multifamily developments. • Continue to provide an incentive for infill development through fee reduction.	*A. Explore creation of a Housing Advisory Group that would meet at least twice a year to review housing market conditions.*	*Planning Division; Housing Division*	*Short term*	*Staff time*
	B. Actively engage developers of housing focused on the senior market to consider Fontana for market-rate senior housing.	*Housing Division; Planning Division; seniors' groups*	*Short term*	*Staff time*
	C. Explore establishing a flexible first-time homebuyer-assistance program for central Fontana and Livable Corridors areas as funding opportunities arise.	*Housing Division*	*Medium term, as feasible*	*As feasible*
	D. Expand credit-repair programs as funding opportunities arise.	*Housing Division*	*Medium term, as feasible*	*As feasible*
	E. Explore innovative affordable housing options such as employer-assisted housing.	*Housing Division; Planning Division*	*Medium term*	*Staff time*
	F. Explore the potential for employer-assisted housing programs for major Fontana employers.	*City Manager; Economic Development Department*	*Medium term*	*Staff time*
Goal 8: All housing in Fontana is well-managed and code-compliant.				
• Continue to ensure excellent management of non-single-family housing. • Continue and publicize code-compliance programs for all housing and businesses.	*A. Continue to promote the Crime-Free Multi-Family Housing Program through the Fontana Police Department.*	*Police Department*	*Ongoing*	*Staff Time*
Goal 9: Fontana works with regional partners to address homelessness in the city.				
• Support local and regional programs to provide housing and services to homeless individuals and families.	*A. Coordinate the referral programs of the Police Department and the Community Assistance Program (CAP)*	*Police Department*	*Short term*	*Staff Time*
	B. Participate actively in the San Bernardino County regional homeless programs and partnerships.	*Housing Division; Planning Division*	*Short term*	*Staff time*
	C. Work with CAP and others to meet the needs of homeless youth.	*Community Services*	*Short term*	*Staff time*

Housing *[See 2014-2021 Housing Element in Appendix Three]*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?

The state-approved 2014-2021 Housing Element contains a program of implementation actions for the Housing Element. Refer to Appendix Three for details.

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: The average lifespan in Fontana is consistently within the top ten of all southern California cities.				
• Provide proactive city leadership in developing efforts to improve residents' health and extend their lifespans. • Support programs and strategies to reduce obesity and related diseases in Fontana. • Support local and regional initiatives to improve air quality in order to reduce asthma while actively discouraging development that may exacerbate asthma rates. • Support local and regional initiatives to improve air quality in order to reduce asthma while actively discouraging development that may exacerbate asthma rates. • Encourage programs to raise awareness of the dangers of alcohol and drug abuse. • Continue economic development efforts to develop a greater number and range of jobs in Fontana so as to reduce residents' need to commute out of the City. • Support transit efforts that reduce residents' need for automobile-based travel. • Support a wide range of strategies and actions to increase residents' opportunities for physical activity. • Strongly encourage efforts to improve the safety of all roadway users, especially pedestrians and bicyclists. • Support initiatives that reduce inequity and social isolation of residents.	*A. Continue to develop a health indicators monitoring and reporting system to integrate health considerations into City decision making.*	*Healthy Fontana - Community Services Department*	*Short term*	*Staff time*
	B. Continue to collaborate with San Bernardino County Public Health to develop a local health indicators monitoring and reporting program.	*Healthy Fontana - Community Services Department*	*Short term*	*Staff time*
	C. Establish a system to measure the impact of Healthy Fontana programs on residents' health through surveys and other means.	*Healthy Fontana - Community Services Department*	*Short term*	*Staff time; foundation grants (Kaiser; Robert Wood Johnson, others)*
	D. Promote lifelong healthy lifestyles through parks and amenities.	*Community Services Department*	*Short term*	*Staff time*
	E. Update the city's Parks Master Plan to reflect needed improvements to service in the community.	*Planning Division; Community Services Department; Public Works Department Department*	*Short term*	*Staff time*
	F. Create or update park design guidelines to improve existing parks and open space facilities and expand recreational programs as a means of improving the health of Fontana residents.	*Community Services Department*	*Short term*	*Staff time*
	G. Collaborate with the School District to design joint use facilities.	*Planning Division; Economic Development*	*Medium term*	*Staff time*
	H. Explore regulatory or financial incentives in the zoning code and development approval process to encourage the location of private/ non-profit recreation facilities (e.g., gyms, yoga or dance studios, martial arts, etc.)	*Planning Division; Economic Development*	*Medium term*	*Staff time*
	I. Adopt the Active Transportation Plan (ATP).	*Engineering Department; Planning Division*	*Short term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 2: Fontana has healthy and safe development patterns.				
• Support the planning, regulatory, and funding initiatives needed to provide a healthy, safe city comprised of safe streets, safe public spaces, highly accessible parks, highly accessible healthy food, and a clean environment.	*A. Facilitate development patterns that enhance walking and biking access within a three-mile radius to neighborhood-serving retail, services, parks and recreation and amenities.*	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time*
	B. Update the city Zoning Code and Subdivision Ordinance to prioritize neighborhood-serving retail, services, parks and recreation and amenities within three- mile neighborhood areas.	*Planning Division; coordinate with Active Transportation Plan*	*Short term*	*Staff time*
	C. Continue to evaluate and improve infrastructure around schools to ensure schools are highly connected to neighborhoods with safe access for pedestrians and bicyclists.	*Engineering Department; Public Works Department Department*	*Short term and ongoing*	*Staff time; enterprise funds and general fund for improvements*
	D. Develop a system of zoning, subdivision standards, roadway standards, and funding allocation that will lead to the development of a safe, walkable city.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time*
	E. Update the city Zoning Code and Subdivision Ordinance to reflect walkable urban development patterns.	*Planning Division; build on downtown zoning model*	*Short term*	*Staff time*
	F. Adopt/use the National Association of City Transportation Officials (NACTO) Urban Streets guide to inform Complete Streets designs.	*Engineering Department; coordinate with Planning Division*	*Short term*	*Staff time*
	G. Revise roadway standards to incorporate Complete Streets principles into all of the City's roadway classifications, as feasible.	*Engineering Department*	*Short term*	*Staff time*
	H. Create funding allocation guidelines to prioritize capital funding towards the creation of Complete Streets and improved active transportation facilities.	*Engineering Department; use Active Transportation Plan*	*Short term*	*Staff time*
	I. Enhance existing streets of all types by adding shade structures or shade trees to improve the walking comfort of existing neighborhood streets.	*Public Works Department Department; coordinate with Planning Division*	*Short term and ongoing*	*Staff time; general fund; possible "adopt a tree" programs*
	J. Support pedestrian and bicyclist education, encouragement, and enforcement activities.	*Engineering Department; Police Department*	*Short term and ongoing*	*Staff time; coordinate with Inland Empire Bicycle Alliance*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	K. Develop traffic-calming policies such as clearly marked bike and pedestrian zones, bike boulevards, bulb outs, median islands, speed humps, traffic circles, speed tables, center island narrowings, raised crosswalks, blinking crosswalks, chicanes, chokers, raised intersections, realigned intersections, and textured pavements, among other effective enhancements.	*Engineering Department; coordinate with Planning Division; use Active Transportation Plan*	*Short term and ongoing*	*Staff time*
	L. Update the Zoning Code to encourage inclusion of health attributes at the sites of new commercial developments.	*Planning Division*	*Short-term*	*Staff time*
	M. Create a program to work with markets to promote healthier eating choices.	*Healthy Fontana—Community Services Department*	*Short to medium term*	*Staff time; seek grant funding*
	N. Update the Zoning and Development Code to encourage development of healthy food stores, both large-format and small-scale neighborhood stores.	*Planning Division; Healthy Fontana—Community Services Department*	*Short to medium term*	*Staff time; seek grant funding*
	O. Establish a Healthy Eating Menu Initiative that will set healthy menu criteria and standards and will encourage existing and new restaurants to add healthier menu options.	*Healthy Fontana—Community Services Department*	*Short to medium term*	*Staff time; seek grants*
Goal 3: The City of Fontana considers health at all levels of decision making.				
• Encourage the incorporation of health initiatives and improvements in health conditions as goals in all City policies, programs, procedures, and actions. • Improve health for all residents by incorporating a "Health in All Policies" (HiAP) framework into policies, programs, and practices affecting all aspects of the built environment.	*A. Incorporate health as a goal in all policies, programs, procedures, and actions by working across departments and agencies to ensure that City actions support improved health outcomes.*	*Healthy Fontana—Community Services Department*	*Short term and ongoing*	*Staff time*
	B. Identify and address health inequities in Fontana on a regular basis and share the outcomes with City policy makers and staff on a regular basis.	*Healthy Fontana—Community Services Department working with other City departments*	*Short term and ongoing*	*Staff time*
	C. Report on city-wide health conditions to City Council on an annual basis.	*Healthy Fontana–Community Services Department*	*Short term and ongoing*	*Staff time*
	D. Train key staff on the social determinants of health and HiAP (Health in All Policies).	*Healthy Fontana—Community Services Department*	*Short term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	E. Engage and collaborate with community members and public agencies in the development and implementation of plans and projects that promote health.	*Healthy Fontana—Community Services Department*	*Short term and ongoing*	*Staff time; seek grants*
	F. Work with community partners to develop funding announcements, cooperative agreements, and contracts that include health criteria; coordinate investments; and review and score funding applications that weight the inclusion of health objectives.	*Healthy Fontana—Community Services Department*	*Short term and ongoing*	*Staff time*
	G. Create new and foster existing health-related partnerships and collaborations with community groups and other public agencies to implement the Health and Wellness Element and pursue other healthy communities programs.	*Healthy Fontana—Community Services Department*	*Short term and ongoing*	*Staff time; seek grants*
	H. Enhance the health and well-being of City employees through workplace wellness programs and policies to increase employee productivity, improve morale, decrease incidence of accidents and injuries and decrease medical costs.	*Healthy Fontana—Community Services Department with Human Resources*	*Short term and ongoing*	*Staff time*
	I. Continue to identify and pursue funding streams that support improved community health outcomes.	*Healthy Fontana—Community Services Department*	*Short term and ongoing*	*Staff time*
	J. Continue to identify and pursue funding opportunities, working with community partners that support improved community health outcomes.	*Healthy Fontana—Community Services Department*	*Short term and ongoing*	*Staff time*
Goal 4: The city of Fontana incorporates health considerations into the development-review process.				
• Support including Healthy Fontana development analysis in relevant development project reviews.	*A. Establish a Healthy Fontana Advisory Project Review process for substantive projects, such as large infrastructure projects, non-residential projects of at least 100,000 square feet, residential projects of at least 25 units, and mixed use projects of similar scale.*	*Planning Division; Healthy Fontana—Community Services Department; Planning Commission*	*Short term*	*Staff time*
	B. Create Healthy Development Guidelines and a Checklist for reviewing new development.	*Healthy Fontana—Community Services Department; Planning Division*	*Short term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 5: Fontana is a city in which all residents' basic needs are met.				
• Encourage the development of a wide variety of housing sizes and types to meet the needs of residents through all life stages. • Support planning and economic development efforts to expand health care options in Fontana. • Link and promote regional efforts to expand health care options to Fontana residents. • Encourage programs that improve opportunities for educational attainment by Fontana's residents to help break the cycle of poverty. • Ensure that new policies, services, and programs support and are responsive to community members who are most in need.	*A. Housing. See Chapter 4 Communities and Neighborhood Element and Chapter 5 Housing Element (and Appendix Three) for housing-specific strategies and actions.*	*Planning Division; Housing Division*	*Short term and ongoing*	*Staff time*
	B. Balance investment and physical improvements based on the geographic distribution of positive amenities and services as well as the concentration of incompatible land uses.	*Planning Division; Housing Division*		*Staff time*
	C. Reduce disparities in life expectancy among different races/ ethnicities and income levels by working closely with the County to track trends and support targeted wellness programs.	*Healthy Fontana—Community Services Department*	*Short term and ongoing*	*Staff time*
	D. Create programs to expand the provision of a range of health and mental health services (including but not limited to primary, preventive, specialty, prenatal, dental care, mental health, and substance abuse treatment/counseling) in a manner accessible to residents through partnerships with community groups and the County Department of Public Health.	*Healthy Fontana—Community Services Department working with local groups and the County Department of Public Health*	*Short term and ongoing*	*Staff time; seek grants*
	E. Encourage small medical practices, physicians, and pharmacies to locate businesses in Fontana.	*Economic Development; Planning Division*	*Short to medium term*	*Staff time*
	F. Create a monitoring system to track the geographic disparities that occur across the City's neighborhoods and zip codes and utilize that information in decision making.	*Healthy Fontana—Community Services Department*	*Medium term*	*Staff time*
	G. Continue to partner with local districts, regional agencies, and County departments to provide social services and educational programs to meet the diverse needs of the city.	*Healthy Fontana—Community Services Department*	*Short term and ongoing*	*Staff time*
	H. Prevent chronic diseases and cancers by explicitly focusing City efforts on improving the primary modifiable risk factors of an unhealthy diet, physical inactivity, tobacco use, and alcohol abuse.	*Healthy Fontana—Community Services Department; Community Assistance Program; Kaiser Health*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	I. Create or support programs that educate residents on how to achieve and maintain a healthy body weight and prevent obesity through healthy eating and physical activity, while maintaining a positive and healthy body image.	*Healthy Fontana—Community Services Department*	*Short term and ongoing*	*Staff time*
	J. Expand community gardens and develop community orchards with fruit-bearing trees.	*Community Services Department*	*Medium term*	*Staff time; seek grants*
	K. Expand drug and alcohol awareness and education programs.	*Police Department*	*Short term and ongoing*	*Staff time; seek grants*
	L. Create or support programs that offer job skills training to Fontana residents, ideally providing training for jobs in demand locally and that would pay a living wage.	*Economic Development; San Bernardino County Workforce Development; Chaffey College*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: Fontana continues to preserve sensitive natural open space in the foothills of the San Gabriel Mountains and Jurupa Hills.				
• Consider permanent protection for sensitive foothill lands through potential partnerships with conservation organizations or acquisition and deed restrictions.	*A. Evaluate the potential costs and benefits of permanent protection of sensitive foothill lands.*	*Planning Division*	*Short term*	*Staff time*
	B. Work with regional conservation organizations, such as the Inland Empire Resource Conservation District and regional conservation land trusts, to conserve sensitive foothill lands.	*City Manager's office; conservation organizations; City Council*	*Short term and ongoing*	*Staff time; general fund*
Goal 2: Large city parks and open spaces include plantings and natural areas attractive to birds and other wildlife.				
• Inform the public about the natural ecological character of Fontana. • Use public open space to support wildlife habitat where appropriate.	*A. Design parks and landscaped public spaces to include plantings attractive to birds and other regional wildlife.*	*Community Services Department; Public Works Department Department*	*Short term and ongoing*	*Staff teim*
	B. In large parks, create natural areas with educational information to raise public awareness about local environments.	*Community Services Department*	*Short term and ongoing*	*Staff time*
	C. Consider wildlife value when landscaping public spaces	*Public Works Department Department*	*Short term and ongoing*	*Staff time*
Goal 3: Fontana has a healthy, drought-resistant urban forest.				
• Support tree conservation and planting that enhances shade and drought resistance. • Expand Fontana's tree canopy.	*A. Preserve and expand the city's urban forest with drought resistant trees.*	*Planning Division; Public Works Department*	*Short term and ongoing*	*Staff time*
	B. Inventory the city's urban forest, using volunteers if needed, and estimate the size of the tree canopy.	*Public Works Department*	*Short term*	*Staff time; volunteer time (e.g., high school students)*
	C. Perform a cost-benefit analysis for Fontana's trees.	*Planning Division; Public Works Department*	*Short term*	*Staff time; use free software (see Chapter 7)*
	D. Review the Fontana Tree Policy Manual regularly and update it to incorporate new best practices.	*Planning Division; Public Works Department*	*Short term and ongoing*	*Staff time*
	E. Develop a Tree and Shade Plan for the long-term benefit of Fontana.	*Planning Division; Public Works Department*	*Medium term*	*Staff time*
	F. Expand the tree canopy in Fontana to 25% cover.	*Public Works Department*	*Medium term*	*Staff time*
	G. Create connected networks of shaded corridors.	*Planning Division; Public Works Department*	*Medium to long term*	*Staff time; adopt a tree programs*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	H. Prioritize expansion of street trees as part of the revitalization effort for downtown and adjacent neighborhoods.	*Planning Division; Public Works Department*	*Short to medium term*	*Staff time; development agreements*
	I. Create a tree donation program for public parks and other public spaces.	*Public Works Department*	*Short term*	*Staff time*
	J. Plant fruit-bearing trees in order to create community orchards.	*Public Works Department; Community Services Department; volunteers*	*Short term and ongoing*	*Staff time*
	K. Develop standards and pilot projects for "engineered shade" and wind blocking designs.	*Planning Division; Building and Safety Division*	*Medium term*	*Staff time*
	L. Promote tree preservation and drought-tolerant planting (xeriscaping) on private property.	*Public Works Department; Community Services Department*	*Short term and ongoing*	*Staff time*
	M. Work with local nurseries for donations to create a tree give-away program at the City's annual Arbor Day celebration.	*Community Services Department*	*Short term and ongoing*	*Staff time and volunteers*
	N. Encourage laundry-to-landscape home irrigation systems to recycle water for establishing new trees in single family home properties.	*Building and Safety Division; Planning Division; Engineering Department*	*Medium term and ongoing*	*Staff time*
	O. Continue to promote xeriscaping through educational materials available from government, agency, and private sources, such as the Fontana Water Company, Mary Vagle Nature Center, California Water Service, and CalRecycle.	*Planning Division; Development Services*	*Short term and ongoing*	*Staff time*
Goal 4: The city of Fontana has a no-net-loss policy for public parkland.				
• Establish legal requirements for replacement, when any city-owned park land listed in the California Protected Lands database is transferred to other uses, with land of equivalent environmental, recreational, or aesthetic value.	*A. Develop the legal framework and language to pass a no-net-loss ordinance for city-owned park land listed in the California Protected Lands database.*	*Planning Division; Public Works Department*	*Medium term*	*Staff time*
	B. Research and write an ordinance to require that City-owned public park land (as defined in the ordinance) cannot be transferred or converted to another use without an analysis of alternatives, public hearings, and substitute land of equal value (as defined) being received by the City.	*Planning Division; Legal Department; City Council*	*Medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 5: All Fontana residents live within walking or biking distance of a public park, and there are sufficient public parks to serve all areas of the city.				
• Establish park access by walking and biking as a criterion for locating parks and for design of active transportation networks. • Continue to use a minimum standard of 5 acres of public parkland per 1,000 persons. • Pursue park development where parkland is insufficient.	*A. While continuing to use a minimum standard of 5 acres of park land per 1,000 persons, seek to exceed the minimum by increasing park opportunities in underserved areas.*	*Community Services Department*	*Medium term*	*Staff time*
	B. Continue to require dedication of park land or fees in new subdivisions.	*Planning Division*	*Short term and ongoing*	*Staff time*
	C. Identify opportunities for new or improved parks north of the I-10 Freeway, especially in the central part of the city.	*Planning Division; Community Services Department*	*Short to medium term*	*Staff time*
	D. Include planning for downtown gathering places in the Downtown Area Plan.	*Planning Division*	*Short term*	*Staff time; Downtown Area Plan*
	E. Implement the plan for a sports complex in the southern part of the city to provide recreational opportunities to residents there.	*Community Services Department*	*Short term*	*Staff time and Park Development Fees*
	F. Identify existing park access by public routes and develop a plan to provide park access for pedestrians and bicyclists in existing neighborhoods where access is limited except by car.	*Community Services Department; Engineering Department*	*Medium term*	*Staff time; Active Transportation Plan*
	G. Identify barriers to access to parks, which may include gaps in the street network (such as cul-de-sacs), missing sidewalks, gaps in the sidewalk network, walls and fences, or high-traffic streets without safe crossings.	*Engineering Department; Planning Division; use Active Transportation Plan*	*Short term*	*Staff time; Active Transportation Plan*
	H. Designate routes for neighborhood access to parks for improvements to enhance safe and comfortable walking and biking.	*Engineering Department; Planning Division; use Active Transportation Plan*	*Short term*	*Staff time; Active Transportation Plan*
	I. Include existing and potential park access in development of the active transportation plan.	*Engineering Department; Planning Division; use Active Transportation Plan*	*Short term*	*Staff time; Active Transportation Plan*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 6: All public parks are designed and maintained to a high standard.				
• Promote park designs that can serve multiple types of users and provide aesthetic benefits. • Provide sufficient funding to support adequate park maintenance.	*A. Develop park design criteria for different kinds of parks and park uses.*	*Community Services Department*	*Short term*	*Staff time; Active Transportation Plan*
	B. During the design process for new parks, organize at least two public meetings: one to gather community preferences for the park and one at the 75% design stage to gather community comments on the design.	*Community Services Department*	*Short term and ongoing*	*Staff time*
	C. Ensure that tot lots, children's play areas, and sitting areas provide some shade.	*Community Services Department*	*Short term and ongoing*	*Staff time*
	D. Incorporate exercise stations and/or walking routes in parks as much as possible.	*Community Services Department*	*Short term and ongoing*	*Staff time*
	E. Review safety and maintenance criteria and protocols regularly	*Community Services Department; Public Works Department*	*Short term and ongoing*	*Staff time*
	F. Develop a checklist for park maintenance in collaboration with park users and the Park and Community Services Department Commission.	*Community Services Department; Public Works Department; Park and Community Services Commission*	*Short term and ongoing*	*Staff time; volunteers*
	G. Perform a safety and maintenance audit of parks at least twice a year, consulting with users if possible, and make any safety and maintenance improvements that are needed.	*Community Services Department; Public Works Department*	*Short term and ongoing*	*Staff time*
	H. Develop a plan to improve lighting in parks to ensure the minimum light standard of one foot-candle is met and maintained.	*Community Services Department; Public Works Department*	*Short term and ongoing*	*Staff time*
	I. Create "Friends" neighborhood organizations to assist in maintenance and programming at their neighborhood parks.	*Community Services Department*	*Medium term*	*Staff time; volunteers*
	J. Work with the Parks and Community Services Commission to identify potential parks where a Friends organization might be of interest.	*Community Services Department; Parks and Community Services Commission*	*Short term*	*Staff time*
	K. Develop a pilot program to gauge interest and potential of "Friends of the Park" organizations.	*Community Services Department*	*Medium term*	*Staff time; volunteers*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	L. Designate a staff person to work with the pilot groups.	*Community Services Department*	*Medium term*	*Staff time*
	M. Evaluate the pilot program and, if successful, expand to other parks.	*Community Services Department*	*Medium term*	*Staff time; volunteers*
Goal 7: The Fontana parks system has a nonprofit partner that raises money for park improvements.				
• Promote creation of a Fontana Parks Foundation, a nonprofit to support park system improvements and activities.	*A. Explore creation of a Fontana Parks Foundation nonprofit to support the city park and recreation network.*	*Parks and Community Services Commission*	*Medium term*	*Staff time*
	B. Research parks foundations and discuss the potential of a Fontana Parks Foundation and its mission with the Parks and Community Services Commission.	*Community Services Department; Parks and Community Services Commission*	*Medium term*	*Staff time*
	C. Create a 401(c)3 organization with a volunteer board and a mission statement, if there is interest in creating a parks foundation.	*Community Services Department; Parks and Community Services Commission; volunteer board*	*Long term*	*Staff time; volunteer time*
	D. Seek other partners, including health organizations, faith communities, and foundations (such as the Robert Wood Johnson Foundation), to help fund park improvements and a parks foundation.	*Community Services Department*	*Medium term*	*Staff time*
Goal 8: Fontana updates the Parks, Recreation, and Trails Master Plan every 10 years.				
• Support a Parks, Recreation, and Trails Master Plan update in 2018 consistent with the General Plan and at least every 10 years thereafter.	*A. Prepare a parks and recreation master plan update that will make Fontana's good park system into an outstanding park system.*	*Planning Division; Community Services Department; Public Works Department*	*Short term and ongoing*	*Staff time*
	B. Prepare a master plan that builds on the goals and strategies in this General Plan Update and the land use and transportation integration goals of the plan.	*Planning Division; Community Services Department*	*Short term (2018) and every 10 years*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 9:Fontana has multiuse trails that provide north-south links and connections with the Pacific Electric Trail and other city pedestrian and bicycle routes.				
• Seek funding sources to implement the San Sevaine Trail and design and implement an "Eastside Trail" linking the City from north to south on the east part of the city • Advocate with other municipal partners to state lawmakers for opportunities to use utility easement land as trails and parks.	*A. Prepare grant proposals for funding, and implement the San Sevaine Trail Master Plan.*	*Planning Division; Engineering Department*	*Short term*	*Staff time; seek grant funding*
	B. Prepare a master plan for a north-south trail in the east part of the city and seek implementation.	*Planning Division; Engineering Department; use the Active Transportation Plan*	*Medium term*	*Staff time*
	C. Advocate with the state legislature for municipal use of utility easements as trails and parks.	*City Council; City Manager's Office*	*Short to medium term*	*Staff time*
Goal 10: Trails in natural areas offer nature recreation.				
• Support trail creation and maintenance in natural areas.	*A. Work with San Bernardino County and hikers' groups to develop and maintain nature trails in the foothills.*	*Community Services Department; San Bernardino County; volunteers*	*Short to medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: Fontana's crime rate continues to be below state and county rates.				
• Continue the Police Department's successful community policing programs. • Provide appropriate security for new amenities, such as trails and parks. • Support Police Department needs for staff and technology to keep up with population growth and contemporary policing methods. • Promote and enhance use of anti-crime design strategies and programs.	*A. Prepare a strategic plan for the police department.*	*Police Department*	*Short term*	*Staff time*
	B. Continue community policing and special programs and expand police community presence on the street and in neighborhoods as the population grows.	*Police Department*	*Short term and ongoing*	*Staff time*
	C. Continue to review the design of new development for Crime Prevention Through Environmental Design (CPTD) principles.	*Police Department; Planning Division*	*Short term and ongoing*	*Staff time*
	D. Provide CPTED reviews of new development in a district or neighborhood context rather than simply a project context, so that design strategies to increase connections, "eyes on the street," mixed-use vitality, and so on, are valued as creating conditions that reduce crime.	*Police Department; Planning Division*	*Short term and ongoing*	*Staff time*
Goal 2: Fontana's Fire Department meets or exceeds state and national benchmarks for protection and responsiveness.				
• Continue the City's successful partnership with the San Bernardino County Fire Department.	*A. Ensure continuing fire protection as the city's population grows and natural fire events may increase in number or intensity due to changing climate.*	*Fire Department*	*Short term and ongoing*	*Staff time*
	B. Monitor population growth and development to ensure continuing protection through sufficient stations, equipment, training, and resources.	*Fire Department*	*Short term and ongoing*	*Staff time*
	C. Continue to provide public education about risks from fire, hazardous materials, and other hazards.	*Fire Department*	*Short term and ongoing*	*Staff time*
Goal 3: Fontana has modern, well-maintained public facilities that meet the needs of residents of all ages, businesses, and government.				
• Support development of a City facilities master plan and use an asset-management system for all City property. • Support initiatives to reduce energy costs in public facilities. • Develop an "Aging in Fontana" plan to prepare to serve an increasing number of senior citizens.	*A. Develop a City facilities master plan and an asset-management system to plan for future needs.*	*City Manager's Office; Public Works Department*	*Short term*	*Staff time; full asset-management system*
	B. Identify needs for facility improvements, expansions, new facilities, potential decommissioning and cost-efficient improvements such as energy-efficiency as the city grows in population and complexity.	*City Manager's Office; Public Works Department*	*Short term*	*Staff time*
	C. Use an asset-management system to manage repair and improvement schedules.	*City Manager's Office*	*Short term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	D. Develop and showcase City facilities and buildings as models of resource-efficiency by establishing a set of policies for facility operations, maintenance, renovation and new construction.	*City Manager's Office*	*Short term*	*Staff time*
	E. Re-use existing buildings before building new, if possible, and use recycled and locally-sourced content in municipal construction where practical.	*City Manager's Office; City Council; Public Works Department*	*Short term and ongoing*	*Staff time*
	F. Design municipal buildings to maximize energy-efficiency by attention to ventilation, windows, site orientation, use of trees on the south and west sides of buildings for shading, "green" roof construction where feasible, painting flat roofs white, and similar energy-efficient construction methods.	*City Manager's Office; Planning Division; Public Works Department*	*Short term and ongoing*	*Staff time*
	G. Establish a policy for using "universal design" criteria in the design of any new government buildings.	*City Manager's office; City Council*	*Short term and ongoing*	*Staff time*
	H. Develop facility and programming plans to support a growing senior population's needs.	*Community Services*	*Short term and ongoing*	*Staff time*
	I. Create a holistic "Aging in Fontana" plan that includes attention to housing, transportation, services, activities, health care and other issues.	*Planning Division; Community Services Department*	*Medium term*	*Staff time*
Goal 4: Each area of the city has sufficient, modern community centers to serve residents.				
• Identify funding strategies to provide an equal level of service in community centers in the north, central, and southern parts of the city.	*A. Fund design and implementation of a community center in South Fontana.*	*Community Services Department; Public Works Department*	*Short term*	*Staff time; Park Development Fees*
	B. Evaluate the need for additional community centers in the eastern part of the central city.	*Community Services Department; Public Works Department*	*Short term*	*Staff time*
Goal 5: New community centers, parks, and facilities are located in the context of multimodal networks for maximum accessibility.				
• Support location of new facilities in coordination with mobility planning.	*A. Identify locations for new facilities that are consistent with the development of connectivity plans that provide multi-modal access to neighborhood residents.*	*Community Services Department; Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	B. Coordinate planning for new facilities with the active transportation networks under development.	*Community Services Department; Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time*
Goal 6: Fontana offers one of the most extensive and successful programs of community activities in the Inland Empire.				
• Support community programming and regular initiatives to measure and meet changing needs and expectations.	*A. Survey residents and follow up with program participants on a regular basis to evaluate programs and identify changing needs.*	*Community Services Department*	*Short term and ongoing*	*Staff time*
	B. Use a professional, random-sample survey at least once every five years to identify residents' community program preferences and needs.	*Community Services Department*	*Short term and ongoing*	*Staff time*
	C. Administer and analyze evaluations after the completion of all programs.	*Community Services Department*	*Short term and ongoing*	*Staff time*
	D. Consider creating a five-year strategic plan for community programming.	*Community Services Department*	*Short term and ongoing*	*Staff time*
Goal 7: Fontana's arts, culture and entertainment programming draws residents of all ages and visitors from other cities.				
• Continue to enhance programming for downtown as part of the implementation of the Downtown Area Plan.	*A. Develop arts, culture and entertainment programming that attracts older teens and younger adults.*	*Community Services Department; Downtown Manager*	*Short term and ongoing*	*Staff time; free and fee-based programming*
	B. Develop programming as recommended in the Downtown Area Plan (Chapter 14) and coordinate with future downtown managers to support the potential role of downtown as a place where something is always happening.	*Community Services Department; Downtown Manager*	*Short term and ongoing.*	*Staff time; free and fee-based programming*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: The City of Fontana has a comprehensive and balanced transportation system with safety and multimodal accessibility the top priority of citywide transportation planning, as well as accommodating freight movement.				
• Provide roadways that serve the needs of Fontana residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and walkways. • Make safety and multimodal accessibility the top priority of citywide transportation planning. • Apply the six "E's" of the Safe Routes to School program to transportation planning and implementation—Encouragement, Education, Engineering, Enforcement, Evaluation, and Equity. • Make land use decisions that support walking, bicycling, and public transit use, in alignment with the 2014-2040 Regional Transportation Plan and Sustainable Communities Strategy.	*A. Establish and implement an integrated program of transportation management and intelligent transportation systems to maximize the efficiency of the existing street system and provide travel options to single-occupancy vehicles.*	*Engineering Department*	*Short term and ongoing*	*Staff time*
	B. Make multimodal transportation a high priority by promoting pedestrian access, bicycle use, and transit options within Fontana and to the surrounding communities.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time*
	C. Integrate Complete Streets principles into street design guidelines, standards, and other construction guides to create a safe, comfortable, and efficient transportation system that is sensitive to the context of the area it serves.	*Planning Division; Engineering Department*	*Short term*	*Staff time*
	D. Use Multimodal Level of Service as a measurement in the rating of the performance of streets.	*Engineering Department*	*Short term*	*Staff time*
	E. Maximize available roadway capacity through technologies such as connected vehicle communication systems that link vehicles, the infrastructure, and personal communication devices.	*Engineering Department*	*Medium to long term*	*Staff time; incorporate into design and constructions contracts*
	F. Support continued development and improvement of the Fontana Metrolink Station as an important transportation node for the City and access to regional destinations and employment centers.	*City Council; City Manager's Office; Planning Division; Downtown Manager; Metrolink*	*Short term and ongoing*	*Staff time*
	G. Support car sharing services and the use of ride-hailing apps to reduce the need for households to own multiple vehicles.	*City Council; City Manager's Office; Planning Division*	*Short term and ongoing*	*Staff time*
	H. Encourage the provision of amenities such as seating, lighting, and signage (including real-time arrival information) at bus stops, shuttle stops and the Metrolink station to increase rider comfort, safety, and convenience.	*City Council; City Manager's Office; Engineering Department; Planning Division; Omnitrans; Metrolink*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	I. Collaborate with employers, the school districts, Omnitrans and other agencies to develop and expand programs to reduce dependence on single-passenger auto use and develop shared shuttle services, or provide transit passes, or partner with Omnitrans to provide service to employment areas with multi-modal transit stations.	*City Manager's office; Engineering Department; transit agencies; schools and employers*	*Medium term and ongoing*	*Staff time*
	J. Continue to designate and enforce truck routes to provide freight access while mitigating air pollution impacts on neighborhoods.	*City Council; City Manager's Office; Engineering Department; Police Department; Planning Division*	*Short term and ongoing*	*Staff time*
	K. Continue to support freight railroad access to serve Fontana industry.	*City Council; City Manager's Office*	*Short term and ongoing*	*Staff time*
	L. Make land use decisions that support walking, bicycling, and public transit use.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time*
	M. Encourage and require, where feasible, new private developments to dedicate easements and provide improvements for bicycle and pedestrian paths.	*Planning Division*	*Short term and ongoing*	*Staff time*
	N. Encourage walkable, compact, higher-density, mixed-use development in downtown and on Livable Corridor areas through land use and zoning adjacent to and within walking distance of the Metrolink Station and the planned transit stops on Foothill Boulevard, and sections of Valley Boulevard.	*Planning Division*	*Short term*	*Staff time; build on new Downtown Area Plan zoning*
	O. Explore the potential for multi-way boulevard segments along Livable Corridors.	*Planning Division*	*Short to medium term*	*Staff time; possible consultant*
	P. Encourage retrofits of connections internally and externally in established, master-planned neighborhoods to encourage safe walking, biking, and connections to neighborhood and city destinations.	*Engineering Depart-ment; Active Transportation Plan; Planning Division*	*Medium to long term*	*Staff time; retrofit funding*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	Q. Ensure that new development proposals include pedestrian and bicyclist connections within and between developments as an integral component of the site design, which may include seating, shading, lighting, directional signage, accessibility, bicycle parking and convenience.	*Planning Division*	*Short term and ongoing*	*Staff time; development agreements*
	R. Complete the Active Transportation Plan to guide the implementation of Complete Streets practices that improve transportation options for everyone—especially those who walk, bike and take transit.	*Engineering Department*	*Short term*	*Staff time*
	S. Include options in the Active Transportation Plan for non-work trips that connect neighborhoods to schools, parks, civic destinations, shopping, and entertainment.	*Engineering Department*	*Short term*	*Staff time*
	T. Maintain and enhance the existing trails such as Pacific Electric Trail and develop new trails.	*Public Works Department; Engineering Department*	*Short term and ongoing*	*Staff time; seek grant funding for new trails*
	U. Implement the San Sevaine Trail Master Plan through design and construction.	*Engineering Department*	*Medium to long term*	*Staff time; seek grant funding*
	V. Create an "Eastside Trail" Master Plan as a north-south designated pedestrian and bicycle route in the eastern part of the city that connects with the Pacific Electric Trail.	*Engineering Department; use Active Transportation Plan*	*Medium to long term*	*Staff time; seek grant funding*
	W. For existing walled subdivisions, support community efforts to enhance pedestrian and bicycle access to connect these neighborhoods to transit and services through public education and by facilitating retrofitted improvements.	*Engineering Department; Planning Division*	*Medium to long term*	*Staff time*
	X. Add attractive, secure bicycle parking at both public and private facilities.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time; development agreements; capital funds*
	Y. Maintain bicycle and pedestrian infrastructure at high levels to encourage use.	*Public Works Department*	*Short term and ongoing*	*Staff time*
	Z. Improve amenities such as seating, lighting, secure bicycle parking, street trees, and interpretive stations along public bicycle and pedestrian paths and in City parks to encourage walking and cycling and enhance the perception of safety.	*Engineering Department; Community Services Department; Public Works Department*	*Short term and ongoing*	*Staff time and seek grants and development agreements for improved amenities*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	AA. Cooperate with surrounding communities and other agencies to establish and maintain multi-jurisdictional bicycle facilities, pedestrian paths and multi-use trails using creek, utility, railroad rights-of-way and green spaces.	*Engineering Department; Public Works Department*	*Short term and ongoing*	*Staff time*
	BB. Monitor the development of autonomous vehicles (cars, trucks, shared vehicles) and potential impacts on Fontana.	*Planning Division; Engineering Department; Economic Development Department*	*Short term and ongoing*	*Staff time*
Goal 2: Fontana's street network is safe and accessible to all users, especially the most vulnerable, such as children, youth, older adults and people with disabilities.				
• Maintain a hierarchy of streets in Fontana that meets the roadway typologies as defined in the General Plan. • When constructing or modifying roadways, design the roadway space for use by all users when feasible, including motor vehicles, buses, bicyclists, mobility devices, and pedestrians, as appropriate for the context of the area. • Support designated truck routes that avoid negative impacts on residential and commercial areas while accommodating the efficient movement of trucks on designated truck routes and arterial streets.	*A. Avoid major increases in street capacity beyond existing programmed projects unless necessary to remedy severe traffic congestion or critical neighborhood traffic problems.*	*Engineering Department*	*Short term and ongoing*	*Staff time*
	B. Design streets, intersections, and parking areas with safety and all users in mind.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	C. Maintain acceptable levels of service for transit vehicles, bicyclists, and pedestrians on roads in Fontana.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	D. Prioritize pedestrian, bicycle, automobile safety and transit accessibility over vehicle level of service at intersections.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	E. Continue to work with Metrolink to increase safety at train crossings, including improving gate technology, grade separation, and signal coordination.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	F. Work with Metrolink and local bus service providers to identify opportunities to enhance bicycle and pedestrian accessibility to stations.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	G. Vigorously and consistently enforce speed limits and other traffic laws.	*Police Department*	*Short term and ongoing*	*Staff time*
	H. Continue to give high priority to safe school travel routes and the safety and comfort of school children through Safe Routes to Schools projects and in-street modification projects that affect school travel routes.	*Engineering Department; Planning Division*	*Short term and ongoing*	*Staff time; Safe Routes to Schools and city funding*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	I. Identify and address the needs of people with disabilities and meet or exceed the requirements of the Americans with Disabilities Act (ADA) during the planning and implementation of transportation and parking improvement projects.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	J. Provide bicycle facilities and sidewalks on new roads when feasible and in a manner consistent with the context and needs of the area.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	K. Ensure that additional through lanes are not installed at the expense of bicycle lanes, sidewalks, or landscaping.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	L. Design intersections to minimize conflicts between motorized vehicles and the more vulnerable roadway users, such as pedestrians and bicyclists.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	M. Consider pedestrians and bicyclists when designing road surfaces, curbs, crossings, signage, landscaping, signals, and sight lines.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	N. In new commercial development, provide for direct, clearly delineated, and preferably landscaped pedestrian walkways from transit stops and parking areas to building entries, and avoid placement of uses (such as drive-through facilities) in locations that would obstruct pedestrian pathways.	*Planning Division*	*Short term and ongoing*	*Staff time*
Goal 3: Local transit within Fontana represents a viable choice for residents, is easily accessible and serves destinations throughout the city.				
• Maximize the accessibility, safety, convenience, and appeal of transit service and transit stops. • Promote concentrated development patterns in coordination with transit planning to maximize service efficiency and ridership.	*A. Work with Omnitrans to improve service and expand service to underserved parts of Fontana.*	*Engineering Department; Omnitrans*	*Medium to long term*	*Staff time*
	B. Use emerging technologies to expand and enhance traditional fixed-route/fixed-schedule transit service to include on-demand transit ride-sharing services and similar improvements.	*Engineering Department; Omnitrans*	*Medium to long term*	*Staff time*
	C. Support efforts to decrease wait times for local buses to a maximum of 15 minutes on heavily traveled corridors.	*Engineering Department; Omnitrans*	*Medium to long term*	*Staff time*
	D. Provide easy transit access to grocery stores, schools, health facilities, and other necessary destinations and services by public transportation.	*Engineering Department; Omnitrans*	*Medium to long term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	E. Promote extending transit service to major commercial areas and major parks and community centers north of SR-210 in order to serve groups who may not have access to a car such as retail workers, senior citizens, and youth.	*Engineering Department; Omnitrans*	*Medium to long term*	*Staff time*
	F. Work with Metrolink and Omnitrans to enhance pedestrian and bicycle accessibility to stations and safety, comfort and convenience at transit stations and stops, as well as train crossings.	*Engineering Department; Metrolink; Omnitrans*	*Short term and ongoing*	*Staff time*
	G. Continue to work with Metrolink to increase safety at train crossings, including improving gate technology, grade separation, and signal coordination	*Engineering Department; Metrolink*	*Short term and ongoing*	*Staff time*
	H. Ensure that public transportation facilities are fully accessible to people with disabilities.	*Engineering Department; Planning Division; Metrolink; Omnitrans*	*Short term and ongoing*	*Staff time*
	I. Implement consistent design standards for transit shelters, benches, lighting, bicycle parking and other improvements for transit stops that are aesthetically pleasing and consistent with community character.	*Planning Division; Omnitrans;*	*Short term*	*Staff time*
	J. Enhance way-finding signage along walkways to direct pedestrians to transit stops.	*Planning Division; Public Works Department*	*Short to medium term*	*Staff time; Capital Improvement Fund*
	K. Encourage the provision of amenities such as seating, lighting, and signage (including real-time arrival information) and bicycle parking areas at bus stops, shuttle stops and the Metrolink station to increase rider comfort, safety, and convenience.	*Engineering Department; Omnitrans; Metrolink*	*Medium term*	*Staff time*
	L. Support continued development and improvement of the Fontana Metrolink Station as an important transportation node for the City and access to regional destinations, and employment centers.	*City Manager's Office; Metrolink*	*Short term and ongoing*	*Staff time*
	M. Create a Bus Stop Master Plan to include bus shelters and other amenities and improvements for accessing and using bus stops.	*Public Works Department*	*Short term*	*Staff time*
	N. Explore the establishment of Quiet Zones to reduce train-horn noise at railroad crossings.	*Planning Division; Engineering Department*	*Medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 4: Fontana's neighborhood streets maintain a residential character and support a range of transportation options.				
• Balance neighborhood traffic circulation needs with the goal of creating walkable and bike-friendly neighborhoods. • Develop and implement Best Practice Street Design standards for new residential street development projects.	*A. Minimize noticeable increases in traffic from new development within existing residential neighborhoods through traffic mitigation measures*	*Engineering Department*	*Short term*	*Staff time*
	B. Implement traffic calming measures to slow traffic on local and collector streets in residential neighborhoods when supported by affected residents.	*Engineering Department; Planning Division; Public Works Department*	*Short term and ongoing*	*Staff time*
	C. Where sidewalks are directly adjacent to curbs and no planting strip exists, explore ways to add planting pockets with street trees to increase shade and reduce the apparent width of wide streets.	*Planning Division; Engineering Department; Public Works Department*	*Medium term*	*Staff time; integrate in design of street improvements*
	D. To preserve connectivity, keep neighborhood streets open to all traffic movements unless there is a demonstrated safety or overwhelming cut-through traffic problem and there are no acceptable alternatives; or the street is a part of a designated bicycle boulevard.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time*
Goal 5: Fontana's commercial and mixed-use areas include a multi-functional street network that ensures safe, comfortable, and efficient movement of people, goods, and services to support a high quality of life and economic vitality.				
• Provide a transportation network that is compatible with the needs of commerce and those who live, work, and shop in mixed-use areas. • Encourage mixed-use and commercial developments that support walking, bicycling, and public transit use while balancing the needs of motorized traffic to serve such developments.	*A. Maintain levels of service for passenger vehicles, transit vehicles, trucks, bicyclists, and pedestrians that are appropriate for the context of the area.*	*Engineering Department*	*Short term and ongoing*	*Staff time*
	B. Maximize available roadway capacity through technologies such as connected vehicle communication systems that link vehicles, the infrastructure, and personal communication devices.	*Engineering Department*	*Medium to Long term*	*Staff time; regional and state transportation funds*
	C. Implement access management techniques in commercial and mixed use areas that allow for smooth traffic flow while creating a safe environment for non-motorized users.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time; development agreements*
	D. Optimize traffic flow through the use of coordinated and synchronized traffic signals.	*Engineering Department*	*Short term and ongoing*	*General fund*
	E. Integrate Complete Streets principles into street design guidelines for mixed-use and commercial areas.	*Engineering Department; Planning Division*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	F. Encourage existing development and require new mixed-use and commercial development to create pedestrian and bicyclist connections within and between developments as an integral component of the site design.	*Planning Division; use Active Transportation Plan*	*Short term and ongoing*	*Staff time*
	G. Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time; Capital Improvement Fund; development agreements*
	H. Require safe and convenient off street bicycle parking as part of the approval process for new mixed use development	*Planning Division; Planning Commission*	*Short term and ongoing*	*Staff time; development agreements*
Goal 6: The city has attractive and convenient parking facilities for both motorized and non-motorized vehicles that fit the context.				
• Provide the right amount of motor vehicle and bicycle parking in commercial and employment centers to support vibrant economic activity. • Encourage approaches that reduce the overall number of new parking spaces that must be provided on-site for new development.	*A. Design vehicle parking to have multiple benefits.*	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time; development agreements*
	B. Design vehicle parking areas to reduce stormwater runoff, increase compatibility with street trees, and add visual interest to streets and other public locations.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time; development agreements*
	C. Where needed, design parking areas to include some spaces for oversize vehicles.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time*
	D. Increase the number of electric vehicle charging stations in parking areas around the city.	*Engineering Department; Planning Division*	*Short term and ongoing*	*Staff time; development agreements*
	E. Update the Zoning Ordinance to require the installation of electric vehicle charging stations in new commercial, mixed-use, or multifamily developments over 20,000 square feet.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	F. Require installation of electric vehicle charging stations in existing non-residential, multifamily, or mixed-use developments over 25,000 square feet (or other suitable size threshold) when they seek permits for significant expansion.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	G. Establish electric vehicle charging stations at public sites such as community centers and other City facilities and encourage installation of charging stations at schools.	*Public Works Department; Community Services Department; Fontana Unified School District and others*	*Medium term*	*Capital Improvement Fund; seek grants*
	H. Right-size parking requirements for non-residential and multifamily land uses to meet needs but avoid over-building parking.	*Planning Division*	*Short term*	*Staff time*
	I. Review and evaluate required parking ratios to "right size" parking.	*Planning Division; Planning Commission*	*Short term*	*Staff time*
	J. Promote and organize shared parking agreements in downtown and other areas where there are adjacent underutilized private parking areas and complementary land uses.	*Planning Division; Downtown Manager*	*Medium Term*	*Staff time*
	K. Discourage provision of parking above the minimum required.	*Planning Division*	*Short term and ongoing*	*Staff time*
	L. Require safe and convenient off street bicycle parking as part of the approval process for new development.	*Planning Division; Planning Commission*	*Medium term*	*Staff time*
	M. Create public parking areas or, when feasible, a public parking structure downtown to provide a "park once" amenity for downtown visitors as part of the downtown revitalization program.	*Planning Division; Engineering Department; Downtown Manager. See the Downtown Area Plan (Chapter 14).*	*Medium term*	*Staff time; Capital Improvement Fund; possible downtown BID funds*
	N. Require shade strategies such as covered parking in parking lots or parking structures through the use of tree canopies or photovoltaic panel canopies.	*Planning Division; Engineering Department*	*Medium term*	*Staff time; Capital Improvement Fund for public parking; private funds for private parking*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 7: The City of Fontana participates in shaping regional transportation policies to reduce traffic congestion and greenhouse gas emissions.				
• Lead and participate in initiatives to manage regional traffic. • Coordinate with regional agencies and Caltrans to participate in regional efforts to maintain transportation infrastructure in Fontana. • Participate in the efforts of the Southern California Association of Governments (SCAG) to coordinate transportation planning and services that support greenhouse gas reductions. • Participate in the efforts by Caltrans to reduce congestion and improve traffic flow on area freeways.	*A. Use the City's annual Legislative Platform to define positions on regional and statewide transportation polices.*	*City Council; City Manager's Office; Engineering Department; Planning Division*	*Short term and ongoing*	*Staff time*
	B. Work with Metrolink and other regional transit providers to support efforts to expand the regional rail system to connect a greater number of Fontana residents and businesses with other cities and counties in Southern California.	*City Council; City Manager's Office; Engineering Department; Planning Division*	*Medium to long term*	*Staff time*
	C. Collaborate with public interest groups, academic institutions, and local, state, and the federal government to study and advocate for transportation regulatory changes that meet the needs of Fontana residents and businesses.	*City Council; City Manager's Office; Engineering Department; Planning Division;*	*Medium term and ongoing*	*Staff time*
	D. Support the adoption and use of technologies that reduce emissions from passenger and transit vehicles.	*City Manager's Office; Engineering Department; Planning Division*	*Short term and ongoing*	*Staff time*
	E. Reduce greenhouse gas emissions associated with transportation by reducing vehicle miles traveled and per-mile emissions through use of vehicle technologies to meet the City's goals for greenhouse gas reductions by 2035.	*City Manager's Office; Engineering Department; Planning Division*	*Short term and ongoing*	*Staff time; Capital Improvement Fund; seek grant funds*
	F. Complete a comprehensive Circulation Master Plan to include cross-sections consistent with the General Plan and the Active Transportation Plan.	*Engineering Department*	*Medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: Fontana collaborates with public and private agencies for an integrated and sustainable water resource management program.				
• Support initiatives to provide a long-term supply of the right water for the right use by working with regional providers and the One Water One Watershed Plan.	*A. Be active in regional water-resource planning and implementation.*	*City Manager's Office; Public Works Department*	*Short term and ongoing*	*Staff time*
	B. Continue to participate in the Santa Ana Watershed Authority planning and implementation efforts.	*City Manager's Office; Public Works Department*	*Short term and ongoing*	*Staff time*
	C. Advocate with the Inland Empire Utility Agency for more recycled water and groundwater recharge.	*City Manager's Office; Public Works Department*	*Short term and ongoing*	*Staff time*
	D. Use an integrated water-management approach when working on land use and zoning changes.	*Planning Division; Public Works Department*	*Short term and ongoing*	*Staff time*
	E. Incorporate integrated water-management best practices into land use and zoning initiatives, including water conservation and recycling as well as permeability and infiltration.	*Planning Division; Public Works Department*	*Short term and ongoing*	*Staff Time*
Goal 2: Fontana promotes use of non-potable water for uses where drinking water is not needed.				
• Encourage use of processed water from the Inand Empire Utility Agency (IEUA) systems, using recycled water for all non-drinking water purposes. • Promote laundry-to-landscape greywater systems for housing units.	*A. Identify an area and builder for a potential greywater pilot project.*	*Planning Division*	*Medium term*	*Staff time*
	B. Identify developers who are building subdivisions with greywater systems and explore the potential of a pilot project in Fontana.	*Planning Division*	*Medium term*	*Staff time*
	C. Use greywater systems in any new municipal buildings or municipally-funded affordable housing projects, if feasible.	*Public Works Department; Housing Division*	*Medium term*	*Staff time*
	D. Explore the feasibility of greywater systems in city-owned or -funded projects.	*Public Works Department*	*Medium term*	*Staff time*
	E. Publicize information on no-permit laundry-to-landscape greywater systems.	*Public Works Department*	*Short term and ongoing*	*Staff time*
	F. Seek local partners, such as the IEUA, to create an education campaign on laundry-to-landscape greywater systems.	*Public Works Deparment; IEUA*	*Short term*	*Staff time*
	G. Offer a course in setting up these systems.	*Public Works Department*	*Short term*	*Staff time*
	H. Seek collaborations with local hardware stores to teach the systems to residents.	*Public Works Department; local hardware stores*	*Short term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 3: The city continues to have an effective water-conservation program.				
• Support landscaping in public and private spaces with drought-resistant plants. • Continue successful city water conservation programs and partnerships.	*A. Develop drought-tolerant (xeriscaping) designs and maintenance programs for public spaces rather than eliminating plants because of drought.*	*Public Works Department*	*Short term*	*Staff time*
	B. Identify systems and methods to provide sufficient water to establish new plants as they become more drought-tolerant, such as the use of recycled water.	*Public Works Department*	*Short term*	*Staff time*
	C. Continue to promote drought-tolerant landscaping and water conservation activities for homeowners, tenants, and other property owners.	*Public Works Department; collaborate with the Fontana Water Company*	*Short term and ongoing*	*Staff time*
	D. Promote Fontana Water Company initiatives, including water surveys and landscape audits; water-conservation kits; workshops in drought-tolerant landscaping; rebates on washers, toilets, irrigation controllers, rain barrels and other water-conservation assistance.	*Public Works Department; Community Development t*	*Short term and ongoing*	*Staff time*
	E. Connect water conservation and drought-tolerant landscaping with use of recycled laundry water through local plant nurseries and gardening groups.	*Public Works Department; Sustainable Fontana, when established*	*Short term and ongoing*	*Staff time*
Goal 4: The city of Fontana consistently seeks reasonable rates from the city's drinking water providers.				
• Support City negotiations to keep drinking water rates reasonable for residents and other users.	*A. Continue to advocate for reasonable drinking water rates.*	*City Council; City Manager's Office*	*Short term and ongoing*	*Staff time*
Goal 5: Fontana collaborates closely with the Inland Empire Utilities Agency to promote innovative and resource-efficient systems and reduce sewer fees.				
• Support and participate in Inland Empire Utility Agency (IEUA) programs that help Fontana be more resource-efficient. • Support incorporation of greywater systems in new developments.	*A. Advocate for more "purple-pipe" recycled water systems to serve all large users in Fontana who could benefit from using recycled water in irrigation.*	*City Manager's Office; Public Works Department; IEUA*	*Short term and ongoing*	*Staff time*
	B. Over the long term, as part of programs to encourage "water-wise" development, consider incentives, such as streamlined permitting, for new residential developments that install greywater systems, and developing a program with IEUA to reduce the sewer fees to residences that install grey-water plumbing.	*Planning Division; Public Works Department; IEUA*	*Long term*	*Staff time*

The Noise and Safety Element Update:

The next update of the Noise and Safety Element will be required in XXX. Decisions should be made consistent with the policies in this General Plan Update. The consultant team will make small refinements in the received data for the Noise and Safety Element.

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: Fontana is a regional leader in sustainability and resilience with an effective "Sustainable Fontana" program.				
• Create a Sustainable Fontana program that promotes green practices in government and in the community.	*A. Designate an existing or new staff member to be the Sustainability and Resilience leader in city government to promote interdepartmental sustainability work.*	*City Manager's Office*	*Short term*	*Staff time*
	B. Establish a "Sustainable Fontana" program to coordinate City government resource-efficiency efforts and promote private initiatives and opportunities.	*City Manager's Office*	*Medium term*	*Staff time; seek grant funding*
	C. Consider using the STAR Communities rating system to identify, validate and support implementation of best practices in some or all of the activities for community sustainability.	*Sustainability Leader; Planning Division*	*Medium term*	*Staff time*
	D. Identify grant opportunities for sustainability and resilience activities, including public awareness activities.	*Sustainability Leader*	*Short term*	*Staff time*
	E. Create a webpage for Sustainable Fontana with a dashboard that is updated at least twice a year to show how Fontana is making progress towards meeting the goals.	*Sustainability Leader; IT*	*Medium term*	*Staff time; seek grants*
Goal 2: Government facilities and operations are models of resource efficiency.				
• Incorporate goals into the City Code for resource efficiency in municipal facilities and operations. • Continue organizational and operational improvements to maximize energy and resource efficiency and reduce waste.	*A. Form a city government task force to audit all practices for energy and resource efficiency and procurement policies.*	*City Manager's Office*	*Short term*	*Staff time*
	B. Require that all capital projects be evaluated for resource-efficiency, sustainability and resilience values and give preference to energy efficient design, materials and equipment in public facilities and infrastructure.	*City Manager's Office; Engineering Department/ Capital Projects*	*Medium term*	*Staff time*
	C. Use the Envision (Infrastructure Planning & Rating) system described in Chapter 10 to evaluate capital projects.	*Engineering Department/ Capital Projects*	*Medium term*	*Staff time*
	D. Write RFPs and vendor contracts to give preference to resource-efficient and non-toxic design, materials, and equipment.	*City Manager's office*	*Medium Term*	*Staff time*
	E. Expand the use of renewable energy sources for City operations.	*City Manager's Office*	*Medium term*	*Staff time*
	F. Establish green procurement policies.	*Procurement Office*	*Medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 3: Renewable sources of energy, including solar and wind, and other energy-conservation strategies, are available to city households and businesses.				
• Promote renewable energy programs for government, Fontana businesses, and Fontana residences.	*A. Promote renewable energy options as described in Chapter 10.*	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time*
	B. Ensure that appropriate zoning and design standard regulations are in place as needed to provide for domestic solar and wind installations.	*Planning Division*	*Short term*	*Staff time*
Goal 4: Fontana meets the greenhouse gas reduction goals for 2020 and subsequent goals set by the state.				
• Continue to collaborate with the San Bernardino County Transportation Authority, infrastructure agencies, and utilities on greenhouse gas reduction studies and goals.	*A. Build on baseline research completed for greenhouse gas reduction to set local goals and meet state goals.*	*Planning Division; Sustainable Fontana*	*Short term*	*Staff time*
	B. Work with regional agencies to meet any future state goals for GHG reductions.	*Planning Division; Sustainable Fontana*	*Medium term and ongoing*	*Staff time*
Goal 5: Green building techniques are used in new development and retrofits.				
• Promote green building through guidelines, awards and nonfinancial incentives.	*A. Establish a "cool roofs" program to reduce air conditioning costs and the urban heat island effect.*	*Engineering Department; Building and Safety Division*	*Medium to long term*	*Staff time*
	B. Encourage retrofits with whole house fans for existing buildings.	*Planning Division; Building and Safety Division*	*Short term and ongoing*	*Staff time*
	C. Establish an annual award for green development projects, including retrofits, in Fontana.	*City Council; City Manager' Office*	*Medium term*	*Staff time*
Goal 6: Fontana is a leader in energy-efficient development and retrofits.				
• Promote energy-efficient development in Fontana. • Meet or exceed state goals for energy-efficient new construction.	*A. Provide incentives for energy-efficient residential and non-residential construction.*	*Planning Division; Planning Commission; City Council*	*Short to medium term*	*Staff time*
Goal 7: Conservation of water resources through best practices such as drought-tolerant plant species, recycled water, greywater systems, has become a way of life in Fontana.				
• Continue to promote and implement best practices to conserve water.	*A. See strategies in Chapter 10.*	*Planning Division; Public Works Department; collaboration with Inland Empire Utilities Agency*	*Medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: Promote a diversified economy that builds on existing business sectors and develops, attracts and retains future job-creating sectors.				
• Support resources for the City's economic development department to develop and implement strategies to attract and grow businesses that provide tax revenue and opportunities for diversified and high-paying jobs for Fontana residents. • Support initiatives for entrepreneurship in potential growth sectors. • Leverage the resources of organizations such as the San Bernardino County Economic Development Agency and the Workforce Investment Board to help Fontana businesses promote in-city jobs and help residents find local job opportunities.	*A. Establish a balance of industrial and manufacturing development along with services, especially in sectors with living-wage jobs.*	*Economic Development Department*	*Short term and ongoing*	*Staff time*
	B. Create and implement a work plan for the City's Economic Development Department to focus on retention and attraction of businesses in existing and emerging sectors, with attention to the potential creation of diverse and high-paying jobs for Fontana residents.	*City Manager's Office; Economic Development Department*	*Short term and ongoing*	*Staff time*
	C. Identify existing industries/ businesses that the city would like to locate in the city and actively seek them to locate in Fontana.	*Economic Development Department*	*Short term*	*Staff time*
	D. Research potential emerging sectors and identify target sectors for Fontana.	*Economic Development Department*	*Short term*	*Staff time*
	E. Create a business-attraction strategy with incentives (such as expedited plan check) to encourage new retailers and restaurants to locate in the Downtown Area Plan district and other districts targeted for mixed-use development.	*Economic Development Department; Downtown Manager*	*Medium term*	*Staff time*
	F. Assist in publicizing job openings within Fontana to Fontana residents.	*Economic Development Department*	*Short term*	*Staff time*
	G. Collaborate with major employers and regional agencies and groups to host a Fontana Jobs Fair on a regular schedule that showcases in-city job opportunities and seeks to employ Fontana residents.	*Economic Development Department*	*Medium term*	*Staff time*
	H. Consider expediting infrastructure improvements at the Southwest Industrial Park (SWIP) to attract a diversified light industrial base that includes manufacturing and research and development as well as logistics firms, and at other Fontana locations targeted for certain business types.	*Economic Development*	*Medium term*	*General fund; potential Enhanced Infrastructure Financing District*
	I. Explore creating or partnering with others to support a business incubator, co-working space, or business accelerator program that provides low-cost facilities, services, mentorship, marketing and technology support and other assistance to attract new businesses and start-up companies to the city.	*Economic Development Department; Downtown Manager; Chaffey College; Cal State San Bernardino;*	*Medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 2: Support education and workforce development programs in Fontana to foster educational achievement and skill development that prepares students and workers for the higher-paying jobs of the future.				
• Make school completion and educational achievement a high civic priority with broad community support. • Promote educational programs that provide the skills and training necessary to fill jobs for Fontana employers. • Encourage youth to develop entrepreneurial talents. • Balance responding to immediate employer demand with the need to plan for longer-term changes in the labor market.	*A. Encourage expansion of existing and new educational institutions in Fontana.*	*City Council; City Manager's office*	*Short term and ongoing*	*Staff time*
	B. Support and promote education-business partnerships and alliances.	*Economic Development Department*	*Short term and ongoing*	*Staff time*
	C. Collaborate with regional education-business organizations to advance Fontana's ability to attract desired businesses.	*City Council; Economic Development Department; Alliance for Education*	*Short term and ongoing*	*Staff time*
	D. Provide a range of age-appropriate career exploration and experience opportunities for children beginning at the elementary level.	*School Districts; Chaffey College; regional employers*	*Short term and ongoing*	*School and business funding*
	E. Consider scheduling an annual City Council session with representatives of the school districts, the community college, and other local and regional education groups to communicate about goals, strategies, and activities related to workforce readiness.	*City Council; City Manager's Office; school districts and institutions*	*Short term and ongoing*	*Staff time*
Goal 3: Plan Fontana as a "complete community" with a balance of diverse neighborhoods, amenities, services, and infrastructure that supports a qualified workforce and attracts business.				
• Strengthen community institutions and development patterns that provide a high quality of life and that correspond to the values of the millennial generation—the majority of workers starting in 2016. • Ensure that essential support services, such as child care, enable workers to seek and maintain employment. • Seek partnerships with other governmental agencies to provide planning and funding resources to build infrastructure necessary to support new development.	*A. Refine zoning to encourage mixed-use development where appropriate and create standards and procedures to implement connectivity improvements in new development areas.*	*Planning Division*	*Short term*	*Staff time*
	B. Establish mixed-use zoning at key intersections, adjacent and new proposed Public Transit stops, and along designated corridor segments.	*Planning Division*	*Short term*	*Staff time*
	C. Provide a balance of affordable and market-rate housing options for all stages of life.	*Housing Division; Planning Division*	*Short term and ongoing*	*Staff time*
	D. Explore the applicability of financing mechanisms such as enhanced infrastructure financing districts (EIFDs), community facilities districts (CFDs) and development opportunity reserves (DORs) to provide infrastructure financing necessary to support new development.	*City Manager's Office; Planning Division; Economic Development Department*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 4: Revitalize Fontana's downtown and the Sierra Avenue corridor to provide an attractive area for new businesses to locate and create a lively center of government, education, medical care, arts, culture and entertainment, restaurants, and new housing.				
• Implement a comprehensiveDowntown Area Plan (Chapter 14 in this General Plan). • Establish a position for a downtown manager with the experience needed to implement the Downtown Plan. • Work with the education and medical institutions downtown to maximize their positive presence. • Promote initiatives to attract housing in and around downtown for households of all types as a way to support new retail, restaurant, and entertainment options in downtown.	*A. Implement and build on the comprehensive Downtown Area Plan in this General Plan (Chapter 14).*	*City Manager's Office; Planning Division; Economic Development Department; Community Services Department*	*Short term and ongoing*	*Staff time*
	B. Establish a business enterprise zone in downtown that provides incentives for entrepreneurs and local businesses to locate in downtown.	*City Council*	*Short term*	*Staff time; incentives*
	C. Create a Downtown Management District and pursue implementation of a business improvement district (BID) in the Downtown Area Plan district.	*City Council; City Manager's Office*	*Short term*	*Staff time*
	D. Create a downtown manager position to collaborate with local businesses and Fontana citizens to attract new businesses downtown, plan cultural and entertainment events and market the business opportunities in the downtown.	*City Council; City Manager's Office; Planning Division*	*Short term*	*Staff time*
	E. Coordinate existing and recruit new arts, culture and entertainment options in downtown to attract new investment and provide citizens with additional entertainment options for all ages.	*Community Services Department; Downtown Manager*	*Medium term*	*Staff time*
	F. Create a marketing plan to attract local employees and residents to take advantage of housing, shopping and entertainment opportunities in the downtown currently and as they increase.	*Downtown Manager*	*Medium term*	*Staff time; possible consultant (approximately $50,000)*
	G. Provide housing options for households across the life cycle in the downtown area.	*Planning Division; Housing Manager*	*Short term and ongoing*	*Staff time; Affordable Housing and Sustainable Community grants*
	H. Implement the Livable Corridor frameworks for Sierra Avenue, Valley Boulevard, and Foothill Boulevard to support downtown revitalization.	*Planning Division; Engineering Department; Downtown Manager*	*Medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	I. Pursue creation of a business improvement district in the Sierra Avenue/Valley Boulevard area around the Kaiser Medical Center as revitalization and redevelopment occur.	*City Manager's Office; Planning Division; Economic Development Department*	*Medium term*	*Staff time*
	J. Explore infrastructure financing options available to provide connectivity and other improvements necessary to create a vibrant, connected and walkable downtown corridor.	*Engineering Department; Planning Division*	*Short term and ongoing*	*Staff time;*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: Make downtown Fontana an important regional destination for dining, shopping, entertainment, special events, culture and education.				
• Encourage a mix of uses in the downtown core, appealing to a wide range of customer types, with a focus on families. • Prioritize the downtown area for available street- and park-improvement funding. • Support regional transit initiatives that provide enhanced access to the downtown area.	*A. Prepare, adopt and implement updated zoning and design guidance for the Downtown to provide for a lively mix of uses, commercial, and civic amenities.*	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	B. Create a Business Enterprise Zone and Downtown Business Improvement District with business and property owners and other interested parties to plan, finance, and manage the cooperative management, maintenance and promotion of Downtown as a significant regional destination.	*City Manager's Office; Planning Division; Downtown Manager (when hired)*	*Short term*	*Staff time*
	C. Provide and organize parking on a Downtown-wide level, so that visitors park once and then pursue a variety of activities on foot.	*Planning Division; Engineering Department*	*Short term*	*Staff time*
	D. Design and construct street improvements on Sierra Avenue from Orange Way to Arrow Boulevard, including new canopy trees in the median and in new parking lane planters, and upgrade the level and quality of street lighting.	*Engineering Department*	*Medium term*	*Staff time; Capital Improvement Program*
	E. Create a comprehensive graphics program for Downtown branding, identity and wayfinding for Downtown with an initial phase of parking/wayfinding signage for Sierra Avenue from Orange Way to Arrow Boulevard.	*Engineering Department*	*Short term*	*Staff time;seek grant funding*
	F. Redesign the Pacific Electric Trail between Juniper Avenue and the Civic Center roundabout to include amenities such as community gardens, urban agriculture related to new restaurants, shady park areas for passive recreation, and active recreation facilities such as beach volleyball, fitness courses, or bocce ball and shuffleboard.	*Engineering Department; San Bernardino County Transportation Authority; Community Services Department*	*Medium term*	*Staff time;seek grant funding*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 2: Make the downtown area a preferred location for new businesses and jobs in Fontana and the greater region.				
• The City will actively recruit and provide incentives for businesses of many types to relocate to or expand in the downtown area. • The City will pursue "pink zone" strategies to reduce the time and cost of establishing or expanding a business, thereby "lightening the red tape." • The City will provide incentives for businesses to employ local workers.	*A. Streamline the permit process, including a near-term reduction in "red tape" required to establish or expand businesses downtown that contribute to making it a lively destination.*	*Planning Division; Building and Safety Division*	*Short term*	*Staff time*
	B. Prepare a Request for Proposals (RFP) to select a developer partner for one or more catalytic restaurant projects on the vacant lot across Sierra from the Lewis Library and on the existing parking lot to the west.	*Planning Division; Economic Development Department; Downtown Manager (when hired)*	*Short term*	*Staff time*
	C. Create a new Façade/Frontage Improvement Program to provide design and/or construction financing assistance to property owners to improve the architecture, signage and lighting of their facades, and to introduce appropriate outdoor furnishings and accouterments along street frontages.	*Economic Development Department; Downtown Manager (when hired); collaborate with business and property owners*	*Short term*	*Staff time*
	D. Create a business-attraction strategy with incentives (such as expedited plan check) to encourage new retailers and restaurants to locate in the Downtown Area Plan district and other districts targeted for mixed-use development. (Refer to Chapter 13.)	*Economic Development Department; Downtown Manager*	*Medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 3: Provide housing for a broad range of household sizes, types and incomes within and adjacent to downtown to help support the health and growth of the downtown economy.				
• Encourage mixed-use development within downtown and along major corridors. • Encourage new medium-density housing on vacant and underutilized parcels within the neighborhoods of the downtown area. • Ensure that new infill development is compatible in scale and character with the existing neighborhoods. • Ensure that transportation and utility infrastructure keeps pace with infill development so that the neighborhood character and quality steadily improves over time. • Encourage new "in-town" housing types targeted to young people and young families to help attract and retain the next generation of Fontanans.	*A. Adopt new subdivision standards and/or guidelines to ensure that neighborhood blocks are walkable, bikeable, and highly connected*	*Planning Division; Engineering Department*	*Medium term*	*Staff time*
	B. Adopt new zoning standards and guidelines to ensure that infill housing is compatible with neighborhood scale and ensure that infill housing faces the street.	*Planning Division*	*Short term*	*Staff time*
	C. Explore a parking management program aimed at ensuring the equitable utilization of on-street parking in the neighborhoods so that residents of certain properties—or customers of nearby businesses do not unreasonably monopolize available on-street parking.	*Downtown Manager*	*Medium term*	*Staff time*
	D. Enhance neighborhoods with shady streets, pedestrian improvements, and open spaces, such as filling in gaps in the sidewalk network, adding corner bulb-outs to help calm traffic and redirect through traffic, street trees for shade and wind protection, improved crosswalks at key locations, and adding or updating streetlights for safety and energy efficiency.	*Engineering Department*	*Medium term*	*Staff time; Capital Improvement Program*
	E. Refer to Chapter 4, Housing and Neighborhoods for additional actions.	*Planning Division*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 4: Reinvigorate the Foothill and Sierra corridors with a mix of retail, employment, mixed-use and housing development as an economic engine for the downtown area, and as gateways to downtown.				
• Ensure that future street improvements for Foothill and Arrow Boulevards and Sierra Avenue improve the appearance and pedestrian environment while accommodating traffic flows. • In addition to high-quality commercial development, encourage housing in appropriate forms along these corridors. • Concentrate higher development intensities within a 1/2 mile of planned transit stops, with shared parking arrangements when feasible.	*A. Prepare, adopt and implement updated zoning and design guidance for the Gateway Corridors to help ensure that infill development contributes to the new Downtown Gateway character of these key corridor segments.*	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	B. Prepare a Foothill Boulevard plan that includes a new four-lane Downtown Gateway segment with enhanced pedestrian facilities and landscaping, extending approximately one mile east and west of Sierra Avenue.	*Engineering Department*	*Short term*	*Staff time*
	C. Include Gateway landmarks and directional signage on Foothill Boulevard, Arrow Boulevard, and Sierra Avenue as part of the Downtown branding, identity and wayfinding program in order to direct and welcome visitors to Downtown.	*Engineering Department; Downtown Manager (when hired)*	*Medium term*	*Staff time*
	D. Implement Foothill Boulevard improvements through catalytic public investments as funds are available and by developers as projects occur.	*Engineering Department; Planning Division*	*Medium term*	*Staff time; Capital Improvements Program; development agreements*
	E. Develop neighborhood-serving commercial uses adjacent to planned transit stops to help provide a secure 18-hour environment and design safe, comfortable pedestrian access and waiting areas.	*Engineering Department; Planning Division; Omnitrans*	*Medium term*	*Staff time; Capital Improvements Program*
	F. Provide new direct pedestrian, bicycle, and in some cases, vehicular connections from the neighborhoods to businesses along the Foothill Corridor, as feasible, to support businesses and shorten trips.	*Engineering Department; Planning Division*	*Medium term*	*Staff time; Capital Improvements Program*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 5: Ensure that a beautiful, comfortable, pedestrian-oriented public realm seamlessly connects downtown, neighborhoods and major corridors of the downtown area.				
• Require that new development systematically contribute to an interconnected network of complete streets and pedestrian connections. • Encourage new development to provide beautiful, usable public and shared open spaces for passive and active recreation, in scale with the size and type of development. • Prioritize available public improvement funds and developer contributions to systematically generate a strong urban tree canopy for shelter from summer sun and strong winds.	*A. Prepare, adopt and implement and updated zoning code and design guidance for Downtown, the Gateway Corridors, and neighborhoods in the central area of the city to help ensure that infill development contributes to neighborhood scale and character*	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time; development agreements*
	B. Make pedestrian improvements within the Downtown Area.	*Planning Division; Engineering Department; Downtown Manager*	*Medium term*	*Staff time; Capital Improvements Program; development agreements*
	C. Introduce new public open spaces—such as small parks, greens or playgrounds—in conjunction with new infill development projects.	*Planning Division; Public Works Department*	*Medium term*	*Staff time; Capital Improvements Program; development agreements*
	D. Identify sustainable funding sources to maintain a good quality street tree canopy and other public landscaping.	*Planning Division; Public Works Department*	*Medium term*	*Staff time; Capital Improvements Program; development agreements*
Goal 6: The area along Sierra Avenue and Merrill Street will become a College District, with a mix of housing and employment surrounding and supporting the growing Chaffey Community College campus.				
• The City will work collaboratively with the College to attain this goal. • Encourage higher-density housing on appropriate sites that is targeted to student, faculty and staff. • Encourage the formation and growth of start-up and spin-off businesses related to or supported by the college on appropriate sites.	*A. Include Chaffey College as an important partner in all planning and implementation for Downtown and the Sierra Avenue Corridor.*	*Planning Division; Economic Development Department; Engineering Department*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 7: The downtown area will respect and reflect the heritage and unique character of Fontana.				
• The City will encourage and provide incentives for the preservation, rehabilitation, and adaptive reuse of historic buildings. • The City will provide incentives for adaptive reuse of existing buildings and facade and other improvements that contribute to the vision of downtown. • New zoning standards and design guidelines will focus on ensuring that new infill development respects the scale and character of Fontana's historic building fabric.	*A. Refer to the section on historic resources in Chapter 4 Housing and Neighborhoods.*	*Planning Division*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: Use the Strategic Policy Map and the Future Land Use Map to guide land use decision making.				
• Review citywide land use strategies when considering changes in the land use map. • Keep zoning and other regulations up to date and consistent with the Future Land Use Map.	*A. Use the Strategic Policy Map to guide land use policy for the next 20 years.*	*Planning Division*	*Short term and ongoing*	*Staff time*
	B. Use the Future Land Use Map to designate land uses in the city.	*Planning Division*	*Short term and ongoing*	*Staff time*
	C. Consult the land use categories defined here when making land use decisions.	*Planning Division; Planning Commission; City Council*	*Short term and ongoing*	*Staff time*
	D. Change land use designations along entry corridors to downtown and the Pacific Electric Trail where there are opportunities for strategic new development.	*Planning Division*	*Short term and ongoing*	*Staff time*
	E. East of Sierra, designate areas on Foothill Boulevard for multifamily development, and change existing commercial areas from C-G to C-C.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	F. Designate more areas along the Pacific Electric Trail for multifamily housing for "eyes on the trail."	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	G. Designate most of the Sierra corridor from Foothill Blvd to Miller Avenue for multifamily development.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	H. Change general commercial (C-G) to community commercial (C-C) in locations where neighborhood-serving retail is more suitable.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	I. Update zoning to make it consistent with the spirit and the letter of the Future Land Use Plan.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	J. Adopt the form-based zoning (Downtown Code) created for the Downtown Area Plan.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	K. Use the Downtown Code as the foundation for zoning along the Livable Corridors, such as Foothill Boulevard and Sierra Avenue.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	L. Create new hybrid zoning based on a form-based approach for the WMXU-2 land use and the RMU category.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	M. Review zoning district requirements linked to existing land use categories and make modifications as necessary to be consistent with the General Plan.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
Goal 2: Fontana development patterns support a high quality of life and economic prosperity.				
• Preserve and enhance stable residential neighborhoods. • Locate multifamily development in mixed-use centers, preferably where there is nearby access to retail, services, and public transportation. • Locate industrial uses where there is easy access to regional transportation routes. • Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. • Preserve land to achieve an interconnected network of environmentally-sensitive areas, parks, multi-use paths, and recreation areas.	*A. Preserve, protect, and connect existing master-planned neighborhoods.*	*Planning Division*	*Short term and ongoing*	*Staff time*
	B. Recognize and respect that the established design patterns of many of Fontana's existing neighborhoods are unique and different from policies for new and future neighborhoods.	*Planning Division; Planning Commission; City Council*	*Short term and ongoing*	*Staff time*
	C. Create "Connected Neighborhood" planning districts that link established master planned neighborhoods to each other and to nearby school, park, and shopping destinations with walking and biking routes.	*Planning Division; Planning Commission; City Council*	*Short term and ongoing*	*Staff time*
	D. Encourage Livable Corridor design: more walkable neighborhoods with higher density housing and a mixed-use development on larger infill sites along corridors such as Foothill, Sierra, Valley, Baseline, Citrus and others, connecting them to adjoining neighborhoods.	*Planning Division*	*Short term and ongoing*	*Staff time*
	E. Encourage the development or redevelopment of mixed-use neighborhood centers at key intersections and near transit stops, with walking and biking connections into adjoining neighborhoods, both existing and new.	*Planning Division*	*Short term*	*Staff time*
	F. Encourage and help find funding for new bike lanes and improved sidewalks and to improve active transportation options in selected areas.	*Planning Division; Engineering Department*	*Short term*	*Staff time; seek grant funding*
	G. Ensure that existing and future employment districts have appropriate land use, zoning, and urban design transitions to nearby neighborhoods.	*Planning Division; Engineering Department*	*Short term*	*Staff time*
	H. Create an Area Plan for the RMU land use area and adjacent commercial land south of I-15 in North Fontana.	*Planning Division;*	*Short term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	I. Create a Medical District Area Plan for the Sierra Avenue/Valley Boulevard area surrounding Kaiser Hospital that is generally within the WMXU-1 land use area.	*Planning Division*	*Short term*	*Staff time*
	J. Create an Area Plan for the southern area of Fontana along the west side of Sierra Avenue.	*Planning Division*	*Short term*	*Staff time*
	K. Use Planned Unit Developments (PUDs) for master planned development projects in the future, rather than specific plans, with zoning that is consistent with the spirit and the letter of this General Plan.	*Planning Divisions*	*Short term and ongoing*	*Staff time*
	L. Review and modify, as needed, PUD requirements to make them flexible and accommodating of mixed-use development.	*Planning Division*	*Short term*	*Staff time*
	M. Revitalize the central part of the city—the area between Foothill Boulevard and the I-10 Freeway.	*Planning Division; Engineering Department; Housing Division*	*Short term and ongoing*	*Staff time*
	N. Launch the i3 program—Infill, Infrastructure and Interconnection--for the central part of the city.	*Planning Division; Engineering Department; Housing Division*	*Short term and ongoing*	*Staff time*
Goal 3: Downtown is a dynamic center of activity with new housing options, walkable environments, and a mixture of uses attracting residents and visitors.				
• Promote revitalization and redevelopment of older neighborhoods. • Encourage infill on vacant and underutilized parcels. • Transform downtown into a vibrant local and regional destination.	*A. Implement the Downtown Area Plan and make strategic, high-priority investments.*	*Planning Division; Engineering Department; Housing Division; Community Services Department*	*Short term and ongoing*	*Staff time*
	B. As a top-level priority, undertake complete streets improvements along Sierra and Arrow to rebrand Downtown and attract new businesses, customers, and infill development.	*Planning Division; Engineering Department; Downtown Manager*	*Medium term*	*Staff time; Capital Improvement Fund; development agreements*
	C. Prepare a parking study and organize a "park once" district to manage on-street and off-street parking supply as a system.	*Planning Division; Engineering Department; Downtown Manager*	*Medium term*	*Staff time;*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	D. Provide incentives—including clear standards, expedited project review, and moderate development fees—for developers to reinvest in Downtown.	*Planning Division; Planning Commission; City Council*	*Medium term*	*Staff time*
	E. Encourage lively uses that attract and retain customers in the district throughout the day and late into the evening.	*Planning Division; Economic Development; Downtown Manager*	*Short term and ongoing*	*Staff time*
	F. Recruit restaurants and arts organizations to Downtown, and aggressively program and publicize community events to attract young adults as well as other groups.	*Economic Development Department; Community Services Department; Downtown Manager*	*Short term and ongoing*	*Staff time*
	G. Recruit a mid-scale hotel brand, such as the new Hilton brand said to be targeted at millennials, who prefer modern design and social spaces.	*Economic Development Department; Downtown Manager*	*Medium term*	*Staff time*
	H. Work cooperatively with downtown businesses, property owners, residents and developers to improve and manage Downtown as a regional attraction.	*Downtown Manager*	*Medium term*	*Staff time*
	I. Establish a Downtown Management District.	*Planning Division; Planning Commission; City Council*	*Medium term*	*Staff time*
	J. Evaluate and choose financing options such as a Business Improvement District, Enhanced Infrastructure Financing District, development fund, or others to fund and implement streetscape and façade improvements.	*City Manager's Office; Planning Division; Engineering Department; Downtown Manager*	*Medium term*	*Staff time; Capital Improvement Fund; special funding districts; CDBG funds*
	K. Assign a Downtown Manager as the single point of contact between the City and Downtown businesses, property owners and developers.	*City Council; City Manager's Office*	*Short term and ongoing*	*General fund*
	L. Form a public/private marketing and promotion entity and plan to brand and promote Downtown, the Medical District and other sub-districts in and adjacent to Downtown in order to attract investors, development partners, and businesses.	*City Manager's Office; Downtown Manager*	*Medium term*	*General fund or special funding district*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 4: Compact, walkable, mixed-use centers occupy key locations along corridors to be served by Public Transit in the future and at intersections where neighborhood retail and diverse housing options can succeed.				

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
• Promote a land use pattern that provides connections among land uses and a mixture of land uses.	*A. Design neighborhood centers along the corridors for access by pedestrians and bicyclists directly from adjoining neighborhoods, in addition to motorists from the neighborhood and from the corridor.*	*Planning Division*	*Short term and ongoing*	*Staff time; development agreements*
	B. Coordinate the location of new and expanding neighborhood centers with active transportation and transit planning to enable concentrations of new jobs and housing near transit stops.	*Planning Division*	*Short term and ongoing*	*Staff time; development agreements*
	C. Encourage all new development along corridors to front the street rather than parking lots.	*Planning Division*	*Short term and ongoing*	*Staff time; development agreements*
	D. Encourage the development of a variety of housing types within the walkable mixed-use corridor.	*Planning Division*	*Short term and ongoing*	*Staff time; development agreements*
	E. Support partnerships between major employers, educational institutions, and for-profit and non-profit housing developers.	*Housing Division*	*Medium term*	*Staff time*
	F. Collaborate with educational institutions and arts organizations to develop education and arts centers along Sierra Avenue.	*Planning Division*	*Short term and ongoing*	*Staff time*
	G. Develop an access management program to limit the number of driveways on major corridors to reduce congestion for through traffic and to improve the pedestrian environment.	*Engineering Department*	*Short term*	*Staff time*
	H. Encourage new quality hotels to locate along the corridors.	*Planning Division; Economic Development Department; Downtown Manager*	*Medium term*	*Staff time*
	I. Encourage development of Foothill Boulevard as a Livable Corridor of walkable mixed-use development and higher-density housing within walking distance of Public Transit stops.	*Planning Division; Economic Development Department*	*Medium term*	*Staff time*
	J. Promote the Route 66 heritage of Foothill Boulevard through distinctive design guidelines that blend with contemporary design approaches.	*Planning Division*	*Short term*	*Staff time; National Park Service route 66 programs; seek grant funds*
	K. Encourage the development of walkable mixed-use centers and new higher-intensity neighborhood edges that connect existing neighborhoods to Foothill Boulevard.	*Planning Division*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
	L. Collaborate with public transportation agencies to coordinate the location and design of new centers with existing and planned transit stops.	*Planning Division; Engineering Department; Omnitrans*	*Medium term*	*Staff time*
	M. Work collaboratively with existing property owners and businesses to develop a vision plan and development standards and guidelines for the Valley Boulevard Corridor.	*Planning Division*	*Short term*	*Staff time*
	N. Prepare zoning standards that enable new, cleaner commercial uses along new connector streets as a transition from Valley Boulevard to the neighborhoods to the north.	*Planning Division*	*Short term*	*Staff time*
	O. Consolidate parcels along Valley Boulevard to promote redevelopment for valuable and job-producing uses.	*Planning Division; Economic Development Department*	*Long term*	*Staff time*
	P. Ensure that existing and new businesses along the north side of Valley Boulevard are appropriately buffered from existing and future neighborhood development to the north.	*Planning Division*	*Short to medium term*	*Staff time*
	Q. Attract automotive and commercial vehicle and parts sales along Valley Boulevard to the west of Cypress.	*Economic Development Department; Planning Division*	*Medium term*	*Staff time*
	R. Promote high-quality frontage design along Valley Boulevard and along I-10 to improve the image of Fontana and the success of those businesses.	*Planning Division; Economic Development Department*	*Short term and ongoing*	*Staff time*
Goal 5: Fontana's industrial uses are concentrated in a few locations that have easy access to regional transportation routes.				

Land Use, Zoning, and Urban Design

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
• Promote the Southwest Industrial Park and the I-10 corridor as preferred locations for industrial uses. • Maintain but do not expand existing heavy-industrial land use areas in proximity to one another and to services for industrial uses • Avoid locating small areas of residential uses where they will be surrounded by intensive commercial or industrial uses.	*A. Extend industrial land uses along I-10 as shown in the Future Land Use Map (Chapter 15, page 15.23).*	*Planning Division*	*Short term*	*Staff time*
	B. Direct new industrial development to SWIP in order to build out this area designated for industrial development.	*Economic Development; Planning Division*	*Short term and ongoing*	*Staff time*
Goal 6: The expansion of Fontana's city limits through annexation has improved entrance corridors.				
• Make strategic annexations to improve City control over the appearance and function of areas in the city limits.	*A. Annex the corridor north of Arrow Boulevard and west of downtown in the Sphere of Influence, including the area south of Foothill Boulevard between Hemlock and Almeria Avenues.*	*City Manager's Office; City Council*	*Short term*	*Staff time*
	B. Annex the small residential area bounded by San Bernardino, Alder, Randall, and Locust Avenues.	*City Manager's Office; City Council*	*Short term*	*Staff time*
Goal 7: Public and private development meets high design standards.				

Land Use, Zoning, and Urban Design

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
• Support high-quality development in design standards and in land use decisions.	*A. Make it a priority to hire a planner with urban design training and expertise when an opportunity for new staff arises.*	*City Manager's Office*	*Short term and ongoing*	*Staff time*
	B. Ensure that public and private developments are attractive, comfortable, and welcoming by following the urban design principles in Chapter 14, Downtown Area Plan.	*Planning Division*	*Short term and ongoing*	*Staff time*
	C. Design new housing in walkable neighborhoods that are connected to adjoining neighborhoods.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time; development agreements*
	D. Design new neighborhoods by integrating them into existing street grids.	*Planning Division; Engineering Department*	*Short term and ongoing*	*Staff time*
	E. Establish transitions in scale and density from surrounding areas.	*Planning Division*	*Short term and ongoing*	*Staff time*
	F. Ensure that parks or playgrounds are located within safe walking distance of residences (1/4 mile to 1/2 mile).	*Community Services Department; Public Works Department*	*Short term and ongoing*	*Staff time*
	G. Establish safe connections between neighborhoods and schools.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	H. Expand active transportation options by providing new pedestrian and bicycle connections to and from neighborhoods to nearby commercial or activity centers.	*Engineering Department*	*Short term and ongoing*	*Staff time*
	I. Design streets to include accessible, attractive, and comfortable pedestrian ways.	*Engineering Department*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 1: Regular review of implementation progress is part of the City's annual calendar.				
• Establish public review of progress in implementing the General Plan.	*A. Review implementation progress in a joint annual public hearing before the Planning Commission and City Council.*	*Planning Division*	*Short term and ongoing*	*Staff time*
	B. Update the General Plan thoroughly at least every 15 to 20 years.	*Planning Division*	*Short term and ongoing*	*Staff time*
Goal 2: The General Plan is incorporated in decision-making at multiple levels.				
• Use the plan in preparing and approving other planning and implementation activities by City departments, decision-making bodies and agencies.	*A. Designate an experienced staff planner as the Long-Range Planner in the Planning Division to serve as the City's expert on the General Plan and coordinator of review and implementation.*	*Planning Division*	*Short term and ongoing*	*Staff time*
	B. Use the plan annually in preparing and approving departmental work plans, operational budgets, and capital improvement plans.	*City Manager's Office*	*Short term and ongoing*	*Staff time*
	C. Require consistency with the General Plan in work plans, project proposals, and similar documents and activities.	*City Manager's Office*	*Short term and ongoing*	*Staff time*
	D. Require a statement of consistency with the General Plan for capital projects.	*City Manager's Office; Planning Division*	*Short term and ongoing*	*Staff time*
	E. Use the Plan in preparing and approving One-Year and Five-Year HUD Consolidated Plan documents, grant proposals, transportation planning documents, and similar documents.	*Housing Division; Engineering Department*	*Short term and ongoing*	*Staff time*
	F. Develop a user-friendly system, such as a checklist or dashboard, for City departments, divisions, and agencies to use to compare proposals with the goals of the General Plan.	*Planning Division; IT Department*	*Short term*	*Staff time*
	G. Identify General Plan-related actions on agendas of the City Council, the Planning Commission, and other relevant commissions	*City Manager's Office; City Clerk; Planning Division*	*Short term and ongoing*	*Staff time*
	H. Publicize actions and activities that implement the General Plan.	*Planning Division; Public Information Officer*	*Short term and ongoing*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 3: Update the City zoning code to ensure its compatibility with the General Plan.				
• Support zoning changes that promote implementation of the Plan.	*A. Adopt the Downtown Code prepared in conjunction with the Downtown Area Plan.*	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	B. Create corridor zoning for the Walkable Mixed Use-1-Downtown and Corridors land use category using the Downtown Code as a foundation.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	C. Create zoning for the Walkable Mixed Use -2-Urban Village land use category.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
	D. Revise and amend zoning for the Regional Mixed-Use land use category.	*Planning Division; Planning Commission; City Council*	*Short term*	*Staff time*
Goal 4: Enhance internal and external transparency about government activities and performance.				
• Support e-government and digital open government systems.	*A. Create a performance measurement system and share the results with the public.*	*City Manager's Office; IT Department*	*Medium term*	*Staff time*
	B. Create an online information warehouse open to the public and enhance the E-government capacity of Fontana City government.	*IT Department*	*Medium term*	*Staff time*

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?
Goal 3: The city continues to have an effective water-conservation program.				
• Support landscaping in public and private spaces with drought-resistant plants. • Continue successful city water conservation programs and partnerships.	*A. Develop drought-tolerant (xeriscaping) designs and maintenance programs for public spaces rather than eliminating plants because of drought.*	*Public Works Department*	*Short term*	*Staff time*
	B. Identify systems and methods to provide sufficient water to establish new plants as they become more drought-tolerant, such as the use of recycled water.	*Public Works Department*	*Short term*	*Staff time*
	C. Continue to promote drought-tolerant landscaping and water conservation activities for homeowners, tenants, and other property owners.	*Public Works Department; collaborate with the Fontana Water Company*	*Short term and ongoing*	*Staff time*
	D. Promote Fontana Water Company initiatives, including water surveys and landscape audits; water-conservation kits; workshops in drought-tolerant landscaping; rebates on washers, toilets, irrigation controllers, rain barrels and other water-conservation assistance.	*Public Works Department; Community Development Department*	*Short term and ongoing*	*Staff time*
	E. Connect water conservation and drought-tolerant landscaping with use of recycled laundry water through local plant nurseries and gardening groups.	*Public Works Department; Sustainable Fontana, when established*	*Short term and ongoing*	*Staff time*
Goal 4: The city of Fontana consistently seeks reasonable rates from the city's drinking water providers.				
• Support City negotiations to keep drinking water rates reasonable for residents and other users.	*A. Continue to advocate for reasonable drinking water rates.*	*City Council; City Manager's Office*	*Short term and ongoing*	*Staff time*
Goal 5: Fontana collaborates closely with the Inland Empire Utilities Agency to promote innovative and resource-efficient systems and reduce sewer fees.				
• Support and participate in Inland Empire Utility Agency (IEUA) programs that help Fontana be more resource-efficient.	*A. Advocate for more "purple-pipe" recycled water systems to serve all large users in Fontana who could benefit from using recycled water in irrigation.*	*City Manager's Office; Public Works Department; IEUA*	*Short term and ongoing*	*Staff time*
• Support incorporation of greywater systems in new developments.	*B. Over the long term, as part of programs to encourage "water-wise" development, consider incentives, such as streamlined permitting, for new residential developments that install greywater systems, and developing a program with IEUA to reduce the sewer fees to residences that install grey-water plumbing.*	*Planning Division; Public Works Department; IEUA*	*Long term*	*Staff time*

Background Report

APPENDIX ONE

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Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

Fontana at a Glance

Who we are

- Fontana is a growing community of over 200,000 people and one of the 20 safest communities in the country.
- We're the 21st-largest city in California, 3rd-largest in the Inland Empire, and 2nd-largest in the county.
- We are a young population, with a median age of 29, compared to the state median age of 36.
- Most of us came here recently; 7% of residents moved here in 2010 or later, and 90% moved in 1990 or later.
- We have more children and fewer seniors by percentage than the county or the state.

Our households Census Bureau (2010)

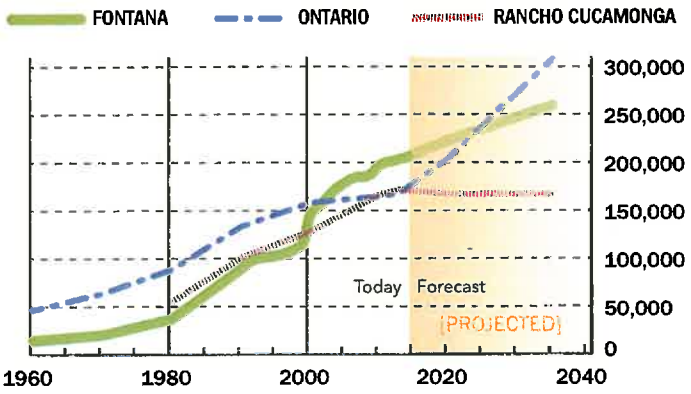
87% of all households are related families

60% of households have children

The average household size is 4 people

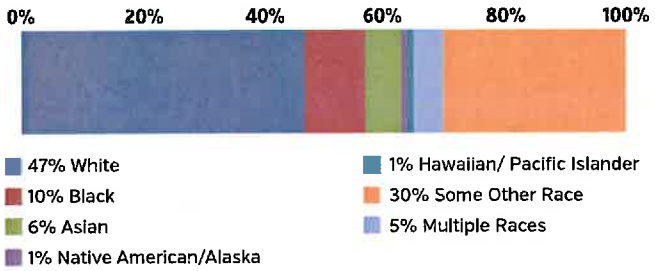
We've been growing faster than nearby cities

Census Bureau and Southern California Association of Governments (2008)



We're diverse, 67% Latino, and 30% foreign-born

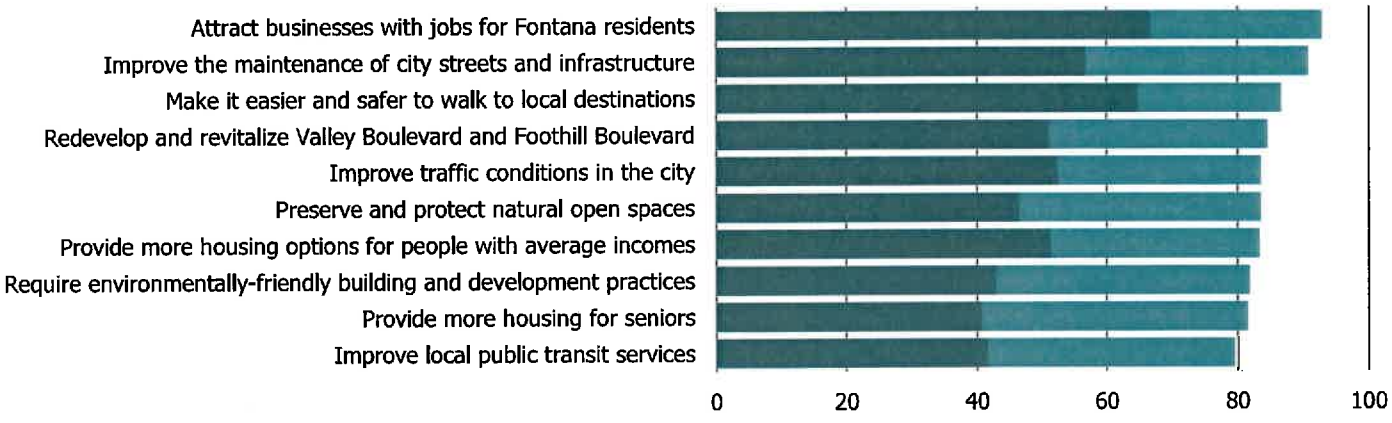
Census Bureau (2010) and ACS Estimates (2009-2013)



What we think about our future

800 adult residents in Fontana were surveyed in September 2015, in English and Spanish, about the future of our city.

Our top ten future priorities True North Research, Inc. (2015), % resident respondents answering "high priority" or "medium priority"



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How we live

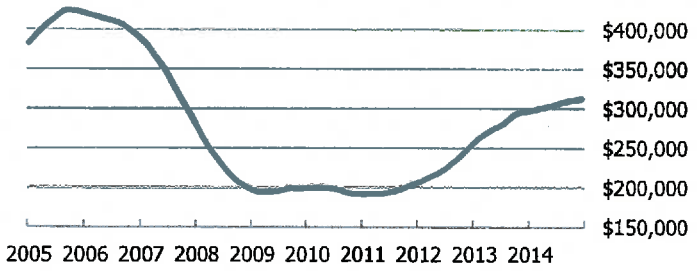
Housing

Zillow.com, 2015

- The median home value in Fontana is $312,500.
- Fontana home values" have gone up 5.3% over the past year, and are predicted to rise 4.7% within the next year.
- The median rent for a two-bedroom housing unit in late 2015 was approximately $1,300.

Fontana's home prices are rebounding

Zillow.com home prices index (through Aug 31, 2015)



Most housing is owner-occupied & single-family

ACS Estimates (2009-2013)

68% owner-occupied 32% rental

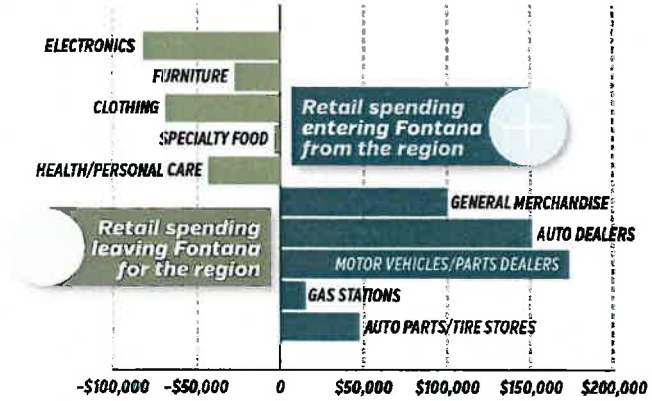
78% single-family 22% multifamily

Dining and shopping

Commercial corridors are on Foothill, Sierra, and Valley and commercial centers are located on major roads.

Retail expenditure is balanced in Fontana, but it's weighted toward some sectors

Source: Census Bureau, Center for Economic Studies (2013), retail surplus/leakage. Note that the chart contains major categories but does not show all spending.



Institutions

- Public and non-profit institutions are distributed throughout Fontana, with schools, police and fire stations, and community centers in neighborhoods.
- Fontana has one major hospital, Kaiser Permanente, and several smaller health centers.
- Post-secondary educational institutions in Fontana are Chaffey College and Westech College.
- The Civic Center/City Hall Campus, completed since the 2003 General Plan, is a central institutional focus point for downtown, including the Lewis Library and Technology Center, which opened in 2008.

The Lewis Library and Technology Center

Downtown

Important assets in downtown include:

- Civic Center
- Metrolink station
- Restored Center Stage Theatre
- Access to the Pacific Electric Trail
- Walkability

Issues and opportunities for downtown include:

- Several blocks of vacant land are an opportunity for walkable, mixed-use developments.
- The safety, comfort, and appearance of streets and parking lots can be improved for pedestrians.

Sierra Avenue, Downtown Fontana

Healthy and green systems, sustainability, and recreation

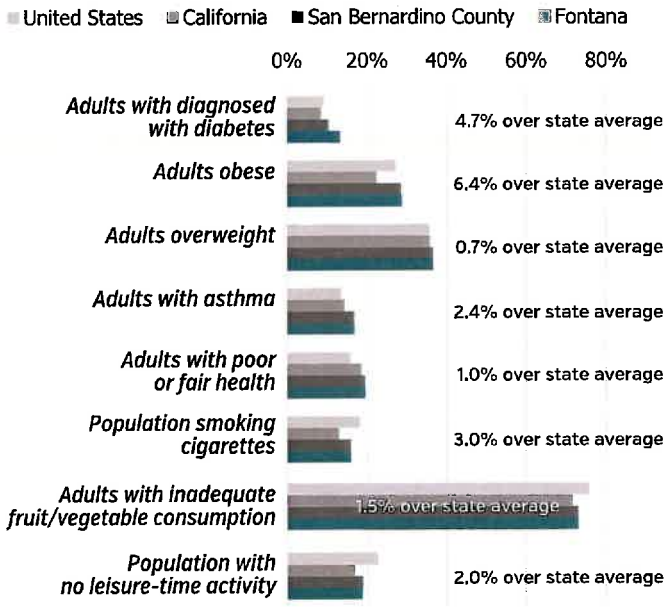
Healthy Fontana

The Healthy Fontana program started in 2004, following the city's recognition of the importance of planning for community health as part of the city's overall efforts to build a safe and attractive community with a high quality of life.

Our award-winning program promotes wellness through healthy eating, active lifestyles, behavior change, sports, gardening, and farmers' markets. However, our community still faces health challenges.

We still have some health challenges

Centers for Disease Control and Prevention (2006-12), %



Open space, parks and recreation

- Our location between Jurupa Hills and Mount Baldy provides for a unique environment and city identity.
- We have 41 parks on 366 acres providing recreation opportunities.
- Mary Vagle Nature Center and Martin Tudor Jurupa Hills Regional Park and Splash Park in southern Fontana are popular attractions for the entire city.
- Four community centers serve all parts of the city.

Infrastructure and utilities

Energy: Fontana has the state's first zero-net neighborhood. Zero-net-energy homes offset all or most of their annual energy consumption with renewable energy.

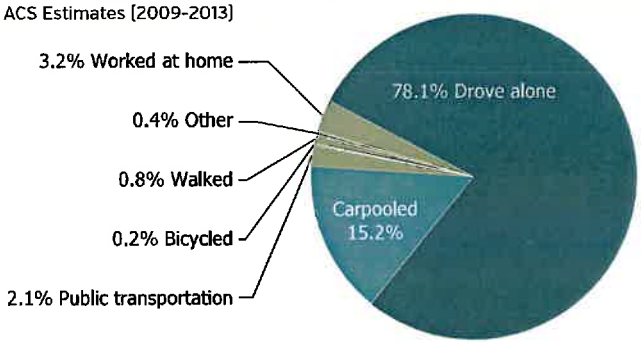
Water: Drinking water comes from five providers, and is predominantly served by the Fontana Water Company. Water's diverse sources include local basins and the State Water Project.

Mobility: Our transportation environment has continued to evolve since the 2003 General Plan.

- We are a major transportation hub with convenient access to Interstates 10, 15 and SR-210.
- Walkability varies throughout our city.
- Fontana's bicycle network expanded in recent years, especially with the Pacific Electric Trail linking us to other Inland Empire communities.
- Fontana is served by Omnitrans with 10 bus routes.
- Metrolink provides passenger rail service to Los Angeles, Orange, Riverside, San Bernardino, San Diego and Ventura counties from downtown, with weekend service and 38 weekday trains serving an average of 372 riders per weekday (FY15 Q4).

Most residents drive alone to work

ACS Estimates (2009-2013)



Most workers commute to jobs outside of Fontana

Census Bureau, Center for Economic Studies (2013), number of employees

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Prosperity and opportunity

Our prosperity

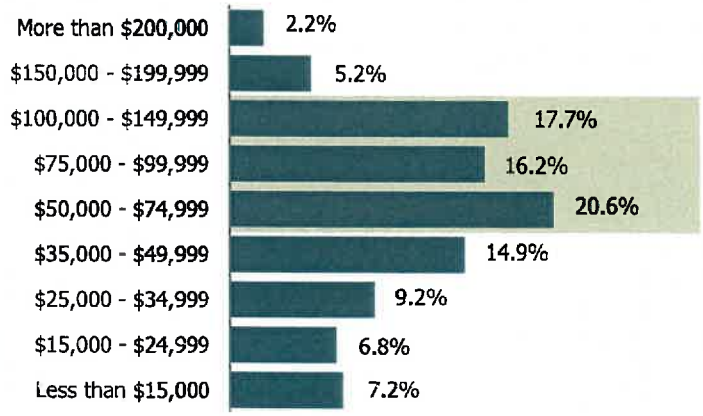
- Our city is now the westernmost city with available space to accommodate both residential and industrial development in the Inland Empire. However, much of the currently unbuilt land in Fontana has already been entitled for development.
- While the recession ended six years ago and California's economy moves forward, the Inland Empire have been the slowest to recover.
- We are a middle-income community, with a median household income of $60,869 (slightly above the state median income), and are expected to grow 2.7% annually between 2015 and 2020.
- 15% of all residents and 21% of children live in poverty.
- There are 43,018 jobs in Fontana, but only 8.8% of employed residents work in Fontana.
- Over 70% of jobs in Fontana are in services, retail or wholesale. Kaiser Medical Group, Fontana Unified School District, and the City of Fontana are the top three employers.
- The construction, warehousing and logistics industries remain important economic drivers for Fontana's economy.
- Approximately 42% of our working population travels 25 miles or more to work, and 14% travels more than 50 miles to work.

Fiscal resources

- Sources of revenue for governmental activities are general taxes, including property and sales taxes, and program revenues, such as charges for services.
- The most significant government expenditures are for public works, police and fire, general government, and engineering.

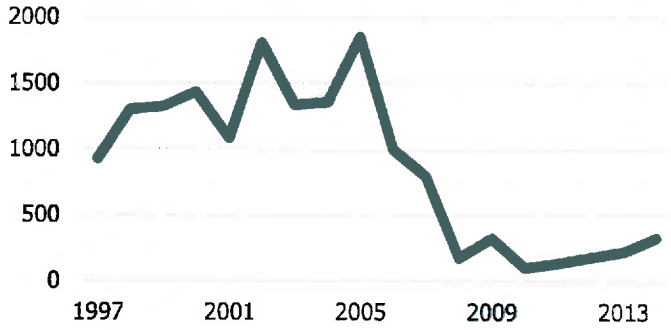
Over half of households make $50k–$150k a year

ACS 2009-2013 estimates, % of households



Single-family building permits are inching up

Construction Industry Research Board, number of permits



Industry

- Fontana has 54,250,693 square feet of industrial space.
- Fontana's market for industrial space remains strong and compares favorably to other areas of the region.
- Fontana has a lower industrial vacancy rate than other cities in the Inland Empire West.
- Fontana is experiencing high demand for logistics and warehousing space, but these industries typically produce few jobs.

Our economic strengths and issues

- Higher median household income than the county (in 2014 the median for Fontana was $64,995; for San Bernardino County it was $54,100).
- Our unemployment rate dropped to 6.5% from the peak rate of 15% in 2010.
- Large employers, such as the Kaiser Medical Group, provide a steady employment base.
- The industrial market remains strong, with low vacancy rates and high average rents.
- Our access to three major freeway corridors (I-10, I-15, and I-21) provides economic development opportunities.
- Educational attainment remains relatively low in Fontana, with only 15% of the workforce holding a bachelor's degree or higher.
- 91% of employed residents work outside the city.

1. THE BIG PICTURE: FONTANA IN TRANSITION

A. The Four Fontanas

There have been four Fontanas over the last 150 years, and Fontana today faces a new transition. First, permanent vineyard settlements encroached on the Native American societies in the San Bernardino Valley in the 1880s to early 20th century. After the arrival of A.B. Miller, the Fontana Farms' "Partnership of Hens and Oranges" spanned 1906 to 1942. Kaiser Steel remade Fontana into a steel town between 1942 and the 1983. And most recently, Fontana in the 1980s began to transition to an identity as an affordable suburb in the sprawling metropolitan world of Southern California.

Fontana's four identities emerged as the result of transformative events: the arrival of rural pioneers leaving Los Angeles; A.B. Miller's creation of the Fontana Farms agribusiness model combined with land subdivision; World War II and Henry Kaiser's construction of the first steel plant in the West; and, as the steel mill declined and then closed, Fontana's transformation into a bedroom community for families priced out of housing in the coastal counties. Most of the Kaiser Steel plant is gone and replaced by the Auto Club Speedway. Both Fontana Farms and smallholder farming of poultry and citrus disappeared as the steel mill, housing, shopping centers, and the logistics industry replaced agriculture.

Fontana became the land of housing opportunity and is now a city where most residents commute to jobs elsewhere. This most recent transformation, which first gained steam in the 1980s, reached its height just before the Great Recession—the crash of 2007-2009. After riding the real estate bubble, Fontana joined other communities in the Inland Empire as one of the most battered by the recession, with high unemployment, slashed real estate prices, high levels of foreclosure, and almost no construction activity. As this General Plan Update is being written in 2015 and 2016, Fontana has been gradually recovering from the recession. Now, as the third most populous city in the Inland Empire, Fontana is poised to build on its success as a residential city and enter a new period of positive transformation.

A note on terminology and data

- Terminology: In this report and the General Plan Update, "City" will be capitalized when referring to the municipal government; "city" without an initial capital letter will refer to the community as a geographic and socioeconomic entity.
- Data: This report and General Plan Update are being prepared at the midpoint between the 2010 and 2020 censuses. In addition to the decennial population counts, the U.S. Census Bureau now produces estimated data based on three- and five-year surveys of sample populations called the American Community Survey. Sample surveys of small areas, such as census tracts and block groups, are less reliable than of larger populations, such as the entire city, because of sample sizes. Proprietary databases, such as ESRI Business Analyst, also provide estimated data based on the Census and other data sources. The State of California also provides some demographic data. These and other sources have been consulted for this report.

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B. Fontana in The Context of The Inland Empire

Incorporated in 1952, the City of Fontana is part of the Inland Empire, which is located approximately 50 miles east of the City of Los Angeles. The geographic boundaries of the Inland Empire are blurry, but the term is commonly used to describe western San Bernardino and Riverside counties (the Riverside-Ontario-San Bernardino Metropolitan Statistical Area) and their combined population of approximately 4 million people. Fontana is the second-most populous city in San Bernardino County and the third-most populous in the Inland Empire (after Riverside and San Bernardino). The growth of the Inland Empire after World War II reflected Southern California's expanding population drawn by an economy based on defense, manufacturing, construction, and entertainment—with the Inland Empire primarily functioning as the bedroom community for jobs in the coastal counties. By the 1990s and 2000s, some parts of the Inland Empire were attracting non-residential investment, particularly in logistics, manufacturing and services, including a growing number of professionals. However, the Inland Empire economy was still very dependent on construction and on jobs in the coastal economy in 2007, when the Great Recession began.[1]

Foreclosures, unemployment, declining incomes, and growing poverty were characteristic of the region during the recession. The region began to recover in 2012, with growing employment, new business formation, demand from the warehousing and logistics sector, and the slow return of residential construction. Although low-paying (under $30,000 a year) and temporary jobs still predominate, there are signs that the region has begun attracting economic sectors with better-paying jobs, such as health care, insurance, and professional services.

Like the rest of California, the Inland Empire's demographics have become more diverse over time, in both racial and ethnic terms. The affordability that attracts new residents is also a draw for immigrant households. This is an important demographic, because immigrants are disproportionately likely to create new businesses, particularly in technology and engineering. Parts of the region are also beginning to be more attractive to college-educated young adults between 25 and 34 years old than in the past. The number of millennials, the 20 to 29 age group, also appears to be growing, though the data may also reflect this group's difficulty in finding jobs that allow them to establish their own households.

While housing in the Inland Empire remains more affordable than in the coastal counties, housing costs are rising relative to incomes. Future success for the region requires integrated policies that keep housing affordable while diversifying the economy with higher-paying jobs. This is related to a long-standing Inland Empire challenge of relatively low educational achievement. "Overall, the future prosperity of the Inland Empire depends on mixing its traditional strengths—affordable housing and strong blue collar sectors—with the expansion of newer industries as well as its growing immigrant-based economy....To remain Southern

[1] This discussion relies substantially on Joel Kotkin et al., Housing the Future: the Inland Empire as Southern California's Indispensable Geography, (2015 Symposium on the Affordability of Housing, Inland Valleys Association of Realtors, Ontario, CA: February 5, 2015). www.nationalcore.org.

California's opportunity region, the area needs to both reinvent itself and build on its past success."[2]

Since the closing of Kaiser Steel, Fontana has focused on housing development and the warehouse/logistics economic sector, the now-traditional mainstays of the Inland Empire. Fontana's unemployment rate has generally followed the recovery trend at the state and county levels, with an unemployment rate in 2015 at 6.5%, down from 14.7% in 2010. Despite a rebound in home prices, homebuilding permits have not returned to pre-recession levels in Fontana. In the post-Great Recession world, Fontana will need to "reinvent itself and build on its past success."

While the General Plan focuses on the municipality of Fontana, the city is affected by a variety of agencies, districts, and plans that transcend municipal boundaries, such as public education, transportation, water supply, and wastewater districts.

- Public education. Two public school districts serve most of the City of Fontana: Fontana Unified School District (FUSD) and the Etiwanda School District (pre-K to 8). FUSD serves most of the city and has an enrollment of 40,674 students in the 2015-16 academic year. About one-third of the FUSD students are classified as English learners and 82% receive free or reduced-cost lunch. The Etiwanda School District serves approximately 6,200 students in northwest Fontana. In addition to these two school districts, small areas of Fontana are covered by the Colton Joint Unified School District (southeast Fontana); the Chaffey Joint Union High School District (northern Fontana), and the Rialto School District (northeast). Approximately 15 private schools in Fontana offer elementary and/or middle or high school education. There are 12 additional private schools for pre-kindergarten and kindergarten education.
- Regional transportation and transit. Fontana is a member of the San BernardinoCounty Transportation Authority (SBCTA), formerly the San Bernardino Associated Governments (SANBAG). SBCTA is responsible for planning and implementing a multi-modal transportation system for the county's 2.1 million residents through support for freeway construction projects, regional and local road improvements, public transit (rail and bus), ridesharing programs, congestion management, and transportation planning studies.
- Transportation and sustainable communities policies. Fontana is also a member of the Southern California Association of Governments (SCAG), which is made up of local governments, agencies and six counties, including San Bernardino County. It serves as the federally-designated Metropolitan Planning Organization for transportation planning in the region. SCAG's work also includes development of the state-mandated sustainable communities strategy, growth forecasts, and regional housing needs allocations.
- Water supply and wastewater. Fontana's drinking water supply comes from a combination of surface water, subsurface aquifers, and imported water from Northern California. Drinking water is provided to Fontana and its Sphere of Influence primarily by three agencies: the Fontana Water Company (FWC), Cucamonga Valley Water District (CVWD), and the West Valley Water District (WVWD). Two other water agencies, the Crawford Canyon Water District and the Marygold

[2] Ibid., 14.

Mutual Water company, provide water for small portions of the northern and eastern parts of Fontana. Wastewater services are supplied by a regional authority, the Inland Empire Utilities Agency, which also provides other services.

C. Fontana's Heritage of Innovation And Affordable Opportunity

Fontana, like every community, has a complex history and has experienced both positive and negative cycles. Within that history, however, is a heritage of innovation and affordability that at various points has supported opportunity and prosperity for working- and middle-class people.[3]

- A.B.Miller and Fontana Farms. Miller's combination of agribusiness and model small farms in Fontana differed from nearby citrus-farming agricultural communities, such as Redlands, Ontario, and Pasadena, which required significant capital investment from relatively wealthy individuals for success. The Fontana model offered land on the installment plan, a system of combining citrus, walnut or grape farming with poultry (for reliable incomes while tree crops were maturing), and provided inexpensive water, power, fertilizer and saplings from Miller's large agroindustry enterprise, Fontana Farms, which operated with economies of scale. Some 3,000 homesteads were purchased by 1930 and the system had attracted immigrants from Hungary, Yugoslavia, and Italy. The Fontana Farms agribusiness had the largest citrus and hog operations in the world at one point and was notable for what today is often called "industrial ecology," in which the waste products of one process are used as inputs to another process, with the goal of creating a closed-loop system. In the case of Fontana Farms, the most famous example is a contract with the City of Los Angeles to use its garbage to feed Fontana Farms' hog operation that produced meat and bacon for the Southern California market.
- Henry Kaiser, the Kaiser Steel Mill, and Kaiser Permanente. While the steel mill had some negative impacts common to industry during its operation between 1942 and 1983, including high-sulfur air pollution that hastened the end of citrus production, a key factor in Henry Kaiser's business approach was to focus on labor productivity by reducing worker turnover and absences, whether from sickness, shortages of transportation and housing, or strikes. By enrolling Kaiser workers in a prepaid health plan (the Permanente Health Plan), time lost to sickness was reduced . Kaiser Community Homes built affordable residential neighborhoods (similar to the Levittown communities in the East) in Fontana and in Ontario, as well as other cities. Kaiser Steel also worked with the United Steelworkers of America to develop an innovative profit-sharing plan in which labor shared in cost savings resulting from technology and labor productivity improvements. More recently, the new Kaiser hospital replacing the original 1955 hospital in Fontana has appeared on a number of lists as among the most advanced and sustainable hospital buildings in the

[3] This discussion relies substantially on Daniel Cornford (ed.), Working People of California (Berkeley: University of California Press, 1995), pp. 437-454. (available online at: http://ark.cdlib.org/ark:/13030/ft9x0nb6fg)

world.

- Housing opportunity after Proposition 13. One effect of the 1978 passage of Proposition 13, which limited property-tax increases and assessments, was to increase the difference between housing costs in the coastal counties and the Inland Empire, helping to spark the 1980s boom in residential construction that drew people from the coast in search of more affordable housing. The early 1980s were difficult in Fontana, with 10,000 workers losing their jobs when the Kaiser mill closed, but the closure in some ways made Fontana more appealing for residential construction because it ended the air pollution associated with the plant. The relative affordability of the Inland Empire compared to the coastal counties has continued through subsequent real estate booms and busts. [4]

The innovations of the past occurred in contexts different from today's world. Fontana can draw on the city's heritage of innovation to continue to make the city a prosperous and affordable full-service community for working families and individuals.

D. Fontana 5.0: What Is Fontana's Next Act?

The world of 2015 is different from the world of 2006, and the twenty years between now and 2035 will bring even more transformations. It is a much more competitive world. Both within the city and in the broader region, conditions have changed, making this a propitious moment for Fontana to plan for its next act.

- Vacant land is entitled and redevelopment is in Fontana's future. Much of the remaining vacant land in Fontana was approved for development before the Great Recession of 2007 and the specific plans and associated development agreements remain in force. Affordable housing continues to be a challenge in Southern California, and prospective home buyers face more stringent mortgage requirements. Disparities in income are also growing. Under these circumstances, a recovery of the real estate industry will not mean a return to the overheated housing economy of the early years of the 21st century. However, growth does not have to stop when "greenfield" development opportunities decrease. There are many opportunities for infill development and redevelopment in Fontana's older neighborhoods. This is a different type of development from the planned community model that has dominated since the 1980s.
- Retail is being transformed. Retailing is being transformed by online and mobile shopping, leading to the creation of new, smaller, and different retail formats as well as the model of shopping as entertainment.
- Suburban office models are becoming obsolete. Campus-style office parks no longer meet the needs of business and the younger employees that businesses need to attract. Office tenants are looking for amenities and walkability, even in more suburban environments.
- The robots are coming. The logistics industry is increasingly capital-intensive. Fulfillment warehouses are using more robotic han-

[4] See Thomas C. Patterson, From Acorns to Warehouses: Historical Political Economy of Southern California's Inland Empire (Walnut Creek: Left Coast Press, 2015), pp. 209-232.

dling, and some forecasters predict that self-driving vehicles in the coming decades could have a devastating impact on employment in the interstate highway trucking industry. In 2015, Amazon purchased a robotics company (now named Amazon Robotics), and hosted a competition for fulfillment robots, "the Amazon Picking Challenge."[5] Many jobs today in warehousing and logistics tend to be low-wage, less than full time, and/or temporary.

- Overall demand for workers with at least a bachelor's degree will grow. Projections for job growth show high demand for low-wage occupations requiring no more than a high school diploma and for occupations requiring at least a bachelor's degree. Mid-level occupations are not growing. College graduates earn more money over their lifetimes and experience much less unemployment.[6] Adults in the Inland Empire and Fontana today have relatively low levels of educational achievement, and the next generation will not be able to compete for more stable and well-paid jobs without higher educational achievement.
- State frameworks promote development models that reduce greenhouse gases. The State of California is committed to water conservation and reducing greenhouse gases—partly through new growth and development models in California communities, including Fontana. These new growth patterns emphasize compact and mixed-use development and varied transportation options.
- Millennials want a variety of living options and amenities. While the millennial generation has begun to grow in the Inland Empire, these young adults, born in the 1980s to the early 2000s, will make up nearly half of all workers in 2020. Many of them prefer to live in communities that have more housing, employment, entertainment, and transportation options than traditional bedroom suburbs, particularly educated young adults who have the skills to thrive in the knowledge economy of the future.
- Fontana is expected to have over 250,000 people in 2035. The city is ripe to become a "complete" community, a more full-service city, preserving its traditional suburban-style neighborhoods while offering more choices in housing, jobs, transportation, learning, and entertainment.

Suburban bedroom communities in California and all over the country are creating more diverse live-work-play-learn environments rather than focusing on single-use districts, whether those be housing developments, office parks, or shopping centers. These single-use districts are the development models of the 20th century, and they will continue to exist—but we do not need more of them. While many parts of Fontana are built out for the foreseeable future and the city will remain a stronghold of traditional single-family neighborhoods, the city still contains many opportunities for new approaches to development and mixing land uses. More diversity and choice in jobs, types of places to live, transportation, and quality-of-life amenities can make Fontana more competitive and successful well into the 21st century.

[5] Adam Robinson, "The Exploding Use of Robotics in Logistics and Manufacturing," July 6, 2015, www.cerasis.com; Eugene Demaitre, "Mobile Robots Become Essential to Competitive Logistics," www.roboticsbsinessreview.com; Tom Green, "Productivity Chasing Humans Out of Warehouses," www.roboticsbusinessreview.com.

[6] Hans Johnson, et al. "Will California Run Out of College Graduates?" Public Policy Institute of California, October 2015, www.ppic.org

The General Plan Update process, taking place as Fontana is recovering from the Great Recession, provides an arena to learn about both the challenges and the opportunities that will affect Fontana's future. This Background Report provides a realistic understanding of the social, economic, environmental and political context of both the city and the region to help identify how Fontana can use this plan to chart a course toward a more complex, 21st-century identity.

2. THE GENERAL PLAN UPDATE

A. What Is The General Plan?

All California cities are required to have a General Plan (GP) to guide the physical and economic development of the city over the next 20 years. The general plan is a strategic framework based both on the community's vision and goals and on the State's goals for the long-term development of California. Fontana's last General Plan was adopted in October 2003. This General Plan Update process will refresh the City's long-range blueprint for physical and economic development.

General Plans are comprehensive and holistic community planning documents whose purpose is to guide decision making. While the focus has traditionally been on the physical development of a community, modern plans of this type recognize that physical development depends on a community's values and its goals for neighborhood life, economic development, environmental sustainability, community design, and health and wellness, among other topics. The goals for these different aspects of community life will shape the physical development of the city.

A general plan has three fundamental parts:

- A vision for the future: what is our shared vision for our community?
- A plan: what strategies do we pursue to achieve the vision?
- An implementation program: what actions do we need to undertake to implement the strategies?

B. State Requirements for The General Plan

The State requires seven "elements" or chapters in general plans: land use, circulation, housing, conservation, open space, noise, and safety. Additional elements are permitted and elements can be combined or consolidated, as long as the mandated elements contain required content. The 2003 Fontana General Plan contains the following elements in addition to the mandated elements: community design; economic development; public facilities, services and infrastructure; parks, recreation and trails; and air quality.

The State has issued an update to its guidance document on creating general plans, which is in the public comment phase as of late 2015. Any new requirements will be incorporated into the Fontana Forward planning process.

The state planning framework. The State of California is committed to reducing greenhouse gas emissions. The state planning framework (SB 375 and SB 226) calls for integrating land use, housing and transportation to reduce greenhouse gases by diversifying land uses, developing multimodal transportation networks, and creating regional Sustainable Communities Strategies (SCS). Fontana is covered by an SCS created by the Southern California Association of Governments (SCAG). The Fontana GP Update will need to demonstrate that it is consistent with the regional SCS. Once adopted, the new GP will provide for streamlined

CEQA approvals or exemptions for projects consistent with the State's planning framework.

The Environmental Impact Report (EIR) for the General Plan Update. Whenever a community adopts or amends a general plan or a general plan element, it is subject to the California Environmental Quality Act (CEQA), usually requiring an environmental impact report (EIR). The Fontana General Plan Update will be accompanied by an EIR prepared concurrently with the plan. The purpose of the EIR is to identify potential significant environmental impacts of proposals, alternatives with fewer adverse impacts, and potential ways to reduce or avoid environmental damage, thereby addressing significant environmental impacts and mitigation options. The EIR evaluates the proposed plan's effect on the physical environment as it is now, and the impact on the environment that would exist under the proposed plan, including secondary and cumulative effects.

C. Fontana's 2003 General Plan

The 2003 Vision. The vision for Fontana in the 2003 General Plan is a short statement with themes of growth, unity, quality, and connectivity:

> "Fontana is a modern city benefiting from rapid growth while preserving its hometown atmosphere. Our City is unified by a strong sense of community and a common goal: to be second to none in achieving high standards of quality as we grow and develop. We take great pride in our safe and attractive residential neighborhoods, which are complemented by recreational and educational facilities, and diverse and growing employment opportunities. Our Downtown and Civic Center district is the lively, thriving heart of Fontana. Our whole City is served by a network of efficient roads and infrastructure that connects us into a complete community in which we can live, learn, work and enjoy the fullness of life that Fontana has to offer."

The 2003 Vision also gives importance to a thriving downtown and additional, diverse jobs. While succinct, the Vision does not provide much guidance in terms of the character of quality growth and development, or what the "fullness of life" means in Fontana. The City was successful in implementing many important aspects of the 2003 General Plan that called for new community and transportation facilities and initiatives to reduce crime. The recession and market crash affected the City's ability to implement some actions.

D. Major Goals of The 2003 General Plan

The major goals of the 2003 GP are shown in Exhibit 1. These goals expand on the themes of growth, unity, quality, and connectivity found in the 2003 Vision. A number of the goals are mutually reinforcing, such as the goals for bicycle and pedestrian connections, improved public transportation, and air-quality improvements.

EXHIBIT 1 GOALS OF THE 2003 GENERAL PLAN

General Plan Element	Goals
HISTORIC RESOURCES	Preservation and adaptive re-use of historic resources
	Preservation of archaeological resources
CONSERVATION AND OPEN SPACE	Preservation of environmentally sensitive, natural open space
	Multiple use of natural spaces for recreation and other open space uses
	Multi-use trail network on utility corridors
	Mixed-use open spaces in the city's core areas
	Attention to wildfire danger
ECONOMIC DEVELOPMENT	Fiscally healthy balance of land uses
	Improved and diversified industrial base
	Revitalized downtown
	Strengthened workforce
	Optimum mix of retail and services
	Strategic planning for economic development
MOBILITY	Improved thoroughfares and transportation routes, including highway interchanges
	City linked to regional system of bikeways and multi-use trails
	Public transit with Bus Rapid Transit
	Truck route plan reviewed
	Railroad crossings reviewed
INFRASTRUCTURE AND ENERGY	Efficient water resource use
	Xeric landscaping on public and private lands
	Water shortage contingency plan
	Solid waste reduction and recycling programs
	Utilities with high levels of service at competitive rates
PUBLIC FACILITIES AND SERVICES	High-quality schools with adequate facilities and capacity
	Law enforcement and fire protection
	Healthcare services for all segments of the population
	New Civic Center Campus with library, civic center, and auditorium
PARKS, RECREATION AND TRAILS	Parks for all segments of the population
	Adequate parks in newly developed areas
	Safe and well-maintained parks
	Parks jointly used with school districts
	Parks conveniently located and accessible to residents
	Bike and pedestrian uses supported
	Parks and trails funded through the capital improvement program
SAFETY	Risk from seismic and geologic hazards minimized
	Risk from flooding hazards minimized in line with most recent FEMA Flood Insurance Rate Maps (FIRM)
	Risk from urban and wild fire minimized
	Risk from contamination from hazardous materials minimized
	Plans for emergency response and recovery prepared

EXHIBIT 1 GOALS OF THE 2003 GENERAL PLAN	
General Plan Element	Goals
AIR QUALITY	Air quality improvements achieved while sustaining economic growth
	Ground transportation generates minimum pollutants
	Energy consumption and reduced resulting in reduced emissions
	Release of particulate emissions from construction, roads and buildings minimized
LAND USE, URBAN DESIGN AND COMMUNITY DESIGN	Balance of land uses, including mixed-use development
	Land uses are compatible, including review of impact rules
	"One Fontana" program for physical and aesthetic unity with consistent character
	Infill and revitalization of core areas
	Revitalized downtown
	Unifying design theme while creating several distinct neighborhoods
	View corridors preserved with design guidelines
	Appearance of major arterials enhanced
	Vibrant, identifiable downtown created
	New Civic Center Campus created
	New development has high-quality, contemporary, unifying design elements
	Design standards used to minimize conflict and spillover effects of differing land uses
HOUSING (2014)	2004-2014 shortfall in affordable housing production
	Actions taken to promote development of 4,282 units for both seniors and very-low- and low-income households

Major Accomplishments of the 2003 General Plan

Fontana Forward
FONTANA GENERAL PLAN UPDATE 2018-2035

2003 GENERAL PLAN VISION STATEMENT

Fontana is a modern city benefiting from rapid growth while preserving its hometown atmosphere. Our City is unified by a strong sense of community and a common goal: to be second to none in achieving high standards of quality as we grow and develop. We take great pride in our safe and attractive residential neighborhoods, which are complemented by recreational and educational facilities, and diverse and growing employment opportunities. Our Downtown and Civic Center district is the lively, thriving heart of Fontana. Our whole City is served by a network of efficient roads and infrastructure that connects us into a complete community in which we can live, learn, work and enjoy the fullness of life that Fontana has to offer.

MAJOR ACCOMPLISHMENTS

Healthy Fontana program started in 2004

Lewis Library and Technology Center opened in 2008

Center Stage Theatre renovated and opened in 2008

Fontana named **one of 20 safest communities with over 200,000 residents in the U.S.** in 2013

First Zero Net Energy (ZNE) neighborhood in California in 2015

Development Services Organization building opened in 2007

Fontana Park and Aquatic Center opened in 2008

Pacific Electric Trail opened in 2012

Three highway interchange improvements in 2014

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

3. WHO WE ARE: POPULATION TRENDS

Now the third-most populous city in the Inland Empire, after Riverside and San Bernardino, Fontana more than doubled its population between 1960 and 1980, and more than quintupled its population between 1980 and 2014. This tremendous growth has been made up of families seeking an affordable suburban lifestyle. Over the next 20 years, will these families decide to stay in Fontana as they get older, or will a new cohort of young families replace them? The Southern California Association of Governments (SCAG), in its 2016-2040 Regional Transportation Plan, projects a Fontana population in 2040 of 280,900 with 74,000 households. This assumes an average household size of 3.8 persons, slightly lower than the 2015 estimated average of 4.0 persons. Population projections are based on interpretation of historical trends in natural increase (births and deaths) and net migration. Future population and household growth in Fontana will also depend on housing and employment markets.

rFindings

- Fontana is a growing community of over 200,000 people.
- Fontana is the 21st largest city in California, 3rd largest in the Inland Empire and 2nd largest in San Bernardino County.
- Fontana has a young population, with a median age of 29, compared to the state median of 36.
- Fontana is a family community: 58% of total households include children under 18.
- Fontana has more children and fewer seniors by percentage than the county or the state.
- The average household size in the city is 4.0 people, compared to the state average of 2.9 people.
- Most current residents came to Fontana recently. Seven percent arrived in 2010 or later, and 90% arrived in 1990 or later.
- Fontana is racially diverse: 46% of the population identifies as White, 9% as Black or African-American, and 36% identifies as "other" or two or more races. The last category indicates multiracial identify, often chosen by persons of Hispanic background.
- Hispanics can be of any race. Fontana is 69% Hispanic.
- SCAG projected (as of 2015) that Fontana's population in 2040 would reach 280,900. That means the city would have nearly 74,000 more people 25 years from now, living in 20,000-24,000 new households, depending on average household size.

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Updated: July 25, 2023

City Council Resolution 2018-096
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A. Population Trends[7]

EXHIBIT 2 FONTANA POPULATION 1960-2014

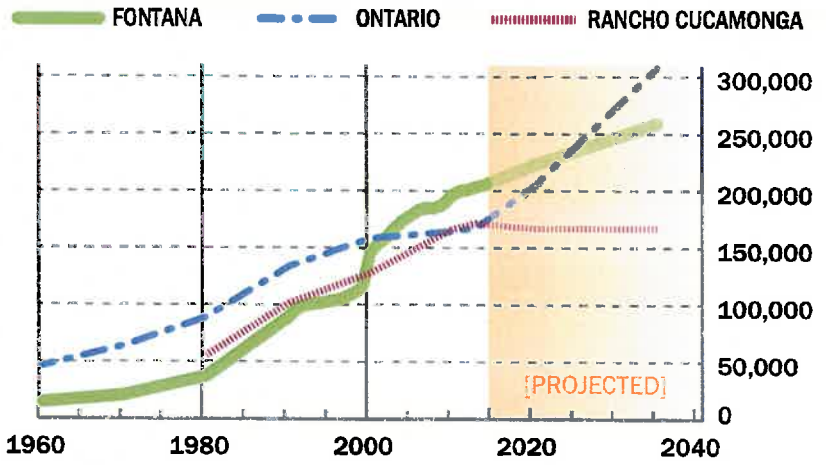
Year	Population	Growth
1960	14,659	
1970	20,673	41%
1980	36,804	78%
1990	87,535	138%
2000	128,929	47%
2010	196,009	52%
Est. 2014	206,950	4%

Source: U.S. Census Bureau; ACS (2014)

In 1960, at the time of the city's first census after incorporation in 1952, the City of Fontana was still a relatively small community of 14,659 people. As southern California attracted millions of migrants from other parts of the country after World War II, Fontana's population grew almost 2.5 times between 1960 and 1980. In the next twenty years, after Kaiser Steel closed in 1983 and the city focused on residential development, population grew 3.5 times to reach 128,929 in 2000.

Fontana's growth in residential population since 2000 has outpaced the growth in population by nearby communities and San Bernardino County. Between 2000 and 2015, Fontana's residential population increased approximately 58%, compared to an overall 23% growth rate for San Bernardino County. During this period the City annexed 2,912 acres with a population of 13,817 people. Not counting this population, the city grew 50% in the period 2000-2015. In the same time period, nearby cities of Ontario, Rancho Cucamonga, and San Bernardino grew by 7%, 36%, and 15%, respectively.

EXHIBIT 3 FONTANA POPULATION 1960-2014



The Southern California Associated Governments (SCAG) projected gradual population growth for San Bernardino County, which would reach 2,731,900 residents in 2040. SCAG develops, refines and maintains

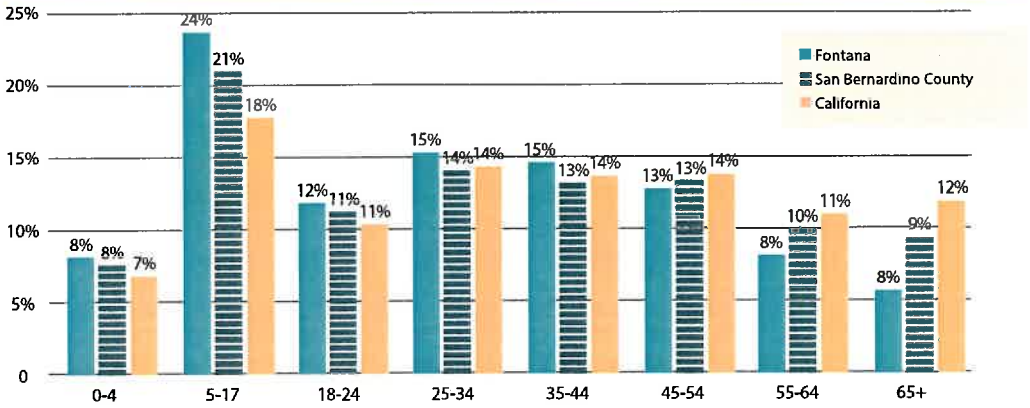
[7] Primary data sources include U.S. Census Bureau, the California Department of Finance (DOF), the Southern California Association of Governments (SCAG) and the Department of Housing and Urban Development (HUD). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts. This section also includes data from the 2009-2013 American Community Survey 5-year Estimates (ACS). The ACS provides estimated data based on surveys between the decennial censuses.

a regional population-forecasting model. Projections are used for federal- and state-mandated long-range planning efforts. SCAG's most recent forecast for Fontana, incorporated in the 2016-2040 Regional Transportaiton Plan, estimates the 2040 population at 280,900.

B. Age

Fontana's attraction for families since the 1990s and its identity as a bedroom community are reflected in the city's age profile. The median age of residents in 2013 was 29.4 years, below both the state median of 35.7 and the San Bernardino County median of 32. Fontana's largest age demographic in 2013 was the 5-17 age group, representing 24% of the total population. While Fontana's population has a similar distribution to San Bernardino County and California among the 25-34 and 35-44 age groups, Fontana has a higher-than-average youth population (0-4, 5-17, and 18-24) and lower-than-average senior population. Just 6% of the city's population is over the age of 65, compared to 9% of San Bernardino County, and 12% of California. If today's Fontana parents decide to stay in the city after their children grow up, the city is likely to have a higher proportion of people over the age of 65 in the next few decades. However, Fontana is also likely to continue to attract new households with children.

EXHIBIT 4 FONTANA AGE DISTRIBUTION, 2013

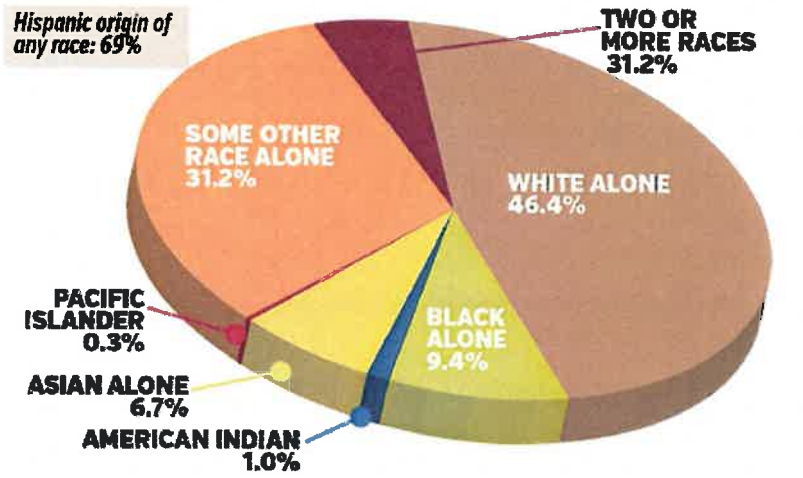


Note: Bars representing the same value may have different heights due to rounding.
Source: Census Bureau, American Community Survey 2009-2013, estimates.

C. Race And Ethnicity

Like Southern California and San Bernardino County, Fontana is racially diverse. Fontana's racial distribution has similar characteristics to the those of the county and the state. The majority of Fontana residents (69%) identify as Latino (any race), compared to 50% of San Bernardino County residents and 38% of California residents.

EXHIBIT 5 FONTANA RACE AND ETHNICITY



Source: U.S. Census Bureau, American Community Survey 2009-2013, estimates.
Note: The U.S. Census Bureau defines race and ethnicity as two separate and distinct identities. One Census question asks respondents which socio-political race (among categories shown in this chart) they most closely associate with, and a separate question asks whether they associate with "Hispanic, Latino, or Spanish origin" or not (defined as ethnicity). Sources: U.S. Census Bureau (2010); ESRI (2015)

D. Households

The California Department of Finance estimated that as of January 1, 2015, Fontana had 50, 197 households with an average of 4.06 persons per household, well above the State average of 2.95 persons per household. [8]

The U.S. Census distinguishes between "family households" and "non-family households." Family households include people who are related by blood, marriage, or adoption. This means that a married couple with no children in the home is a family household. Non-family households include single-person households and households where unrelated people live together—for example, a household of roommates.

The vast majority of households in Fontana today are family households. Eighty-five percent of Fontana households are family households, of which 61% are married couple family households (with or without children in the home). Single parents live with their own children under 18 in almost 14% of households and another 10% of family households are headed by men or women without married spouses but with other family

[8] California Department of Finance, E-5 City/County Population and Housing Estimates, 1/1/2015)

EXHIBIT 6 FONTANA AGE DISTRIBUTION, 2013

Households By Type	% of Total Households
Families (related by blood, marriage or adoption)	85.7%
With own children under 18 years	50.5%
Married-couple family	61.2%
With own children under 18 years	36.8%
Male householder, no wife present, family	7.7%
With own children under 18 years	4.5%
Female householder, no husband present, family	16.7%
With own children under 18 years	9.2%
Nonfamily households	14.3%
Householder living alone	9.7%
65 years and over	3.4%
Households with one or more people under 18 years	58.0%
Households with one or more people 65 years and over	16.5%

Source: U.S. Census ACS 2009-2013)

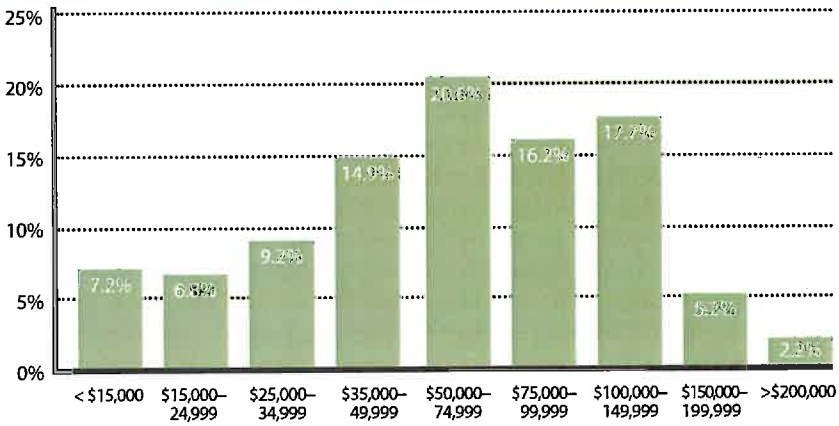
members. Fontana has relatively few non-family households, with fewer than 10% single person households. Overall, 58% of households include at least one person under 18 years old, while 16% include at least one person 65 or older.

E. Incomes

Fontana is a solidly middle-income community, with an estimated median household income in 2014 of $64,995 (2010-2014 ACS), slightly above the state median of $61,933.[9] (The median means half of the households have higher incomes and half of the households have lower incomes.) The average household income in 2013 was estimated at $75,825, which indicates that there are not a large number of high-earning households

[9] U.S. Census ACS 1-year survey, 2014.

EXHIBIT 7 FONTANA HOUSEHOLD INCOME DISTRIBUTION



Source: U.S. Census Bureau, ACS 2009-2013

that would make the average a great deal higher than the median.[10] Median household income in Fontana is expected to grow 2.73% annually between 2015 and 2020, a slower pace than the state's projected 3.36% income growth rate.

Approximately 31,450 residents, or 16%, live in poverty, the same percentage as the state, but higher than the national poverty rate of 15.4%. San Bernardino's poverty rate is higher at 18.7%. An estimated 21% of children and youth (people under 18 years old) in Fontana live in poverty, as do 10% of people 65 or older.[11]

Students from households with incomes of up to 130% of poverty level are eligible for free lunches at school, and students from households with incomes of up to 185% of poverty level are eligible for reduced-price meals. (The poverty level guidelines for this program are based on the number of persons in the family.) Eighty percent of Fontana K-12 students qualify for free or reduced-price lunch at school, a greater proportion than in the county or state.

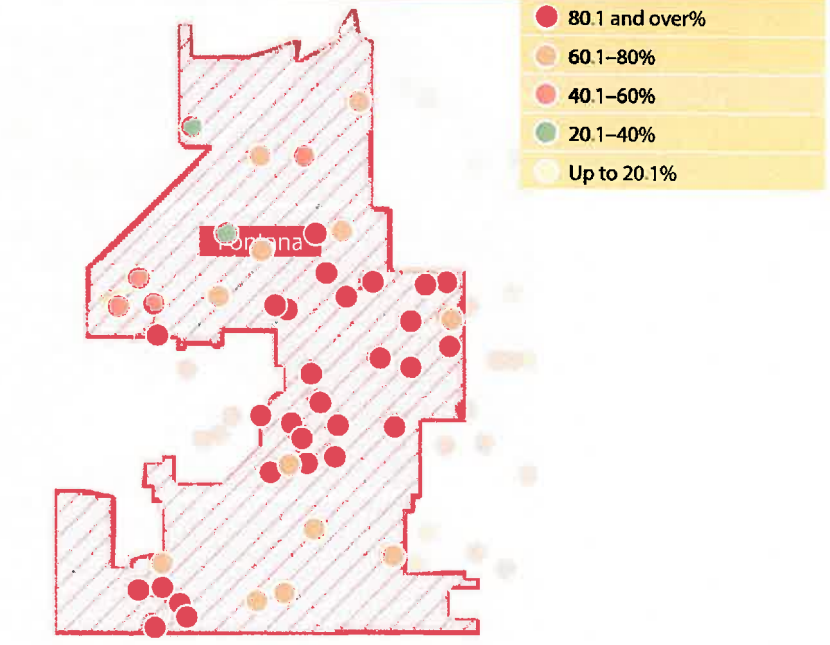
[10] U.S. Census ACS 2009-2013
[11] Ibid.

FIGURE 8 STUDENTS ELIGIBLE FOR FREE OR REDUCED-PRICE LUNCHES

Report Area	Total Students	Number Eligible for Free/Reduced-Price Lunch	Percent Eligible for Free/Reduced-Price Lunch
Fontana	41,709	33,405	80.1%
San Bernardino County	410,285	282,313	69.0%
California	6,213,194	3,478,407	56.3%
United States	49,936,793	25,615,437	51.7%

Source: National Center for Education Statistics, NCES—Common Core of Data. 2012-13.

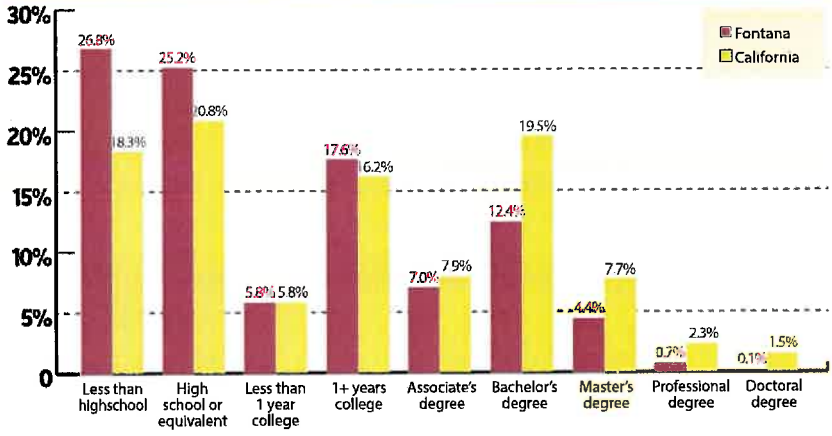
EXHIBIT 9 STUDENTS ELIGIBLE FOR FREE OR REDUCED-PRICE LUNCHES



F. Educational Attainment

Compared to the state as a whole, most Inland Empire communities have lower rates of educational attainment. Fontana is no exception. Most adults in Fontana do not have a post-secondary degree of any kind (associate's, bachelor's or graduate degree).

EXHIBIT 10 RESIDENTS 25 YEARS AND OLDER BY EDUCATIONAL ATTAINMENT



4. LIVING IN FONTANA

This section includes a broad array of conditions that influence quality of life for Fontana residents. The city's historic heritage, older and newer housing options, natural heritage and parks, health and wellness, and the community services that provide amenities and activities all shape what it is like to live in Fontana.

A. Historic Heritage

Fontana has archaeological remains of the area's Native American presence in the foothills of the Jurupa and San Gabriel mountains and a limited number of historically significant structures or sites more than 50 years old.

rFindings

- There are 3 individual National Register of Historical Places (NRHP) sites in the City of Fontana.
- There is one California Register of Historical Landmarks site in the City of Fontana.
- There are 4 California Points of Historical Interest in the City of Fontana.
- A Historical Landmarks list for the City of Fontana was created by the Fontana Historical Society circa 1990.
- Article XIII of the Fontana Code, Preservation of Historic Resources, provides for protection of historic resources. The Planning Commission acts as a Historical Commission. The code designates 22 historic resources for protection, of which 10 are national- or state-listed sites.
- Alteration of the sites listed in the code, including change of use and demolition, requires a Certificate of Appropriateness.
- National- and state-listed resources are also covered under Section 106 of the National Historic Preservation Act (NHPA) for federally-funded projects and the California Environmental Quality Act (CEQA) for state-funded projects.
- The Fontana Historical Society is working to increase awareness of the city's historic assets.
- The City has obtained property at Sierra Avenue and Spring Streets for a Fontana Historical Museum to be run by the historical society.
- Downtown is the hub of historic-era buildings and structures.

Early History. The area of the present City of Fontana was first inhabited by Native Americans known as the Yuhaviatam (called the Serrano ("Mountain") Indians by the Spanish) in approximately 1000 B.C. Archeological remnants are present in the form of petroglyphs, caves, and habitation sites, but most evidence of their lives on the valley floor has been lost to development over the last two centuries.

While the area was nominally under Spanish and then Mexican rule in the eighteenth and early nineteenth centuries, and became part of the United States after 1848, there was little settler activity in the area until

the 1870s. A small Mormon settlement lasted a few years in the 1850s, but continuous settlement began with the arrival of the Sansevain brothers in 1874, who began moving their grape and wine-making operations from Los Angeles to the northern part of present day Fontana where a small settlement grew at the mouth of Lytle Creek and San Sevaine Canyon. By the mid-1890s there were three small centers within a rural landscape: Rosena, at today's downtown, Grapeland at the foot of the San Gabriel Mountains and the Declezville quarry at the foot of the Jurupa Hills.

The Birth of Fontana. The year 1905 saw the arrival of the most important individual in the development of modern Fontana, Azariel Blanchard (A.B.) Miller. He purchased 17,000 acres in the modern Fontana area and began transforming his land into orchards, poultry and livestock farms. Irrigation made the Fontana desert into an agricultural oasis. Miller created a unique combination of industrial agriculture and real estate development that allowed working class and middle class city dwellers in Los Angeles to buy a small farm in installments, plant trees and raise poultry (bought from Fontana Farms), and buy water and power from Miller's water and power companies. Immigrants from Hungary, Slovakia, and Sicily were among the small farmers.

Orange groves in Fontana

A.B. Miller was the founder and president of Fontana Farms (citrus), Fontana Union Water Company, Fontana Power Company, B. B. Company, Miller Livestock Company, and Fontana Land Company. Rosena was renamed Fontana in 1913 and the Sierra Avenue downtown developed in the 1920s and 1930s. From 1915 to 1920 Fontana Farms began to actively plant citrus, with an original planting of 2,000 acres, giving Fontana the largest single citrus grove in the world. A.B. Miller established a hog ranch in the Declez region of the city near the Jurupa Hills in 1921, feeding the hogs for a time through a garbage contract with the City of Los Angeles. Citrus growers raised poultry as a complementary business for fertilizer and year-round income from eggs. In many respects, A.B. Miller's business model was a precursor of what today is called "industrial ecology." The waste products produced by his operations were used as inputs for production of other products.

Fontana as an industrial community. Fontana entered the industrial age in 1942 when Henry J. Kaiser established the Kaiser Steel mill to aid the war effort on the former hog ranch in what is now the city's sphere of influence. This was the first steel mill west of the Mississippi and the first steel mill independent of US Steel, Bethlehem Steel, and the other big steel companies in the east. Kaiser Steel had good relations with the steelworkers union and the Kaiser health system was established

Left: Fontana Farms citrus packing plant/ Fontana Citrus Association (FCA Building).
Right: as it exists today, used as a school district storage warehouse

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to serve the steelworkers. Experienced steelworkers were attracted to Fontana from Pennsylvania, West Virginia and eastern Kentucky. As the mill attracted workers, the area between downtown and the steel mill became increasingly dense, and agriculture began a slow decline as land was converted to residential and suburban commercial uses. The city incorporated in 1952, not including the steel mill itself. Fountain Square, the first suburban shopping mall in San Bernardino County, was built in 1960 near the corner of Foothill and Sierra.

After the death of Henry Kaiser, management neglected modernization of the mill as the American steel industry passed through a period of intense downsizing because of competition from cheaper foreign steel. The mill ceased operations in 1983.

Residential growth. With the closing of the Kaiser Steel mill in the 1980s, the economic growth of the city depended on new residential growth. City officials used the Redevelopment Agency to attract developers and give them incentives to build in Fontana. The first specific plan and development agreement was the Southridge residential area between the Jurupa Hills and Jurupa Avenue. Residential development continued into the northern and southern areas of Fontana during the late 1990s and beyond as the city has evolved into a bedroom community of the larger Los Angeles region. Downtown commercial activities declined as commercial developments closer to new freeways and housing drew shopping away from the historic downtown.

Historic Resources

Fontana's cultural and historic legacy is evident in its remaining historic landmarks. Nevertheless, the area lacks a cohesive cultural narrative and identity. In April 1974, the Fontana Historical Society was formed out of concern about the loss of historical resources. Its mission is to collect, preserve, research, and provide access to the knowledge of Fontana's past. This 501(c)3 nonprofit is staffed by volunteers. Preservation of Fontana's historic and cultural assets can infuse local identity with a stronger sense of its historic roots, and can create a critical mass of cultural resources.

Fontana's historic assets are landmarks—the downtown corridor and neighborhoods/blocks, as well as individual structures of special historic value. Some of these historic resources have been moved from their original sites or are surrounded by incompatible development or vacant land. Downtown Fontana is probably the city's most recognized and publicly-valued historic asset, yet many of its historic structures are threatened by neglect, incompatible redevelopment, and deferred maintenance.

Above and on the facing page: four views of Sierra Avenue in the early and mid-20th century.

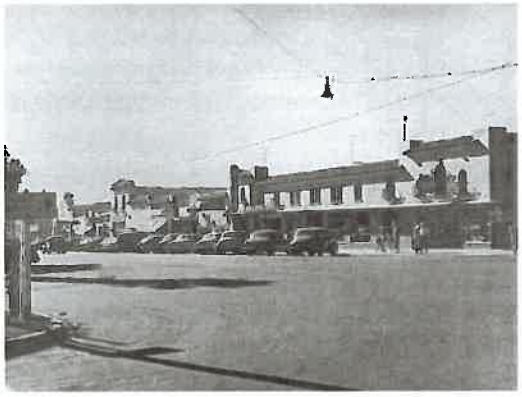
A small number of the area's historic assets are listed on the National Register of Historic Places or state registers and listed as landmarks or points of historical interest. In addition, Article XIII in the Fontana Code, Preservation of Historic Resources (sections 5-351 to 5-365), provides for the Planning Commission to act as the Historical Commission. Twenty-two sites are designated as historical resources. Article XIII includes criteria and procedures for designation and requires a Certificate of Appropriateness for significant alterations, including changes in use and demolition. The Commission holds a public hearing and makes a recommendation to the City Council. Most of the sections of Article XIII date from no later than 1998, except for the list of designated resources, which was revised as late as 2004.

National- and state-listed resources are also covered under Section 106 of the National Historic Preservation Act (NHPA) for federally-funded projects and the California Environmental Quality Act (CEQA) for state-funded projects.

The criteria for local designation of a historical resource are:

1. It has a special historical, archaeological, cultural, architectural, community or aesthetic value.
2. It is identified with people, a business use or events significant in local, state or national history.
3. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
4. It has a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood, a community, or the city.
5. Its integrity as a natural environment or feature strongly contributes to the well-being of residents or a neighborhood of the city.
6. Or it is a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development.

In addition to the designated resources in Article XIII of the code as of 2015, an inventory of historic resources, prepared in the early 1990s, contains a list of resources with indications that other local sites were designated by the City Council in 1992 and 1994. They may have been removed at some point.



The Fontana Farm Company Ranch House, Camp No. 1, at 8863 Pepper Street, is a National Register Of Historic Places Landmark.

Individual National Register of Historic Places and Landmarks

The National Register of Historic Places ("National Register") is the nation's official list of significant historic properties. Listing of a historic district on the National Register denotes the architectural, historical, cultural, ethnic, or other significance of a site that is at least 50 years old. Being listed is an honor and also qualifies the owner for certain tax incentives to offset the cost of restoration. However, National Register designation provides no regulatory protection against demolition or exterior change—except in the case of federally-funded projects, which are required to undertake a special review process if a the proposed project may affect a designated historic district or landmark. Otherwise, owners of National Register properties are free to do with their property whatever they wish, including demolition, unless subject to local regulation. The Fontana Farm Company Ranch House and the South Fontana Pit and Groove Petroglyph sites are listed in Article XIII of the Fontana Code. Bono's Restaurant was placed on the national list in 2008, after the last addition to Article XIII.

There are three individual National Register historic places in Fontana:

- The Fontana Farm Company Ranch House, Camp No. 1 dates from 1905-1906 and is located at 8863 Pepper Street. The Fontana Farm was started in 1905 by A.B Miller near the Santa Fe Railroad lines. The camp originally consisted of a ranch area, with barns and barracks for 200 men, as well as sheds, stables, pens, corrals, and the foreman's house.
- The Fontana Pit and Groove Petroglyph Site is a prehistoric archaeological site of national significance. It is located within the Mary Vagle Nature Center property and is a protected resource. There are relatively few pit-and-groove sites in southern California, making this resource very rare.
- Bono's Restaurant and Deli, located at 15395 Foothill Blvd., is the most recently listed national historic landmark in Fontana. The restaurant opened in 1936 to serve travelers on U.S. Route 66, and

originally operated as a produce stand. In 1943, increased traffic on the highway prompted the owners to expand, and the current building was built as a full-service restaurant. As Fontana's Italian immigrant community grew in the 1940s, the restaurant also became a local source of Italian foods previously unavailable in the area. The Big Orange, a 7-foot tall orange-shaped citrus stand, is located on the property of the restaurant. The structure was originally located 3 miles to the east but was purchased in the 1990s and moved to its current site.

California Points of Historical Interest

There are 12 California Points of Historical Interest (CPHI) in Fontana. CPHIs are buildings, features, or events of local significance. CPHIs designated after December 1997 and recommended by the State Historical Resources Commission are also listed on the California Register of Historic Places. To be eligible for designation as a CPHI, a resource must meet at least one of three criteria:

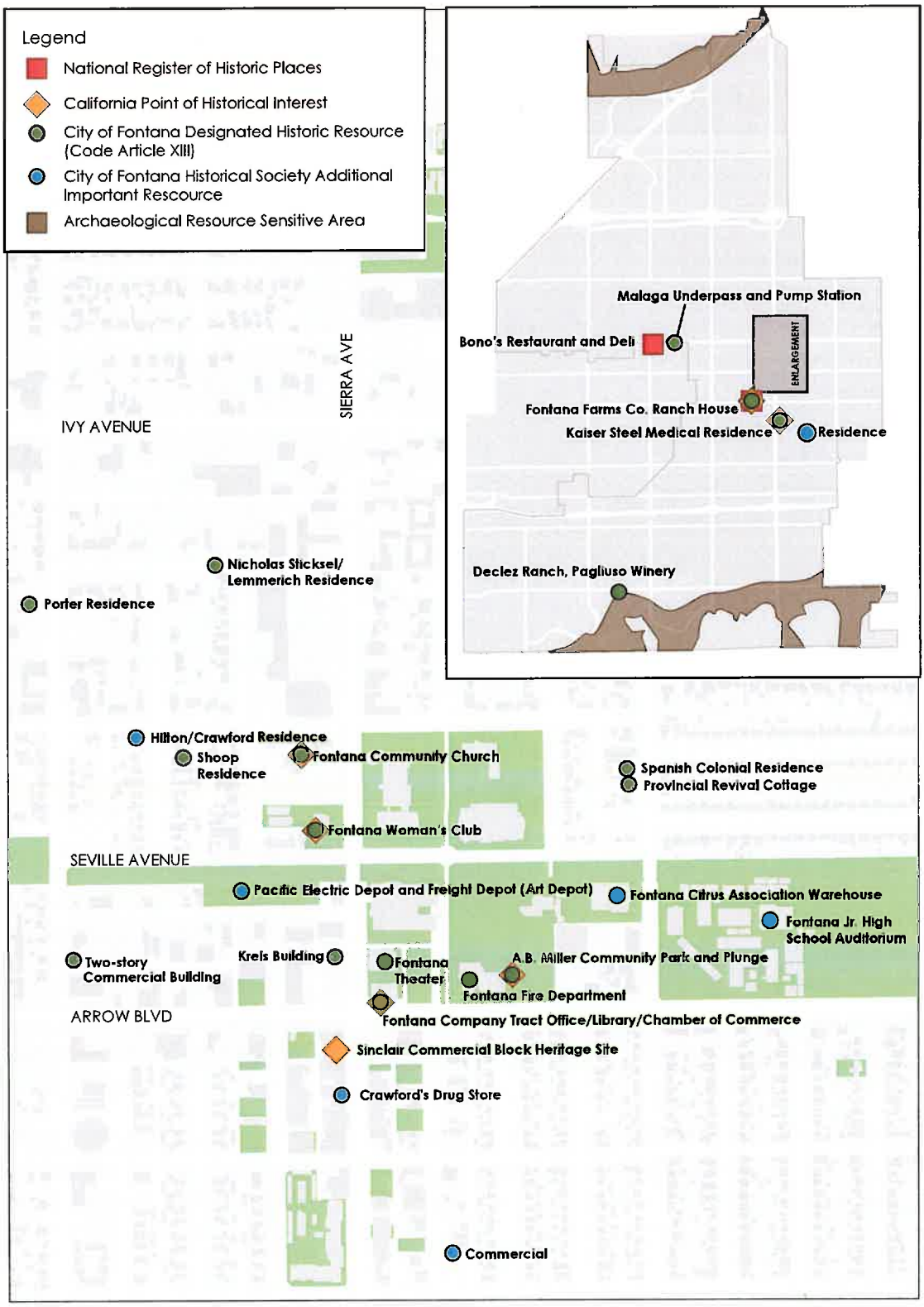
- Be the first, last, only, or most significant of its type within the local geographic region (City or County);
- Association with an individual or group having a profound influence on the history of a local area; or
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction, or an example of the more notable works or the best surviving work in the local region of a pioneer architect, designer, or master builder.

Archaeological Sites

Prehistoric and historic-era archaeological resources have been identified throughout Fontana, including numerous sites and isolates. The location of these resources is restricted in order to limit disturbance of the sites. Information and locations on the sites and isolates is held on file at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS). Prehistoric sensitivity in Fontana is mostly concentrated in the southern and northern portions of the city. A cluster of prehistoric sites was previously identified in the southern portion of the city and has been interpreted by archaeologists as the remains of an important Native American village with associated campsites and habitation sites nearby. The majority of the prehistoric sites within the city represent evidence of Native American food-processing activity, such as bedrock milling features, which are common to the area. All of the prehistoric sites previously identified are clustered along the foothills of the San Gabriel Mountains and the Jurupa Hills.

A Fontana hog ranch

EXHIBIT 11 DESIGNATED HISTORIC SITES	
HISTORIC NAME	ADDRESS
NATIONAL REGISTER OF HISTORIC PLACES	
Fontana Farms Company, Foreman's Ranch House, Camp No. 1 *	8863 Pepper Street
Fontana Pit and Groove Petroglyph Site *	Address restricted
Bono's Restaurant and Deli	15395 Foothill Boulevard
CALIFORNIA POINTS OF HISTORICAL INTEREST (with plaque number)	
P463 Fontana Pit and Groove Petroglyph Site *	Address restricted
P594 Fontana Farms Company, Foreman's Ranch House, Camp No. 1*	8863 Pepper Street
P595 Fontana Farms Company Tract Office/Library/C of C Building *	8459 Wheeler Avenue
P596 Declez Ranch, Felice Pagliuso Winery *	11401 Cypress Avenue
P597 Fontana Woman's Club *	16880 Seville Avenue
P598 Fontana Community Church *	8316 Sierra Avenue
P611 Sinclair Commercial Block	8150 Sierra Avenue
P626 A.B. Miller Community Park and Plunge *	17004 Arrow Boulevard
P75- Grapeland Homesteads and Water Works	Foothills of San Gabriel Mountains
FONTANA CODE ARTICLE XIII DESIGNATED HISTORICAL RESOURCES	
Fontana Fire Department	16980 Arrow Boulevard
Fontana Theatre	8463 Sierra Avenue
Foothill Boulevard between Hemlock and Almeria Avenues	Foothill Blvd. b/t Hemlock & Almeria
Kaiser Steel Medical Residence	9107 Sierra Avenue
Kreis Building	8462 Sierra Avenue
Malaga Underpass Bridge	Foothill Boulevard
Malaga Underpass Bridge Pumping Station	Foothill Boulevard
Porter Residence	8222 Juniper Avenue
Provincial Revival Cottage	8350 Mango Avenue
Shoop Residence	8323 Bennet Avenue
Schultze Residence	17006 Ivy Avenue
Spanish Colonial Residence	8336 Mango Avenue
Sticksel/Lemmerich Residence	16805 Ivy Avenue
Two-story commercial building	8461 Juniper Avenue
FONTANA HISTORICAL SOCIETY IMPORTANT RESOURCES LIST	
Bullock Ranch	Cherry Avenue at Duncan Canyon Road
Commercial	8661 Wheeler Avenue
Crawford's Drug Store	8554 Sierra Avenue
Fontana Citrus Association Citrus Warehouse	8426 Mango Avenue
Fontana Jr. High School Auditorium	8425 Mango Avenue
Fontana Mercantile	8435 Sierra Avenue
Hilton/Crawford Residence	8308 Bennett Avenue
Pacific Electric Depot & Freight Depot	16824 Spring Street
Residence	9310 Palmetto Avenue
* Article XIII of the Fontana code also lists this site as a Designated Historic Resource.	



Historic Resources
August 2016
Data sources: City of Fontana, National California Register of Historic Places 2015, California Office of Historic Preservation, Fontana Historical Society

Fontana Forward

0 250 500 1,000
Scale 1:7,500 Feet

Historic-era archaeological sites in the city consist mainly of residential areas, although irrigation systems, transportation features, and other types of resources are also represented. Sites are scattered throughout the city. The historic U.S. Route 66 (now Foothill Boulevard), the former Kaiser Steel Mill, and the Boulder-Los Angeles power transmission lines are among previously recorded archaeological resources. The Southern Pacific Railway (now Union Pacific), completed in the 1870s, and the Atchison, Topeka, and Santa Fe Railway (now Burlington Northern and Santa Fe), completed in the 1880s, have also been recorded as sites.

In sum, there are over 80 previously recorded archaeological sites in the city. These sites are formally recognized on Department of Parks and Recreation (DPR) 523 site records and their information is kept in perpetuity at the SCCIC of the CHRIS. The sites require mitigation, evaluation, and/or protection for all state and federal undertakings that have the potential to impact them. Access to these sites is protected and therefore not publicized widely because of the danger of theft and destruction of the resources. Information on the sites is typically available to professionally qualified archaeologists.

Route 66

A portion of historic Route 66, also known as Foothill Boulevard, runs through Fontana. Route 66 was one of the original highways in the United States, established in 1926. The highway became one of the most famous roads in America, originally running from Chicago and ending in Santa Monica, covering a distance of 2,448 miles. The road served as a major route for those who migrated west, especially during the Dust Bowl of the 1930s, and it supported the economies of the communities through which it passed before the interstate era. The area of Foothill Boulevard in Fontana began to lose much of its historic business and character in the 1970s as freeways were built and became the preferred route of traffic movement. Foothill Boulevard remains the second most traveled street in Fontana, but it has lost most of its historic character. Strip commercial development on the street has "Anywhere USA" design characteristics, and there are a number of underutilized or vacant sites.

Fontana Historical Society

The Fontana Historical Society seeks to identify, document, and encourage preservation. The Historical Society occupies a building at 16830 Spring Street that is owned and operated by the Fontana Community Services Department. This building contains numerous archives and data. The Historical Society is also in possession of the archives and artifacts from the former Kaiser Steel Museum in Rancho Cucamonga, which it hopes to display once the Fontana Museum is created.

The Historical Society compiled a list of potential historical sites that the community considered significant. In 1992 and 1994 the City Council designated some of these properties as historically significant, and a modified list can now be found in Article XIII of the Fontana code, as noted earlier. While the Planning Commission acts as a Historical Commission, the City does not have programs focused on historic preservation, delegating that role in practice to the Fontana Historical Society.

Accomplishments since the 2003 General Plan

The 2003 plan's goals for historic preservation generally promoted preservation of historic resources, adaptive reuse of historic resources, and preservation of archaeological resources. Major accomplishments include the rehabilitation of the Center Stage Theatre, inclusion of historic preservation in the city code, and acquisition of a site for a Museum of Fontana History.

B. How We Live: Housing

The Housing Element of a general plan is the only element that requires review and certification by the State of California, which has identified attainment of a decent home and living environment for every resident as the State's primary housing goal. In practice, this means that the Housing Element is organized according to State requirements and focuses primarily on provision of housing affordable to low- and moderate-income households.

The State requires that municipalities update the housing element of their general plans every five years. A Fontana Housing Element was adopted and approved by the State in 2006 for the 2006-2014 period and again in 2014 for the period 2014-2021 to satisfy this requirement. The 2014-2021 certified Housing Element serves as the housing element in the update of the general plan being prepared in 2015-2016.

Fontana had a shortfall of 4,282 affordable units that were to be created during the 2006-2014 period (most of which had not been created as of 2015). The current Housing Element commits the City to creation of another 3,137 units affordable to very-low-income and low-income households (as defined by the State). This is a significant number of assisted units to produce, especially since redevelopment agencies were dissolved statewide in 2012 (eliminating Housing Set-Aside funds), which makes financing affordable units more difficult.

The 2014 Housing Element reflects data from 2013 or earlier. The existing conditions data in the discussion below includes more recent data.

rFindings

- The California Department of Finance estimated that there were 53,358 housing units in Fontana as of January 1, 2016, with a 3.5% vacancy rate.
- Eighty-two percent of housing units are single-family homes.
- Over two-thirds of Fontana households own their homes.
- Over two-thirds of Fontana housing units were built after 1980.
- The median home value in Fontana was $312,500 as of 2015.
- Fontana home values rose 5.3% in the period 2014-15, and are predicted to rise 4.7% in 2016.
- The median rent for a 2-bedroom housing unit in late 2015 in Fontana was approximately $1,300, according to real estate website Trulia.com.
- The city has a significant regional allocation of affordable housing units in its State-certified Housing Element, which may be difficult to finance.

EXHIBIT 12: HOUSING UNITS

Housing Unit Type	Number	Percent of total
Single detached	42,372	80%
Single attached	1,231	2%
Two to four	2,122	4%
Five plus	5,704	11%
Mobile homes	1,540	3%
Total	52,969	100%

Source: California Department of Finance, E-5 City/County Population and Housing Estimates, 2015

According to the California Department of Finance, as of January 1, 2016, there were the 53,358 housing units in Fontana, of which 96.5% were occupied and 3.5% were vacant. Vacancy rates are an indicator of housing supply and housing demand. Low vacancy rates produce greater upward price pressures and suggest households may have trouble finding housing with an affordable monthly payment. A higher vacancy rate indicates downward price pressure and may suggest an oversupply of housing units. A four to five percent vacancy rate is considered "healthy."

In 1990 the City of Fontana had 29,383 housing units. The number of housing units increased 180% between 1990 and 2015. The vast majority of Fontana's housing units are single family homes, while 15% of housing units are in multi-unit structures.

Housing tenure

Sixty-eight percent of Fontana households are homeowners, according to U.S. Census Bureau estimates (ACS 2009-2013). The remaining 32% are renters, at least half of whom live in single-family homes. The 2007-2011 ACS reported that the majority of owner-occupied housing was single-family detached units, accounting for 93.9% of the total owner-occupied housing units. Renter-occupied units were mostly in single-family detached units (47 percent) or multi-family complexes with 5 or more units (34.9 percent). The City of Fontana has a higher owner occupancy rate than the statewide average of 53.6%. The higher owner occupancy rate in Fontana may be attributable to greater home affordability in the Inland Empire compared to the statewide average.

Age of housing stock

Most of the housing in Fontana is relatively new, with a quarter of units built since 2000. Approximately 69% of Fontana's housing stock was built between 1980 and 2013. The two major waves of housing construction were in the 1980s and the 2000-2006 period. In contrast, about 5% of the city's housing stock dates from the period before incorporation of the city. Depending on the quality of original materials and construction, older housing may need more regular maintenance and repair than newer housing. However, the age of housing does not in itself indicate the quality of the housing stock, since newer construction may be of variable quality.

EXHIBIT 13: AGE OF HOUSING

Year built	Number of units	Percent of total
2000 or later	13,073	25.8%
1990-1999	8,410	16.6%
1980-1989	13,410	26.4%
1970-1979	5,602	11%
1960-1969	3,128	6.2%
1950-1959	4,540	9.0%
1949 or earlier	2,553	5.1%
Total	52,969	100%

Source: U.S. Census, ACS 2009-2013

Housing costs

Housing in the Inland Empire is less expensive than in any other region of California. The California Association of Realtors (CAR) calculates an "affordability index" every quarter for regions and counties in California. This is the percentage of households that can purchase the median-priced home based on traditional assumptions of a 20% down payment, average fixed-mortgage interest rates, and monthly payments of no more than 30% of income. CAR determined that in the 3rd quarter of 2015, the Inland Empire sub-region had an affordability index of 45%, and San Bernardino County had a 54% affordability index. These indices are higher than the state (29%) and Los Angeles County (24%) for the same period. The Inland Empire as a whole also enjoys a higher affordability rate than Riverside County alone, which had a 39% affordability rate for the same period.

CAR also calculates an affordability index for first-time home buyers—the percentage who can purchase a median-priced home assuming a 10% down payment, an adjustable mortgage rate, and a monthly payment of no more than 40% of monthly income. The Inland Empire in the third quarter of 2015 had a first-time home buyer affordability index of 65%.[12] Access to homeownership is more difficult since the recession because of more stringent underwriting standards. Even if a buyer can afford monthly payments from monthly income, a good credit score and at least a 10% down payment is necessary to get a mortgage.

While the region is more affordable than other parts of California, in Fontana a significant proportion of both owner-occupants and renters pay more than 30% of their income for housing costs—a condition known as "cost burden." Over half the total households are cost-burdened: 46% of owners and 64% of renters.

EXHIBIT 14: HOUSING COST BURDEN IN FONTANA

Jurisdiction	Total Households	Cost-Burdened Households	% of Cost-Burdened Households
Fontana	48,141	24,833	51.6%
San Bernardino County	603,879	279,106	46.2%
California	12,542,460	5,755,554	45.9%
United States	115,610,224	41,002,236	35.5%

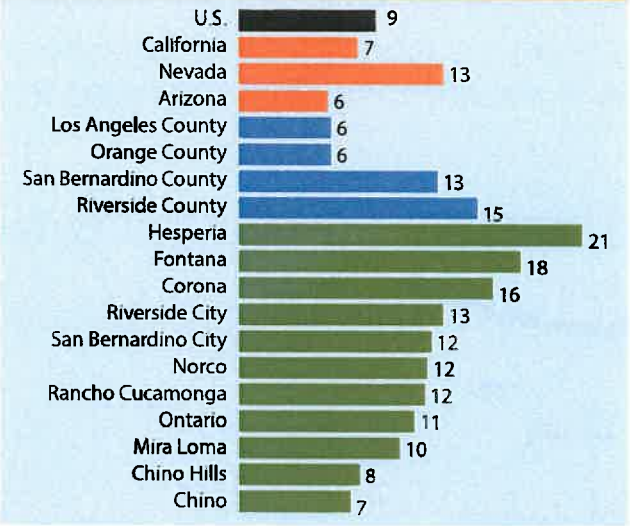
Source: US Census Bureau, American Community Survey. 2009-13.

[12] www.car.org/marketdata/data/haitraditional/ ; http://www.car.org/marketdata/data/ftbhai/

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

EXHIBIT 15 FORECLOSURE RATES—FORECLOSURES PER 10,000 ELIGIBLE PROPERTIES, NOVEMBER 2014



Source: Joel Kotkin et al. "Housing the Future: The Inland Empire as Southern California's Indispensable Geography" (2015 Symposium on the Affordability of Housing, Inland Valleys Association of Realtors, February 4, 2015.)

Fontana experienced the housing bubble of the early 2000s, and the median price of a single-family house rose to a high of about $425,000 in 2006. Like the rest of the Inland Empire, Fontana's housing market crashed during the Great Recession and many homeowners were "underwater" (the market value of their houses were less than they paid for them) or went through foreclosure.

As late as November 2014, Fontana had one of the highest rates of housing units in foreclosure in the Inland Empire. However, by July 31, 2015, 14.5% of homeowners in Fontana had negative equity, in line with the US average of 15.4%. Also, 7.8% of Fontana homeowners are delinquent on their mortgage payments, compared to a 6% US average.

However, housing prices are rising again, with a median home price of approximately $326,000 at the end of 2015. According to the Trulia.com real estate website, sale prices have appreciated 57.6% over

EXHIBIT 16. MEDIAN SALES PRICE REPORTED BY TRULIA.COM FOR ALL HOUSING IN FONTANA, 2000–2015

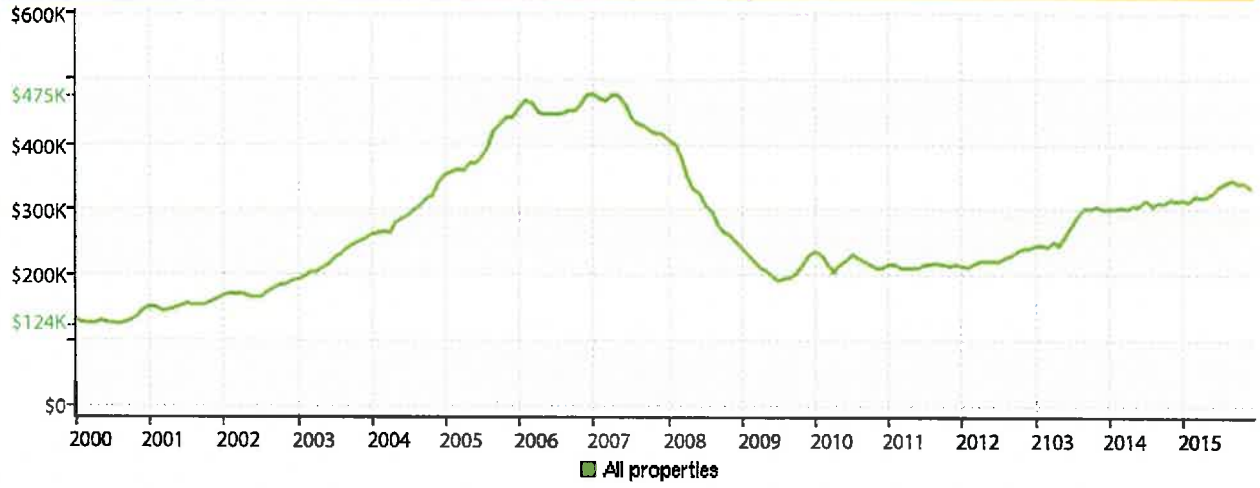
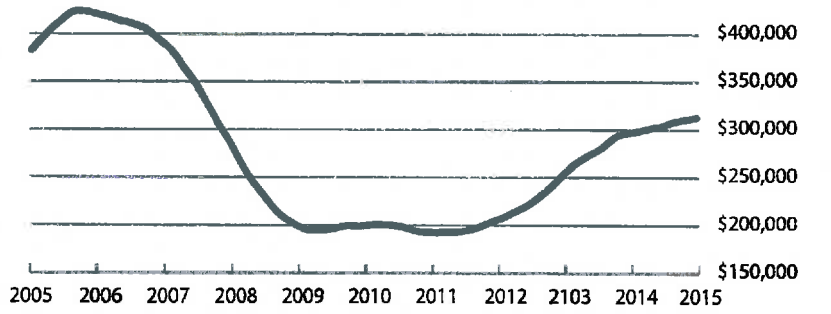
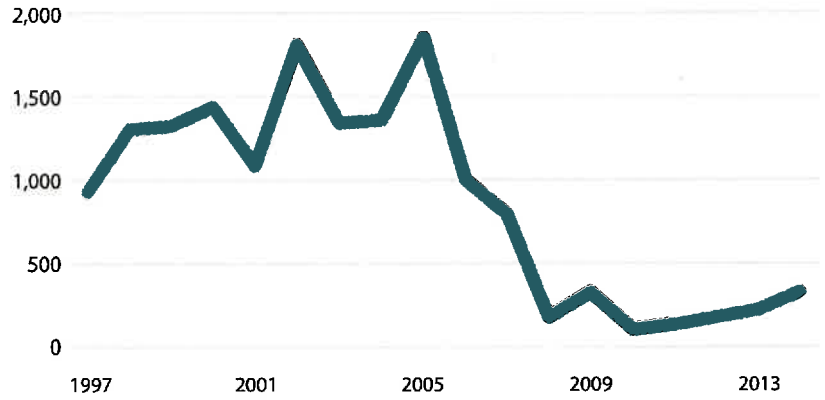


EXHIBIT 17 MEDIAN HOUSING VALUES, 2006-2015



Through August 31, 2015. Source: Zillow.com Home Prices Index

EXHIBIT 18 FONTANA RESIDENTIAL BUILDING PERMITS, 1997-2014



Permits for single-family houses built in Fontana. Source: Construction Industry Research Board

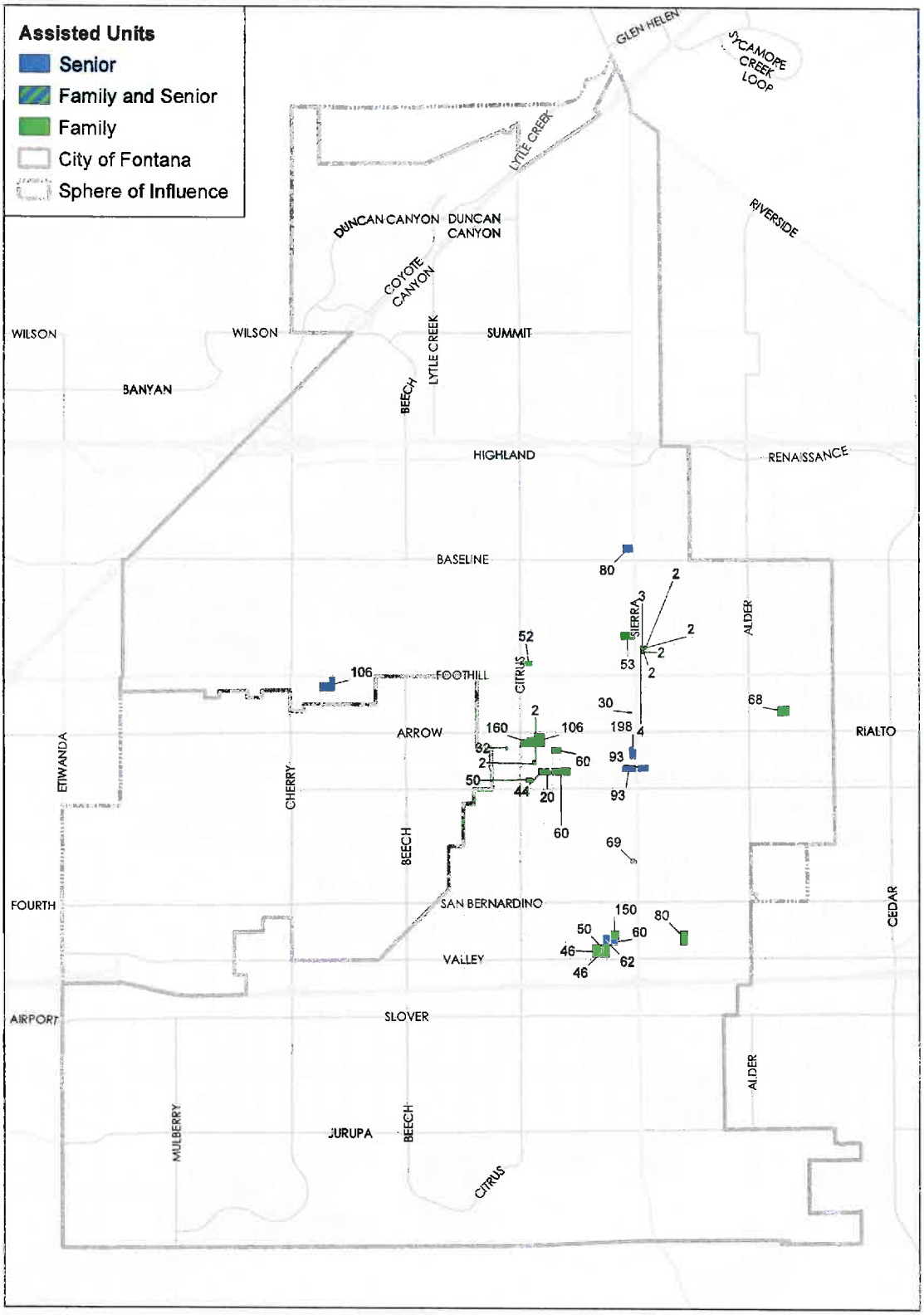
the last 5 years in Fontana.[13] Housing values are predicted to increase in 2016. The real estate website Zillow.com forecasts that median housing prices in Fontana will reach approximately $377,000 by November 2016, ten years after the peak price of $425,000 in 2006.[14]

While home construction is returning to Fontana, permits have not re-bounded to pre-recession levels. Housing permits peaked in 2005, when the City issued 1,851 building permits. From 1998 to 2006, the city issued no fewer than 1,001 single-family permits annually. Housing permits fell from the 2005 peak of 1,851 to a low of 103 permits in 2010. Fontana had 13 active communities selling new homes in the fourth quarter of 2014. Each development was selling at an average pace of 2.4 homes per month. At the peak of the market, Fontana had 24 active communities, each selling at a pace of approximately five homes per month.

Assisted Affordable Housing

As of 2016, Fontana has 1,885 units of assisted affordable housing—that is, housing with some kind of subsidy to make the units affordable to families or senior citizens. This figure includes a 69-unit project in development in mid-2016 and constitutes 3.5% of all housing units in Fontana. Of the total, 707 or 38% are units for senior citizens. Most of the assisted housing is located in the central part of the city, in some cases with concentrations in small areas.

[13] www.trulia.com/real_estate/Fontana-California/market-trends/
[14] www.zillow.com/fontana-ca/home-values/



Assisted Housing
June 2016
Data sources: City of Fontana, 2015; San Bernardino County, 2015; Esri 2015

Fontana Forward

0 2,500 5,000 10,000
Scale 1:75,000 Feet

Stantec

EXHIBIT 19: ASSISTED AFFORDABLE HOUSING IN FONTANA		
SENIOR PROPERTIES	ASSISTED UNITS	EXPIRATION OF AFFORDABILITY
The Gardens at Sierra	93	2060
The Fountains at Sierra	93	2062
Minerva Manor	62	2013
Nuevo Avenue Senior Apartments	15	Life of project
Oldtimers Senior Highrise	150	life of project
Piazza Senior Apartments	60	2065
Plaza at Sierra	90	2065
Redwood Terrace	106	Life of project
Sonrise Senior Citizen Villa	80	Life of project
The Village at Sierra	108	2058
SENIOR SUBTOTAL	857	
FAMILY PROPERTIES		
Aventerra I	160	2024
Aventerra II	106	2024
Ceres Court Apartments Phase 1	43	2060
Ceres Court Apartments Phase 2	20	2063
Ceres Court Apartments Phase 3	60	2066
Citrus Grove Townhomes (acquisition/rehab)	50	[unknown]
16000-16090 Dorsey	32	2022
Laurel Woods	68	2022
Marygold Gardens	80	2066
8361 Nuevo Avenue	14	[unknown]
Paseo Verde Phase 1 Apartments	50	2067
Paseo Verde Phase 2 Apartments	46	2068
Paseo Verde Phase 3 Apartments	46	2069
16966 Reed Street	2	2025
16976 Reed Street	2	2025
16947 Reed Street	2	2025
16955 Reed Street	2	2025
16940 Reed Street	4	2025
16945 Reed Street	3	2026
Sierra Apartments (in development)	69	[unknown]
Toscana Apartments	53	2069
Terrace View	52	2056
Valencia Woods	60	2060
16200 Whittram Court	2	life of project
16210 Whittram Court	2	life of project
FAMILY SUBTOTAL	1,028	
TOTAL OF BOTH CATEGORIES	1,885	

State-approved Housing Element

Fontana has a Housing Element covering the years 2014-2021 that has been approved by the State. Since 1980, the State of California has required cities and counties to include in general plans a Housing Element that makes adequate provision for housing and housing growth through zoning at appropriate densities and with sufficient infrastructure to meet the "fair share" of the regional need for affordable housing. (California Government Code Article 10.6, Sections 65580-65590). This is the only element in a General Plan whose methodology and content must be certified by state government. Current law requires that the Housing Element be updated every eight years.

The State has identified attainment of a decent home and living environment for every resident as the State's primary housing goal. In practice, this means that the Housing Element is organized according to state requirements and focuses primarily on providing housing affordable to low- and moderate-income households. Cities are required to plan for their fair share of affordable housing, but are not required to produce the affordable housing. The purpose of this requirement is to eliminate "exclusionary zoning" and other land use regulations that are designed to keep affordable housing out by making it impossible to build in the jurisdiction. For planning purposes, land must be zoned to accommodate housing by right at densities appropriate to providing affordable housing. The Housing Element must establish the maximum number of units for construction, rehabilitation or conservation; establish a program for removing any local governmental restraints to development of affordable housing, transitional housing, and homeless shelters; and identify appropriate sites.

SCAG is responsible for allocating the region's projected new housing demand in Fontana and other jurisdictions, a process known as the Regional Housing Needs Assessment (RHNA). This process identifies Fontana's "regional share" for new housing construction and is intended to avoid over-concentration of low-income households in any one jurisdiction. The allocation is divided into four income categories:

- very-low-income: up to 50% of median income;
- low-income: 51% to 80% of median income;
- moderate-income: 81% to 120% of median income; and
- above-moderate-income: more than 120% of median income.

Cities also have to address housing growth needs for very-low-income households (30% or below median income), which state law defines as constituting half of the very-low-income group. The RHNA requires that communities plan to provide for these housing units through appropriate zoning and other efforts. However, construction of affordable units depends on market conditions and availability of subsidies. There are no consequences if the units are not built.

Through the certified Housing Elements for 2006-2014 and the 2014-2021 period, the City of Fontana has to plan for potentially producing 4,282 units of very-low- and low-income-housing. In practice this means zoning sufficient land at higher densities for the potential development of this number of affordable units.

Housing need performance shortfall in the 2006-2014 Housing Element

Fontana's 2006-2014 RHNA identified a need of 5,699 housing units and the City's Housing Element was certified. The city met the need for moderate and above-moderate-income housing but did not meet the planning need for a total of 1,866 very-low and low-income housing units. The certified Housing Element included a rezoning program, which was not completed.

Because of the rezoning program and because the City had underutilized land that could meet the need, the City was required by state law to rezone land to accommodate the need according to several criteria:

- Sites must be rezoned to accommodate 100 percent of the RHNA shortfall for very-low and low-income units;
- Rezoned sites must accommodate owner-occupied and multi-family residential uses by-right; and
- At least 50% percent of the very-low and low-income housing need must be accommodated on sites designated for residential use and for which nonresidential use or mixed uses are not permitted.

In order to resolve this shortfall from the previous RHNA and Housing Element, the City had to rezone a minimum of 107.05 acres. The City created an R-5 zoning district allowing 50 units per acre and established the zone on locations on Foothill Boulevard (close to expected Bus Rapid Transit stops), Sierra Avenue, and in the Westgate Specific Plan. The City also created an R-4 zoning district allowing 25-39 units per acre that were assumed to accommodate moderate- and above-moderate-income units on 18.8 acres at Cypress and Valencia avenues, within walking distance of the Metrolink station.

2014-2021 Housing Need

The RHNA prepared by SCAG projects Fontana's share of the need for 2014-2021 as 5,977 new housing units. Forty percent of this total comprises housing need for extremely low-income, very low-income, and low-income households.

The state-approved 2014-2021 Housing Element is organized into four policy strategy areas:

Strategy 1—Production of Housing establishes policy actions for the future production of a range of rental and for-sale housing units in the city.

- Provision of adequate sites to meet RHNA goals (establishment of R-4 and R-5 zoning districts completed);
- Expansion of affordable housing opportunities through new construction to create an average of 10 units annually;
- Annual monitoring of housing production;
- Compliance with the State Density Bonus Law that provides by-right development of second units on existing single-family properties, by updating the current ordinance to comply with new state requirements with a goal of 5 new second dwelling units annually;
- Optional density standards review to ensure that the policy provides for an additional means to provide housing opportunities for extremely low-income to moderate-income households;

- Monitor implementation of the Inclusionary Housing Ordinance adopted in 2012 which requires new construction to pay a fee designated for affordable housing;
- A program to educate the public and developers on the advantages of manufactured and modular housing;
- Facilitation of acquisition, rehabilitation, and management of large-scale multi-family projects by private developers (typically nonprofits);
- An infill housing program to develop quality housing units on infill sites through reduction of development fees in the core area of the city and other incentives, with a goal of 2 infill units annually;
- Monitoring of development fees to ensure that they are not an undue constraint on affordable housing development;
- Encouragement of development of rental and for sale housing for larger families with a goal of 5 family units annually "based on developer interest;"
- Encourage the development of senior housing through incentives, with a goal of 10 senior units annually "based on developer interest;"
- Incentives and regulatory concessions to promote a variety of housing options through mixed-income development and to avoid concentration of affordable development;
- Expedited permit processing for low- and moderate-income housing and senior housing.

EXHIBIT 20: FAIR SHARE HOUSING NEEDS ALLOCATION, 2014-2021

EXTREMELY LOW INCOME*	(721)
VERY LOW INCOME	1,442
LOW INCOME	974
MODERATE INCOME	1,090
ABOVE-MODERATE INCOME	2,471
TOTAL CONSTRUCTION NEED	5,977

* Regional share of extremely low-income units assumed 50% of the very low-income units

Source: Regional Housing Needs Assssment, Southern California Association of Governments, 2012

Strategy 2—Conservation and Preservation of Existing Housing establishes policy actions to conserve the existing housing stock and preserve housing opportunities for Fontana's residents. There are 418 "assisted" units (with government rental or mortgage subsidies) in Fontana that are at risk during 2013-2023 of converting to market rate units.

- Monitoring of at-risk units;
- Establishment of partnerships with non-profit housing developers;
- An affordability-preservation strategy;
- Pre-emptive code enforcement; acquisition and rehabilitation of existing multifamily housing (dependent on the availability of federal HOME program funds);
- A program to revitalize neighborhoods bounded by Arrow Highway, San Bernardino Avenue, Citrus Avenue and Juniper Avenue through acquisition, substantial rehabilitation, and professional management of selected multifamily buildings by the housing authority.

Strategy 3—Design and Quality of Housing and Neighborhoods establishes policy actions for providing high-quality, environmentally responsible, well designed living environments for Fontana's residents.

- Promotion of water-conservation practices, such as the use of low water-demand fixtures and drought-tolerant landscaping and materials;
- Promotion of green/sustainable development practices by continuing the Green Fontana rebate program and evaluating the potential for other incentives, such as streamlined permitting.

Strategy 4—Accessibility to Affordable Housing establishes policy actions to enhance opportunities for affordable housing for all segments of Fontana's population.

- Adoption of reasonable accommodation procedures related to code regulations and permitting procedures for persons with disabilities;

- Compliance with Senate Bill 2 to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families by amending zoning and the municipal code and enforcing the provisions of the housing accountability act;
- Encouraging the development of mixed-income housing developments, with a goal of 20 units annually within mixed-income developments;
- Participation in and support for regional fair housing through Fontana's contract with the Inland Fair Housing and Mediation Board and continued provision of fair housing information;
- Referrals to the family Self-Sufficiency Program administered by the San Bernardino County Housing Authority for housing choice voucher (Section 8) participants;

EXHIBIT 21: QUANTIFIED OBJECTIVES FOR HOUSING NEEDS, 2014-2021

PROGRAM/INCOME LEVEL	QUANTIFIED OBJECTIVE (DWELLING UNITS OR HOUSEHOLDS)
NEW CONSTRUCTION	
Extremely low-income (subset of very low-income objective)	(721)
Very low-income	1,442
Low-income	974
Moderate-income	1,090
Above moderate-income	2,471
Total (Very Low Income includes Extremely Low Income)	5,977
REHABILITATION	
Extremely low-income (subset of very low-income objective)	50
Very low-income	50
Low-income	100
Moderate-income	27
Above moderate-income	13
Total (Very Low Income includes Extremely Low Income)	240
PRESERVATION/CONSERVATION	
Extremely low-income (subset of very low-income objective)	0
Very low-income	55
Low-income	286
Moderate-income	77
Above moderate-income	0
Total	418

Source: City of Fontana

- Referrals to the County Department of Mental Health program for mentally ill homeless adults; referrals to the county transitional-housing and case-management programs for homeless families and individuals with a goal of rehabilitation of one housing unit and assistance to up to 200 persons with transitional housing annually;
- Support for the Fontana domestic violence facility and programs in the existing 10-unit program, with the goal of assisting 20 homeless victims of domestic violence each year;
- Referrals of homeless persons to the County's community assistance program;
- Support for the City's housing authority antipoverty programs;
- Referrals to the County housing authority for Housing Choice Voucher (Section 8) programs;
- Provision of housing opportunities for extremely-low-income households by coordinating with the county and social service agencies;
- Facilitating housing provision through incentives;
- Coordinate with nonprofit developers and others to establish best practices;
- Review and amend the zoning code to comply with California Code sections related to employee housing (related to agriculture); and
- Identify the housing needs of persons with developmental disabilities.

C. Land Use

"Land use" is an umbrella term for the activities that actually occur on a given parcel of land, such as residential, retail, industrial, agricultural, or transportation uses. Land uses can change over time—for example, when a farm becomes fallow land and then is turned into a residential subdivision. Zoning is the tool that a local government uses to regulate the uses of the land, but land use and zoning are not identical. Vacant land can be zoned for a use that has not yet been developed; uses can be "grandfathered" or "nonconforming" (meaning that they existed before the land was zoned for a different use); and zoning categories can permit more than one use—for example, an area zoned for industrial uses may also permit commercial uses, which may come to predominate in the area.

rFindings

- Residential land uses account for nearly 50% of the occupied/used (not vacant) land in Fontana. Since much of the vacant land has been entitled for residential development, the majority of land is expected to be in residential use in the future.
- Foothill Boulevard, Sierra Avenue, Valley Boulevard, and SR-210 are the primary commercial corridors of the city.
- The heaviest industrial land uses are concentrated in the southwest, including areas within Fontana's Sphere of Influence.
- Fontana has 27 specific plans, of which 17 are fully developed, 5 are partially developed, and 5 are undeveloped.

The City of Fontana encompasses approximately 37 square miles of incorporated area, with an additional fifteen square miles in the City's Sphere of Influence (SOI). The majority of the SOI is located in the unincorporated "island" west of the city limits. Also located within the SOI is an area north of I-15 to the national forest boundary and pockets of land adjacent to the eastern city limits.

The highest concentration of development is within the central "City Core" area, which includes single- and multi-family dwelling units and numerous businesses located along Sierra Avenue, the main north-south corridor in the city. Industrial development is located primarily along I-10 in the southern portion of the city and in the western SOI. This area also contains the California Speedway and over 5,000 predominantly single-family residences. The most northern edge of the city and the northern SOI are largely undeveloped, with some agricultural uses and scattered residential development.

Residential

The majority of land that is occupied or used in Fontana is residential, and the vast majority of residential land is in the form of single-family homes. Multifamily development is predominantly located between Foothill Boulevard and I-10, and especially clustered in the older part of the city, in a rectangle formed by Sierra Avenue to the east, Arrow Boulevard to the north, Citrus to the west, and San Bernardino Avenue to the south.

Commercial (Including Office)

Fontana has three predominant commercial area types: strip retail, neighborhood centers on arterial corridors, and stand-alone chain retail. They are located mostly along Foothill Boulevard and Valley Boulevard, and along Sierra Avenue, with large neighborhood centers and power centers off major roads and freeways. There is a limited amount of main-street-style mixed-use commercial area within a walkable urban grid in the heart of downtown on Sierra Avenue. Fontana also has a significant amount of auto-oriented commercial uses, including sales and repairs, especially along Valley Boulevard. The Fontana Auto Center along I-210 is designated for dealerships. Office uses account for about 12% of commercial uses. Small- and medium-scale office buildings are scattered between Foothill Boulevard and Jurupa Avenue, with a small amount of office use in or adjacent to the large retail centers off SR-210.

EXHIBIT 22 FONTANA LAND USES

Land Use in Fontana	Area (acres)	Percent
Residential	9,022	32.71%
Vacant (including entitled land)	8,500	30.81%
Right of Way	5,130	18.60%
Industrial	2,563	9.29%
Commercial and Office	1,347	4.88%
Agriculture	332	1.21%
Institutional	233	0.84%
Recreation	199	0.72%
Open Space	154	0.56%
Government	49	0.18%
Utility	47	0.17%
Mixed Use	8	0.03%
Total	27,584	100.00%

Source: Calculations based on GIS data

Industrial

Fontana's industrial land uses in 2015 are almost entirely light industry, often linked to the logistics and warehousing industries. Within the city limits, most industry is located south of I-10 to Jurupa Avenue, and along Cherry Avenue between Baseline Avenue and Foothill Boulevard, where a large Target distribution center is located. Fontana's industrial real estate market remains strong and has a lower-than-average industrial vacancy rate than other cities in the Inland Empire West industrial submarket. Because of the robust industrial market, one area approved for residential development has become an industrial project, the West Valley Logistics Center in South Fontana. Outside the city limits, industrial land uses can be found between Arrow Route and I-10.

Institutional and Public Uses

Public and non-profit institutions are distributed throughout Fontana, with schools, police and fire stations, and community centers in neighborhoods. Fontana has one major hospital, Kaiser Permanente, and several smaller health centers. Post-secondary educational institutions in Fontana are Chaffey College, a branch of the community college whose main campus is in Rancho Cucamonga, and Westech College, which provides training in health-related careers. The Civic Campus around City Hall, completed since the 2003 General Plan, is a central institutional focus point for downtown, including the Lewis Library and Technology Center, which opened in 2008.

Vacant land

Compared to Fontana's more built-out neighbors, Ontario and Rancho Cucamonga, Fontana still has a relative abundance of vacant land. However, most major unbuilt sites were entitled for development before the housing crash and many are moving toward development in the short term. Fontana has 27 specific plans that are in various stages of entitlement (see the section on specific plans on page 46). Vacant land for infill opportunities is available, particularly throughout the core area.

Approved and Adopted by City Council November 13, 2018
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City Council Resolution 2018-096
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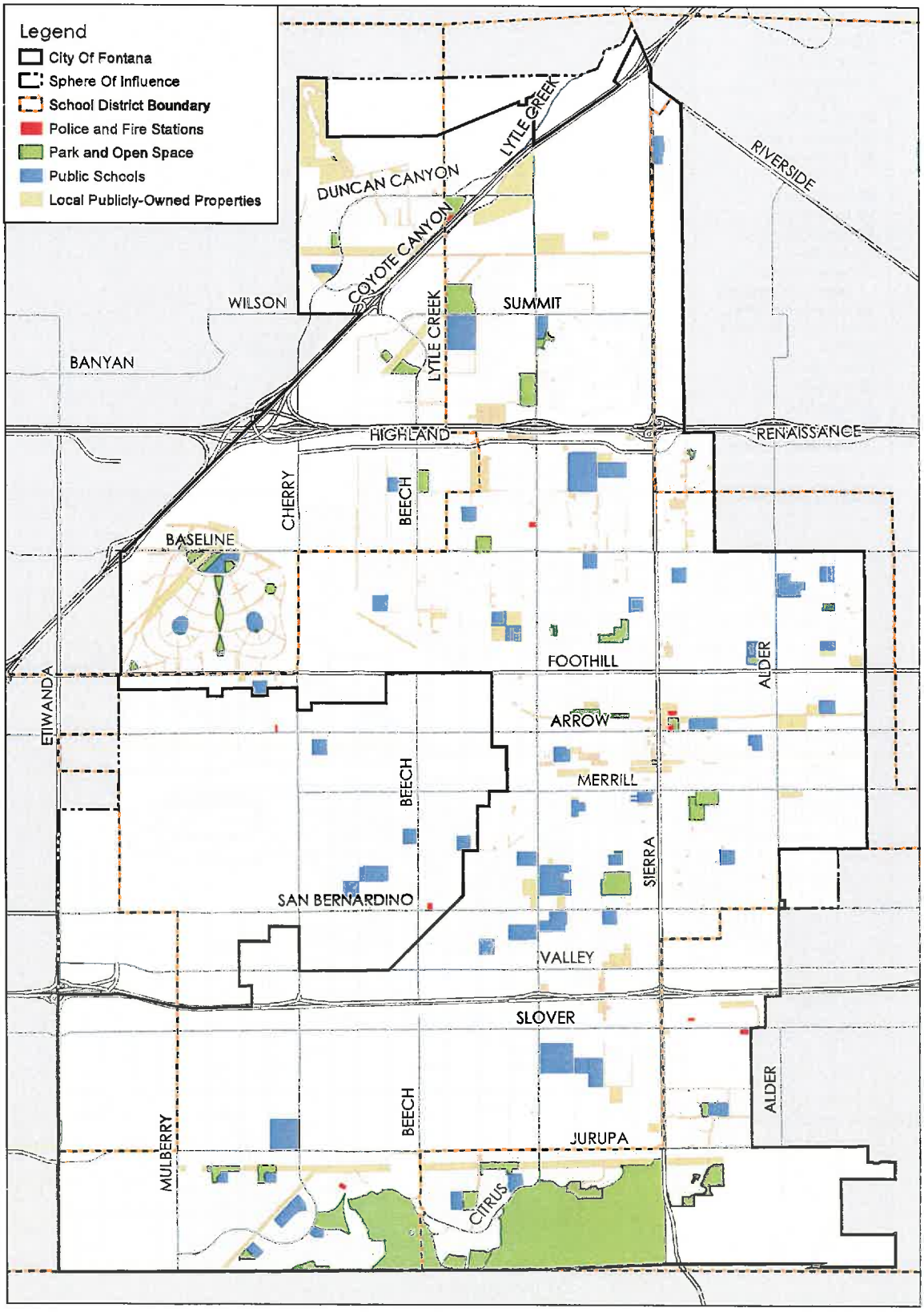

Publicly Owned Land
October 2015
Data source: City of Fontana, 2015

Fontana Forward

0 2,500 5,000 10,000
Scale 1:75,000 Feet

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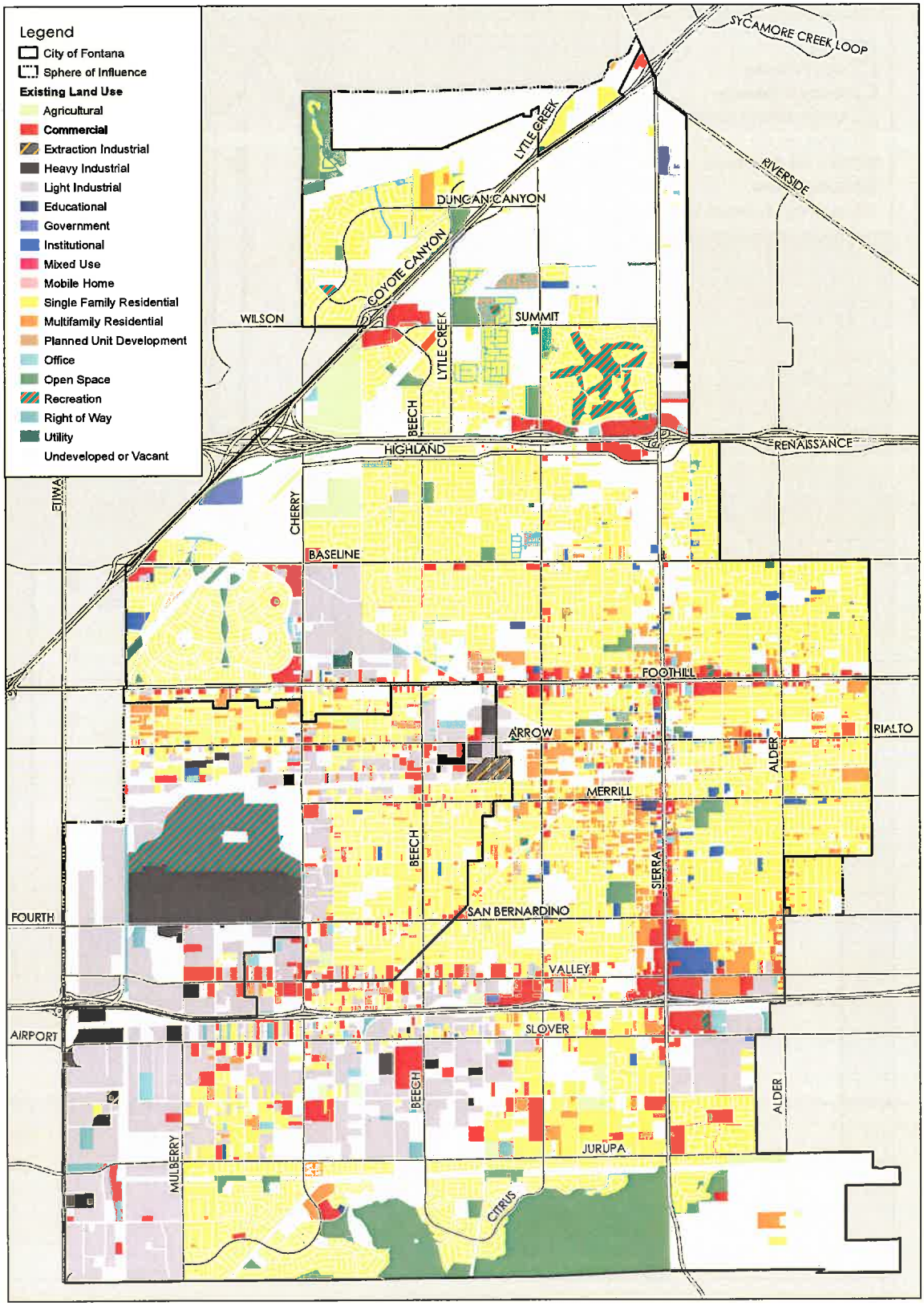

Existing Land Use
October 2015
Data source: San Bernardino County, 2015

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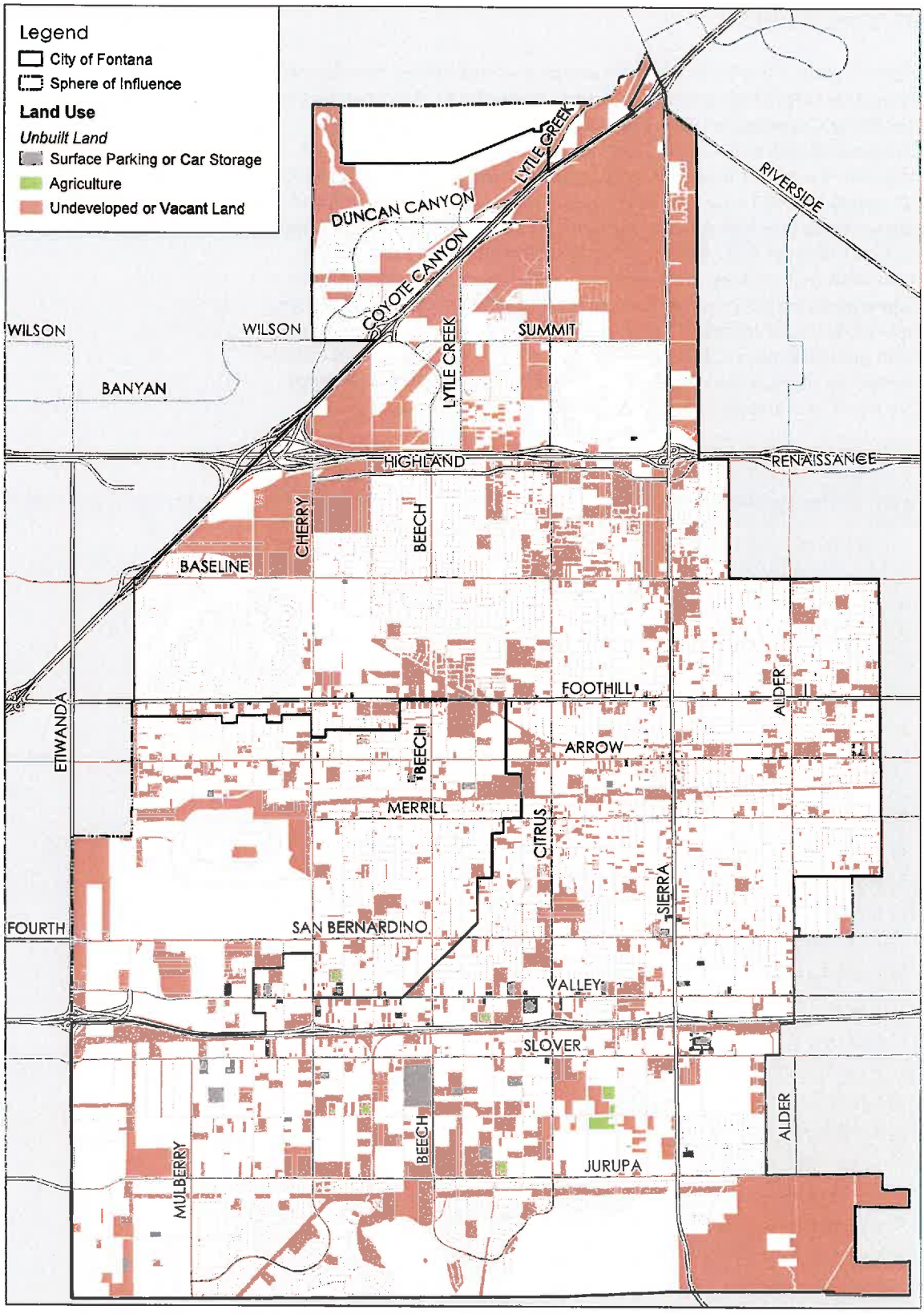

Unbuilt Land
October 2015
Data source: City of Fontana, San Bernardino County, 2015

D. Specific Plans

Specific plans allow for flexibility in design and customized development standards tailored to specific needs and conditions. As described by the California Government Code, a specific plan must be consistent with the general plan and must respond to all of the required general plan topics to the extent that they apply to the area in question. Of Fontana's 27 specific plans, 16 are fully developed, 5 are partially developed, and 6 are yet to be developed. Under current approved specific plans for these 6, a maximum of 8,257 housing units could be built in the future. Specific plans that are fully developed and built out, and whose developer agreements are no longer in force, may be suitable for sunsetting. These specific plans, which appear on the zoning map, would then be replaced with general zoning appropriate to the existing development and become subject to citywide development standards, as long as those standards are equal to or superior to the older specific plan standards.

EXHIBIT 23 SPECIFIC PLAN STATUS

NAME & NUMBER*	STATUS	OVERALL ACREAGE	MAXIMUM RESIDENTIAL UNITS
1 Southridge Village S.P.	Developed	2,657.0	8,800
2 Rancho Fontana S.P.	Developed	510.0	2,392
3 Walnut Village S.P.	80% Developed	342.0	1,644
4 Bellgrove II C.P.	Developed	90.0	248
5 Southwest Industrial Park S.P.	Developed	3,281.0	180
6 Northgate S.P.	Developed	86.6	165
7 Fontana Star C.P.	Developed	30.1	111
8 West End S.P.	Developed	1,478.0	3,268
9 Fontana Gateway S.P.	90% Developed	776.0	—
10 Morningside C.P.	Developed	120.0	440
11 South Park S.P.	Developed	118.0	366
12 Hunter's Ridge S.P.	Developed	567.6	1,936
13 Empire Center S.P.	Developed	117.9	—
14 Centerstone At The Landings C.P.	Developed	40.0	149
15 California Landings S.P.	Developed	223.2	791
16 Sierra Lakes S.P.	Developed	700.0	2,035
17 Westgate S.P.	Undeveloped	954.0	2,377
18 Summit Heights S.P.	Developed	316.0	1,051
19 Coyote Canyon S.P.	Developed	283.3	—
20 Citrus Heights S.P.	Developed	109.5	495
21 Citrus Heights North S.P.	In progress	206.9	1,161
22 Summit at Rosena S.P.	Undeveloped	185.5	856
23 Ventana at Duncan Canyon S.P.	Undeveloped	99.0	334
24 Valley Trails S.P.	Undeveloped	291.0	1,154
25 Fontana Promenade S.P.	50% of area under construction	119.0	801
26 Providence Pointe S.P.	75% developed	34.0	205
27 Arboretum S.P.	Undeveloped	487.0	3,526

* Numbers correspond to the numbers on the "Specific Plans" map on the facing page.

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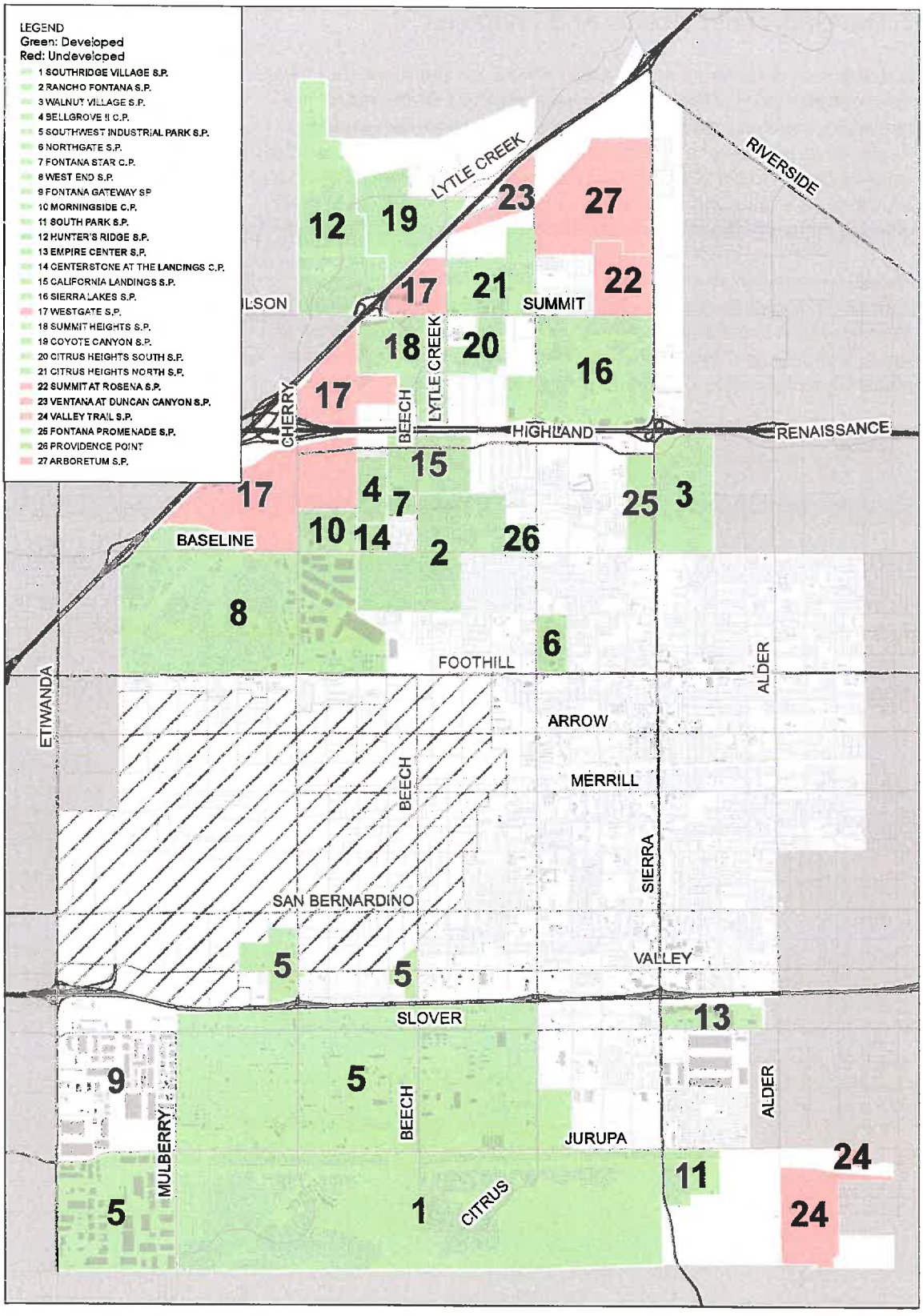

Specific Plans
October 2015
Data source: City of Fontana, Esri, 2015

E. Development Patterns And Character

Development patterns are independent of land use and shape the character of different parts of the city. These development patterns reflect the prevailing models during the time of their construction. For example, a single-family residential neighborhood in the downtown's older modified rectangular block grid has a different feeling than the same land use in a suburban-style development with curving streets and cul-de-sacs. These differing models of development also have implications for connectivity.

Professor Stephen M. Wheeler of UC Davis has developed a set of development typologies that can be applied to any city in the world. Exhibit 23 identifies which of these types of development—defined by the layout of streets, buildings and space between—are present in Fontana. The Development Typologies map shows where they occur.

EXHIBIT 24 DEVELOPMENT TYPES

TYPE	DESCRIPTION	FONTANA EXAMPLE
RESIDENTIAL AND MIXED-USE		
Hillside	Irregular winding streets shaped by steep terrain. Often an upper-class residential retreat from the city.	Foxborough Drive
Incremental mixed	Small-scale land subdivision and development within an existing large-scale road system, resulting in a non-uniform mix of forms.	Most of Areas 2 and 3
Loops and lollipops	Large-scale, mass-produced residential landscapes with regular, curvilinear streets and cul-de-sacs.	West End
Trailer parks	A dense enclave of mobile homes on small lots with narrow access roads. Often screened from surrounding landscapes.	Capri Mobile Estates
Rectangular block grid	A rectangular-block grid form with small squarish blocks with varied land use and high street connectivity.	Valencia Avenue and Sierra Avenue area
COMMERCIAL AND INSTITUTIONAL		
Civic	Urban landscape dominated by large civic buildings and spaces.	Civic campus downtown
Campus	Large institutional sites often with formal or picturesque design of spaces. Can include universities, corporate campuses, office parks, palaces, prisons, fairgrounds, and military bases.	Kaiser Permanente
Commercial strip	Low-density linear commercial development along highly trafficked streets. Building footprints small.	Foothill Boulevard
Malls and boxes	Large commercial buildings or a single large enclosed pavilion, usually with ample parking.	Palm Court Empire Center
WORKPLACES AND INDUSTRIAL		
Heavy industry	Industrial uses on large parcels. Often includes large-footprint buildings, specialized equipment, outdoor storage of materials, fuel tanks, and rail access.	California Steel Industries sites in the Sphere of Influence
Workplace boxes	Landscapes of boxy buildings serving industrial or commercial uses. Office park subtype has extensive, landscaped parking. Warehousing/distribution subtype features prominent loading docks and is near major roads.	Distribution centers

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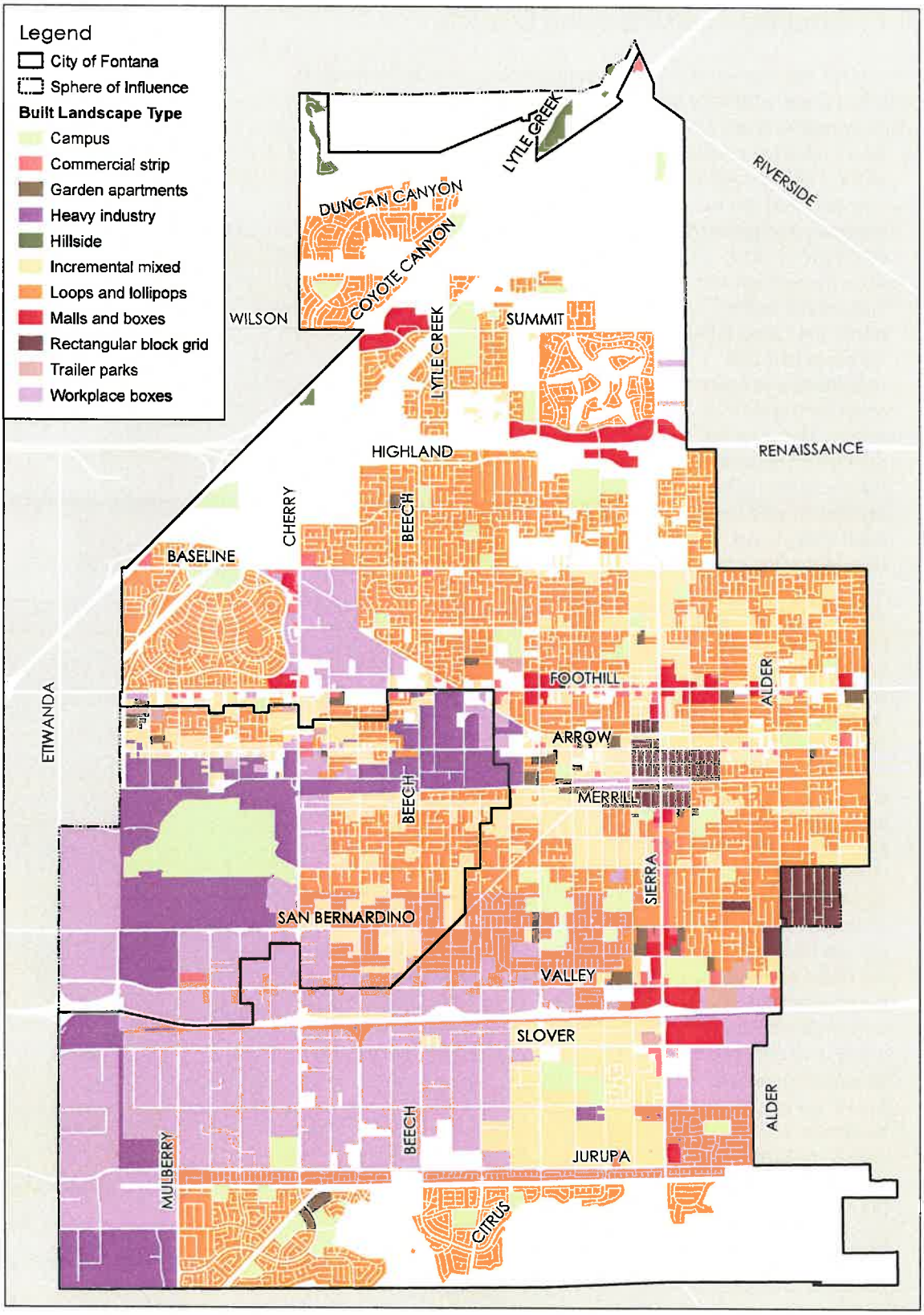


Development Typologies
October 2015
Data source: San Bernardino County, 2015.
Stephen M. Wheeler (2015), "Built Landscapes of Metropolitan Regions: An International Typology, Journal of the American Planning Association.

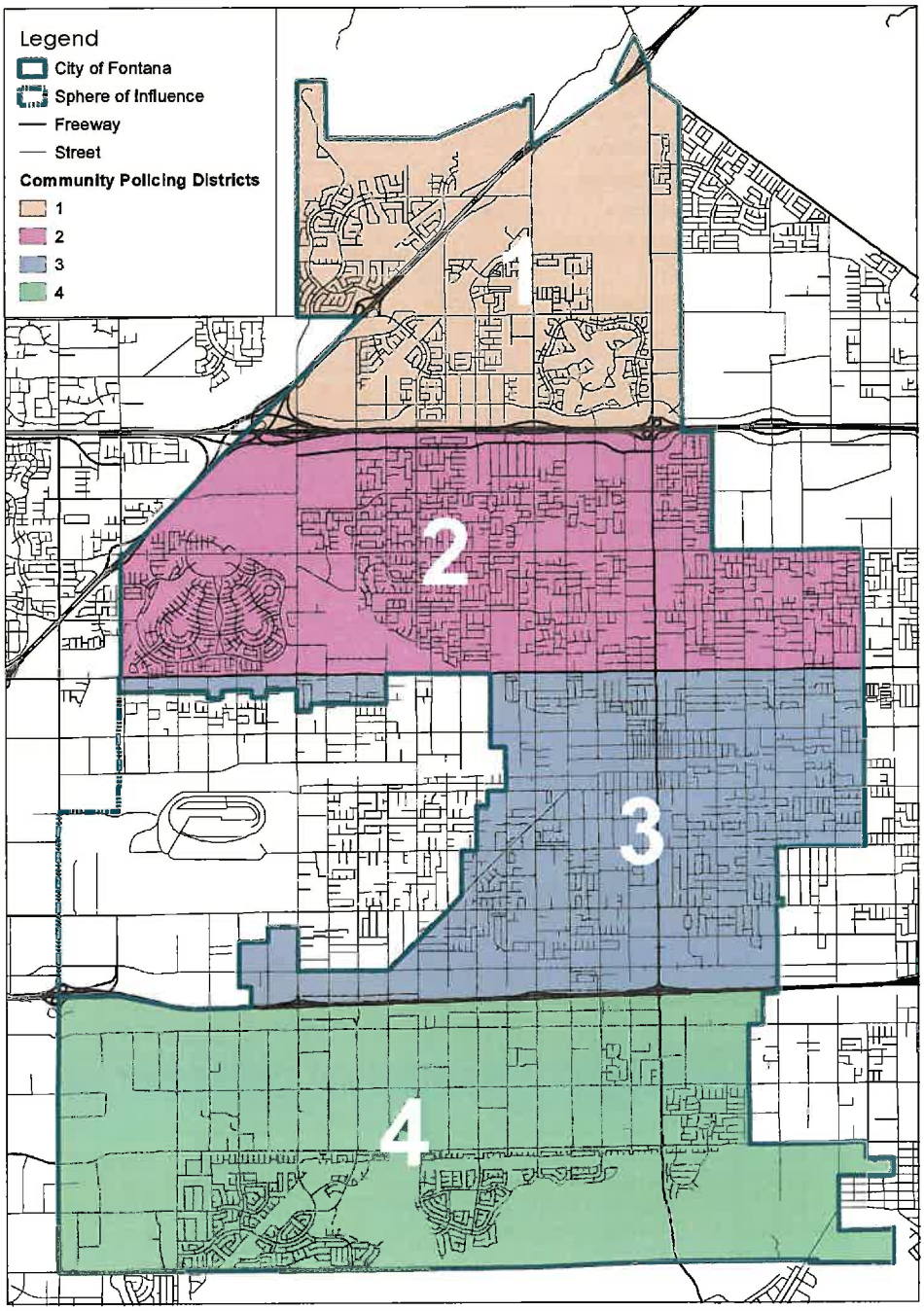
Fontana Forward

0 2,500 5,000 10,000
Scale 1:75,000 Feet

F. Community Areas/Planning Districts

The police department community policing program divides Fontana into four areas, which are used in the general plan update process as planning districts and community outreach zones.

- Area 1 (all areas north of the 210 freeway) is characterized by inward-focused planned communities and otherwise vacant and fallow land. To the north, the topography becomes hilly and transitions into open space with sparse estates. This area has the newest development and the highest median income and adult educational attainment in the city.
- Area 2 (from the 210 freeway south to Foothill) has a mix of the planned communities found in Area 1 and the more traditional street grid of downtown found in Area 3. There are few vacant parcels in this area.
- Area 3 (between Foothill and the 10 freeway) has a rectilinear street grid pattern that contains the downtown core, the civic campus, and some industrial uses to the west near the Sphere of Influence. Area 3 has neighborhoods with the highest residential density in the city. As the oldest part of the city, with the most multifamily housing, Area 3 has the lowest median income and adult educational achievement levels.
- Area 4 (all areas south of the 10 freeway) contains remnants of Fontana's agricultural past, a significant industrial sector, and planned communities on the edge of the Jurupa Hills.



Community Policing Districts
September 2015
Data source: City of Fontana, Esri 2015

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City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

DISTRICT 1

POPULATION CHARACTERISTICS

	DISTRICT 1	FONTANA
Total population	22,552*	204,950**
Total households	5,662*	48,130**
Total housing units	6,108*	51,857**

DEMOGRAPHIC CHARACTERISTICS

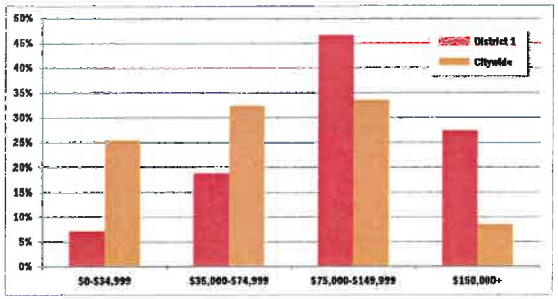
	DISTRICT 1	FONTANA
White	49%	47%
Black	15%	10%
American Indian	1%	1%
Asian	15%	6%
Pacific Islander	0%	0.3%
Some other race	15%	30%
Population reporting two or more races	5%	5%
Total Hispanic population, any race	40%	67%

HOUSEHOLD CHARACTERISTICS

	DISTRICT 1	FONTANA
Average household size	3.8	4.1**
% Family households	89%	87%
Median age	31	29
% Under age 18	28%	25%
% Age 65 or older	5%	6%
Median household income	$102,117*	$61,094**
Average household income	$116,290*	$74,894*
Owner-occupied	88%	68%**
Renter-occupied	13%	32%**
Overall vacancy rate	5%	5%

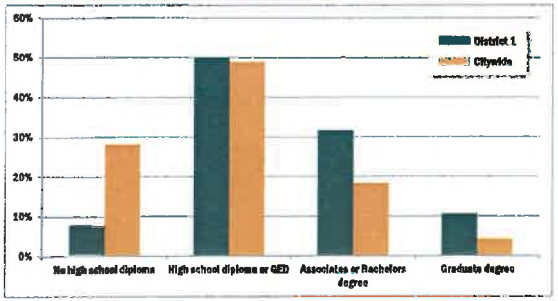
*Source: US Census Bureau American Community Survey 2009-2013 Estimate
**Source: US Census Bureau 2014 Estimate
All other data from: 2010 US Census Profile, ESRI Business Analyst Online

HOUSEHOLD MEDIAN INCOME CHARACTERISTICS



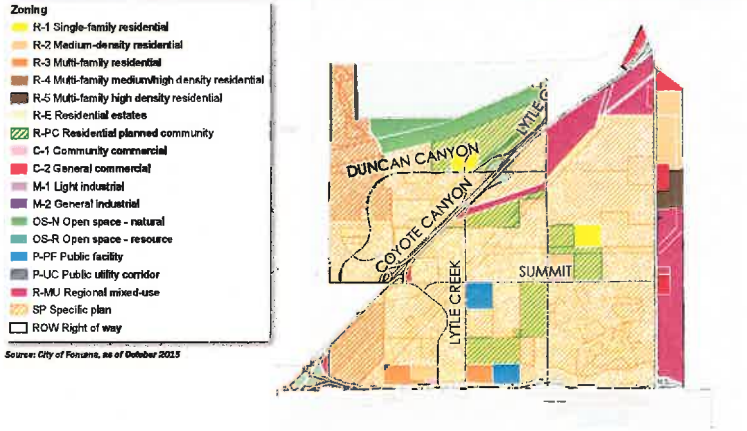
Source: 2009-2013 US Census American Community Survey Estimate

EDUCATIONAL ATTAINMENT (25+ YEARS OF AGE)



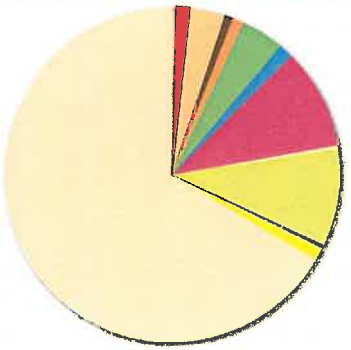
Source: 2009-2013 US Census American Community Survey Estimate

EXISTING ZONING



Source: City of Fontana, as of October 2015

ZONING "LAND BUDGET"



ZONING DISTRICT	AREA (ACRES)	% OF DISTRICT
Community commercial	15	0%
General commercial	86	2%
General industrial	–	0%
Light industrial	–	0%
Medium-density residential	168	3%
Multi-family high density residential	41	1%
Multi-family medium-/high-density residential	–	0%
Multi-family residential	63	1%
Open space—natural	218	4%
Open space—resource	–	0%
Public facility	69	1%
Public utility corridor	1	0%
Regional mixed-use	507	10%
Residential estates	11	0%
Residential planned community	491	9%
Right of way	22	0%
Single-family residential	67	1%
Specific plan	3,455	66%

DISTRICT 2

POPULATION CHARACTERISTICS

	DISTRICT 2	FONTANA
Total population	70,383*	204,950**
Total households	16,652*	48,130**
Total housing units	17,243*	51,857**

DEMOGRAPHIC CHARACTERISTICS

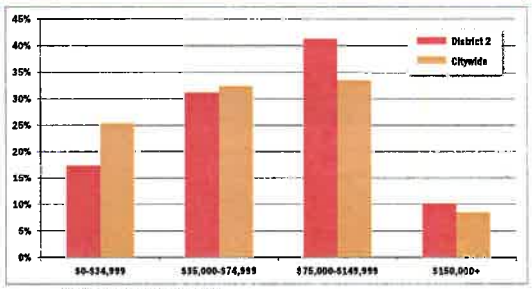
	DISTRICT 2	FONTANA
White	46%	47%
Black	12%	10%
American Indian	1%	1%
Asian	9%	6%
Pacific Islander	0%	0.3%
Some other race	27%	30%
Population reporting two or more races	5%	5%
Total Hispanic population, any race	62%	67%

HOUSEHOLD CHARACTERISTICS

	DISTRICT 2	FONTANA
Average household size	4.0	4.1**
% Family households	89%	87%
Median age	30	29
% Under age 18	26%	25%
% Age 65 or older	6%	6%
Median household income	$76,277*	$61,094**
Average household income	$84,143*	$74,894*
Owner-occupied	79%	68%**
Renter-occupied	21%	32%**
Overall vacancy rate	5%	5%

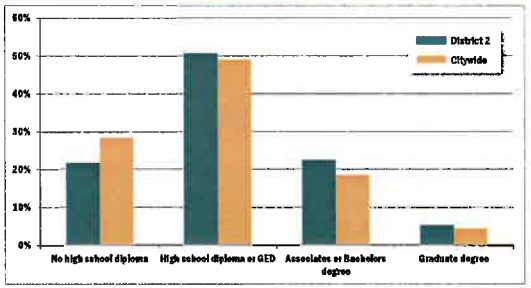
*Source: US Census Bureau American Community Survey 2009-2013 Estimate
**Source: US Census Bureau 2014 Estimate
All other data from: 2010 US Census Profile, ESRI Business Analyst Online

HOUSEHOLD MEDIAN INCOME CHARACTERISTICS



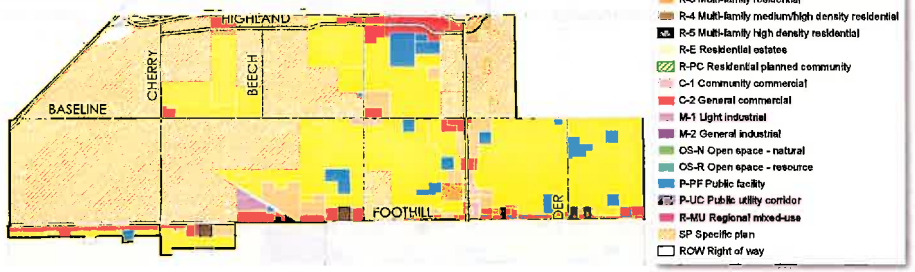
Source: 2009-2013 US Census American Community Survey Estimate

EDUCATIONAL ATTAINMENT (25+ YEARS OF AGE)



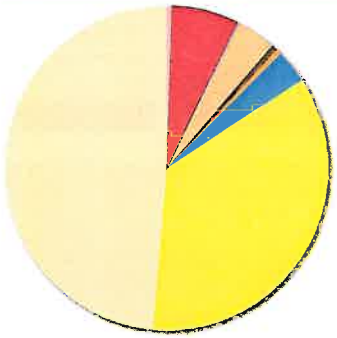
Source: 2009-2013 US Census American Community Survey Estimate

EXISTING ZONING



Source: City of Fontana, as of October 2015

ZONING "LAND BUDGET"



ZONING DISTRICT	AREA (ACRES)	% OF DISTRICT
Community commercial	47	1%
General commercial	468	7%
General industrial	–	0%
Light industrial	27	0%
Medium-density residential	273	4%
Multi-family high-density residential	41	1%
Multi-family medium-/high-density residential	–	0%
Multi-family residential	44	1%
Open space—natural	–	0%
Open space—resource	–	0%
Public facility	237	3%
Public utility corridor	–	0%
Regional mixed-use	–	0%
Residential estates	–	0%
Residential planned community	–	0%
Right of way	–	0%
Single-family residential	2,504	35%
Specific plan	3433	49%

DISTRICT 3

POPULATION CHARACTERISTICS

	DISTRICT 3	FONTANA
Total population	68,659*	204,950**
Total households	16,868*	48,130**
Total housing units	17,832*	51,857**

DEMOGRAPHIC CHARACTERISTICS

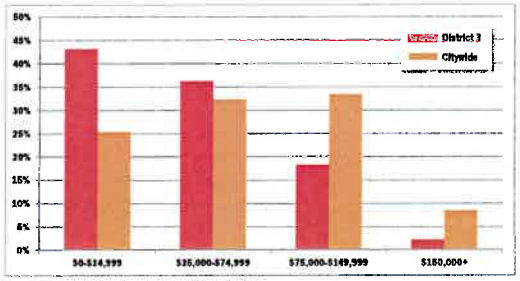
	DISTRICT 3	FONTANA
White	48%	47%
Black	6%	10%
American Indian	1%	1%
Asian	1%	6%
Pacific Islander	0%	0.3%
Some other race	39%	30%
Population reporting two or more races	5%	5%
Total Hispanic population, any race	80%	67%

HOUSEHOLD CHARACTERISTICS

	DISTRICT 3	FONTANA
Average household size	4.0	4.1**
% Family households	82%	87%
Median age	27	29
% Under age 18	28%	25%
% Age 65 or older	7%	6%
Median household income	$40,350*	$61,094**
Average household income	$51,137*	$74,894*
Owner-occupied	47%	68%**
Renter-occupied	53%	32%**
Overall vacancy rate	6%	5%

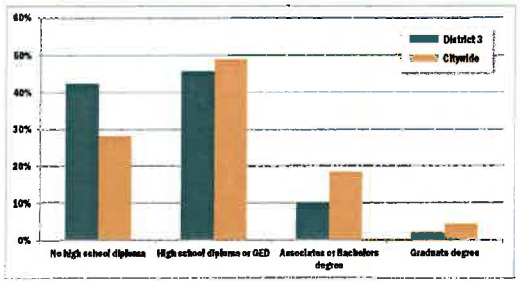
*Source: US Census Bureau American Community Survey 2009-2013 Estimate
**Source: US Census Bureau 2014 Estimate
All other data from: 2010 US Census Profile, ESRI Business Analyst Online

HOUSEHOLD MEDIAN INCOME CHARACTERISTICS



Source: 2009-2013 US Census American Community Survey Estimate

EDUCATIONAL ATTAINMENT (25+ YEARS OF AGE)

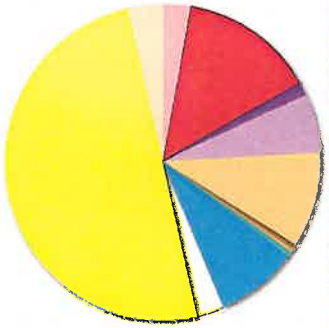


Source: 2009-2013 US Census American Community Survey Estimate

EXISTING ZONING

Source: City of Fontana, as of October 2015

ZONING "LAND BUDGET"



ZONING DISTRICT	AREA (ACRES)	% OF DISTRICT
Community commercial	172	3%
General commercial	794	14%
General industrial	78	1%
Light industrial	350	6%
Medium-density residential	558	10%
Multi-family high-density residential	8	0%
Multi-family medium-/ high-density residential	21	0%
Multi-family residential	20	0%
Open space—natural	–	0%
Open space—resource	36	1%
Public facility	477	8%
Public utility corridor	–	0%
Regional mixed-use	2	0%
Residential estates	–	0%
Residential planned community	–	0%
Right of way	159	3%
Single-family residential	2,887	50%
Specific plan	192	3%

DISTRICT 4

POPULATION CHARACTERISTICS

	DISTRICT 4	FONTANA
Total population	37,485*	204,950**
Total households	9,010*	48,130**
Total housing units	9,569*	51,857**

DEMOGRAPHIC CHARACTERISTICS

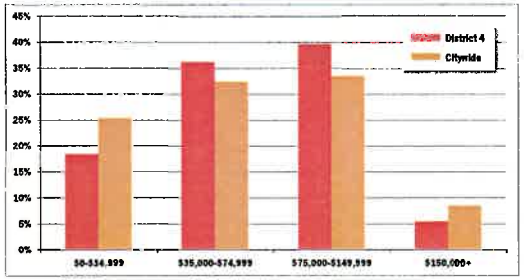
	DISTRICT 4	FONTANA
White	48%	47%
Black	10%	10%
American Indian	1%	1%
Asian	6%	6%
Pacific Islander	0%	0.3%
Some other race	29%	30%
Population reporting two or more races	5%	5%
Total Hispanic population, any race	71%	67%

HOUSEHOLD CHARACTERISTICS

	DISTRICT 4	FONTANA
Average household size	4.1	4.1**
% Family households	88%	87%
Median age	29	29
% Under age 18	28%	25%
% Age 65 or older	5%	6%
Median household income	$40,350*	$61,094**
Average household income	$51,137*	$74,894*
Owner-occupied	77%	68%**
Renter-occupied	23%	32%**
Overall vacancy rate	5%	5%

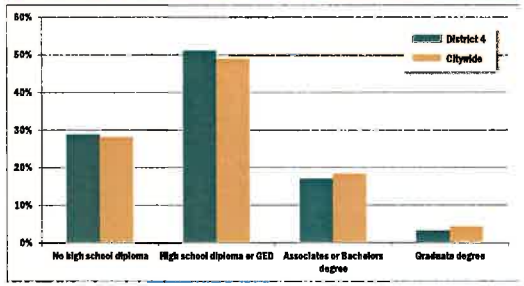
*Source: US Census Bureau American Community Survey 2009-2013 Estimate
**Source: US Census Bureau 2014 Estimate
All other data from: 2010 US Census Profile, ESRI Business Analyst Online

HOUSEHOLD MEDIAN INCOME CHARACTERISTICS



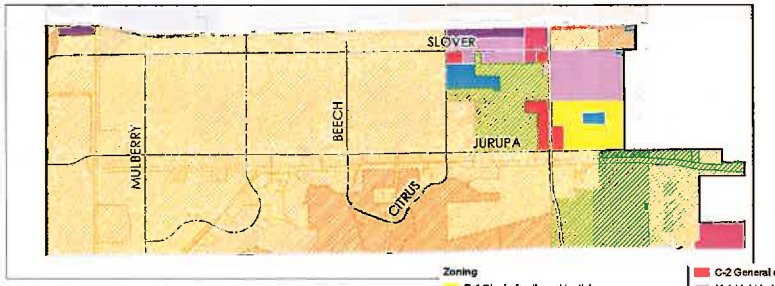
Source: 2009-2013 US Census American Community Survey Estimate

EDUCATIONAL ATTAINMENT (25+ YEARS OF AGE)



Source: 2009-2013 US Census American Community Survey Estimate

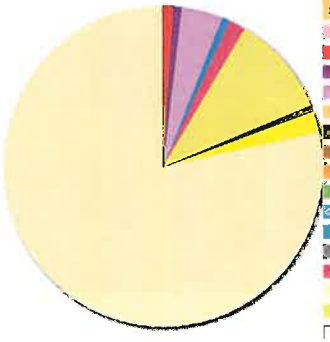
EXISTING ZONING



Source: City of Fontana, as of October 2015

Zoning
- R-1 Single-family residential
- R-2 Medium-density residential
- R-3 Multi-family residential
- R-4 Multi-family medium/high density residential
- R-5 Multi-family high density residential
- R-E Residential estates
- R-PC Residential planned community
- C-1 Community commercial
- C-2 General commercial
- C-2 General commercial
- M-1 Light Industrial
- M-2 General Industrial
- OS-N Open space - natural
- OS-R Open space - resource
- P-PF Public facility
- P-UC Public utility corridor
- R-MU Regional mixed-use
- SP Specific plan
- ROW Right of way

ZONING "LAND BUDGET"



ZONING DISTRICT	AREA (ACRES)	% OF DISTRICT
Community commercial	8	0%
General commercial	111	1%
General industrial	81	1%
Light industrial	355	4%
Medium-density residential	–	0%
Multi-family high density residential	–	0%
Multi-family medium/high density residential	–	0%
Multi-family residential	–	0%
Open space—natural	–	0%
Open space—resource	–	0%
Public facility	96	1%
Public utility corridor	–	0%
Regional mixed-use	132	1%
Residential estates	–	0%
Residential planned community	932	10%
Right of way	55	1%

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SPHERE OF INFLUENCE

SOI

POPULATION CHARACTERISTICS

	S.O.I.	FONTANA
Total population	25,340*	204,950**
Total households	5,106*	48,130**
Total housing units	5,361*	51,857**

DEMOGRAPHIC CHARACTERISTICS

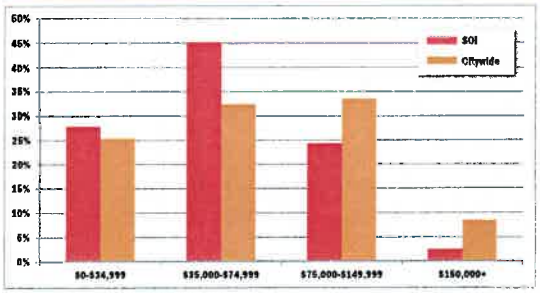
	S.O.I.	FONTANA
White	49%	47%
Black	3%	10%
American Indian	1%	1%
Asian	2%	6%
Pacific Islander	0.3%	0.3%
Some other race	40%	30%
Population reporting two or more races	4%	5%
Total Hispanic population, any race	87%	67%

HOUSEHOLD CHARACTERISTICS

	S.O.I.	FONTANA
Average household size	4.8	4.1**
% Family households	89%	87%
Median age	27	29
% Under age 18	30%	25%
% Age 65 or older	5%	6%
Median household income	$69,071*	$61,094**
Average household income	$76,267*	$74,894*
Owner-occupied	94%	68%**
Renter-occupied	33%	32%**
Overall vacancy rate	5%	5%

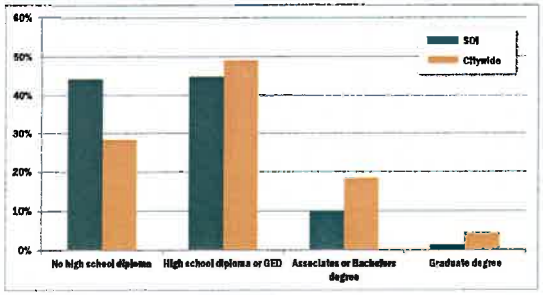
*Source: US Census Bureau American Community Survey 2009-2013 Estimate
**Source: US Census Bureau 2014 Estimate
All other data from: 2010 US Census Profile, ESRI Business Analyst Online

HOUSEHOLD MEDIAN INCOME CHARACTERISTICS



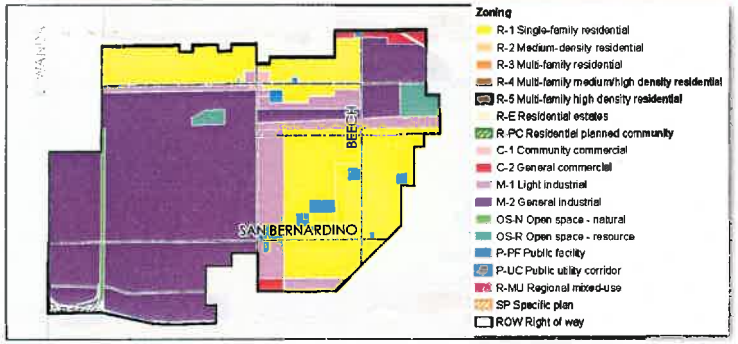
Source: 2009-2013 US Census American Community Survey Estimate

EDUCATIONAL ATTAINMENT (25+ YEARS OF AGE)



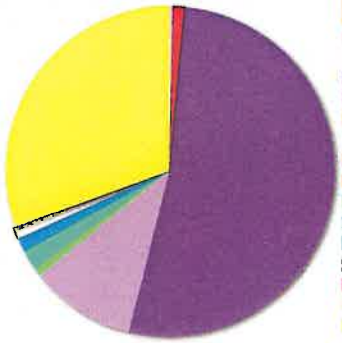
Source: 2009-2013 US Census American Community Survey Estimate

EXISTING ZONING



Source: City of Fontana, as of October 2015

ZONING "LAND BUDGET"



ZONING DISTRICT	AREA (ACRES)	% OF DISTRICT
Community commercial	15	0%
General commercial	87	1%
General industrial	2,868	52%
Light industrial	525	10%
Medium-density residential	–	0%
Multi-family high-density residential	–	0%
Multi-family medium-/high-density residential	–	0%
Multi-family residential	–	0%
Open space—natural	41	1%
Open space—resource	94	2%
Public facility	80	2%
Public utility corridor	–	0%
Regional mixed-use	–	0%
Residential estates	–	0%
Residential planned community	–	0%
Right of way	51	1%
Single-family residential	1,552	30%
Specific plan	–	0%

City Council Resolution 2018-096
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G. Green Networks

Fontana's green networks include conservation lands, parks, and public and private green spaces. There are over 1,000 acres of land for public use. While most of the city is developed, habitat for native species still exists, especially in the far north and south. A majority of the residential areas are within approximately one-half-mile walking distance of a park. The extended drought has led to the replacement of landscaping in some public areas, such as medians, with decorative "hardscape." Xeriscaping—plantings of drought-tolerant species appropriate to a desert environment, such as succulents and cacti—will become more prevalent as water conservation initiatives continue.

rFindings

- Fontana's location between Jurupa Hills and the San Gabriel Mountains creates a unique environment and contributes to city identity.
- 41 public parks on 366 acres provide recreational opportunities.
- There are more than 1,000 acres for public use.
- Mary Vagle Nature Center and Martin Tudor Jurupa Hills Regional Park and Splash Park in southern Fontana are popular attractions for the entire city.
- Five community centers, including the Senior Center, serve all parts of the city.

Landscape character

The City of Fontana is located on a desert valley floor between the San Gabriel Mountains to the north and the Jurupa Hills to the south. The San Gabriel Mountains are the city's most prominent visual feature, rising dramatically above the community with scenic view corridors toward the mountains. Panoramic views also exist from the base of the mountains toward Fontana. The Jurupa Hills offer scenic vistas of the San Gabriel Mountains and surrounding valleys, particularly from Martin Tudor Jurupa Hills Regional Park, which contains bicycle and hiking trails. Other significant natural landforms in Fontana include Lytle Creek and other dry washes, that have intermittent water flow from the mountains and are visible from the I-15 corridor in the northern portion of the City.

Fontana's open space is a mix of foothills, utility corridors, and parks. Open space on foothills is found to the north at the base of the San Gabriel Mountains and to the south in the Jurupa Hills. The nearby mountains are part of the Angeles and San Bernardino National Forests, and trailheads in their foothills connect to the Pacific Crest Trail that eventually reaches as far as Mexico and Canada.

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Habitat

Because most of the city has been developed, naturally occurring habitat tends to be limited to the far north and south of the city, at the base of the San Gabriel Mountains and the Jurupa Hills.

There are two land cover types classified as "developed" and "disturbed," and eight plant communities in the city:

- Riversidean sage scrub
- Northern mixed chaparral
- Riversidean alluvial fan sage scrub
- Southern sycamore alder riparian woodland
- California walnut woodland
- Non-native grassland
- Vineyard
- Ornamental woodland

Likely sensitive plant species based on records and habitat availability include:

- Plummer's mariposa lily (Calochortus plummerae)
- Parry's spineflower (Chorizanthe parryi var. parryi)
- Mesa horkelia (Horkelia cuneate var. puberula)
- Robinson's pepper-grass (Lepidium virginicum var. robinsonii)
- Short-joint beavertail (Opuntia basilaris var. brachyclada).

Thirteen (13) sensitive wildlife species are known to regularly occur within the City of Fontana and are assumed to be present:

- California horned lark (Eremophila alpestris actia)
- Cooper's hawk (Accipiter cooperii)
- Southern California rufous-crowned sparrow (Aimophila ruficeps canescens)
- Golden eagle (Aquila chrysaetos)
- Bell's sparrow (Artemisiospiza belli)
- Burrowing owl (Athene cunicularia, BUOW). Suitable habitat for BUOW is present in many areas in the northern city limits where extensive non-native grasslands remain, as well as along a series of flood-control basins located immediately east of Etiwanda Avenue, particularly between San Bernardino Avenue and Slover Avenue, and in many vacant lots located throughout the city.
- Northwestern San Diego pocket mouse (Chaetodipus fallax fallax),
- Northern harrier (Circus cyaneus)
- Loggerhead shrike (Lanius ludovicianus)
- Los Angeles pocket mouse (Perognathus longimembris brevinasus),
- Coast horned lizard (Phrynosoma blainvillii)
- Coastal California gnatcatcher (Polioptila californica, CAGN). Suitable habitat for CAGN is present in both the northern and southern city limits where RSS grows in the San Gabriel Mountains and Jurupa Hills, respectively.
- Delhi Sands flower-loving fly (Rhaphiomidas terminatus abdominalis, DSF). Suitable habitat for DSF is located along the city's southern boundary in the Jurupa Hills, particularly along the southern terminus of Poplar Avenue, where a preserve has been set aside specifically for this species.

There is potential for an additional nine sensitive wildlife species based on habitat requirements:

- Silvery legless lizard (Anniella pulchra pulchra),
- Orange-throated whiptail (Aspidoscelis hyperythra),
- Swainson's hawk (Buteo swainsoni),
- Red-diamond rattlesnake (Crotalus ruber)
- Western mastiff bat (Eumops perotis californicus)
- San Diego black-tailed jackrabbit (Lepus californicus bennettii)
- San Diego desert woodrat (Neotoma lepida intermedia)
- Southern grasshopper mouse (Onychomys torridus ramona)
- Yellow warbler (Setophaga petechia).

Suitable habitat for the San Bernardino kangaroo rat (Dipodomys merriami parvus) exists in the north, but it has been cut off from natural water processes by I-15 and associated flood control, and recent surveys for this species have not found it. Protocol surveys are required for this species in north Fontana under the North Fontana Multiple Species Habitat Conservation Plan. Regular surveys within preserved habitat for the Delhi Sands flower-loving fly are required every three years or after disturbance, based on a US Fish and Wildlife Service Biological Opinion.

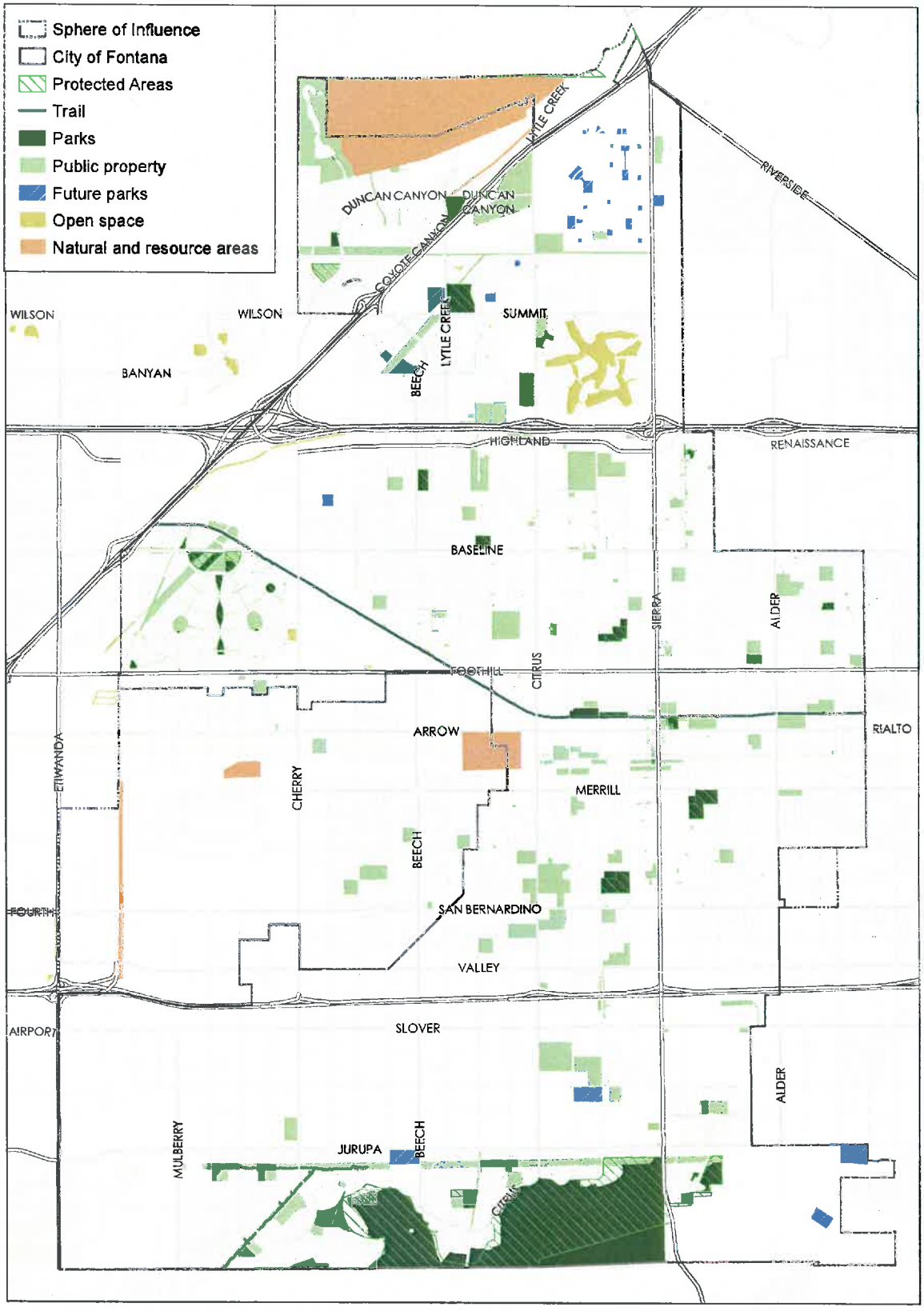
Fontana has five areas that are designated as "waters of the United States" and wetlands that fall under the jurisdiction of the U.S. Army Corps of Engineers. Areas of California Department of Fish and Wildlife jurisdictional riparian resources occur within the city. There are three (3) main drainage features flowing from the foothills in the northern section of the city and two (2) or three (3) small drainages in the south, which flow from the Jurupa Hills. Within the developed areas are two (2) main drainage features, which have been previously modified for flood control.

Parks

The City owns and manages 41 parks over 366 acres and 1,255 acres of land for public use, including large regional parks. The City defines its parks in two categories, Neighborhood Parks and Community Parks. Neighborhood Parks serve an area within a half mile (a "comfortable walking distance" as defined by the Public Works Department), while Community Parks serve a larger area within a 1.5-mile radius.

The City of Fontana partners with three school districts in joint/exclusive-use agreements of public land to provide for the recreational needs of the community. In 2008, the City partnered with 49 schools within the Fontana Unified School District, the Colton Joint Unified School District and the Etiwanda School District for use of approximately 650 acres of land on school sites. The City counts 25% of this land as usable recreation areas in its reporting, resulting in a measure of 163 acres of "joint-use" facilities.

Additional public lands that are not classified as parks are utility corridors, school sports fields, land in the foothills, and pockets of open space



Parks and Open Spaces
October, 2015
Data source: City of Fontana, Esri 2015

Fontana Forward

0 2,500 5,000 10,000
Scale 1:75,000 Feet

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throughout Fontana's neighborhoods. These public lands are sometimes upgraded with trails and amenities, and in other locations are simple open areas. Open spaces are also included in the City's zoning as Natural area (OS-N) and Resource area (OS-R).

Park level of service

The Trust for Public Land has developed a metric called ParkScore® to measure park system quality and compare communities.[15] Their methodology includes acreage, facilities and investment, and access:

- Acreage: median park size plus park acres as a percent of city area (adjusted for airports and similar areas)
- Facilities and investment: total spending per resident and the average of per capita provision of four types of facilities—basketball hoops, dog parks, playgrounds, recreation/senior centers
- Access: the percent of population living within a ten-minute walk (1/2 mile) on the public road network of a park

With an estimated population of 204,312 residents in 2015, the city provides approximately 6.1 acres of park per 1,000 residents, including trails and active parks. This is higher than the park acreage standard of 5 acres of park per 1,000 residents called for by the 2003 Fontana General Plan. A majority, but not all, of the residential areas within the city are within walking distance (0.5 miles) as the crow flies (i.e., not adjusted for actual use of the road system) or short driving distance (1.5 miles) of a park (see Exhibit 3-5 on the facing page from the City of Fontana's 2008 Parks, Recreation and Trails Master Plan).

New park land

The City currently collects three acres of parkland or in-lieu fees from new residential subdivisions for every 1,000 residents in accordance with California Government Code Section 66477 (Quimby Act). Additional sources for the City to obtain parkland include general fund revenues, developer impact fees, state and federal grants, user group contributions, school district joint use contributions, and concessions. Other methods that the City pursues to supplement parkland include encouraging the development of private open space and recreational amenities, in addition to required parks, in large residential projects.

The 2008 Parks, Recreation and Trails Master Plan

The City of Fontana created a Parks, Recreation and Trails Master Plan in 2008 in order to review current facilities and plan for expansions and improvements to City-owned parks and trails. This plan included analysis of unincorporated areas within the city's Sphere of Influence. The 2008 plan recommended expansion of existing parks and recreation centers, improvements to existing City parks and joint-use facilities, development of new parks in the city and its Sphere of Influence, and development of more recreational trails and open space. The plan recommended specific improvements at individual parks, including enhancements like resurfaced parking lots, picnic shelters, new athletic fields and courts, trail extensions, and more. Recommendations included

[15] See www.parkscore.tpl.org.

Approved and Adopted by City Council November 13, 2018
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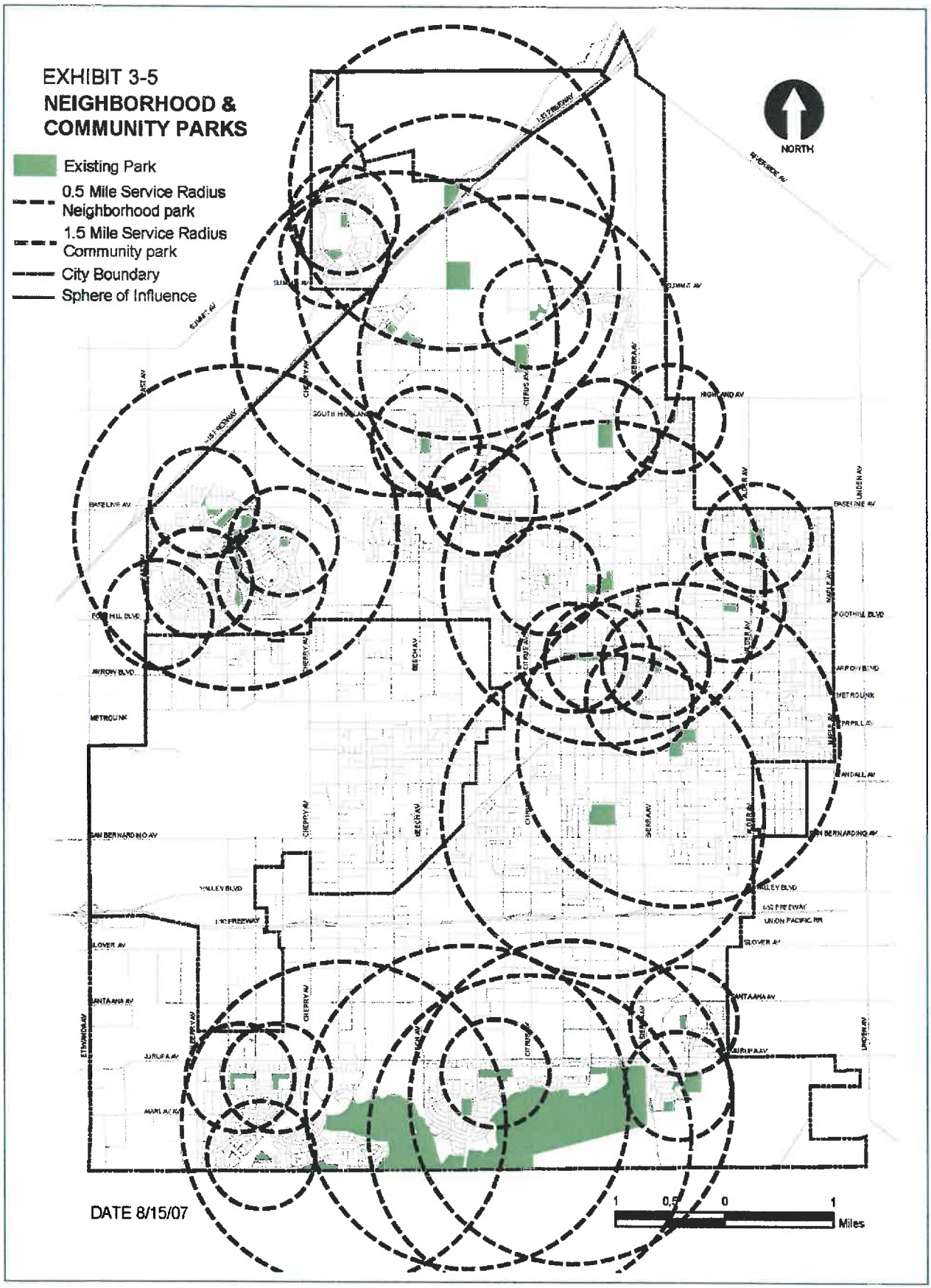
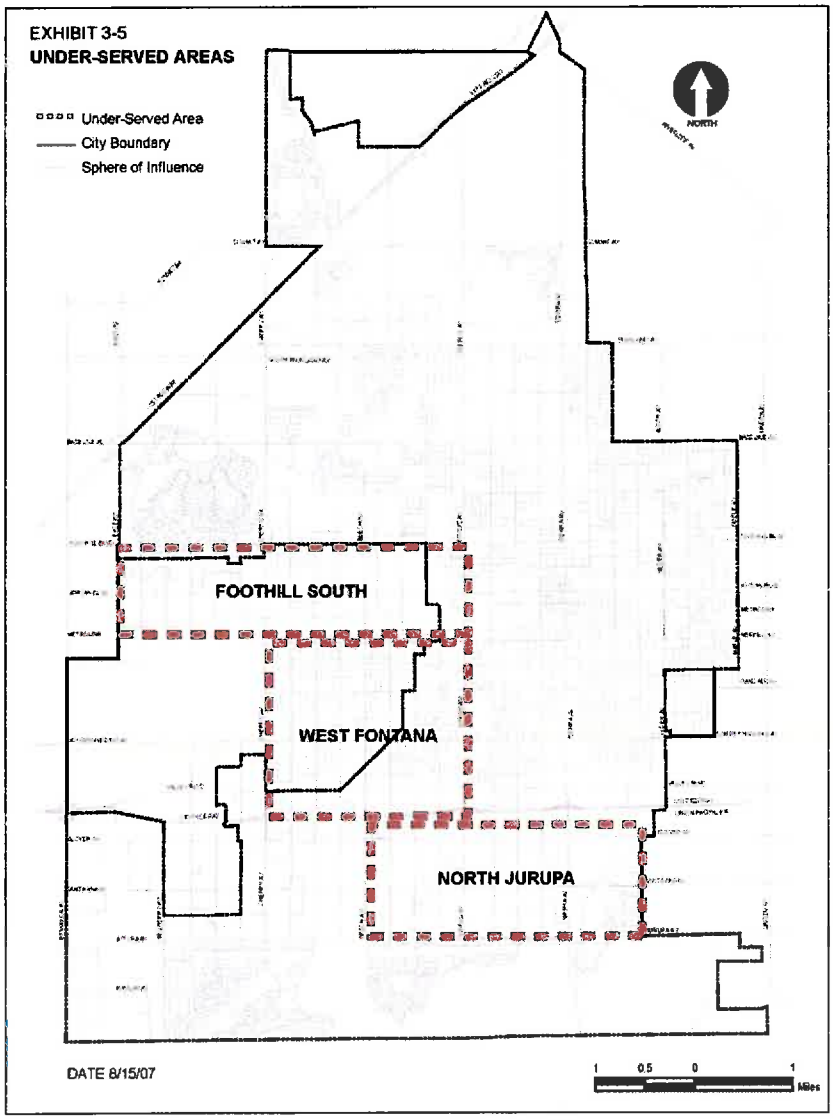


Source: Fontana Parks, Recreation and Trails Master Plan, 2008.

improvements for existing parks, expansion of existing parks (including Mango Linear Park, Seville Park, Northgate Park and Southridge Community Park) and development of new parks (including 13 acres of park in the Arboretum Specific Plan area, 20 acres within the Valley Trail Specific Plan area, and 19 acres within the Westgate Specific Plan area—most of which have been designated, as of 2015). The plan also identified three "under-served" areas where new parks should be created to serve existing and future populations. Since 2008, new community centers have been constructed, including the Jessie Turner Health and Wellness Center, the Fontana Senior Community Center on Ceres Avenue, and the Heritage Neighborhood Center.



Source: Fontana Parks, Recreation and Trails Master Plan, 2008.

The 2008 plan proposed a network of trails, including recreational trails, following utility and flood-control corridors and bicycle routes through the existing city street network. The proposed network of trails was intended to connect Fontana to nearby regional open spaces and neighboring cities. The plan recommended adaptations of existing streets to create bicycle infrastructure and the use of bike-friendly design standards for future development. (See section 7.A of this report for more information on bicycle routes.)

Accomplishments since the 2003 General Plan

Park goals in the 2003 Plan included providing parks accessible to all segments of the population and in newly developed areas; joint use agreements with school districts; and funding of parks and trails through the capital improvement program. The City has made significant investments in the parks and trail system including creation of Fontana Park, the Parks and Recreation Master Plan, the San Sevaine Trail Connectivity Plan, the Pacific Electric Trail, and a plan for a downtown amphitheater.

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H. Health and Wellness

Health was not a focus in the 2003 General Plan, but in 2004 the City created the Healthy Fontana program as a result of concerns about city health statistics. The City is one of a growing number of jurisdictions recognizing the importance of health and wellness to quality of life. Individual and community health can be influenced by both physical and socioeconomic factors. The socioeconomic determinants of health include factors such as income level, education, social support, and public safety, while physical determinants include housing and community design, physical barriers, and exposure to toxic substances. Health and wellness conditions are related to five key domains: population characteristics, personal well-being, neighborhoods and place, community, and learning and opportunity.

rFindings

- Fontana's health profile includes:
  - > Higher-than-average rates of asthma (17.7% percent diagnosed, compared to 15.4% statewide)
  - > High rate of adult obesity (28.7%, compared to 22.3% statewide)
  - > Low percentage of students meeting physical fitness standards (38.5% 5th grade, 44.5% 7th grade, 50.2% 9th grade)
  - > High percentage of students reporting alcohol or drug use (26% in 7th grade, 38% in 9th grade, 41% in 11th grade, compared to Healthy People 2020 objective of 16.6%)
- One fifth of Fontana's children live in poverty, an indicator for health and wellness concerns.
- Fontana, like the rest of the Inland Empire, is under-served by primary care physicians, despite being the location of a major regional hospital.
- The Fontana Kaiser Permanente Hospital, built in 1955, opened a new, state-of-the-art facility in 2013.

Health conditions and disparities in Fontana

The table on the next page provides health data by ZIP code and includes comparisons to the city as a whole, the county, and the state. The data comes from the Ask CHIS Neighborhood Edition, which provides health estimates at the local level through the California Health Interview Survey (CHIS) and the UCLA Center for Health Policy Research. Fontana health conditions that indicate worse outcomes than in San Bernardino County and California as a whole include child asthma; adult diabetes; adult food insecurity; fair or poor health in both children and adults; adult obesity; and overweight in children and teens. In general, health conditions are worse in central Fontana than in the north or the south. The northern part of Fontana tends to be more affluent, and health status is often tied to income levels. However, the data below indicate that this may not always be the case. For example, reported adult diabetes levels are lower in central Fontana than in the northern and southern parts of the city. This could also result from under-diagnosis because of less access to health care in central and SOI Fontana.

EXHIBIT 24 HEALTH CONDITIONS

CONDITION	FONTANA				SAN BERNARDINO COUNTY	CALIFORNIA
	92335 (CENTRAL AND S.O.I.)	92336 (NORTH OF FOOTHILL BLVD)	92337 (SOUTH OF I-10)	CITYWIDE		
Asthma (children)	16.6%	18.4%	N/A	17.7%	17.6%	15.4%
Asthma (adults)	10.8%	13.3%	14.5%	12.2%	13.6%	13.7%
Diabetes (adults)	12.4%	14.4%	15.5%	13.1%	10.3%	8.4%
Food Insecurity (adults)	22.8%	11.6%	14.0%	15.5%	11.3%	8.4%
Fair or poor health (children)	4.2%	3.1%	N/A	3.2%	2.8%	6.0%
Fair or poor health (adults)	31.5%	24.5%	21.5%	26.0%	22.2%	17.9%
Heart Disease (adults)	5.4%	4.8%	4.7%	5.1%	6.5%	6.3%
Serious psychological distress (adults)	7.6%	7.0%	6.2%	7.1%	7.6%	7.9%
Obesity (adults)	40.0%	32.4%	36.9%	35.5%	32.7%	24.8%
Overweight for age (2-11 yrs)	24.4%	N/A	N/A	19.6%	16.3%	13.6%
Overweight for age (12-17 yrs)	N/A	N/A	N/A	38.1%	34.7%	32.4%
Regular physical (5-17 yrs)	20.0%	21.2%	N/A	21.2%	23.2%	20.8%
Walked at least 150 minutes (adults)	28.1%	29.0%	27.9%	28.6%	28.1%	33.3%
Less than high school (adults)	39.4%	18.1%	27.3%	27.0%	21.6%	18.7%
English only (adults)	27.9%	50.3%	36.3%	40.8%	59.0%	56.9%
Children living in poverty (0-17 years)	31.4%	12.2%	14.2%	20.3%	23.8%	20.9%
Adults living in poverty (adults)	19.5%	7.7%	9.3%	12.3%	14.5%	13.0%
Not working (adults)	46.7%	39.0%	42.4%	42.3%	46.1%	42.5%
Working (adults)	53.2%	61.0%	57.5%	57.6%	53.0%	57.0%

Sources: AskCHIS Neighborhood Edition, launched in 2014. All health estimates in AskCHIS Neighborhood Edition are based on data from the 2011-2012 California Health Interview Survey. All socio-demographic indicators come from the 2008-2012 American Community Survey (ACS) 5 year summary tables. Data retrieved June 30, 2015, at http://askchisne.ucla.edu/ask/_layouts/ne/dashboard.aspx#/

Fontana residents have lower rates of physical activity compared with county and state and averages, and elementary school students in Fontana have comparatively lower levels of physical fitness compared with the county and the state. While levels of fruit and vegetable consumption in Fontana are roughly on par with the county and the state, they are still quite low, with nearly three-quarter of Fontana adults consuming inadequate amounts of fruit and vegetables each day.

Health care facilities

Fontana, like the rest of the Inland Empire, is under-served by primary care physicians, compared to the state and the nation, despite the presence of a major regional hospital.

- Kaiser Permanente Hospital. Kaiser Permanente first built a hospital in Fontana in 1955. A new, state-of-the-art hospital opened in 2013 with 490,000 square feet and 314 beds. It offers more than

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20 specialty services and serves some 440,000 members of the Kaiser Permanente health care system. The seven-story building was designed and built to meet high standards of sustainability and resilience, using reclaimed water for landscape and cooling, LEED certification to make the building more energy efficient and sustainable, a white roof to reflect heat, and earthquake-resistant design. The hospital is also a multi-residency teaching hospital. Additional medical services and medical office buildings are adjacent to the hospital.

- Kaiser Permanente Clinic. A clinic staffed with nurse practitioners is in the Target store in North Fontana at 15272 Summit Avenue.
- Water of Life Mobile Medical Clinic. Water of Life Community Church provides free health screenings, health management, and health education on the first Saturday of every month at 16779 Spring Street. The clinic includes an on-site lab and performs EKGs and blood work. It is staffed by volunteer physicians, nurses, and nursing students.

Healthy Fontana

The City of Fontana and community organizations created the award-winning Healthy Fontana program in 2004. The program promotes wellness through healthy eating, active lifestyles, behavior change, sports, gardening, and farmers' markets. One of the stated goals of the Healthy Fontana program is also to promote physical design for healthy living. The programs within Healthy Fontana include:

- Steps Along the Way Walking Club. Healthy Fontana's Steps Along the Way Walking Club promotes the health benefits of walking and exercising in a safe and community-oriented environment.
- Fontana After-School Program (FASP). The program gives K-6 students an opportunity to enrich their minds toward a healthy lifestyle with healthy snacks, fitness training and computer fundamentals.
- Junior Chef Cooking Classes. The Junior Chef Cooking class teaches children how to cook/prepare healthy dishes and snacks.
- Healthier Living: Managing Ongoing Health Conditions. A six-week workshop helps participants take control of ongoing health conditions on a daily basis.
- Pathways to Wellness Program. Teaches participants behavioral approaches to managing and controlling stress and cravings and developing new eating and fitness habits.
- Smoking Cessation Program. Helps participants learn techniques to become smoke-free..
- Let's Move! Child Care Program. The City of Fontana and Healthy Fontana partner with Let's Move! to provide early child care that includes physical activity and healthy food.

- Sports Programs. Provides residents of all ages an organized recreational sport experience during evenings and weekends to meet the needs of the commuting population
- Re-think your Drink. In 2013, Healthy Fontana staff included 1,133 children in the "Re-Think Your Drink" campaign focused on consuming beverages with zero or no added sugars.
- Student Gardens. Healthy Fontana helped plant student gardens and provided samples of fresh garden-grown vegetables in schools.
- Farmers' Markets. The downtown market is a great success and averages 200-250 people each Saturday morning. Sales average $3,000-$3,500 on market days. In 2014, market staff educated 3,600 students, providing hands-on information about where fruits and vegetables come from, how they are grown, and the benefit of buying produce from a local farmer. Additional farmers' market locations include the library, Senior Center, Kaiser Hospital, and South Fontana.

- Communities of Excellence in Nutrition, Physical Activity, and Obesity Prevention. (CX3). Healthy Fontana participated in CX3, an initiative of the California Department of Public Health, to assess neighborhoods in relation to a variety of healthy nutrition and physical activity benchmarks.
- Safe Routes to Schools Program. The City is improving pedestrian safety and access to schools in order to promote walking to school.
- Food Desert Map. A food desert map was prepared in 2011 to identify areas where residents do not have easy options for buying fresh fruits and vegetables and other nutritious foods.
- City Community Garden. Garden plots are available to residents at 8380 Cypress Avenue.

I. Community Facilities And Services

Fontana's public community facilities, including public schools, are owned and operated by the City and by a variety of other agencies, including three school districts and San Bernardino County.

rFindings

- Fontana has a variety of strong community-policing programs designed to prevent crime.
- Fire protection is provided through an agreement with the San Bernardino County Fire Department from seven fire stations around the city.
- Fontana has a full array of facilities to serve the needs of the community, including community centers, sports centers, public service buildings, cultural centers such as the theater, county libraries, auditorium, senior center, and a veterans' service center. These facilities are used by a variety of community organizations for meeting space and activities.
- The City organizes and promotes many recreational and cultural programs and events for all members of the community.

Public safety

- Fontana Police Department. Fontana had relatively high crime rates in the 1990s but took steps to reduce crime, resulting in its being listed as one of the 20 safest cities in the country 2013. The police department has 188 sworn officers and operates out of the central police station downtown. The department is particularly known for its strong community policing/area commander program; the Fontana Reentry Support Team to assist early release prisoners, probationers, and parolees; and the Fontana Leadership Intervention Program for at-risk teens. The police also collaborate with owners and managers of multifamily housing developments in the Crime-Free Multi-Housing Program. Crime, as described by area commanders, appears to be more a question of opportunity than anything else. For example, isolated areas, particularly those with inadequate lighting, group mail boxes, and similar conditions can attract thieves. Neighbor disputes can sometimes involve the police. In general, however, there are no ongoing serious crime problems in Fontana, according to the Police Department and crime statistics. The area commanders would like to see the Crime Enforcement through Environmental Design guidelines incorporated into design standards.
- Fontana Fire Protection District. Created in 2008, this district provides emergency, preventive and administrative services within the city limits and the SOI through a contract with the San Bernardino County Fire Department. There are seven fire stations. One of the two Hazardous Materials Response Teams in the county is located in Fontana. In the northern part of the city, firefighters also have special expertise in dealing with wildfires in the urban/wildland interface.

Community facilities

Public facilities in Fontana include parks, three sports centers, five community centers, three cultural centers, one nature center, four public services facilities (including city hall, the community services department building, and the public works center); one veterans' resource center; the auditorium and the library. The City's Community Services Department has responsibility for parks, recreation and programming.

Schools

Fontana Unified School District (FUSD) serves most of the city and has an enrollment of 40,674 students in 46 schools during the 2015-16 academic year. Overall, each household in Fontana generates 0.7 schoolchildren. About one-third of the FUSD students are classified as English learners, and 82% receive free or reduced-cost lunch.

This is the eighth consecutive year of enrollment decline. Peak enrollment was 42,050 students during the 2004-2005 academic year. The enrollment decline coincides with the Great Recession and abrupt decrease in new housing construction in Fontana.

Although enrollment has declined somewhat in recent years, the district does not have capacity where it will need it most—where entitled developments are likely to be built as residential development returns during the next ten years. FUSD expects to build a new middle school and one or two elementary schools in the next decade, depending on the pace of development. In addition, a new magnet school will be built at Merrill and Alder that will be available by lottery and include dual-launguage immersion and a pre-international baccalaureate curriculum. When FUSD disposes of property it owns, the decision-making process includes a community advisory committee and first right of refusal to public entities.

The Etiwanda School District has five schools located in Fontana serving over 4,000 students in the 2014-2015 school year. The Colton Joint Unified School District has three elementary schools in Fontana enrolling approximately 1,900 students. One elementary school located in Fontana is part of the Rialto School District. Neither the Chaffey Joint High School District nor the Rialto School District has a school located in Fontana but each serves some students.

Facilities and improvements completed since the 2003 General Plan include the Civic Center Campus, rehabilitation of the downtown theater, the Pacific Electric Trail, Fontana Park Aquatic Center, the Jessie Turner Health and Fitness Center, the Fontana Community Senior Center, on Ceres Avenue, the Heritage Neighborhood Center, and expansion of the police facility. Downtown murals were installed, and both a history museum and a downtown amphitheater are in the works. There is extensive recreational programming throughout the city as well as a range of downtown programming, including a half marathon, holiday parade, car shows, summer concerts, and arts programs

5. PROSPERITY AND OPPORTUNITY

The service sector dominates Fontana's economy, with the hospital, school district and city government ranking as the top employers. The logistics industry plays an important role, as does retail and wholesale trade. During the housing boom, there were many construction jobs in the city. However, over 90% of employed residents do not work in Fontana. The City's approach to economic development in recent decades, as Fontana became a bedroom community, has been to focus on development that brings fiscal benefits, such as retail, rather than jobs for residents. The general plan update offers the opportunity to consider new approaches to economic development for a growing community of over 200,000 people in a changing economic environment.

rFindings

- Fontana is a middle-income community, with a median household income in the $60,000 to $65,000 range, slightly above the state median income. It is expected to grow 2.7% annually between 2015-2020.
- Approximately 90 percent of employed Fontanans work outside the city limits. Ten percent work in Los Angeles, 36% in Inland Empire cities, and 45% elsewhere.
- Fontana is now the westernmost city with available space to accommodate both residential and industrial development in the Inland Empire. However, a significant portion of unbuilt residential land has already been entitled.
- 15% of all residents and 21% of children live in poverty.
- There are 43,018 jobs in Fontana, but only 13.7% are held by residents, and only 8.8% of employed residents work in Fontana. Over 70% of jobs in Fontana are in services, retail or wholesale.
- Kaiser Medical Group, Fontana Unified School District, and the City of Fontana are the top three employers.
- The construction, warehousing and logistics industries remain important economic drivers to Fontana's economy.
- City economic development efforts tend to focus on fiscal outcomes rather than employment.

A. Economic Conditions

Employers and jobs in Fontana

As of 2013, there were approximately 49,000 jobs in Fontana, an increase of 0.3% since 2007, including self-employed and business owner employment.[16] Most of those jobs are not held by residents of Fontana. Services, retail trade, and wholesale trade constitute the top three employers by industry in the city. Kaiser Medical Group and two governmental agencies (Fontana Unified School District and the City of Fontana) make up the top three employers by count in the city. The construction, warehousing and logistics industries remain important economic drivers for Fontana's economy. Some of the jobs listed as being in Fontana may not actually have many employees working in the city at any one time. For example, the payroll of trucking companies may be listed as paid in Fontana, but trucking employees may be dispersed across the region rather than working in the city.

[16] SCAG, "Profile of the City of Fontana," May 2015, p. 22.

Between 2007 and 2013, during the Great Recession, the number of Fontana jobs in manufacturing and construction declined precipitously, while jobs in retail and in professional/management fields increased.[17]

- Manufacturing: -27.6%
- Construction: -18.7%
- Retail trade: +3.3%
- Professional and management: +22.1%

EXHIBIT 25 EMPLOYERS BY CATEGORY IN FONTANA

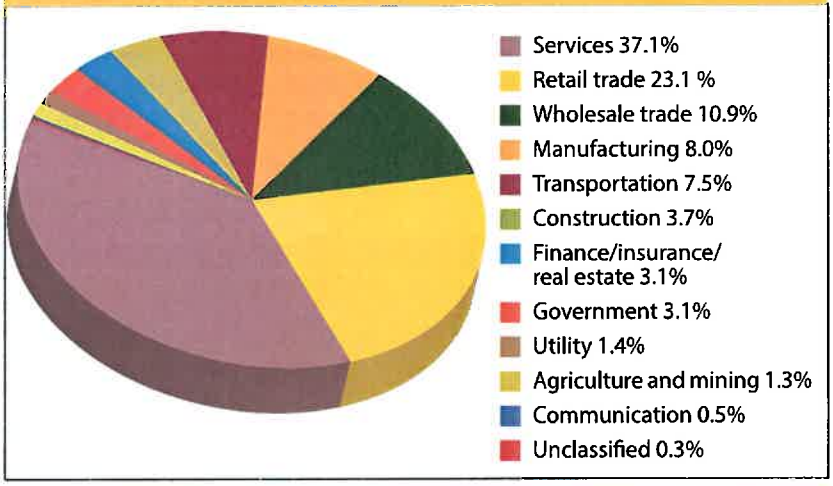


EXHIBIT 26 TOP FIVE EMPLOYERS IN FONTANA

Employer	Estimated # Employees	% Total City Employment
1. Kaiser Hospital and Medical Group	4,931	7.9%
2. Fontana Unified School District	4,506	7.3%
3. City of Fontana (includes part-time employees)	1,061	1.7%
4. Swift Transportation Company	1,035	1.7%
5. Target	657	1.1%
Top 5 Total	12,190	19.7%

Source: City of Fontana Comprehensive Annual Financial Report, 2014.

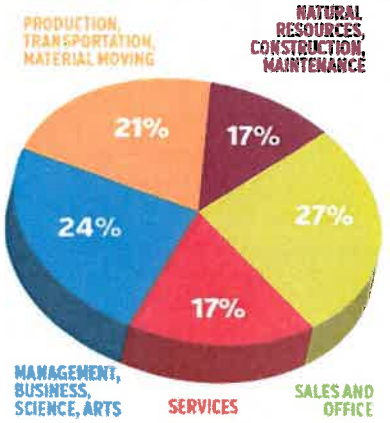
Workers who live in Fontana

The unemployment rate for Fontana residents has dropped steadily to 6.5% in late 2015 since the peak unemployment rate of close to 15% in 2010. The city's unemployment rate generally aligns with California and San Bernardino County rates. Employed residents of Fontana work predominantly in several industry sectors: education, health care and social assistance (19%); transportation/warehousing and wholesale trade (20%); retail trade (14%); manufacturing (13%). These sectors can have both higher- and

[17] Ibid.

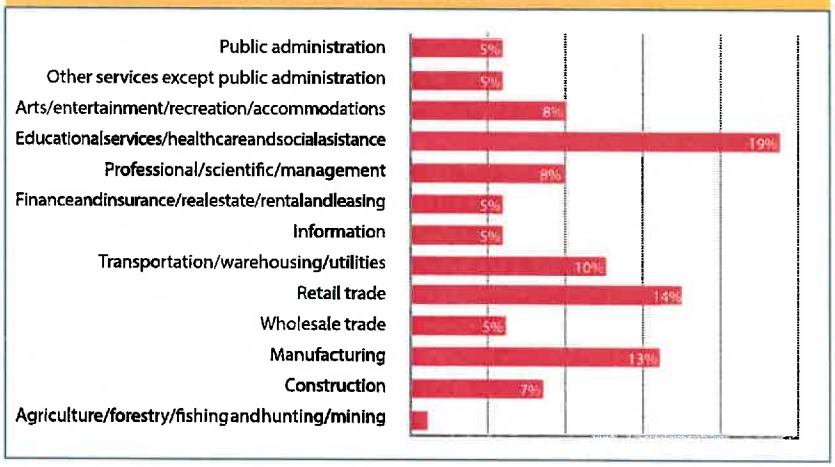
lower-paying occupations (health care, for example, includes highly paid physicians as well as hospital orderlies), but the last three tend to have lower median incomes overall. As noted earlier, the educational achievement of adults over 25 who live in Fontana shows a high percentage without a high school diploma (27%) and a relatively low percentage with bachelor's degrees or above (17.6%). Over the next 20 years, a high school diploma will increasingly be required even for insecure, lower-wage jobs. With increases in educational attainment, more Fontana residents will be able to earn more over their careers and avoid unemployment.

EXHIBIT 28 OCCUPATIONS OF FONTANA RESIDENTS



Source: US Census ACS 2009-2013

EXHIBIT 27 JOB SECTORS OF FONTANA RESIDENTS



Source: US Census ACS 2009-2013

EXHIBIT 29 MEDIAN ANNUAL PAY BY SELECT OCCUPATION TYPES IN THE INLAND EMPIRE, 1ST QUARTER, 2015

Management occupations	$105,270
Healthcare practitioners and technical	$83,713
Architecture and engineering	$81,077
Education, training and library	$59,013
Office and administration support	$53,542
Construction and extraction	$51,145
Community and social services	$50,901
Installation, maintenance, repair	$47,399
Sales and related	$35,668
Transportation and material moving	$34,590
Production	$33,537
Healthcare support	$31,749
Building, grounds and maintenance	$27,242
Personal care and service	$25,240
Food preparation and serving	$22,511

Source: California Employment Development Department, Median Pay Level by Sector, Inland Empire, First Quarter 2015

Fontana residents work all over Southern California. While about 10% work in Fontana and nearly 16% work in Ontario or Rancho Cucamonga, more than 8% work in the City of Los Angeles. The remaining 65% work in scattered locations across the metropolitan area and beyond.

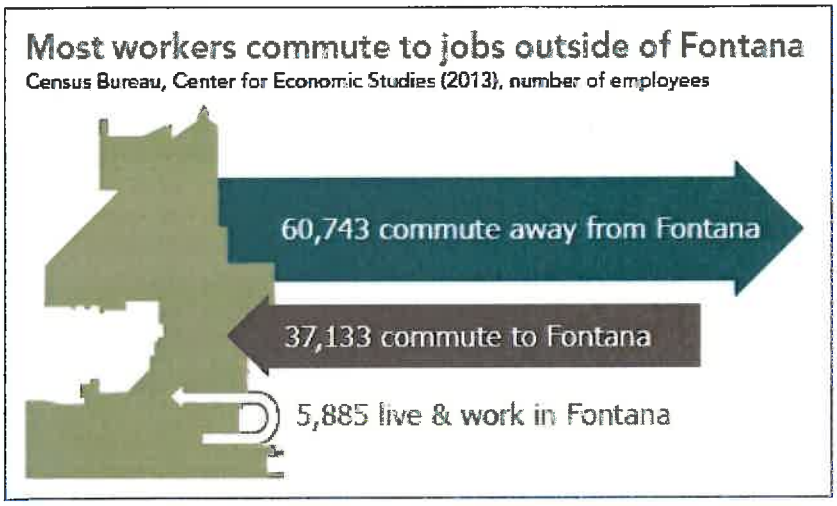


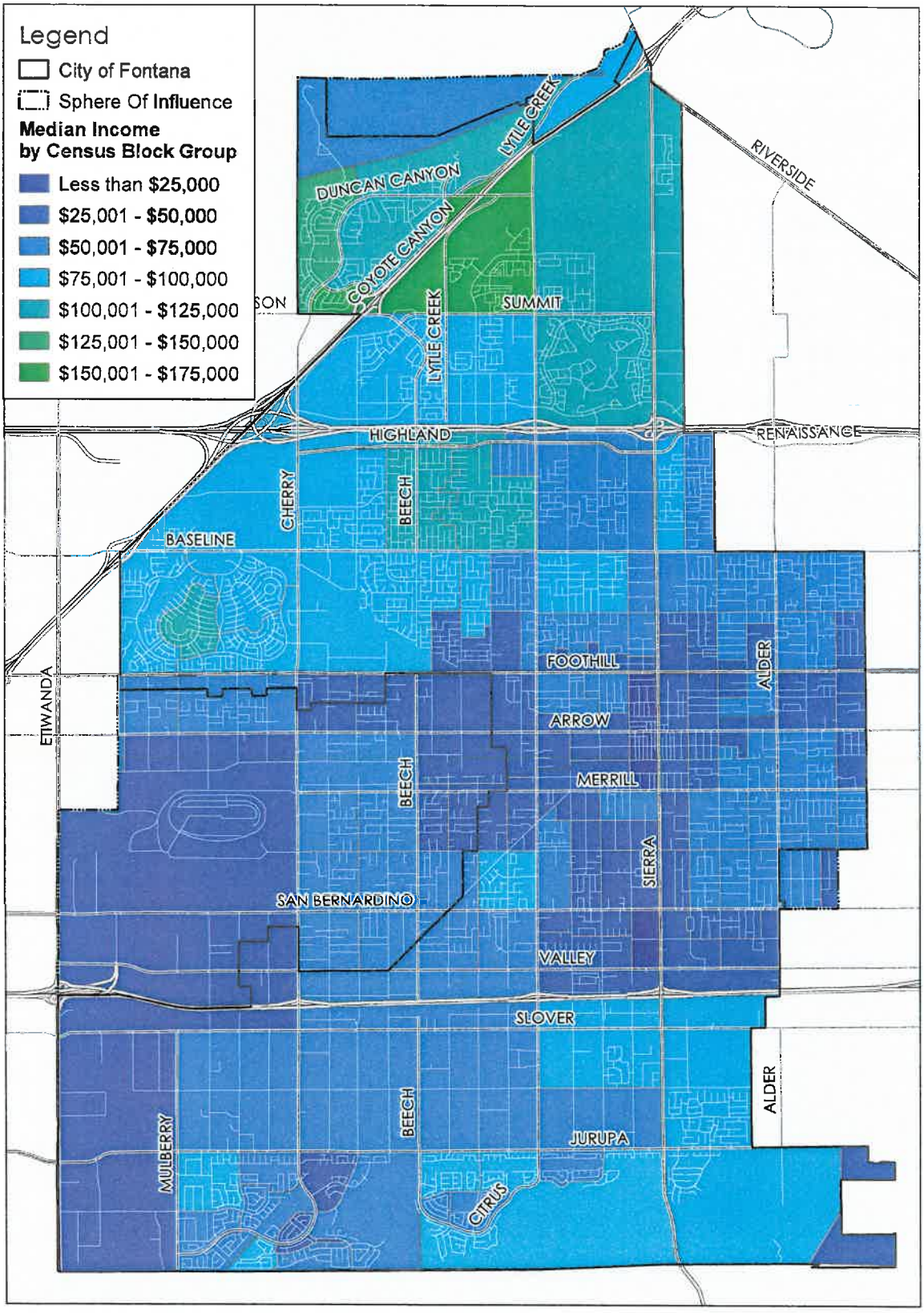
EXHIBIT 30 TOP TEN PLACES WHERE FONTANA RESIDENTS COMMUTE TO WORK

Jurisdiction	Number of Commuters	% Total Commuters
1. Fontana	5,809	9.94%
2. Ontario	5,176	8.86%
3. Los Angeles	5,018	8.59%
4. San Bernardino	4,169	7.14%
5. Rancho Cucamonga	4,102	7.02%
6. Riverside	2,810	4.81%
7. Pomona	1,411	2.41%
8. Upland	1,256	2.15%
9. Rialto	1,180	2.02%
10. Chino	1,103	1.89%
All other destinations	26,395	45.17%

Sources: Sources: U.S. Census Bureau, 2014, LODES Data; Longitudninal-Employer Household Dynamics Program, 2011

Retail

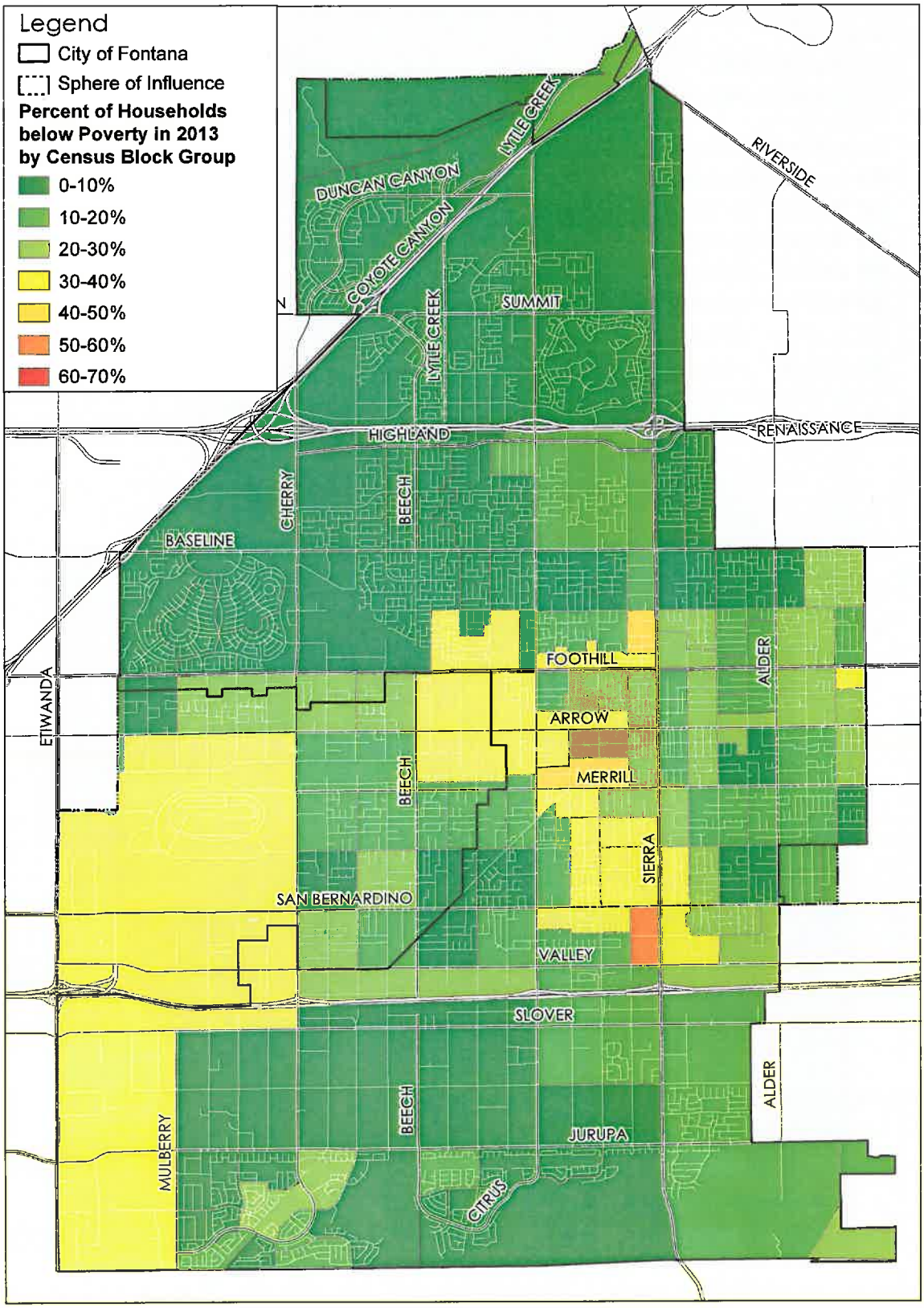
The City of Fontana has a generally well-balanced retail gap that shows a small surplus of retail sales. Fontana's total retail sales amount of $1,575,513,436 is slightly higher than the estimated retail potential of $1,565,252,356, a $10,261,080 or 0.3% retail surplus. This means that there is more supply than there is demand within the city and people from outside the city are making purchases in these categories. The surplus is in the categories of motor vehicles and parts dealers (14.3% surplus), automobile dealers (13.1% surplus), and auto parts, accessories and tire stores (34.3% surplus). The city also has retail surpluses in the building materials (4.4%), health and personal care stores (10.5%), gasoline stations (18.4%), general merchandise stores (11%) and food services (4.4%) sectors . Retail "leakage," which means that Fontana residents have to go outside the city to satisfy their demand, is in the categories of electronics and appliances (65.4% leakage), furniture and home furnishings (56.3%), clothing and clothing accessories (27.8%) and clothing stores (24.5%).



Median Income
Octpber 2015
Data source: US Census 2013 ACS Estimate

Fontana Forward

0 2,500 5,000 10,000
Scale 1:75,000 Feet



Poverty
October 2015
Data source: US Census 2013 ACS Estimate

Fontana Forward

0 2,500 5,000 10,000
Scale 1:75,000 Feet

Industry

Fontana is experiencing high demand for logistics and warehousing space, but these industries typically produce few jobs. Fontana has 54,250,700 square feet of industrial space. The market for such space remains strong, and there are lower vacancy rates in Fontana than in other cities in the Inland Empire. Average rents for industrial space in Fontana are above average in the Inland Empire.

Most Fontana jobs in industry do not require higher education, though the Fontana Commerce Center does have a few technology businesses with better jobs. There are three industrial parks in South Fontana with logistics industry establishments and small manufacturing. Chaffey College has a program with California Steel Industries (smaller successor to Kaiser Steel) for welding certification.

Economic development activities

The economic development goals in the 2003 General Plan were:

- Fiscally healthy balance of land uses
- Improved and diversified industrial base
- Revitalized downtown
- Strengthened workforce
- Optimal mix of retail and services
- Economic development strategic planning

The City's main goal for economic development continues to be sales tax revenue, but the recession affected other economic development efforts. Accomplishments since the 2003 General Plan include establishment of a stable fiscal condition with a healthy reserve fund, development of a major industrial park for the logistics industry, and establishment of an Auto Center and chain retail in the SR-210 corridor. A restaurant study was initiated in July 2015.

Since 2006, arts and culture programs and services have played an important role in downtown revitalization. In addition to public improvements such as the library and auditorium, and the rehabilitation of the Center Stage Theatre, the City hired a staff person with an arts background, acquired the Art Depot, and began offering fine arts programs and services. Successful downtown revitalization will require a critical mass of new housing opportunities.

A. Mobility And Connectivity

An excellent transportation system provides an efficient and effective balance between access and mobility. The overall goal of transportation is access: we travel to reach destinations and the opportunities that those destinations represent. Transportation is accomplished through mobility: our physical movement through space. We often hear about the importance of integrating transportation decisions and investments with land use choices. This means that transportation systems should serve land use choices—not the reverse. In making transportation decisions, it is important to weigh potential conflicts and trade-offs according to the specific community goals for a particular area. If we always opt for increased auto-travel mobility—that is, higher speeds and shorter travel times—land use access needs to be reduced, as in a limited-access interstate highway. Enhanced auto travel tends to reduce other types of access, while enhanced nonmotorized travel and public transit sometimes can result in less speed for auto travel.

The modern Inland Empire was built for the car. Like many other Inland Empire communities, Fontana is particularly dependent on its regional transportation systems, both because so many residents commute to jobs outside of the city and because its major economic sector, logistics, is by definition linked to freight traffic, both truck and rail. The expansion of the freeway system over the last 50 years fueled the growth of Southern California, filling in the spaces between older cities with auto-dependent suburban communities. I-10 reached San Bernardino in the 1950s, most of I-15 was built in the 1970s, and SR-210, built as relief for I-10, includes a section from Etiwanda Avenue to Sierra Avenue completed in 2001. When containerization and limited warehouse space at the Ports of Los Angeles and Long Beach resulted in the need for warehouse space on low-cost land, Inland Empire cities like Fontana, with access to I-10 and railroads, attracted the logistics industry.

The car-centric culture that seemed the epitome of freedom to move around the region in the early decades of suburbanization also brought increasing air pollution. With population and residential growth, traffic congestion became a chronic problem. Fontana now has bus and commuter rail options, and bus rapid transit (BRT) routes are planned, and these newer modes of transportation are likely to help reduce the growth in traffic somewhat. Moreover, a recent study for the California Department of Transportation (Caltrans) showed that widening of roads often does not ease traffic congestion, as many believe. This is because of the phenomenon of "induced demand"—more roads mean more traffic over both the short and the long term because the extra capacity attracts new trips. [18] At the same time, the dispersed residential and employment patterns characteristic of the Inland Empire and Southern California in general will continue to require transportation modes that accommodate this reality.

[18] www.citylab.com/commute/2015/11/californias-dot-admits-that-more-roads-mean-more-traffic/415245/

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Innovations now in the early stages of development, such as self-driving vehicles (both passenger cars and trucks) to make traffic more efficient as well as safer, may provide solutions to increasing traffic congestion in the future.

State and federal transportation policy is now based on concepts of integrating land use and transportation to provide multimodal systems. Roadway level of service (LOS), a grading scale assigned to roadways based on congestion levels, is no longer the sole force behind transportation funding decisions. The federal Departments of Transportation, Housing and Urban Development, and the Environmental Protection Agency have together adopted six Livability Principles to guide planning and implementation:

- Provide more transportation choices.
- Promote equitable, affordable housing.
- Enhance economic competitiveness.
- Support existing communities.
- Coordinate policies and leverage investment.
- Value communities and neighborhoods.

Transportation policy and planning in California is also guided by these Livability Principles, because federal funding is often a significant resource for transportation improvements, and by state law. The State of California has established policies for all communities in the state. SB 375 is a land use and environmental law intended to reduce greenhouse gas production. It calls for the integration of land use, housing, and transportation. Transportation planning agencies are required to develop a Sustainable Communities Strategy to integrate transportation, land use, housing, and environmental plans in order to reduce greenhouse gas (GHG) emissions. The transportation guidelines in SB375 and in SB226, which are intended to promote infill development, focus on development of multimodal transportation networks and diversification of land uses, as well as reduction of GHG emissions. SB743, which goes into effect in 2017, requires that the primary metric for improving the transportation system be vehicle miles traveled (VMT), rather than vehicle level of service (LOS), the previous metric, which focuses only on speed and congestion levels for vehicles.

rFindings

- Fontana is a major transportation hub with convenient access to Interstates 10, 15 and SR-210, two east-west freight rail lines, and one commuter rail line.
- Within Fontana, I-10 carries 200,000 average daily trips (ADT).
- SANBAG is planning high-occupancy toll (HOT) lanes on I-10 between Los Angeles County and Redlands and on I-15 between Riverside County and the Victor Valley.
- Sierra Avenue is the most heavily traveled street in Fontana. Immediately north of I-10 it carries an average of 51,500 per day, rapidly declining to 30,000 with distance from I-10.
- The City maintains 497 miles of streets and has a computerized pavement-management system to set priorities for maintenance and improvements.
- Fontana is served by Omnitrans with 10 bus routes and the Victor Valley Transit Authority, which provides commuter bus service to Barstow and Victorville.
- Omnitrans has proposed a bus rapid transit route along Sierra Avenue and Foothill Boulevard.
- Metrolink provides passenger rail service to Los Angeles, Orange, Riverside, San Bernardino, San Diego and Ventura counties from downtown, with weekend service and 38 weekday trains serving an average of 372 riders per weekday, as of late 2015.
- Fontana's bicycle network expanded in recent years, especially with the Pacific Electric Trail linking to other Inland Empire communities.
- According to Walk Score, Fontana is very car-dependent. Downtown is the most walkable area, with the Morningside and Summit Heights neighborhoods being more walkable than other parts of the city.
- Approximately 42% of Fontana's working population travels 25 miles or more to work, and 14% travels more than 50 miles to work.
- Average daily vehicle miles traveled is among the highest in the county (115.3 miles per day, ranking Fontana fourth among 24 cities in the county).

Transportation Planning for Fontana

Transportation planning for Fontana involves several agencies with a variety of implementation responsibilities. The federally mandated metropolitan planning organization (MPO) is the Southern California Association of Governments (SCAG), which covers six counties, including San Bernardino County. SCAG also prepares the state-mandated Sustainable Communities Strategy (SCS). The current long-range transportation plan is the "SCAG Regional Transportation Plan 2012-2035 Sustainable Communities Strategy: Towards a Sustainable Future."

The San Bernardino Associated Governments (SANBAG) serves as the San Bernardino County Transportation Commission. SANBAG's role is to enhance planning and implementation within the county of the SCAG Regional Transportation Plan. SANBAG is responsible for planning and implementing a multimodal transportation system for the county's 2.1 million residents through support for freeway construction, regional and

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local road improvements, public transit (rail and bus), ride-sharing programs, congestion management, and planning studies. SANBAG is also responsible for planning projects funded by voter-approved local sales tax measures. The City of Fontana manages local streets and traffic signals, and pedestrian facilities. It also helps develop projects for funding through SANBAG and SCAG.

The main transportation goals of the 2003 General Plan were:

- Improve transportation including highway interchanges
- Create regional links to trails
- Establish bus rapid transit (BRT)
- Establish a truck route plan
- Improve railroad crossings

Major accomplishments include the construction of three new highway interchanges and improvement of existing overpasses; construction of the Pacific Electric Trail as part of a 22-mile regional trail; a grant for an Active Transportation Plan; a Safe Routes to Schools grant; and progress through SANBAG on a preferred option for a Rapid Bus system (sometimes called "BRT light") on Sierra Avenue and Foothill Boulevards.

Existing roadway system

Roadway Classifications

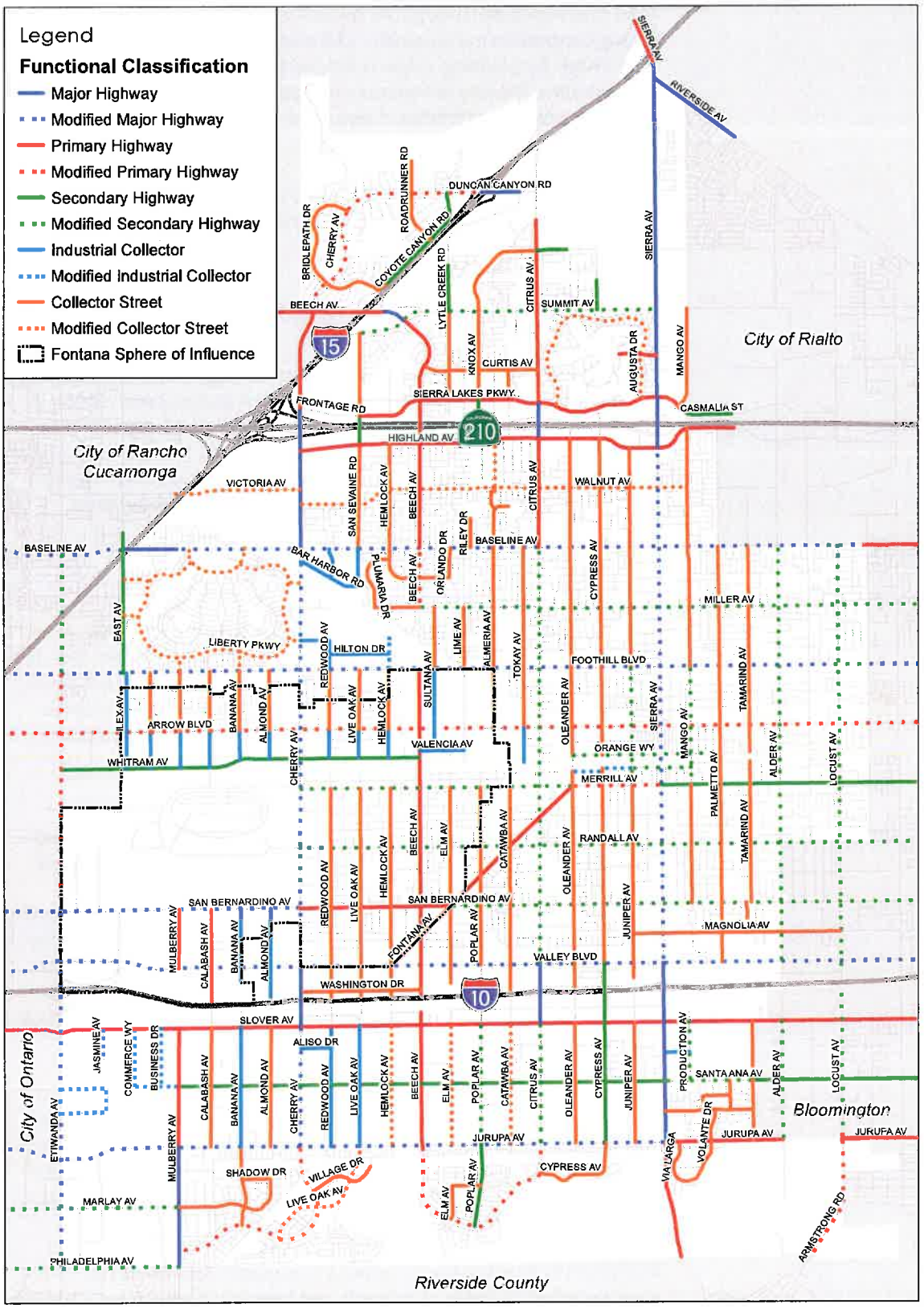
Roads are grouped according to the type of service they provide. A balance of all road types is needed to achieve mobility for all users. The classification of roadways is described by size and function, and has specific physical dimensions, particularly with respect to the number of lanes. The existing roadway classification system in Fontana is illustrated in the Roadway Functional Classifications map on the next page.

Truck Routes

Significant truck travel exists within the city due to the many industrial facilities in Fontana and neighboring communities. The Truck Network maps shows the truck routes throughout the city. Industrial facility locations cause higher than average volumes of trucks to mix with local traffic. High percentages of truck trips originate from the I-10, I-15, and SR-210 freeways within the city limits and SR-60 just outside the city's boundaries, as well as some arterials connecting nearby populations. The freeway interchanges specifically along the I-10 freeway experience heavy truck volumes.

Bike Facilities

Fontana's bicycle network has expanded significantly over recent years. The Mobility map on page 82 illustrates existing and proposed bike facilities in the City of Fontana. Detailed descriptions of proposed improvements to existing facilities, recommended programs, and cost estimates for construction of bike infrastructure can be found in the 2011 San Bernardino County Non-Motorized Transportation Plan (last updated in May 2015). Fontana was awarded a $1.6 million Safe Routes to School grant to install 2.2. miles of sidewalk and bicycle infrastructure to benefit over 20 schools.



Roadway Functional Classifications
August 2015
Data source: City of Fontana, 2014

Fontana Forward

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Scale 1:75,000

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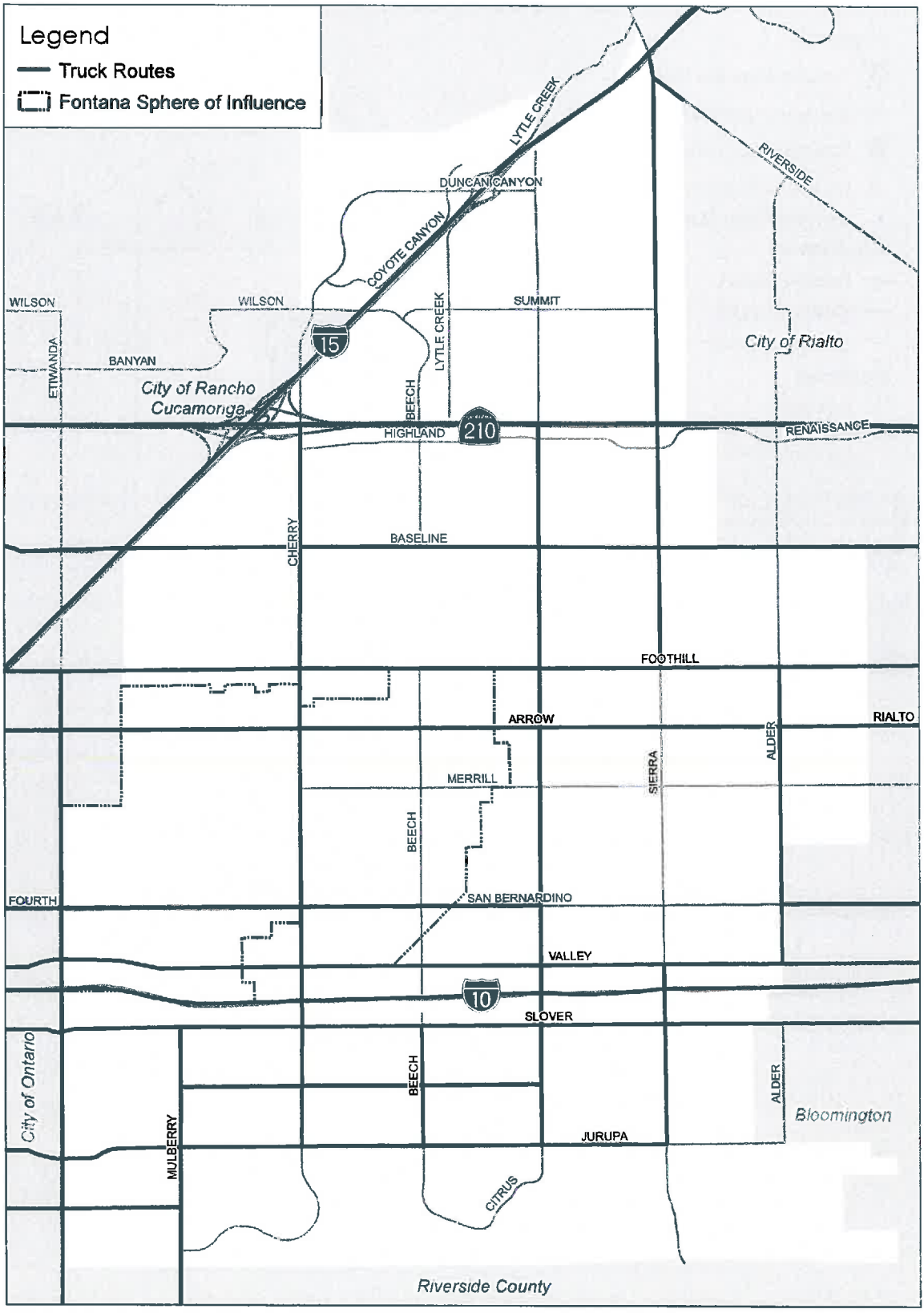

Trucking Network
August, 2015
Data source: City of Fontana, 2014

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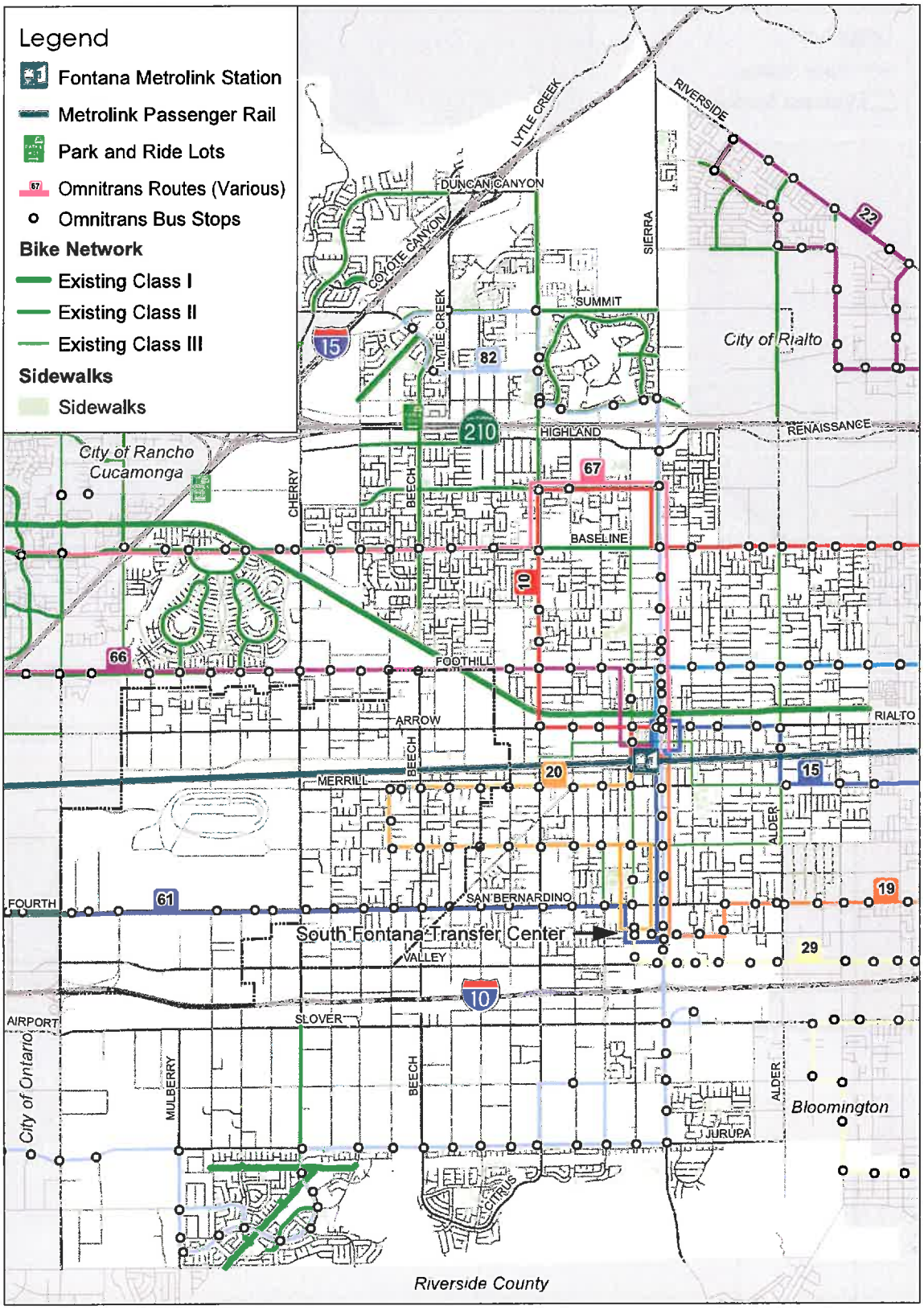

Mobility
October, 2015
Data source: City of Fontana, Metrolink, Omintrans, SANBAG

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Sidewalk Connectivity and Walkability

As the Sidewalk Connectivity map shows, the majority of streets in the city have sidewalks. Walkability in Fontana varies in different parts of the city. For example, the mix and concentration of uses, transit, and public facilities in downtown Fontana provides access to more transportation modes compared to newer subdivisions along the edges of the city where services are less concentrated. WalkScore.com provides a metric for walkability on 0-100 scale based on criteria such as population density, average block length, route directness, concentration of destinations such as schools, parks, retail, etc. Based on this metric, Fontana scores favorably in the downtown area, but is more car-dependent in planned communities. The city's overall Walk Score is 32 ("car-dependent, most errands require a car") but the Sierra Avenue/Downtown Fontana area Walk Score is 77 ("very walkable, most errands can be accomplished on foot").

Control Types

The majority of intersections in Fontana are either uncontrolled or controlled by stop signs due to their low traffic volumes. The intersection of Wheeler and Seville avenues, near City Hall, is unique in that it is controlled by a decorative roundabout. Intersections with higher traffic volumes are typically controlled with traffic signals.

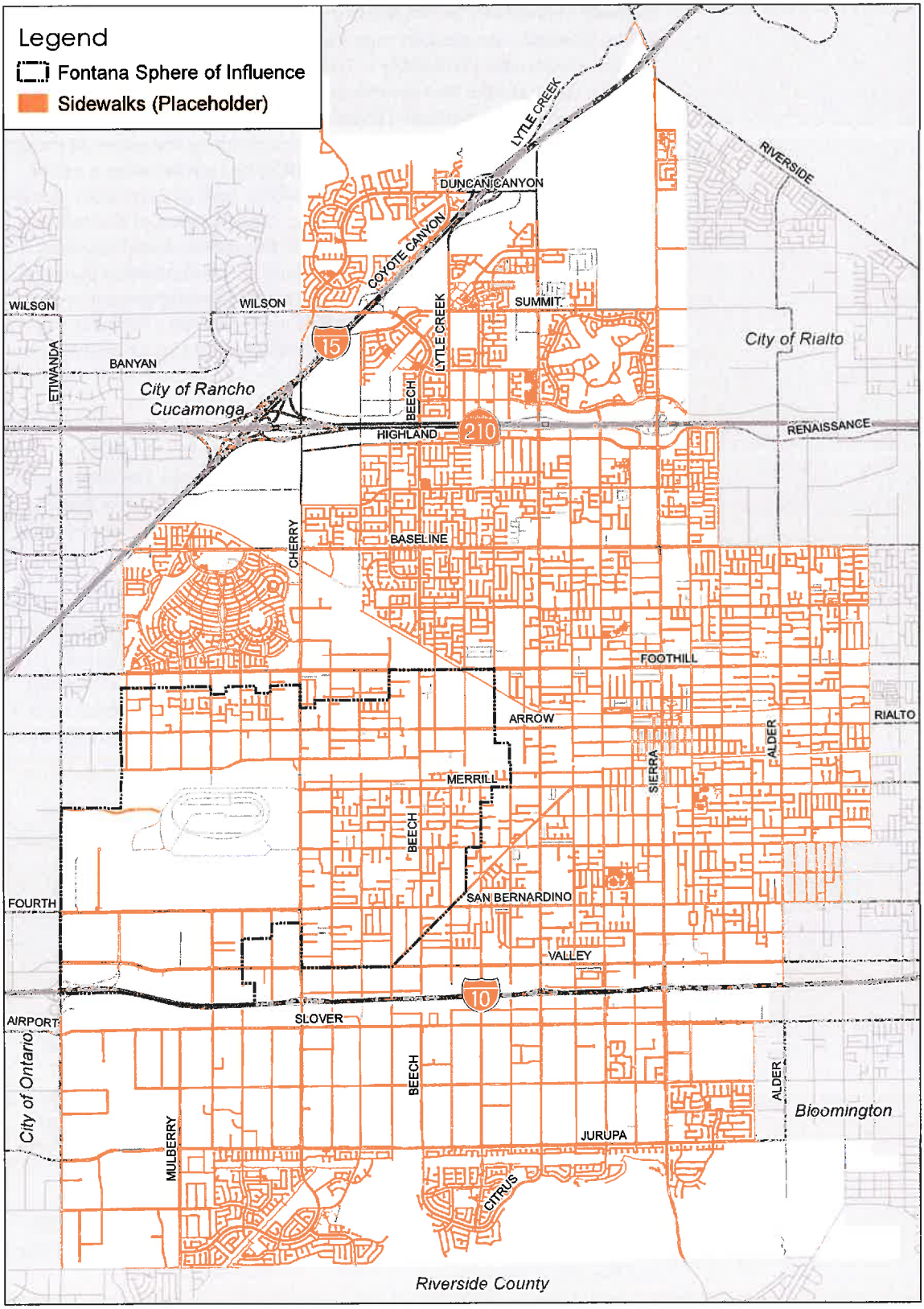
Daily Traffic Volumes (ADT)

Existing average daily traffic (ADT) volumes on the arterial highway plan are shown on the Average Daily Trips map. These traffic volumes are from Caltrans data published in 2015 and data from the City of Fontana. Freeway counts were recorded from 2008 to 2014 and local street counts were recorded between 2001 and 2011 (the majority of counts date from 2006 or 2007).

Since the traffic volumes were collected over several years, for consistency all volumes were factored to one existing baseline year. An annual growth rate of 2.1 percent per year from the count date to 2015 was applied to the traffic volumes to obtain baseline conditions. The City provided the annual growth rate. At some locations, missing local street volumes were estimated by factoring adjacent link volumes.

Fontana's traffic volumes range from 100 to 51,800 ADT, with the highest volumes occurring on major highways that carry traffic to and from the I-10, I-15, and SR-210 freeways. Sierra Avenue north of I-10 carries the most traffic of any single local roadway segment in the city at 51,800 ADT. Foothill Boulevard consistently carries over 35,000 ADT throughout the city limits, whereas Sierra Avenue traffic volumes quickly drop off to approximately 30,000 ADT as they travel north or south away from I-10.

Freeway traffic volumes are highest on I-10, which carries over 200,000 ADT through the city and 250,000 ADT in the western portion of the city and the City of Ontario.



Sidewalk Connectivity
August, 2015
Data source: City of Fontana, 2015

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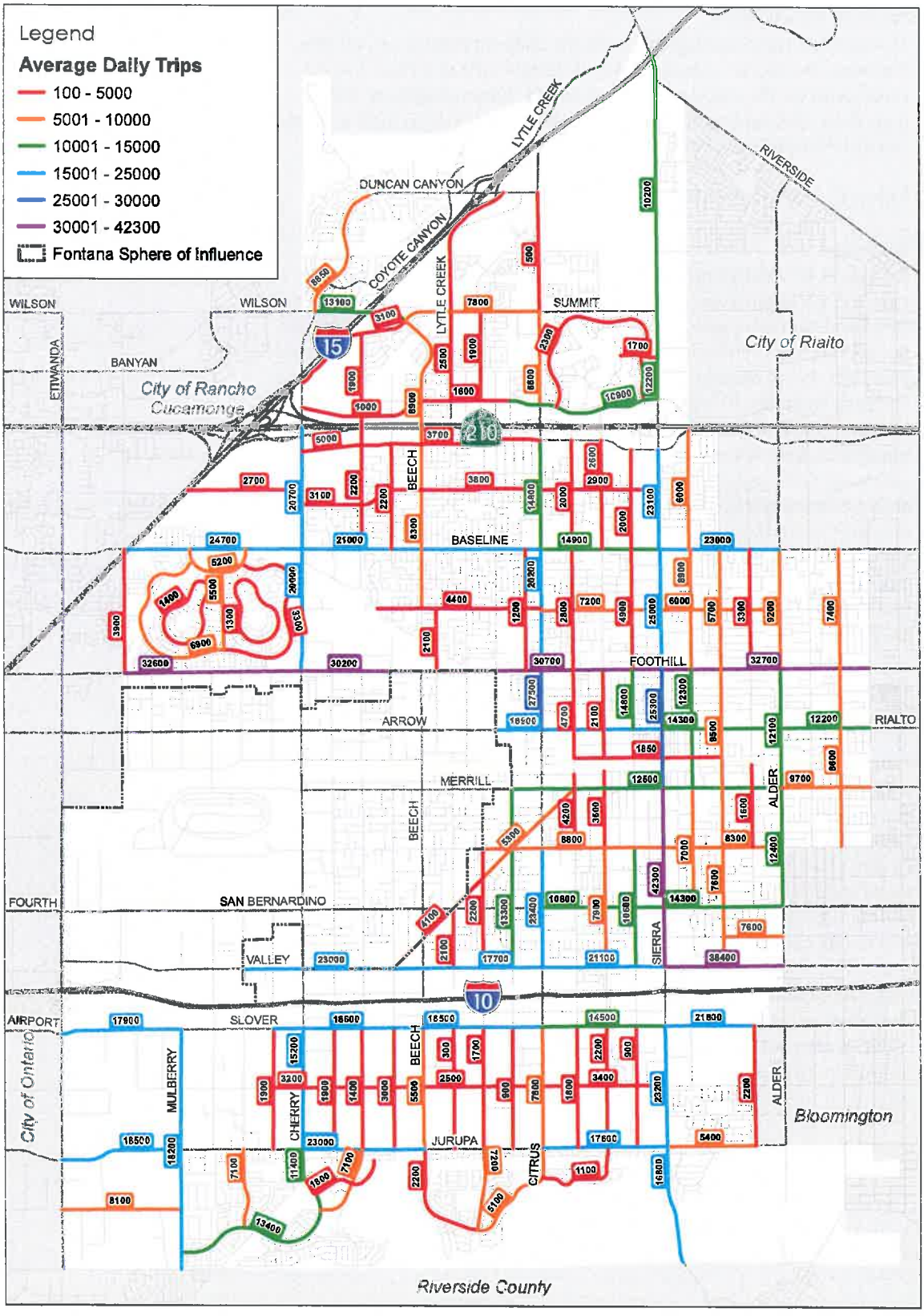

Average Daily Trips
August, 2015
Data source: City of Fontana, 2015

Fontana Forward

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Volume/Capacity Ratios

The baseline volumes, together with the daily capacity based on the roadway classification, were used to determine the volume/capacity (V/C) ratios for the city's arterial system. The Volume/Capacity Ratios map shows V/C ratios and resulting Level of Service (LOS) for the major, primary, and secondary highways and collector streets in Fontana.

Existing transit system

Bus Routes

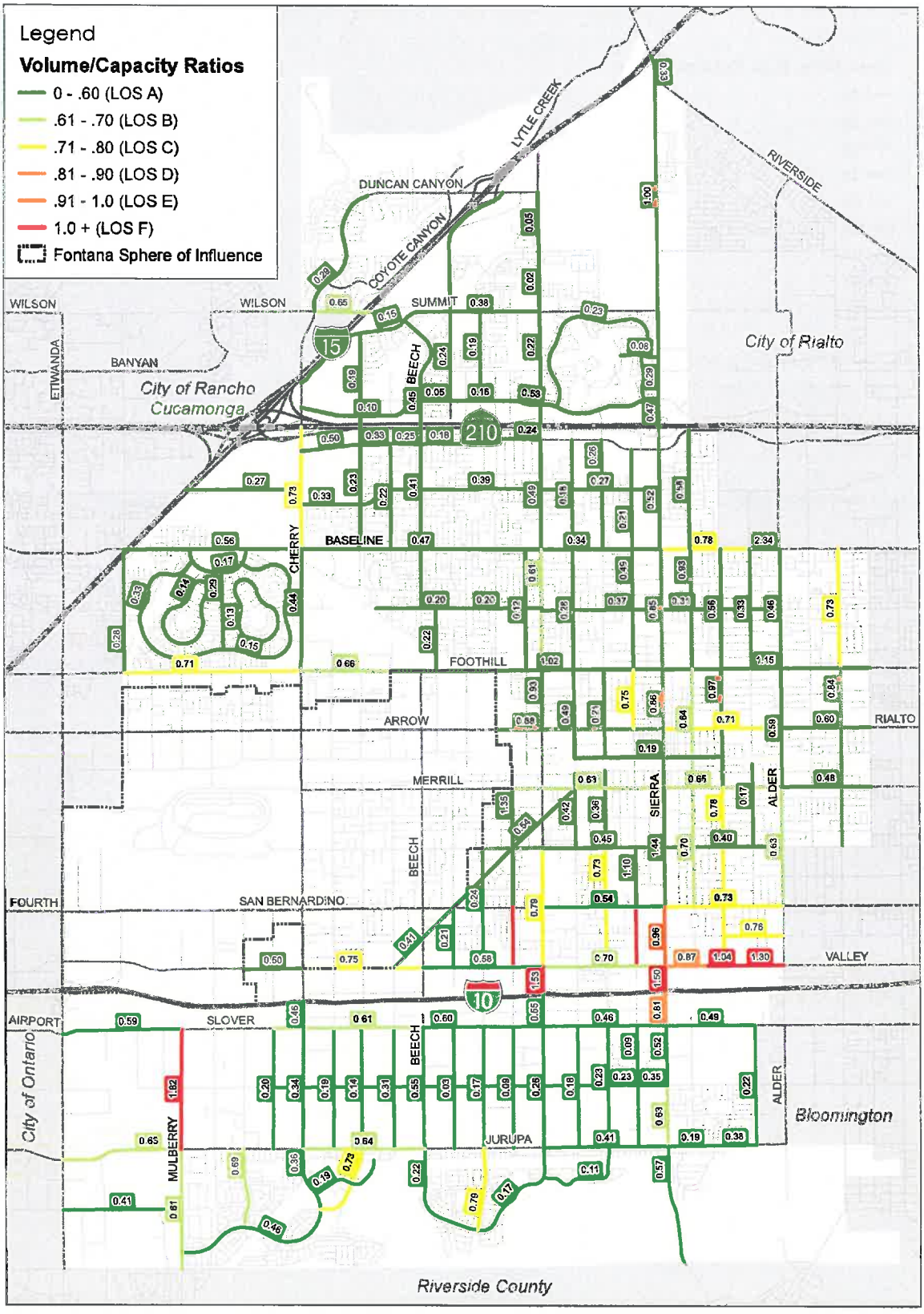
Fontana is served by both fixed-route transit services and demand-responsive paratransit services to meet the needs of riders with disabilities. Fixed-route bus services include bus lines that are operated primarily by Omnitrans, while demand-responsive services have defined service areas but do not operate based on fixed schedules or routes. Omnitrans currently operates 10 bus routes through the city, and adjusts the number of routes and lines periodically based on ridership patterns. Only one transit line (Omnitrans 82) extends to the north end of the city, limiting connectivity for people who live north of the 210 Freeway, and limiting access to commercial and recreational amenities by transit-dependent residents in South or Central Fontana. (See the Bus Routes map.) The Victor Valley Transit Authority (VVTA) also operates one bus route with stops in Fontana. Omnitrans operates the Access ADA Service which provides curb-to-curb service for those who are unable to use the fixed route service independently.

Park-and-Ride facilities

Two park-and-ride facilities are located in Fontana. The first is located at the Caltrans Transportation Management Center just east of I-15 on Victoria Street. A second is just north of SR-210 on Beech Avenue. Park-and-ride facility locations, as well as bus stops in and around the city, are shown on the Mobility map. The Fontana Metrolink Station Transfer Center (at the intersection of Sierra Avenue and Orange Way) and South Fontana Transfer Center (at the intersection of Sierra and Marygold avenues) provide transfer opportunities to multiple bus routes. The Fontana Metrolink Station Transfer Center also provides park-and-ride facilities and transfer access to the Metrolink regional commuter rail service.

West Valley Connector Bus Rapid Transit (BRT) project

Omnitrans proposed a bus rapid transit (BRT) project to provide faster service from Fontana to Pomona. The "West Valley Connector Corridor Alternatives Analysis Report" recommended a "rapid bus service" system for this corridor, including 8.2 miles in Fontana starting at Kaiser



Volume/Capacity Ratios
September, 2015
Data source: City of Fontana, 2015; Caltrans, 2015

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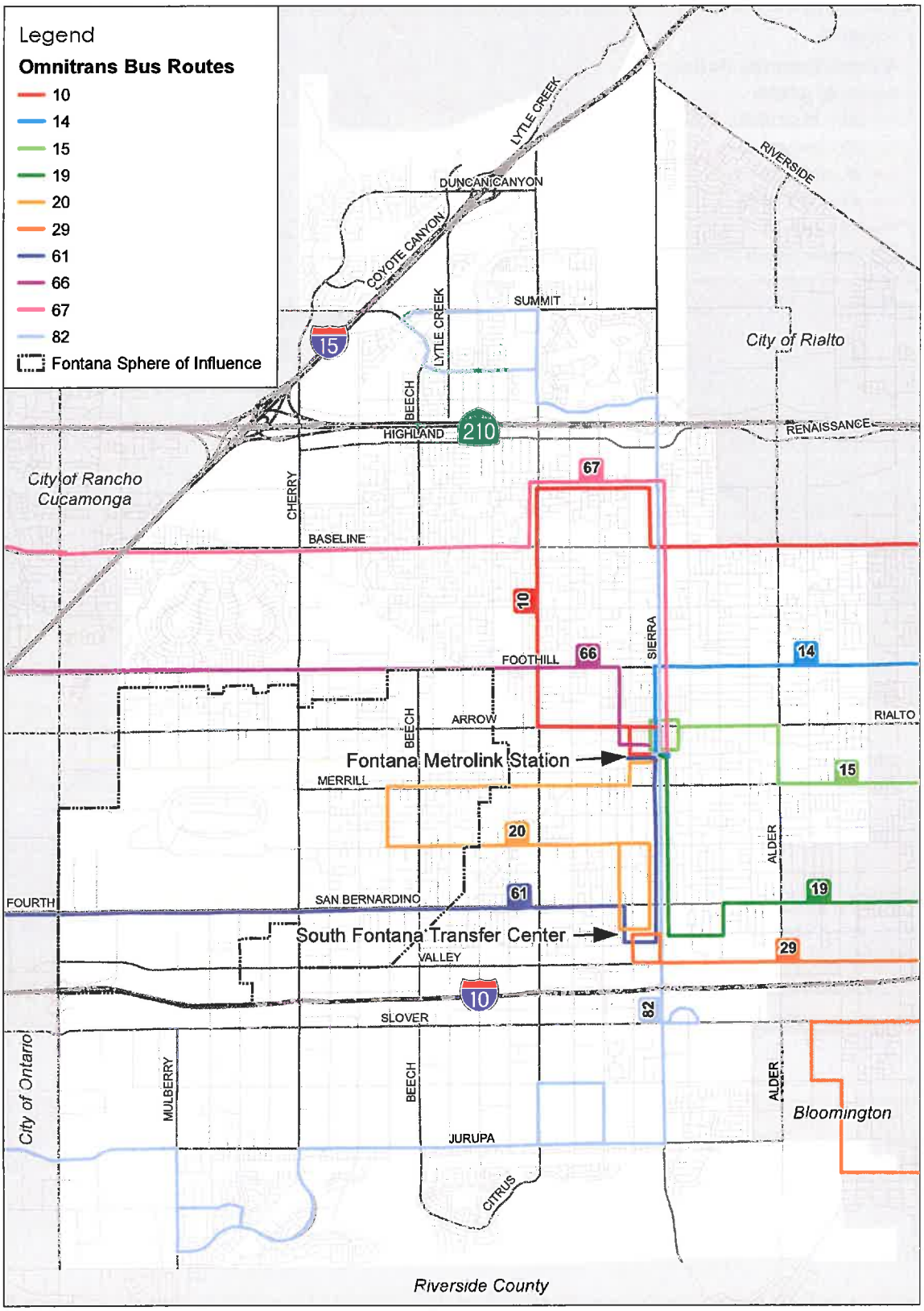

Bus Network
August, 2015
Data source: Omnitrans, 2015

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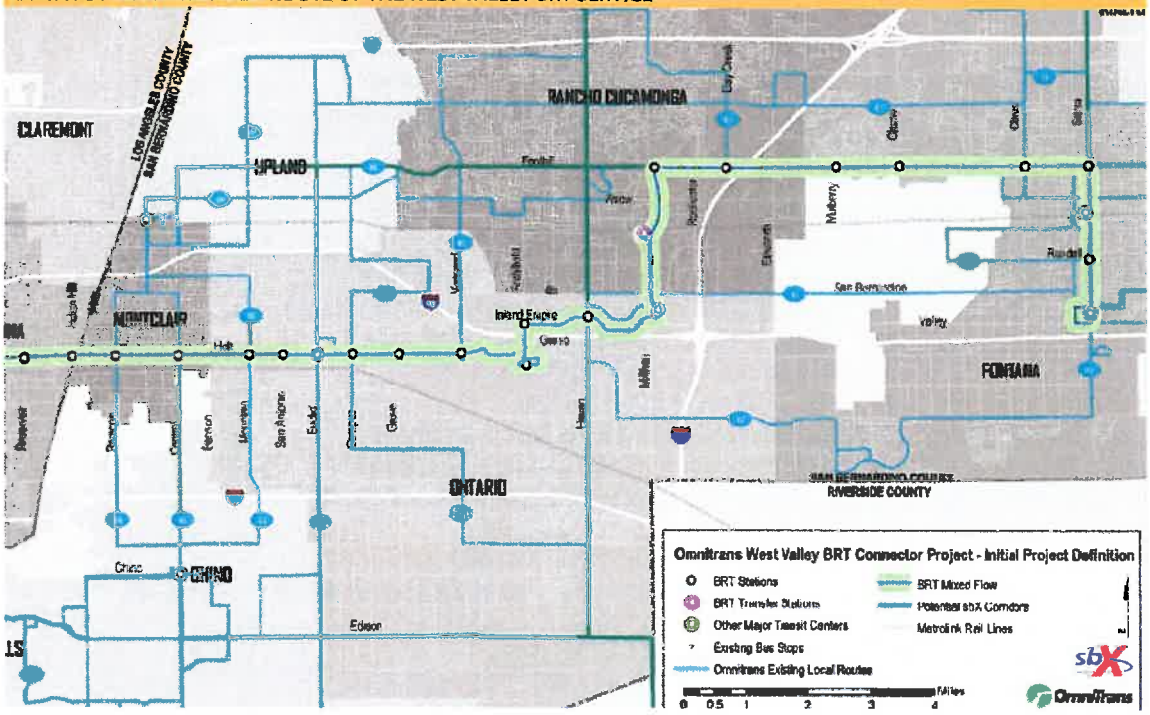
EXHIBIT 31 RECOMMENDED ROUTE OF THE WEST VALLEY BRT SERVICE



Source: Omnitrans, "West Valley Connector Corridor Alternatives analysis Report"

Hospital on Sierra Avenue and turning west on Foothill Avenue. Rapid Service includes limited-stop service, enhanced stations, intelligent transportation system improvements, transit-signal priority, queue jump lanes, and specialized branding. It is sometimes called "BRT light" because it does not include exclusive lanes, offboard fare collection and other enhancements. The Fontana segment of the line would include four stops on Foothill Blvd at Mulberry, Cherry, Citrus, and Sierra avenues; and three stops on Sierra Avenue at the Metrolink Station, Randall Avenue, and Kaiser Hospital.

Passenger Rail

Commuter rail service in Fontana is provided by the Southern California Regional Rail Authority's (SCRRA) regional "Metrolink" service which provides passenger rail service to Los Angeles, Orange, Riverside, San Bernardino, San Diego (Oceanside only) and Ventura Counties. The San Bernardino Line traverses east to west through the city along a former Santa Fe Railroad line, now operated by the Burlington Northern Santa Fe (BNSF) railroad. A Metrolink rail station is located downtown. Metrolink service along the 56.2 mile, 13-station San Bernardino line operates seven days a week with 38 trains a day during the week, 20 on Saturdays, and 14 on Sundays. The nearest station with access to longer-distance Amtrak service is Santa Fe Depot in the City San Bernardino to the east. Amtrak trains operate on the Union Pacific (UP) Railroad south of I-10.

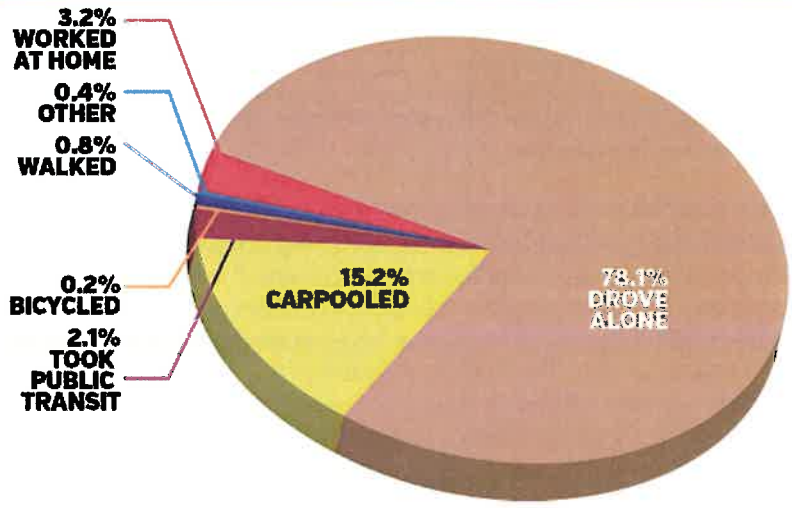
Transit Ridership

Despite a number of bus routes and regional commuter rail access, Fontana remains largely auto-dependent. The Fontana Metrolink Station is one of the busiest on the route, but averaged 372 weekday boardings in 2014 (down 10.6% from 2013) contributing to the average of 11,036 weekday riders on the Metrolink San Bernardino line. Omnitrans bus ridership was also down 2.8% system-wide in 2014. Metrolink experienced system wide declines in ridership during the recession, saw increases in 2013 and then declined again. The dispersed nature of employment in Southern California affects the potential success of Metrolink. While there has been residential growth in downtown LA, it is not growing as an employment center as of late 2015.

Commuter Travel

The Southern California Association of Governments (SCAG) estimates that 78 percent of Fontana residents commute by car (single occupant), 17 percent carpool, and only 2 percent commute by transit, with another 4 percent walking, biking, or working from home. Data from the US Census Bureau American Community Survey (2009-2013) largely mirrors SCAG data. As might be expected from the dispersed employment locations of Fontana residents, the city is among the top 20 cities for commuting origins within the six-county Southern California region.[19] With the vast majority of residents commuting by car to destinations outside of the city, the average commute time for Fontana residents is 35 minutes.

EXHIBIT 32 COMMUTING CHOICES OF FONTANA RESIDENTS

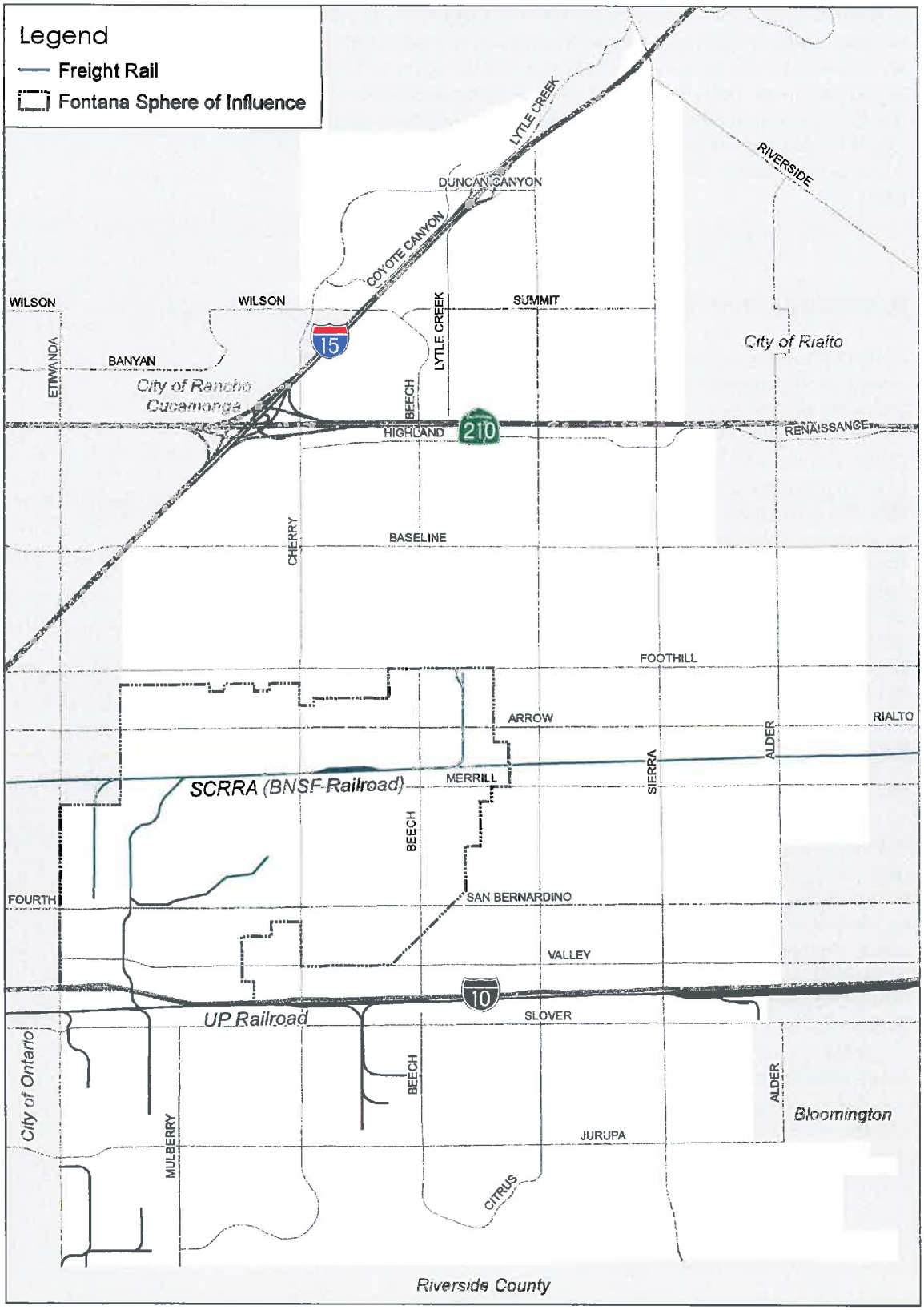


Source: U.S. Census, ACS estimates (2009-2013)

Freight Rail

Both the Union Pacific (UP) and Burlington Northern Santa Fe (BNSF) railroads run freight rail service through Fontana. Both railroads travel east to west across the city, though the UP main line is entirely grade separated (due to its location adjacent the I-10 freeway) while the BNSF tracks have multiple grade crossings. Existing industrial uses in the city are clustered in areas served by existing spur railroads. As new industrial development continues, it is desirable that industrial developments continue to have access to these spurs whenever possible. Rail traffic on the UP main line through the city is expected to continue to increase with ex-

[19] www.trbcensus.com/TRB2015/Vo_Flow_poster_TRB2015.pdf



Freight Rail Network
August, 2015
Data source: SANBAG (edited), 2015

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panding international trade at the ports of Long Beach and Los Angeles as well as regional growth in Southern California. While BNSF traffic is also expected to increase, the bulk of the growth is expected to be carried by the BNSF main line, which travels through Riverside County crossing the UP line in Colton. The UP and BNSF lines that travel through the City of Fontana, as well as the spur railroads that provide access to local industry, are shown in the Freight Rail Network map on the previous page.

B. Infrastructure Systems And Utilities

A city's infrastructure systems—water, sewer, and other utilities—are often taken for granted as long as they function well, often out of sight below the surface. How these systems operate and the resources they use are essential issues in the survival and growth of modern cities. California's ongoing severe drought since 2011 is the most significant new infrastructure condition to emerge since Fontana's 2003 General Plan. The state's water supplies include surface waters and groundwater in aquifers and Fontana receives water from both kinds of sources. The surface water system is highly organized and regulated, providing up to 70% of the state's water supply in normal years. In drought years, however, groundwater supplies account for up to 60% of water supply, and groundwater extraction in California has historically been subject to less regulation than in any other state, with limited information on how much water is being withdrawn, especially in agricultural areas. New legislation will come into force in 2016 giving local agencies regulatory powers and directing the creation of groundwater sustainability plans. In Fontana, however, groundwater supplies are already included in regional plans to conserve and recharge aquifers.

The Inland Empire Utilities Agency, (IEUA), which provides some services to Fontana, is an innovative regional agency that has invested in sustainable, resource efficient, and cost-efficient infrastructure, equipment and programs. It provides non-potable recycled water to nonresidential users throughout the region and has developed systems to recharge groundwater. IEUA focuses on reducing energy costs in the "Water-Energy Nexus." According to the California Energy Commission, the transportation and treatment of water, treatment and disposal of wastewater, and the energy used to heat and consume water account for nearly 20% of the total electricity and 30% of non-power-plant-related natural gas consumed in California. IEUA has the largest fuel cell system powered by renewable biogas in the world. The IEUA's headquarters is a LEED certified building and adjacent to the building the IEUA has created an educational wetlands park.

rFindings

- The City of Fontana does not directly control its drinking-water supply.
- Water is provided to the city primarily by three agencies: The Fontana Water Company (FWC), Cucamonga County Water District (CVWD) and the West San Bernardino County Water District (WSBCWD).
- Water in Fontana comes from Lytle Creek, groundwater wells, and the State Water Project (Northern California water).
- Because of long-term drought conditions, Fontana is under water-conservation regulations.
- Wastewater treatment services are provided by the Inland Empire Utilities Agency (IEUA), which also delivers recycled water for non-potable uses. The City owns Fontana's sanitary sewer system of over 250 miles of sewer lines and six sewage pump stations.
- Fontana contracts out solid waste disposal and curbside recycling. Solid waste goes to the Mid-Valley Landfill located in Rialto at the Fontana border.
- Over 50% of solid waste is recycled. State legislation requires that 75% percent of solid waste generated be reduced at the source, recycled, or composted by the year 2020.
- Southern California Edison provides electricity to Fontana. On Earth Day, 2015, Fontana introduced the state's first zero net energy residential community, consisting of 20 homes.

Water Supply and Drought

Southern California is one six-county region when it comes to water. The Metropolitan Water District (MWD) imports about half of the region's overall supply from the Colorado River and Northern California and holds water in storage in case of drought. When MWD must limit supplies during an extraordinary drought cycle, local mandatory conservation becomes the norm. The district created a Water Supply Allocation Plan to approach drought in a regional and fair manner designed to minimize impacts. The governor called for a 25% reduction in urban water use starting in June 2015, which California communities have been meeting and exceeding.

The State Water Board has imposed the following water-use restrictions for everyone:

- No runoff allowed onto driveways, sidewalks, etc. when irrigating landscapes with potable water.
- Hoses must have an automatic shutoff nozzle to wash cars and other vehicles.
- Residents must not use potable water to wash down driveways and sidewalks.
- Residents must not use potable water in decorative fountains that do not recirculate.
- No outdoor watering during and within 48 hours following measurable rainfall.
- Restaurants are not to serve water to customers unless the customer requests it.
- Hotels/motels must ask guests to re-use towels and linens.

- Homeowners must fix leaks within 72 hours after being notified.
- Potable water cannot be used to irrigate ornamental turf on public street medians.
- Potable water cannot be used for outside landscapes of new homes and buildings unless the irrigation system complies with outdoor irrigation efficiency standards adopted by the State's Building Standards Commission.

Drinking water supply

Water is provided to Fontana and its sphere of influence primarily by three agencies: The Fontana Water Company (FWC), Cucamonga Valley Water District (CVWD) and the West San Bernardino County Water District (WSBCWD). Two other water agencies, the Crawford Canyon Water District, and the Marygold Mutual Water Company, provide water for small portions of the northern and eastern parts of Fontana. These agencies draw on both local sources and water imported from Northern California. Imported water serves Fontana through two regional water wholesalers, the Inland Empire Utilities Agency (IEUA) and the San Bernardino Valley Municipal Water District (Valley District).

- FWC serves the vast majority of the city, covering approximately 52 square miles with 38 wells, 17 storage reservoirs, and 3.5 million feet of water-distribution mains ranging up to 36-inches in diameter. The water supply is produced from Lytle Creek surface flow, and from wells in the Lytle Basin, Rialto Basin, Chino Basin, and another groundwater basin known as "No Man's Land." A portion of the water supply is purchased from Cucamonga Valley Water District. Water from the State Water Project is purchased from the Inland Empire Utilities Agency and San Bernardino Valley Municipal Water District. The State Water Project, also known as the California Aqueduct, transports water 600 miles from Northern California in the Sacramento-San Joaqin Delta to the southern portion of the state. It is owned and operated by the State of California and is the longest aqueduct system in the world, featuring 23 dams and reservoirs, 22 pumping plants that lift water to heights of 3,500 feet, and six power plants. The aqueduct comprises 473 miles of canals, 175 miles of pipeline and 20 miles of tunnels.
- Cucamonga Valley Water District (CVWD) serves the northwest portion of Fontana adjacent to the City of Rancho Cucamonga. CVWD's drinking water comes from two primary sources: 20 local groundwater wells in the Chino Groundwater Basin and the Cucamonga Basin and imported water. A small amount of water also flows from local canyons and tunnels.
- The former West San Bernardino County Water District. now the West Valley Water District (WVWD), services the northeast portion of the City of Fontana and the northern Fontana Sphere of Influence as well as other cities and unincorporated areas.
- The Crawford Canyon Mutual Water Company services a small portion of undeveloped land at the northern Fontana Sphere of Influence boundary. The company has 12 miles of pipelines and currently only serves agricultural water and backup water for fire.
- The Marygold Mutual Water Company services a small portion of the western City of Fontana boundary and the unincorporated area of Bloomington (Marygold Acres). There is a small overlap of services with the Fontana Water Company.

Groundwater recharge

Groundwater depends on recharging the aquifer with water that seeps into the ground from rain and snowmelt. The impervious surfaces that come with development, such as roofs, streets, and parking lots, can keep water from reaching the aquifer. Artificial groundwater recharge is increasingly used where natural sources are insufficient. Fontana's groundwater supplies come from the Chino Basin, which encompasses 235 square miles, 80% of which is in San Bernardino County. Several agencies, including the IEUA, sponsor the Chino Basin Recycled Water Groundwater Recharge Program, a network of pipelines that direct stormwater runoff, imported water from the State Water Project, and IEUA-recycled water to 16 recharge sites. Most of these are basins designed to hold the water and allow it to percolate into the ground. This program helps ensure the availability of local groundwater supplies and has become a nationally acclaimed, award-winning program because it relies on local resources, natural organic cycles, innovative treatment techniques and energy-saving methods.

Wastewater collection and treatment

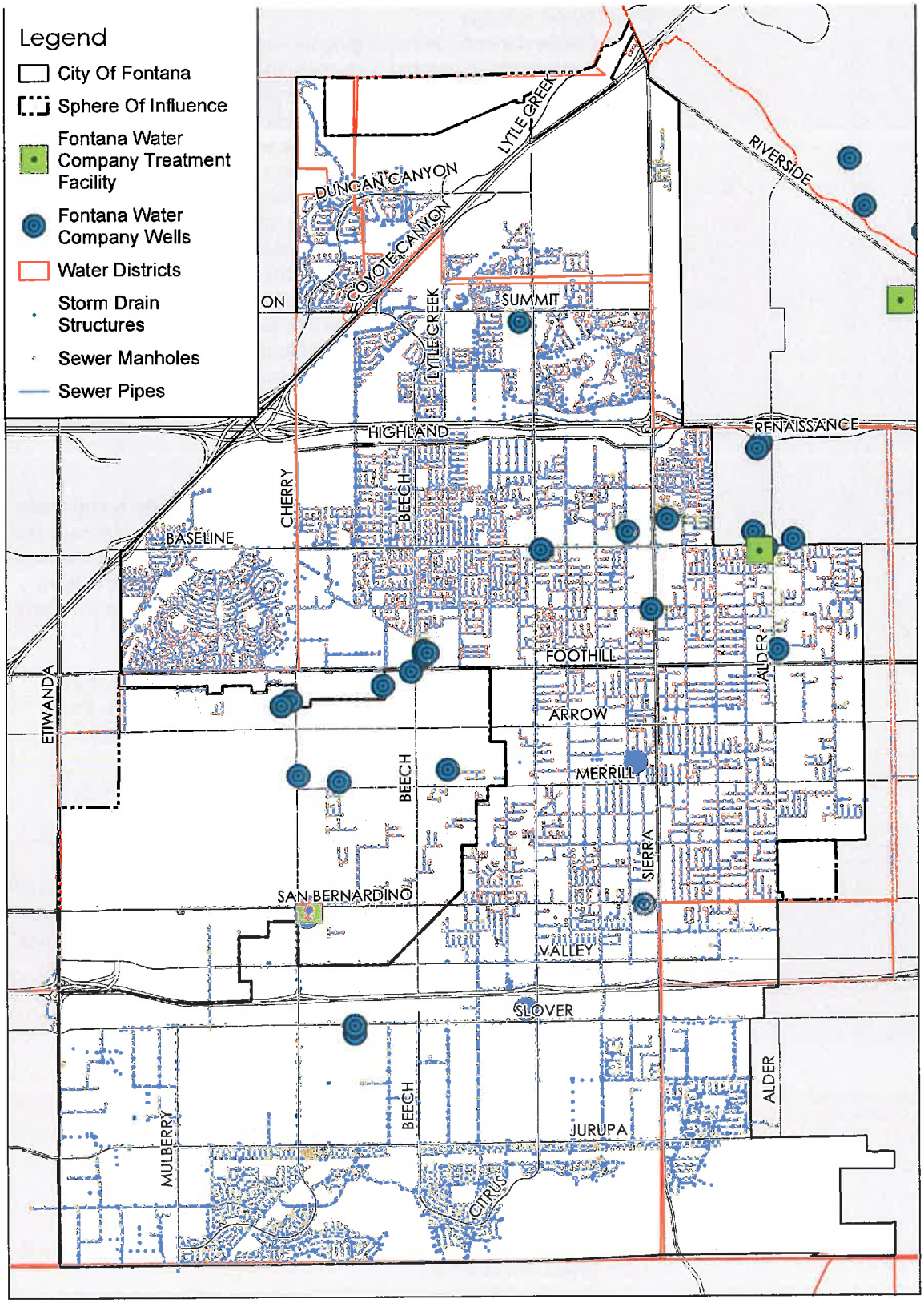
In addition to being a water wholesaler, the IEUA also collects and treats wastewater; produces high-quality renewable products such as recycled water, compost and energy; and promotes sustainable use of groundwater and development of local water supplies. The IEUA owns and operates six regional wastewater treatment facilities, including one in nearby Ontario and one in Rancho Cucamonga.

The City of Fontana owns the sewer lines (more than 250 miles) and pump stations in the city. Wastewater treatment is provided by IEUA.

Stormwater management

Fontana participates in a regional stormwater permit, overseen by the Santa Ana Regional Water Quality Control Board, under the federal Clean Water Act and the Water Pollution Control Act. The National Pollutant Discharge Elimination System (NPDES) established permits for regulating both point and nonpoint pollution to the navigable waters of the United States. "Point" pollution comes from a specific location, such as a factory. "Nonpoint" pollution comes from general stormwater runoff. It can include pollutants such as oil, grease and chemicals from streets and parking areas, fertilizer and pesticides from lawns, sediment from poorly managed construction sites, and bacteria from pet and wildlife wastes and faulty septic systems.

In addition to enforcement of NPDES permits, the City of Fontana is focusing on managing stormwater through development standards that promote on-site treatment of stormwater, including with permeable pavement and low-impact development, as well as other best management practices (BMPs). These practices contribute to groundwater recharge. Stormwater management that enhances stormwater percolation on site by using or mimicking natural systems is called "green infrastructure."



Water and Sewer Infrastructure
October, 2015
Data source: City of Fontana, 2015

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Solid waste

Solid waste disposal services for Fontana are provided by Burrtec Waste Industries, a private company under franchise agreement with the City of Fontana. Burrtec also operates Fontana's curbside recycling (including greenwaste recycling) program. The city recycles over 50% of solid waste and will meet state requirements of 75% recycling by 2020. Currently, the Mid-Valley Landfill located adjacent to Fontana, in Rialto, is the primary solid waste depository for the area. It has approximately 40 years of capacity left.

The challenge for Fontana, as well as communities throughout the state, is to continue to find diversion, recycling and reuse strategies instead of relying on sanitary landfills as the primary method of managing solid waste. As the region grows, it becomes more difficult to site or expand landfills due to the unpopularity of these types of facilities.

Energy

California utilities, including Southern California Edison (SCE), have been directed to re-align their energy efficiency programs to help meet statewide sustainability goals under California's Long Term Energy Efficiency Strategic Plan (the Strategic Plan) with four Big Bold Energy Efficiency Strategies. Two of these strategies are directly related to zero net energy (ZNE):

- All new residential construction in California will be zero net energy by 2020.
- All new commercial construction and 50% of existing commercial buildings in California will be zero net energy by 2030.

Zero net energy means that a building consumes no more energy than the amount of renewable energy produced on site. On Earth Day, 2015, the City of Fontana introduced the state's first zero net energy residential community, consisting of 20 homes. Located in the Sierra Crest development, the homes are projected to use 60% less energy than a comparable home built to meet current code. This project is a partnership of SCE, the Electric Power Research Institute, the California Public Utilities Commission, and private companies, including one of the nation's largest home builders. SCE will use this project to evaluate impacts associated with large-scale introductions of ZNE homes into the electric grid.

Telecommunications providers

Fontana has access to many telephone and Internet services providers. The largest are AT&T and Time Warner Cable. Public Internet access is available at city facilities and libraries.

7. COMMUNITY DESIGN AND LAND USE REGULATION

Fontana's community design character reflects different development patterns in parts of the city that developed at different time periods. Older parts of the city consist of a modified grid pattern, including some cul-de-sacs with single-family and some multifamily buildings, typically with short setbacks from the sidewalk or street. Large-block residential developments created through specific plans, starting in the 1980s, display the curved streets and cul-de-sac design of suburban-style development. Land on many of the city's major arterial streets is underutilized, while residential developments tend to be inward-looking, with few connections to arterials.

rFindings

- Fontana's overall community design reflects 20th-century suburban models characterized by separated land uses and limited connectivity.
- East-west connections in Fontana are better than north-south connections.
- Planned development through specific plans has been the design vehicle of choice for several decades.
- Planned development areas are typically inward-looking. Development along arterials in newer areas is usually walled or fenced, with large amounts of landscaping in more expensive areas.
- Newer retail is organized into shopping centers with perimeter buildings located around parking.
- Arterial streets south of SR-210 have significant underutilized or vacant land.
- There are opportunities for neighborhood infill development along major boulevards as well as on local streets in the core areas of the city.
- Development patterns present challenges for more transportation choice—enhanced public transportation, walking, and bicycling.

A. Community Design

The overall community design of Fontana reflects its development history and a strong reliance on planned development models—for large residential communities, shopping centers, and the warehouse industry. Most of today's city follows the 20th-century suburban development model of separated land uses, limited connectivity between developments, and urban design organized around the car. Fontana is characteristic of communities with a "missing middle" of housing types—such as condos, townhouses, cottage courts, and mixed-use apartment buildings—between single-family houses and older apartment complexes. While stand-alone retail can be found along older arterials, stores are increasingly organized into shopping centers. Similarly, while the planned-development model is common for

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warehouse development, the city also has many truck-related and auto-related independent businesses located in light industrial areas. The design standards for newer development have evolved to avoid large expanses of parking along the street, to require significant landscaping, and to provide somewhat improved pedestrian circulation within the developments, but there is almost no true mixed-use development in Fontana.

Street frontage. Buildings oriented to the street help create environments that are pedestrian-friendly. Very few buildings are oriented to the street in Fontana. Many residential developments have 6 to 8 foot fences, and the majority of single-family homes along main arterials have their back and side yards facing the street. In addition, a number of residential developments are gated communities. This reduces the potential for pedestrian and bicycle paths to connect different parts of the city except by arterial streets lined by walls and some landscaping.

Downtown and Central Fontana. In the urbanized core and oldest part of the city, Fontana's history as a community of small farms can be detected in the pattern of relatively large blocks, except for the four blocks of the original small downtown.

- Block structure and walkability. Central Fontana's street network evolved from the original Fontana Farms rural pattern without any systematic introduction of a town pattern. The majority of city blocks in Fontana exceed 2,400 feet in perimeter (approx. 0.5 mile), with many that are significantly larger. This is in contrast with most successful city center districts and neighborhoods, which consistently have block perimeters in the 1,300- to 1,600-foot range. In addition, successful downtowns often have pedestrian passages through the block from the street to internal parking areas, or right through the block. Overall, Central Fontana's block structure shows few mid-block streets and crossings. Crosswalks are inconveniently located, and pedestrians cite safety concerns when crossing the street.
- Street network. The very large blocks are not ideal for pedestrian or bicycle movement. The blocks provide a general grid pattern, which in principle is beneficial for connectivity, walking and biking, but because the blocks are so large, a number of long cul-de-sacs have been introduced into this grid pattern instead of local through streets. As a result, there is less connectivity than might be expected even in the central part of the city.
- Downtown Core. While most blocks in central Fontana are large, the four blocks that make up the existing downtown are relatively shallow. These blocks have buildings sited at the sidewalk, making them pedestrian friendly and giving them a "Main Street" character. However, because the blocks are shallow and the building footprints cover most of the lots, parking can be a problem for customers for these businesses. A "park-once" district parking system, along with a very safe, comfortable and attractive pedestrian environment would support downtown revitalization.
- Multifamily housing. Except for public housing, there has been no new multifamily housing built in Fontana for many years. Apartment complexes found in the core on streets such as Arrow, Foothill, and Valley boulevards, are typically two or three stories, fenced, a footprint that covers most of the lot and the remainder in parking.

Residential areas. Older residential development and smaller subdivisions tucked between other land uses are designed with houses set back and facing the street. There are still some very large lots with small houses of less than 1,000 square feet from the 1950s or before, and some of these streets do not have sidewalks or curbs. Ranch-style houses from the 1960s to 1980s are very common in the city's central core. Older houses are more likely to have separate garages located toward the rear of the lot, while the more recent houses may present driveway doors as the dominant feature of the house frontage, a design choice that has been prevalent for decades and is now beginning to change. The pre-1980s subdivisions are not gated and do not have perimeter walls, though individual properties sometimes have fences or walls. Most streets have sidewalks and some also have grass parkways between the sidewalk and the vehicle lane.

1980s-era houses in South Fontana with facades dominated by garages

Heritage village cul-de-sacs and perimeter wall limit access to the Pacific Electric Trail (shown at the top of the photo).

The characteristic neighborhood form of planned communities built in the 1980s and early 1990s shows curved streets, cul-de-sacs, frontages often completely dominated by garages, sidewalks (often without parkways), and a circulation system in which the cul-de-sacs empty onto four-lane or wider collector streets lined by walls and landscaping. These collector streets connect in a limited number of locations with arterials and the greater circulation system. This limits overall connectivity. For example, where the Pacific Electric Trail (PET) was built along the northern edge of Heritage Village, there are few access points to the PET along a walled edge. As planned developments moved north of SR-210 in the 1990s and the 2000s, the same community design features were put into place with larger houses and more landscaping.

Commercial districts. With the exception of downtown Fontana's few retail blocks with buildings built to the sidewalk, developments with retail and services, like eating and drinking establishments, take four forms: Stand-alone buildings, usually one story, with one or two curb cuts, and surrounded by parking lots. Stand-alone retail can be found on Foothill Boulevard and on Sierra Boulevard between Ceres Avenue and Marygold Avenue.

1. Older neighborhood strip shopping centers set back from the street with parking in front and anchored by a supermarket, drug store, or similar store. Older neighborhood centers include the Foothill Boulevard locations of Fontana Plaza and Fontana Park Plaza, a center on Baseline Avenue at Cherry, and a neighborhood center in Southridge at Cherry and Live Oak.
2. Newer, small retail clusters at an intersection, often anchored by a gas station. A few newer, small retail clusters have also emerged, for example, on Foothill at the Citrus Avenue intersection, where the classic suburban retail intersection has a Walgreens, a gas station, a McDonald's, and a small strip center, all of which, except for the McDonald's, have parking at the corner behind sidewalks and small landscaped setbacks. The relatively new McDonald's locates parking to the side and rear, rather than at the corner.
3. Large neighborhood centers or small regional centers near regional arterials such as SR-210 or I-15. The large neighborhood centers are located in North and South Fontana: Palm Court at Sierra and Slover; the Sierra Lakes Parkway big box mall at SR-210 and Falcon Ridge Town Center along I-15; and a special case, the "auto mall" just south of SR-210.

Although all of those commercial-district types are designed to accommodate the car, the newer developments have sidewalks along the streets and along the buildings and much superior landscaping. They tend to locate stores at perimeter and parking in the center. However, they typically do not provide pedestrian amenities from the sidewalks to the buildings or through the parking lots.

Modern warehouses near the Target Distribution Center

Industrial districts. Modern warehouse districts are characterized by very large boxes (often white) on well-landscaped streets. The interface between these modern warehouse areas and residential areas is typically buffered by arterial streets and commercial areas. Industrial districts also include older areas with a variety of businesses, many of them focused on trucking. In these areas, and in the southern industrial areas between I-10 and Jurupa Avenue, there are many transition areas where industrial and older residential areas are not well buffered.

Arterial corridors. Due to the large block and parcel structure along many main corridors, some residential, commercial and industrial developments are set back far from the street, with parking lots and other paved areas along the street. In addition to projecting a low-quality, semi-vacant image to the street, this pattern discourages all modes of transportation other than the car. Many of the travel lanes are 12 to 13 feet wide on major streets , a width that encourages speeding. However, having a large amount of underutilized property along street frontages and wide streets also represents opportunities at frequent intervals along the Sierra, Valley, Foothill and Arrow corridors to introduce new pedestrian and bicycle facilities, landscaping, and other streetscape elements, which can knit together new infill development as it occurs.

Vacant lots along Foothill and Arrow boulevards offer opportunities for compact, infill development of various types. Large vacant parcels on Sierra Avenue between Foothill and Baseline and along Valley could be the site of neighborhood infill development. Parking consolidation and future parking structure locations and capacities would need to be considered. Significant vacancies exist at the north end of Sierra, south of Baseline, and they continue west along Highland Avenue. Many of these parcels are greenfields or razed properties.

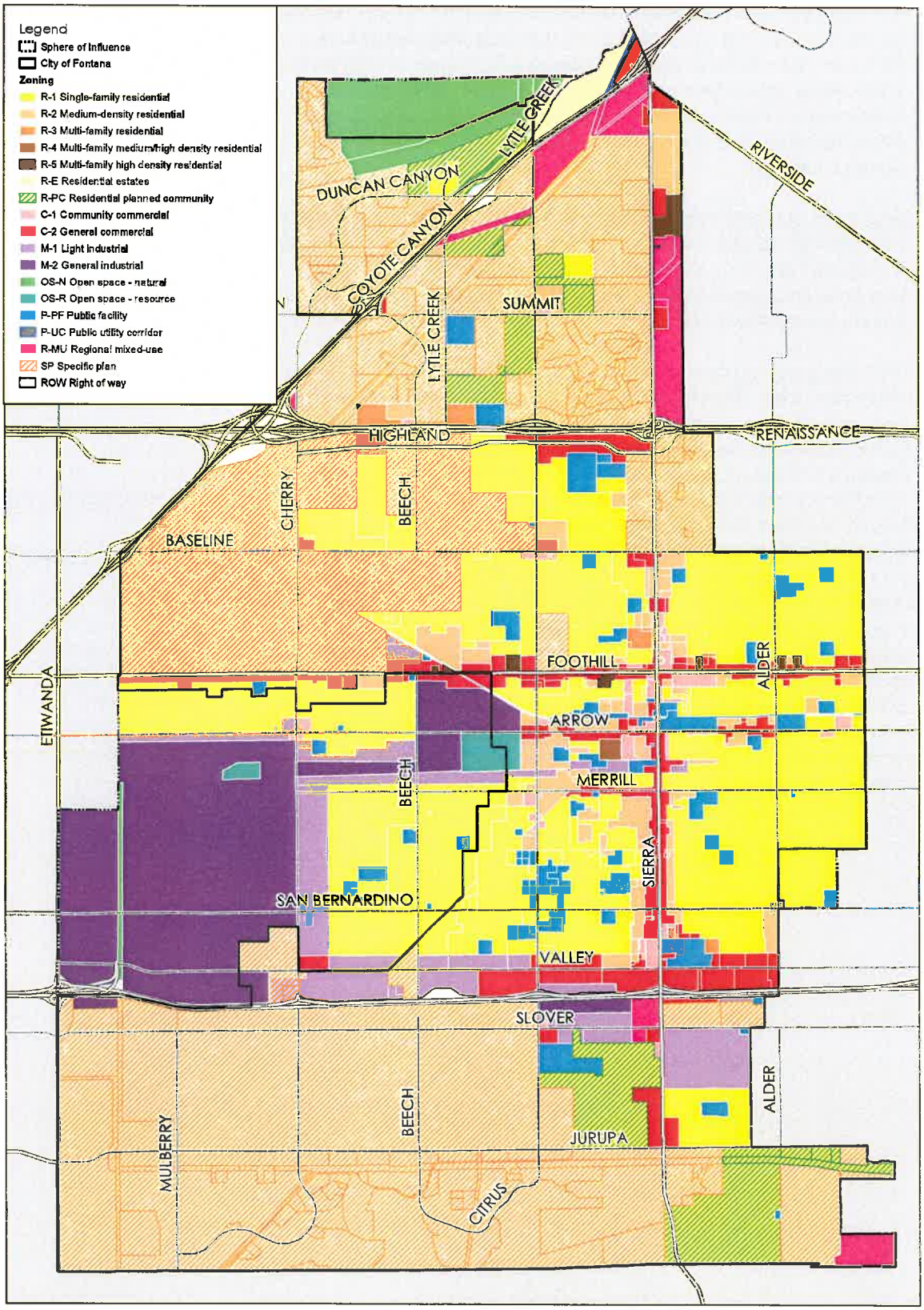
Many paved lots are present at the key intersections of Sierra/Foothill, Sierra/Arrow, and Sierra/Valley. Many of these lots are used for parking and appear to be underutilized, offering significant opportunities for compact, infill development of various types.

The City has established zoning overlay districts for Downtown, the hospital area, and three major corridors—Sierra, Foothill and Arrow. Because of the lack of significant development activity in recent years, the impact of design standards in these overlay districts has been limited, though it can be seen in the landscaping at a few locations of new commercial development. Valley Boulevard does not have an overlay district, but may benefit from one.

B. Zoning Code and Zoning Issues

California statute requires each city and county to adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning." According to the California Governor's Office of Planning and Research, "The success of a general plan, and in particular the land use element, rests in part upon the effectiveness of a consistent zoning ordinance in translating the long-term objectives and policies contained in the [general] plan into everyday decisions."

General plans are long-term policy documents, developed to guide decision making for 15 to 20 years. In contrast, zoning codes are immediate regulatory documents, designed to implement the general plan, in part, by regulating allowed, conditionally allowed, and prohibited land uses. For general law cities (as opposed to charter cities) like Fontana, zoning codes must be consistent with the city's general plan. Aside from general plan consistency, zoning codes must comply with many other state laws.



Existing Zoning
October, 2015
Data source: City of Fontana, 2015

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0 2,500 5,000 10,000
Scale 1:75,000 Feet

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Following the City's update to its General Plan in 2003, the City updated the Zoning code in January 2004. Since the comprehensive update in 2004, there have been 24 code amendments. Most code amendments (13 of the 24) concerned land uses or specific standards for land uses (e.g., adding a new allowed use to a zone or requirements for smoke/vapor shops, etc.) or general development standards (e.g., modifying landscaping requirements).

Since 1995, only one amendment modified or added a new zone(s)—the 2014 amendment that added the Multiple-family Medium/High Density Residential Zone (R-4), Multi-family High Density Residential Zone (R-5), and the Emergency Shelter Overlay Zone. This amendment was added to comply with state housing law.

The Existing Zoning map shows how the use of specific plans for planned development has affected the city's zoning map. Almost all of North Fontana, half of the area between SR-210 and Foothill Blvd, and two-thirds of South Fontana is covered by specific plans whose allocation of land uses, densities, and design standards are treated as zoning.

Zoning, of course, does not in itself cause development to occur. There is some sentiment that the city's zoning code is unnecessarily complex. Modern zoning codes strive for as much simplicity, transparency and streamlining as is consistent with safeguarding the public's interest in quality development. Citizens should be able to understand zoning requirements and development standards—not just developers and their consultants. Unlike many modern zoning codes, Fontana's code does not include illustrations that show what is required or preferred, and what is not permitted. With the buildout of the remaining large specific plans, Fontana will increasingly need to focus on redevelopment of older areas in order to grow.

Mobility Best Practices White Paper

APPENDIX TWO

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CC Resolution 2018-096, SC Resolution 2018-097

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Transportation and Connectivity Best Practices White Paper

Fontana General Plan

Stantec

Prepared for:
City of Fontana

Prepared by:
Stantec Consulting Services Inc.

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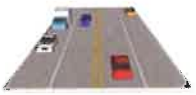
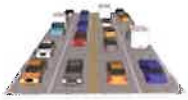
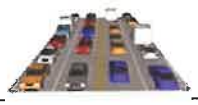
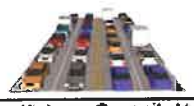
1.0 CHANGING APPROACHES TO TRANSPORTATION

Like many sectors of planning and development, transportation is going through a paradigm shift in the 21st century. For most of the 20th century, transportation analysis focused on roadway vehicle capacity, automobile volumes, and delay—each combined in a measure called Level of Service (LOS)—as an indicator of the environmental impact of a given project. The LOS system of performance indicators rate service quality from "A" (lowest congestion) to "F" (highest congestion). Traditionally, jurisdictions set an acceptable target roadway or intersection LOS, often C or D, based on vehicle volume/capacity ratios or average vehicle delay, below which roadways are considered deficient and thus, require improvement. This system gives precedence to motorized vehicles over all other transportation modes. It can lead to wider and wider roads which expand capacity and reduce delay for cars in the short term. However, studies have shown that increasing capacity induces demand that eventually increases congestion. (Duranton, 2011) Moreover, wider roadways become less and less friendly for pedestrians and bicyclists. As the conventional impact analysis process ignores these negative side effects and the phenomenon of induced demand, planning decisions based on LOS favor cars by default, reducing access to alternative modes of transportation. SB 743, discussed in Section 2.3 is intended to address these shortcomings of the traditional approach to roadway analysis.

Level of Service		Flow Conditions	V/C	Delay	Service Rating
A		Highest quality of service. Free traffic flow, low volumes and densities. Little or no restriction on maneuverability or speed.	0.01 – 0.60	None	Good
B		Stable traffic flow, speed becoming slightly restricted. Low restriction on maneuverability.	0.61 – 0.70	None	Good
C		Stable traffic flow, but less freedom to select speed, change lanes, or pass. Density of the number of vehicles increasing.	0.71 – 0.80	Minimal	Adequate
D		Approaching unstable flow. Speeds tolerable but subject to sudden and considerable variation. Less maneuverability and driver comfort.	0.81 – 0.90	Minimal	Adequate
E		Unstable traffic flow with rapidly fluctuating speeds and flow rates. Short headways, low maneuverability and low driver comfort.	0.91 – 1.00	Significant	Poor
F		Forced traffic flow. Speed and flow may drop to zero with high densities.	Above 1.00	Considerable	Poor

Source: Highway Capacity Manual 2010, Transportation Research Board, National Research Council.

Figure 1-1 Roadway Level of Service Descriptions (Source: HCM 2010)

Today, transportation planners and designers are focusing on a variety of ways to integrate multiple modes of travel—not just motorized vehicles—with land use decision making. These approaches are designed to provide transportation choice, reduce air pollution and other environmental impacts, enhance public health, and support amenities. Unlike previous auto-centric developments that favored speed and convenience, planners are focusing on "people-centric" development that favors creating places where people want to live, work, and play. Alongside traditional transportation by car, new developments are rediscovering multi-modal transportation by improving transit, pedestrian, and bike systems that lead to amenity-rich, walkable and sustainable communities.

Multi-modal transportation choices can include travel by foot, bicycle, transit (train, bus, trolleys/trams), two-wheelers, three-wheelers, neighborhood electric vehicles (NEVs), and cars, including hybrid and electric cars. An infrastructure network that supports a combination of these choices serves people who live, work, play, and learn and allows them to access the variety of land uses in different ways. Multi-modal transportation choices are becoming the norm in many parts of the world and many Southern California communities are adding new multimodal networks to the region's system of freeways, arterial and local roads. Millennials, the generation born between 1980 and 2000, are less car-focused than previous generations: a smaller percentage has a driver's license and is buying cars, and they wait longer to get a license. (Cortright, 2016)

Figure 1-2 MMLOS Graphic Table (Source: Florida DOT 2013 Quality/Level of Service Handbook)

A multi-modal approach to transportation systems includes the following benefits:

- **Reduction in the growth rate of congestion.** Studies have revealed that increasing the capacity of roadways, such as by adding lanes, does not reduce congestion. When road capacity goes up so does the total vehicle miles travelled, a phenomenon referred to as "induced demand". (Duranton, 2011) On the contrary, a well-planned and convenient public transportation system can help slow the increase of congestion.

- **Economic development**. Communities with multi-modal systems are attracting businesses and the workforce.

- **Community connection and cohesion**. Successful multi-modal systems are contiguous, uninterrupted, and connected to destinations. As interconnected networks, they are interdependent. This connectivity and network character creates amenities and places that enrich community life.

- **Improvement in health and well-being**. Non-motorized travel modes are often called "alternative transportation" or "active transportation." Opportunities for safe walking and bicycling enhance physical health, especially in communities like Fontana with public health challenges such as obesity and diabetes.

- **Reduce greenhouse gases**. An in-depth comparison of CO2 emissions of bicycling versus other modes found the CO2 per passenger per mile traveled by bicycle is far lower. (ECF, 2011)

This paper summarizes best practices in multi-modal transportation planning. This includes the physical infrastructure as well as various evaluation techniques. The following information can be used as a guide throughout the Fontana General Plan update effort. Recent legislative bills that affect the California transportation planning and environmental analysis process are also documented in this paper.

2.0 LEGISLATION: CALIFORNIA FRAMEWORK FOR TRANSPORTATION

Legislation and government funding play an important role in shaping communities. Several bills focusing on active transportation, multi-modalism and newer evaluation methods have been signed into law in California. These are helping in the transformation of our transportation network to balance the emphasis on all major modes of transportation – auto, transit, bicycle and pedestrian. The section below provides the summaries of the following legislation:

- SB 375/AB 32 – The Sustainable Communities and Climate Protection Act
- AB 1358 – The California Complete Streets Act
- SB 743 – VMT as a Traffic Impact Analysis Criterion

2.1 SENATE BILL (SB) 375/ASSEMBLY BILL 32 (AB32): THE SUSTAINABLE COMMUNITIES AND CLIMATE PROTECTION ACT

Figure 2-1 RTP SCS (Source: rtpscs.scag.ca.gov)

Signed into law on September 30, 2008, SB 375 set goals for the reduction of greenhouse gas (GHG) emissions across the state. Also known as the Sustainable Communities and Climate Protection Act of 2008, SB 375 set regional targets for GHG emissions reductions from transportation. These targets were initially established by the California Air Resources Board (ARB) in 2010 for horizon years of 2020 and 2035 and will be periodically reviewed and updated. In accordance with SB 375, each California metropolitan planning organization (MPO) must prepare a Sustainable Communities Strategy (SCS) as part of its regional transportation plan (RTP). The SCS is a newly required element of the Regional Transportation Plan (RTP). The SCS will integrate land use and transportation strategies to achieve ARB's emissions reduction targets (ARB, 2008).

Fontana is included in the Southern California Association of Governments (SCAG's) SCS. An SCS includes integrated land use, transportation, housing, and other policies designed to allow the region in question to meet its GHG emissions reduction targets. Together with the RTP, the SCS

guides future investments, planning, and policies in transportation. However, if the ARB determines that the combined initiatives in a given SCS would not meet regional GHG targets if implemented, the MPO in question is then required to prepare a separate alternative planning strategy (APS) in order to meet the targets. Finally, as an incentive for implementing regional SCS and APS initiatives, developers and local government can be exempted from certain California Environmental Quality Act (CEQA) requirements if each project is consistent with a regional SCS or APS that meets the targets. The Southern California Association of Governments (SCAG) implemented their first local RTP/SCS for Southern California in 2012, and recently adopted the 2016-2040 RTP/SCS update. The Southern California region is expected to add nearly four million people in the next 25 years. SCAG estimates Fontana's population in 2040 as 280,900 people in 74,000 households. The 2016 RTP/SCS lays out a vision for accommodating that growth, while at the same time maintaining quality of life and protecting our environment (SCAG, 2016).

The 2016 RTP/SCS states that integrating transportation and land use planning is the key to achieving the plan's goals. The plan's transportation/land use strategies include:

- Transit-Oriented Development: Focus new growth around transit
- Livable Corridors: Plan for growth around livable corridors—revitalize commercial strips with mixed use development and enhanced multi-modal mobility
- Neighborhood Mobility Areas: Provide more transportation options through alternative modes for short trips (less than three miles)

2.2 AB 1358: THE CALIFORNIA COMPLETE STREETS ACT

As defined by Caltrans, a complete street is "a transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility" (CA-DOT, 2008). Since AB 1338 took effect in January 2011, the California Complete Streets Act has required local governments to include consideration of complete streets in their local planning initiatives. Signed into law on September 30, 2008, the California Complete Streets Act requires cities and counties to include changes for the promotion of complete streets whenever substantive revisions to the circulation element of their general plan are made. The Complete Streets Act made California the first state in the nation to mandate that the planning documents of local agencies consider the needs of pedestrians, transit riders, and bicyclists as well as drivers. Since then, more than 700 agencies in the United States have committed to a complete streets policy (CA-OPR, 2010).

The California Complete Streets Act requires cities and counties to include changes for the promotion of complete streets whenever substantive revisions to the circulation element of their general plan are made.

The National Complete Streets Coalition recently completed a survey of local departments of transportation and public works across the counties that have implemented a complete streets project. Their research found that complete streets projects tend to improve safety for everyone, increase biking and walking, and can result in either an increase or a decrease in automobile traffic. As shown in the following graphics, a complete streets project can significantly reduce the number of collisions, as well as result in an increase in walking and biking trips (NCSC, 2015).

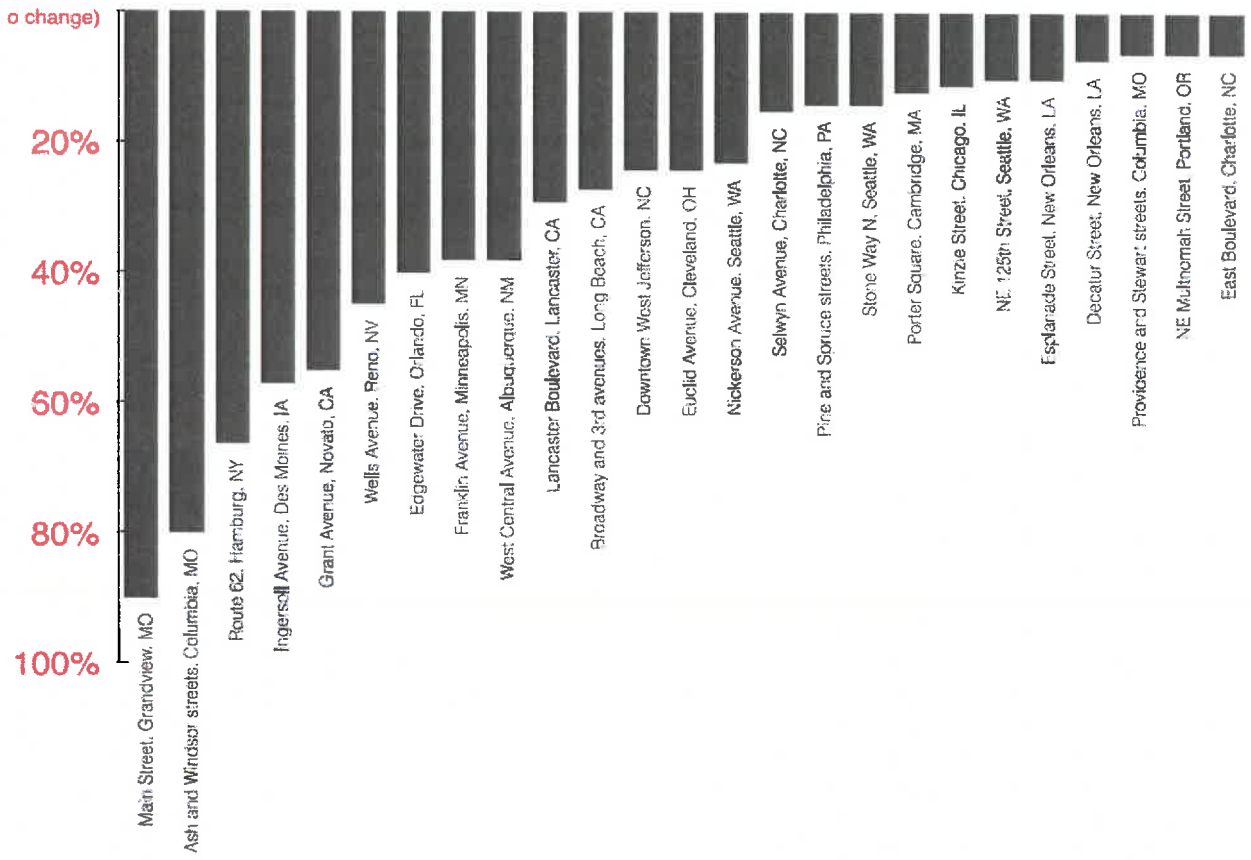


Figure 2-2 Reduction in Collisions after Complete Street Improvements (NCSC, 2015)

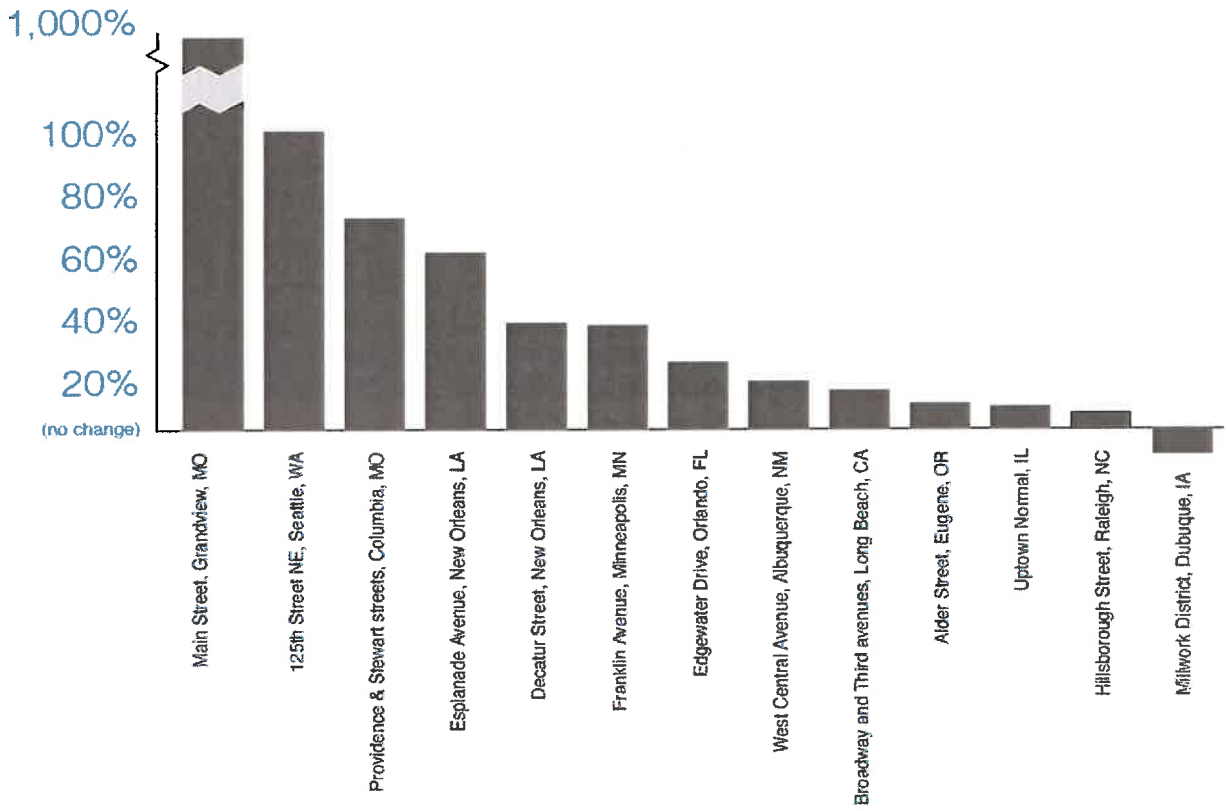


Figure 2-3 More Walking Trips after Complete Street Improvements (NCSC, 2015)

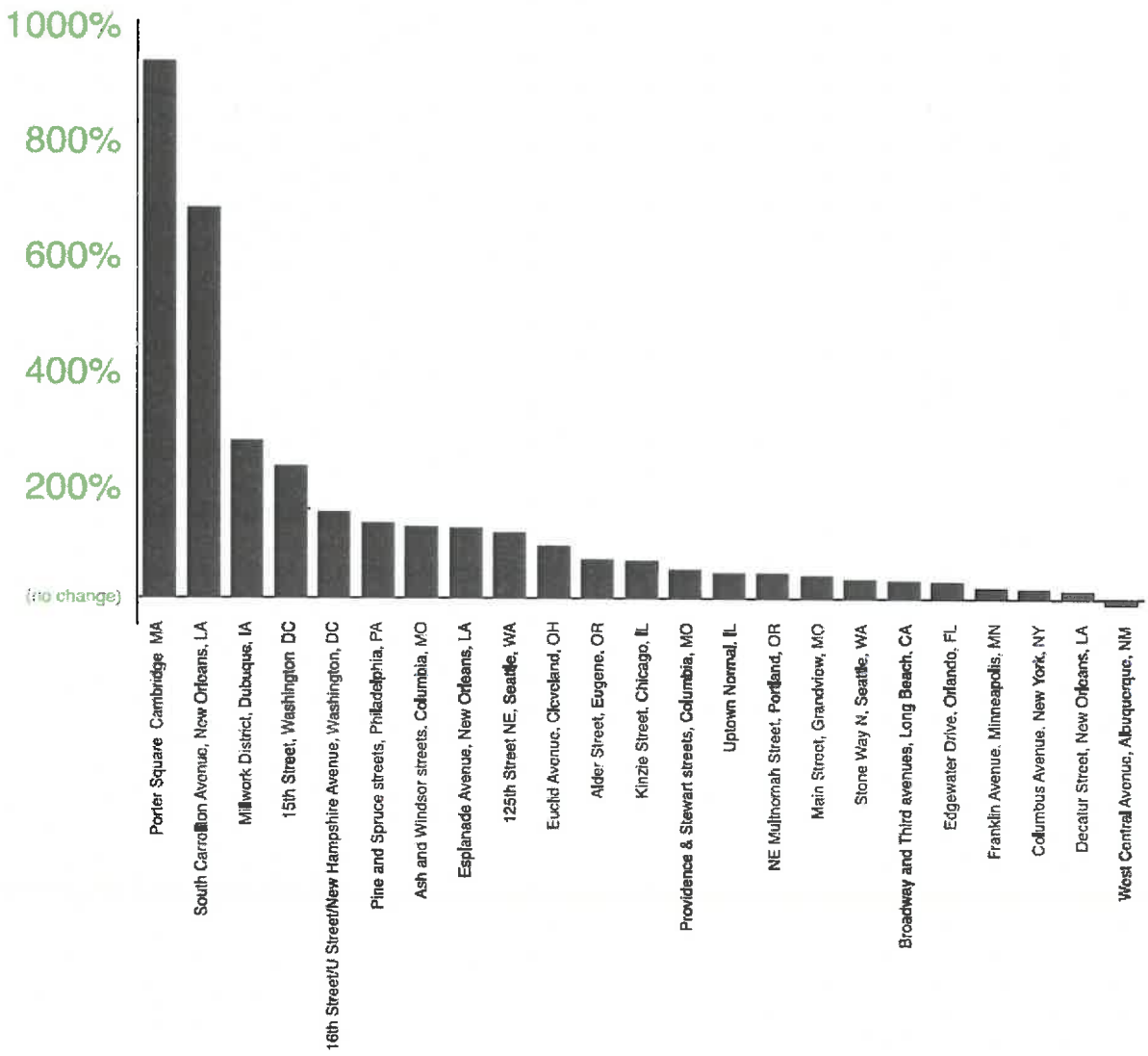


Figure 2-4 More Biking Trips after Complete Street Improvements (NCSC, 2015)

2.3 SB 743: VEHICLE MILES TRAVELED (VMT) AS A TRAFFIC IMPACT ANALYSIS CRITERION

Signed into law on September 27, 2013, SB 743 replaces level of service (LOS) analysis with vehicle miles travelled (VMT) as the primary benchmark in the transportation impact analysis process required for California Environmental Quality Act (CEQA) compliance. Moreover, parking will no longer be considered a significant impact on the environment for residential mixed use or employment center developments on infill sites—though local authorities may still consider it under local discretionary powers.

SB 743 streamlines the environmental review process for employment center projects and mixed use projects (some combination of residential, commercial and retail, office building, transit

station, and/or schools) by expanding existing CEQA exemptions for projects that are within one-half mile of a major transit stop and are consistent with both a specific plan certified through the environmental impact report (EIR) process as well as a SCS enacted by the MPO. In accordance with state and local goals related to climate change, this policy shift removes impediments to infill development, transit, and active transportation projects by promoting a more holistic approach to transportation impact analysis. Furthermore, SB 743 provides the option to apply the new guidelines to all projects statewide, which is the approach being pursued by the State as of this time.

Prior to SB 743, the CEQA process primarily analyzed projects' increases in traffic volumes and resulting vehicle delay. SB 743 is intended to balance traffic management concerns with statewide efforts to reduce greenhouse gas (GHG) emissions, develop multimodal transportation networks, encourage a diversity of land uses, and promote public health. The changes are expected to come into effect in 2017 following periods of public comment and research at the Governor's Office of Planning and Research (OPR), a "rulemaking" process at state agencies, followed by an implementation buffer period of up to two years for local and regional agencies to update their guidance before full implementation is required. In August, 2014, OPR released a preliminary discussion draft of changes to the CEQA guidelines that outlined the proposed new methodology for CEQA traffic analysis.

Numerous comments on the draft were received, both in favor and opposing the change. Major themes that emerged in support were:

- Removes a serious impediment to infill development, transit and active (bicycle and pedestrian) projects.
- Advances climate goals, consistent with SB 375.
- Allows for flexibility in local control of transportation planning.
- Creates greater options for mitigation.

Major themes that emerged as concerns include the following:

- The public may view traffic congestion as a quality of life issue, even if it is not considered an environmental issue under CEQA.
- Level of service requirements are already embedded in general plans and local fee programs.
- The public is not familiar with vehicle miles traveled as a measure of impact.
- Changes in CEQA analysis may become an issue in future litigation.

Additional comments focused on models and data availability. OPR released a revised draft of the guidelines and a technical advisory in January, 2016, for further review and comment. Legislative adoption of the guidelines is expected in 2017 with a currently proposed two-year horizon for local agencies to implement.

3.0 MULTIMODALISM

3.1 MULTIMODAL LEVEL OF SERVICE SYSTEM

In light of state, regional, and local efforts to promote more holistic, sustainable transportation planning, exemplified by state legislation as well as local efforts, transportation planners and engineers have been looking for ways to evaluate the transportation service of roadways from a multimodal, rather than auto-centric perspective, by measuring the level of service for transit, pedestrian, and bicycle users as well as cars. The Transportation Research Board (TRB) provides the only recognized and well-documented methodology for analyzing multimodal level of service (MMLOS) in their Highway Capacity Manual (HCM) published in 2010.

The TRB MMLOS methodology explained in the 2010 HCM analyzes criteria specific to each of four modes of transportation, Auto, Transit, Bicycle, and Pedestrian, and measures the degree to which the urban street designs and operations meet the needs of each major mode's users. For example, Pedestrian LOS includes variables such as pedestrian density, bicycle-pedestrian conflicts, width of shoulder, width of outside lane, on-street parking occupancy, presence of trees, and sidewalk width. Similarly, the variables for transit include access to transit, wait for transit, and travel time.

Florida's "2013 Quality/Level of Service Handbook", summarizes this system in the diagram depicted below and emphasizes the interdependency of these modes. For example transit is dependent on pedestrian facilities to allow bus riders to access the bus. The handbook also provides an illustration of LOS for each mode for urban roadways. The result is calculating LOS for each mode on scale of A to F, instead of one combined LOS. Multimodal Level of Service indicators can be used for modeling, for performance standards, and for targets.

Other methodologies to evaluate complete streets include use of a mode-specific index to emphasize improving a specific mode. For example, the San Francisco Department of Public Health developed the Pedestrian Environmental Quality Index (PEQI) as a tool to prioritize improvements in pedestrian infrastructure during the planning process. Another example is "Low-Stress Bicycling and Network Connectivity", by Mineta Transportation Institute that has developed measures to evaluate and guide bicycle network planning. However, these methods are mode specific and they do not address the transportation network as a whole. Hence, at this time the MMLOS is the best available method for evaluating the entire transportation network.

Communities in California are starting to transition from traditional LOS to a MMLOS assessment of the circulation system's performance for all modes of travel. Some examples are the cities of Pasadena, San Francisco and San Pablo.

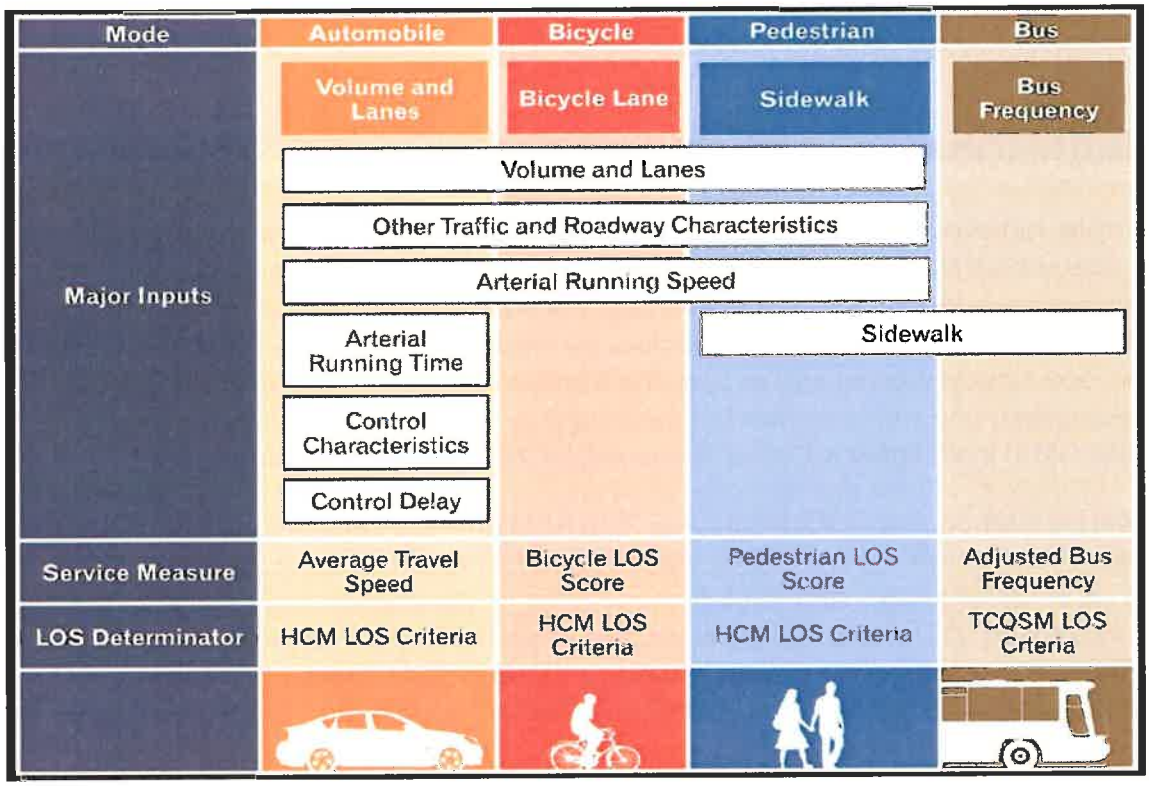


Figure 3-1 MMLOS Indicators (Source: Florida DOT 2013 Quality/Level of Service Handbook)

Regardless of methodology, local policies can be adjusted to ensure that the needs of all users are taken into consideration in designing transportation improvements and during the transportation impact analysis process. By performing a combined evaluation of auto, pedestrian, bike, and transit modes, communities and agencies can ensure that the transportation planning process protects all users and reflects local and regional priorities.

3.2 RELATED TOOLS AND METRICS

3.2.1 Mixed-Use Development (MXD) Trip Generation

Figure 3-2 Mixed Use Development (Source: Stantec)

Trip generation is a forecast of the number of vehicle trips that will be generated by a specific land use, based upon the size and type of use. Trip generation is generally based upon studies and analyses contained in the *Trip Generation Manual* produced by the Institute of Transportation Engineers (ITE). (ITE, 2012) The manual reports daily and peak period traffic generation rates for a wide variety of uses that commonly occur based upon national experience.

However, these trip generation rates are studied for each individual land use and do not consider mixed use developments (MXD). Mixed use developments often generate significantly less traffic than single use developments. This is because many of the trips can be avoided if uses are combined. Most mixed use developments are walkable and bike-able, and many are served by transit facilities leading to fewer auto trips. In addition, traditional trip-generating estimates do not consider the combined impact of multiple development projects.

The federal Environmental Protection Agency (EPA), in cooperation with ITE, worked to develop new data and methods to estimate the trip-generation impacts of mixed-use developments. EPA analyzed six metropolitan regions, merging data from household travel surveys, GIS databases, and other sources to create consistent land use and travel measures. The resulting linked models estimate internal capture of trips within mixed-use developments as well as walking and transit use for trips starting or ending in mixed-use developments. (EPA, 2014)

The Mixed-Use Method consists of four steps to achieve an estimate of daily vehicle trips generated by the mixed-use development on roadways. The four steps and outputs are:

1. Compute daily trip estimates using standard rates or equations from an external source (raw trips). These estimates do not assume any internalization, and only minimal trips made by walking and/or transit modes.

2. Compute the probability of a trip staying internal to the mixed-use development.

3. Compute the probability an external trip will be made by walking or bicycling.

4. Compute the probability an external trip will be made by transit.

In California, the San Diego Association of Governments (SANDAG) approved the MXD method for use region-wide for estimating trip generation of mixed use developments.

3.2.2 Walk Score

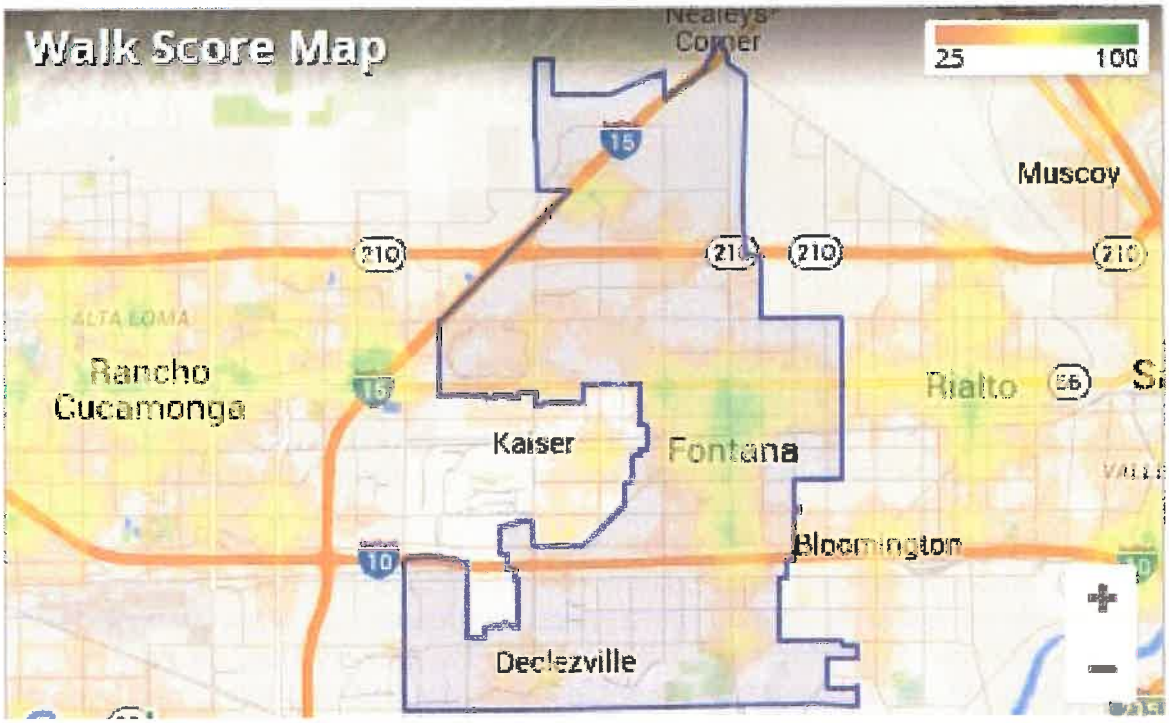


Figure 3-3 Walk Score (Source: walkscore.com)

New tools like Walk Score and Strava heat maps provide spatial data and metrics useful to understanding walkability and accessibility. (WalkScore, 2016), (STRAVA, 2015) Walk Score provides metrics for walkability, transit accessibility, and bike accessibility on a 0-100 scale. The Walk Score metric is based on population density, average block length, route directness, and the concentration of destinations such as schools, parks, and retail. The Walk Score for Fontana as a whole is 32. Walk scores vary significantly within a community such as Fontana, which scores very favorably in the downtown area, but is car-dependent in the newer, northern subdivisions. The similar Bike Score metric measures bicycling accessibility based on bicycle infrastructure, topography, road connectivity, and comparable destination information. The Transit Score metric captures similar factors as well as closest stop, route type, and route frequency information. Each of these metrics can be compared on a block by block, neighborhood by neighborhood, or city by city basis to better understand the components of walkability, areas that need the most improvement, and related questions. Similarly, Strava provides a heat map of movement logged through their mobile app that can provide additional insights about locations where people are running and biking and where runners and bicyclists are absent.

Both services provide basic information online for free and more comprehensive data can be requested and/or purchased.

4.0 BEST PRACTICES

4.1 PEDESTRIAN FACILITIES

Walking is the most basic form of transportation. Creating an attractive and safe pedestrian environment is a critical part of developing more livable communities. Pedestrian facilities should be safe, accessible to all types of users, connect to places where people want to go, encourage interaction, be attractive and of pedestrian scale, easy to use, economical to build and easily mantainable. The main forms of pedestrian facilities are sidewalks and trails including street crossings. Enhancements include curb ramps, pedestrian signals (including countdown signals and lights embedded in crosswalks), raised crosswalks, and street furniture, lighting and landscaping

4.1.1 Pedestrian Trails

Trails are off-street pedestrian facilities that offer opportunities not provided by the road system. Some trails are single use and can only be used for walking, cycling, neighborhood electrical vehicles, or horse riding. Others can be used by multiple users. However, it is important to separate users of vastly varying speeds such as walking and horse riding. Most trails in the US are multi-use trails and are used for walking and biking including users on skates and skateboards. (A number of cities have banned Segways and bicycles from sidewalks because they can go much faster than pedestrians.) Many multi-use trails also have separated pedestrian ways. These are much safer but are higher cost and need more space.

It is desirable to have a four feet minimum of clear usable space for walking/hiking trails and eight feet for multi-use trails (bike and pedestrian). In addition, a clear vertical space of eight feet is desirable for these trails.

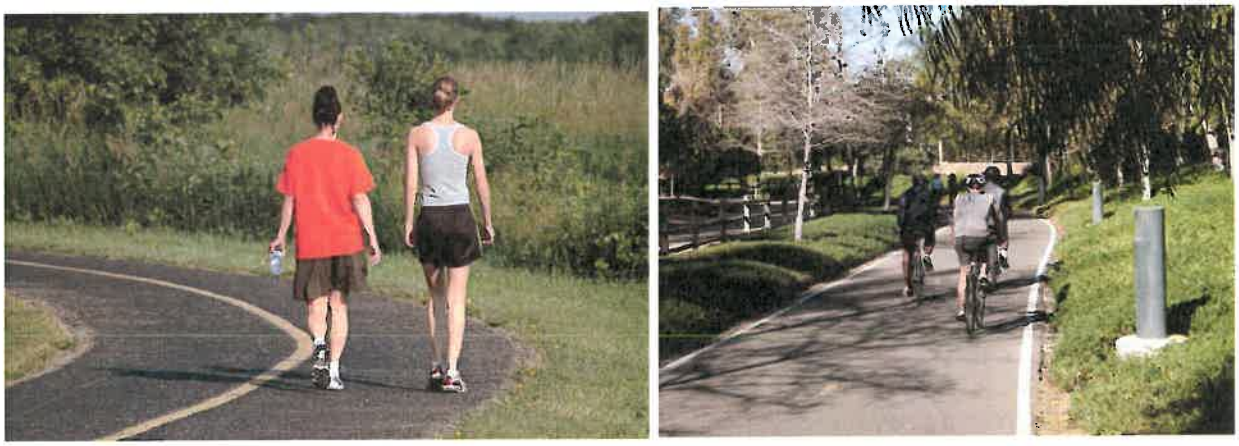


Figure 4-1 Pedestrian Trails (Source: pedbikeinfo.org, Stantec)

4.1.2 Sidewalks

Paved sidewalks are constructed alongside motorized vehicle travel ways with the intent of providing a safe, attractive environment for walking, separated from motor vehicles. Americans with Disabilities Act (ADA) provisions such as avoidance of sidewalk obstructions and abrupt changes in cross-slope facilitate their use by the mobility disadvantaged and the general public.

The California Highway Design Manual (CALTRANS, 2012) indicates that the minimum width of a sidewalk should be 8 feet between a curb and a building when in commercial districts like urban and rural main streets. For all other locations the minimum width of sidewalk should be 6 feet when contiguous to a curb or 5 feet when separated from the street by a planting strip. Sidewalk width does not include curbs. Street furniture, buildings, utility poles, light fixtures and areas where people congregate, such as window displays and bus stops, can reduce the effective width of sidewalks, so it is important to provide sufficient space for walking.

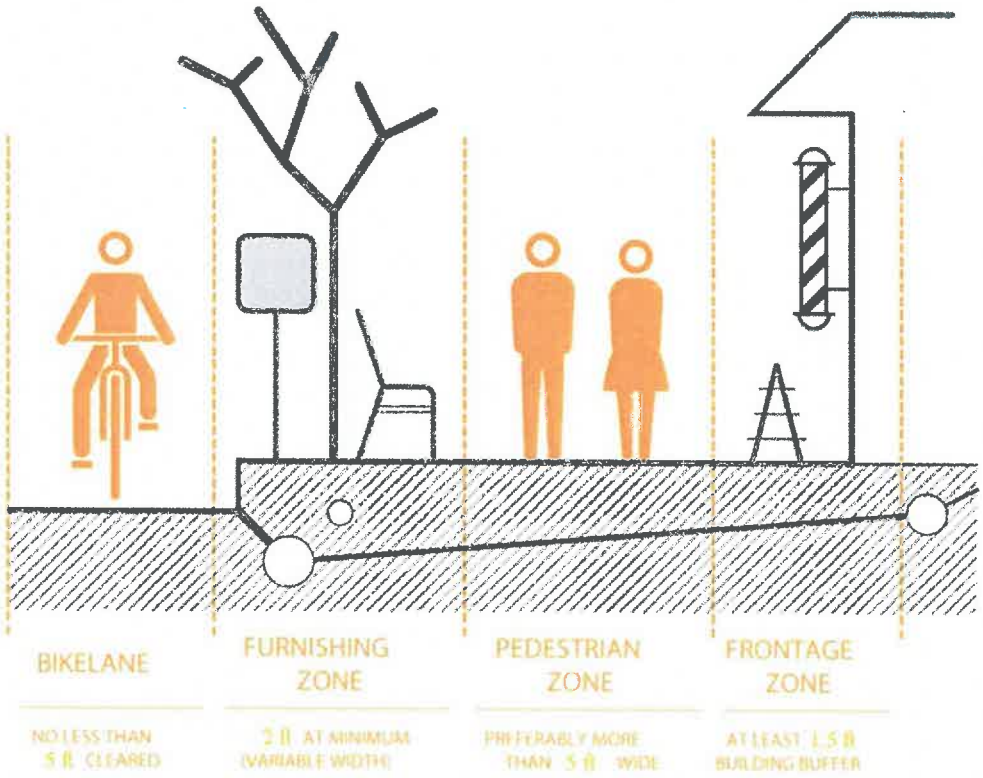


Figure 4-2 Streetscape (source EMBARQ/WRI Ross Center for Sustainable Cities)

4.1.3 Curb Ramps

Curb ramps are an important part of making sidewalks, street crossings, and the other pedestrian routes accessible to people using wheelchairs, walkers, scooters and people with strollers. Title II of the ADA requires state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps either using ADA Standards for Accessible Design (ADA Standards) or the Uniform Federal Accessibility Standards (UFAS). The most common type of curb ramp is the perpendicular curb ramp, which intersects the curb at a 90-degree angle. Curb ramps must have flared sides if people are required to walk across them. When pedestrians are not required to walk across the ramp, such as where there is a non-walking surface (grass, for example) or obstructions on both sides of a curb ramp, curb ramps are allowed to have returned curbs. The Standards also require that curb ramps include features called "detectable warnings." Detectable warnings consist of a series of small truncated domes that contrast in color with the surrounding sidewalk or street. (ADA, 2008)

Figure 4-3 Curb Ramps (Source: Stantec)

4.1.4 Roadway Crossings

4.1.4.1 At-grade Crossings

At-grade crosswalks are a critical part of the pedestrian network. Marked crosswalks are most effective when they can be identified easily by motorists as well as pedestrians. They should provide visual contrast with the surface of the street. Curb extensions can be effective in reducing crossing times and increasing visibility between pedestrians and motorists. Crosswalk and related pavement markings, signs, warning beacons, and traffic signals, as well as crossing-related traffic calming, can help make crossing streets at grade less of a barrier for pedestrians.

Pedestrian-actuated traffic controls require the user to push a button to activate a walk signal. These signals are often inaccessible to people with limited mobility and visual impairment. In order to overcome this issue, traffic controls need to be located as close as possible to the curb ramp without reducing the width of the path. They also need to be mounted low enough to permit people in wheelchairs to reach the buttons. When pedestrian change intervals are over seven seconds long, countdown timers are provided to indicate the time remaining to cross. To accommodate visually impaired pedestrians, pedestrian signals may include audio cues such as

recorded speech instructions or tones. These acoustic features of *accessible pedestrian signals* are still the subject of ongoing standards development and are not yet required at all pedestrian signal locations. Special crosswalk treatments such as flashing beacons can also enhance pedestrian travel and safety.

4.1.4.2 Decorative Crosswalk

Decorative crosswalks provide for the crosswalk to be painted with specialty markings, or created from special materials (typically bricks or other specialty paving). They make the crosswalk more visible to on-coming traffic. The cost starts at approximately $5 per square foot for lower cost applications.

Figure 4-4 Decorative Cross walk (Source: Stantec)

4.1.4.3 Raised Crosswalks

In addition to decorative treatments, raised crosswalks provide make pedestrians more visible to on-coming traffic, in addition to serving as a speed reduction facility for vehicles due to the horizontal deflection of the roadway. The elevation of the crosswalk serves to reduce speeds almost like a speed hump and the textured material (typically long enough for an entire wheelbase) draws attention to the roadway.

Raised crosswalks are considered a high cost measure, and can cost approximately $25,000 per location.

Figure 4-5 Raised Crosswalk (Source: www.pedbikeimages.org / Dan Burden)

4.1.4.4 Lighted Crosswalks

Crosswalks can be lighted in two ways – via in-ground flashers or overhead flashing lights. In-ground lights are installed in the pavement along the entire length of both crosswalk lines, and the lights blink when activated by a pedestrian (either through pedestrian push-button or motion activation). Overhead flashing lights are yellow lights located above the crosswalk. Both have flashing yellow lights which are intended to increase motorists' awareness of pedestrian crossings.

Lighted crosswalks are considered high cost measure, and can cost approximately $20,000 to $30,000 for in roadway and approximately $15,000 for a Rectangular Rapid Flashing Beacon (RRFB) System.

Figure 4-6 At-grade Crossing (Source: Stantec)

4.1.4.5 Curb Extensions (Bulb-Outs)

Curb extensions are locations where the curb is extended into the roadway, providing for narrower travel lanes and easier pedestrian crossing. This can be done by eliminating non-travel space (such as parking areas along the outside of a roadway), by reducing the number of travel lanes in each direction from two lanes to one lane, or by reducing the total number of travel lanes from two lanes (one per direction) to one lane (such as a one-lane bridge)

Figure 4-7 Curb Extensions (Source: commons.wikimedia.org,wikipedia)

4.1.4.6 Midblock Crossings

Midblock crossings are pedestrian crossing points that do not occur at intersections. They are often installed in areas with heavy pedestrian traffic to provide more frequent crossing opportunities. They can also be installed in areas with large neighborhood blocks. Since it is difficult for visually impaired people to detect mid-block crossings, an audible or vibrating alerting system is desirable. Just like at-grade crossing at intersections, these crossings should be highly visible and should provide visual contrast with the surface of the street.

Figure 4-8 Midblock Crossing (Source: www.pedbikeimages.org / Dan Burden)

4.1.4.7 Grade-Separated Crossings

Grade separated crossings fall into two categories

1. Overpasses - bridges, elevated walkways, and skywalks or skyways

2. Underpasses - pedestrian tunnels and below-grade pedestrian networks

Grade-separated crossings can reduce pedestrian-vehicle conflicts and potential accidents while limiting vehicle delay and increasing roadway capacity. They provide great benefit for pedestrians and bicyclists who must cross heavily traveled roadways. However they can cause inconvenience by increasing travel distance for pedestrians traversing ramps, if they are not in-line with an established travel way and if too constrained or not properly lighted. They are typically not viewed as pleasant routes. Their use can be facilitated with elevators, which are

often required to make the facilities handicap-accessible. Maintenance and security can become problems if overpasses and underpasses are not well-maintained, well-lit, and designed with security in mind. Generally speaking, overpasses and underpasses should be avoided unless necessary cross significant barriers.

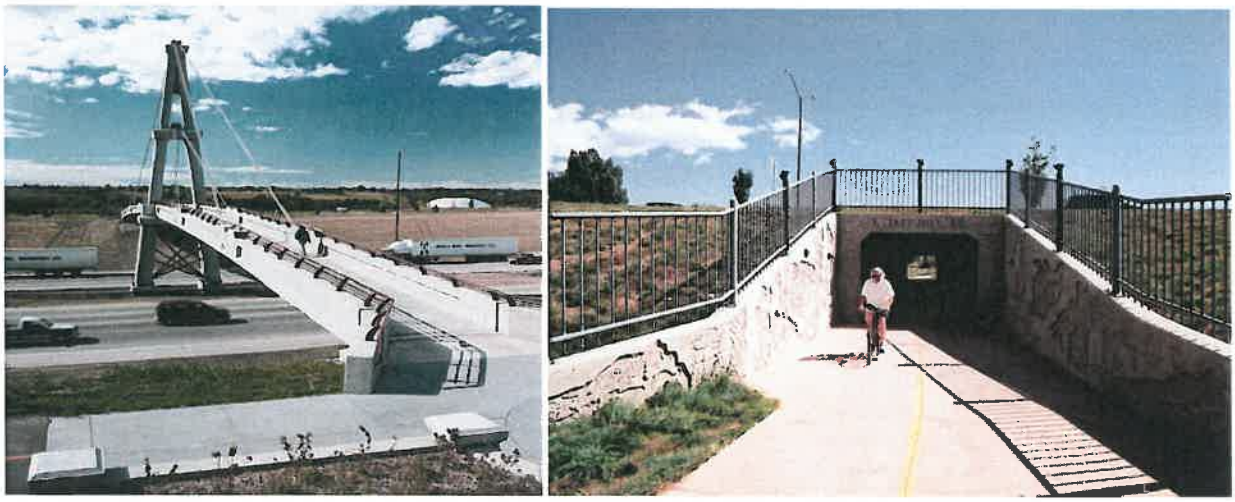


Figure 4-9 Pedestrian/Bike Overpass and Underpass (Source: Stantec)

4.1.5 Medians and Islands

A median is the portion of the roadway separating opposing directions of the roadway, or local lanes from through travel lanes. Medians may be depressed, raised, or flush with the road surface. Medians are generally linear and continuous through a block. An island is defined as an area between traffic lanes used for control of traffic movements. Because they are continuous along a block, medians generally allow vehicles to travel at increased speeds. They can also encourage pedestrians to cross away from crosswalks. From a pedestrian safety point of view, refuges at established crosswalks are preferable to medians.

According to a report on the FHWA safety program website (FHWA, 2013), providing raised medians or pedestrian refuge areas at pedestrian crossings at marked crosswalks has demonstrated a 46 percent reduction in pedestrian/vehicle crashes. At unmarked crosswalk locations, pedestrian crashes have been reduced by 39 percent. Installing raised pedestrian refuge islands on the approaches to unsignalized intersections has had the most impact reducing pedestrian crashes.

4.1.6 Sight Distances

Sight distance is defined as "the distance a person can see along an unobstructed line of sight." Adequate sight distances between pedestrians and motorists increase pedestrian safety. Sidewalk design should take line of sight into consideration while planning for landscaping, signage, bollards and lighting.

4.2 BICYCLE FACILITIES

Caltrans has defined classes of bikeways which are used throughout the state for project description, design standards, and other purposes. Traditionally bikeways were divided into three classes, but a fourth class, known as cycle tracks, separated bikeways, or protected bikeways, was recently created by a new State law (CALTRANS, 2012).

4.2.1 Class I Bikeways – Separated Bikeways

Figure 4-10 Class I Bikeways (Source: Stantec, commons.wikimedia.org)

Class I Bikeways provide a paved right-of-way that is physically separated and independent from the street or highway. The Pacific Electric Trail (PET) in Fontana is the city's only Class I bikeway. Bikeways provide recreational and commuter bicycling opportunities as well as a path for walkers and joggers. Class I Bikeways are commonly found along rivers, ocean fronts, canals, utility rights-of-way, adjacent to railroad rights-of-way, and on abandoned railroad rights-of-way (like the PET, which is a "rail trail"). Class I facilities can also close gaps in a bicycle network caused by the construction of freeways or the existence of natural barriers (rivers, hills, and mountains). Class I Bikeways typically prohibit motorized traffic but are often shared with pedestrians and other non-motorized users.

4.2.2 Class II Bicycle Lanes – Marked Bike Lanes

Figure 4-11 Class II Bike Lanes (Source: Stantec, modestogov.com)

Class II facilities are on-street bicycle lanes delineated by traffic striping and marking to create separate portions of the roadway available to bicyclists and motorists, providing for more predictable movements by each. Class II facilities include a striped lane that allows for one-way bicycle travel normally on the right side of a street or highway. Class II facilities are located adjacent to the curb or they can provide for a parking lane or right turn lane to the right of the bicycle lane.

Recently, agencies have started providing special paving or color treatments to make bicycle lanes more visible to motorists. This can be done by using colored pigment in the asphalt mix, applying a surface coloring to the entire lane, solidly coloring part of the lane, or adding colored stripes within the lane. While the cost of colored lanes is higher compared to striping, it is far more effective in terms of actual and perceived safety of using these paths and is critical to maximizing the use of these facilities.

Another treatment to provide greater separation between bicyclists and the adjacent general purpose lane is the buffered bike lane. A buffered bike lane is a Class II bike lane that is paired with a buffer space delineated by normal white pavement markings that separate the bicyclists from the adjacent vehicle traffic or parked cars without raised barriers or pavement markers.

Figure 4-12 Class II Bike Lanes - Buffered (Source: nacto.org)

4.2.3 Class III Bicycle Routes – Shared Streets

Class III facilities are designated routes that provide for shared use with motor vehicle traffic and are identified by signage, but do not provide a designated area for bicycles and non-motorized users. These facilities can provide continuity to other bicycle facilities or to designate preferred routes through high-demand corridors. Bike routes are established by placement of "Bicycle Route" guide signs. Some Class III facilities are supplemented by bicycle "sharrow" markings which indicate that travel lanes are intended for the shared use of both bicycles and motor vehicles. Sharrows are a visual reminder for cyclists and cars to share the road and may be used where there is insufficient width to add a bike lane. The sharrow, when implemented correctly, shows the rider where to travel to increase maximum visibility of the cyclist and move the cyclist out of the "door zone" of parked cars. Sharrow markings and signs may be applied to class III bike routes to inform motorists that cyclists are allowed and to share the road. They can also be supplemented by additional signs indicating "Bicycles May Use Full Lane."

Figure 4-13 Class III Bike Routes (Source: Stantec, nacto.org)

4.2.4 Class IV Bikeways – Cycle Tracks

In addition to the standard class I, II, and III bike facilities, an additional bicycle treatment is now being implemented in select bicycle-friendly cities across the country. Class IV Bikeways, also known as cycle tracks, separated bikeways, or protected bikeways are similar to class I facilities in that they feature a dedicated bicycle right-of-way. Rather than being independent from a street or highway, class IV facilities are located inside the road right-of-way. Cyclists are typically separated from motor vehicles by a barrier such as a curb, delineator posts, a lane of parked cars, or median. A variation is a parking protected bike lane where the bike path is situated alongside the curb and the parking spaces are moved over to serve as a barrier between cyclers and automobile traffic.

The Protected Bikeways Act of 2014 (Assembly Bill 1193 – Ting, Chapter 495) established Class IV bikeways and tasked Caltrans to prepare design criteria for their proper development. This law also allows for use of design criteria in the Urban Bikeway Design Guide, published by the National Association of City Transportation Officials (NACTO, 2013). Elements of Class IV facilities were formerly considered to be contrary to State design standards until the passage of this law. They are now permitted and are encouraged where feasible by Caltrans.

Cycle tracks are also safer for users as they are protected by a physical barrier and reduce overall confusion and tension for all users of the road. A study conducted by the National Institute for Transportation and Communities that examined protected bicycle lanes in 5 cities including San Francisco, observed an increase in ridership on all facilities after the installation of the protected cycling facilities, ranging from +21 percent to +171 percent. Buffers constructed using flexible posts received very high ratings even though they provide little actual physical protection from vehicle intrusions— because cyclists perceive them as an effective means of positive separation (NTIC, 2014).

Cycle Tracks can provide opportunities for aesthetic improvements in addition to mobility improvements. They can provide opportunities for landscaping or other decorative features in the roadway. Drainage should be maintained on both sides of the cycle track. Examples of Class IV Bikeways in California include cycle tracks in Temple City, Long Beach, Redondo Beach, Santa Monica, Carlsbad, and San Francisco. They are being implemented in major cities throughout the U.S., often following the criteria found in the Urban Street Design Guide (NACTO, 2013). FHWA has recently published a Planning and Design Guide for separated bike lanes (FHWA, Seperated Bile lane Planning Design Guide, 2015), that reflects encouragement of their use by the Federal Government.

Figure 4-14 Class IV Cycle Tracks (Source: Stantec, modestogov.com)

4.2.5 Additional Enhanced Bicycle Treatments

4.2.5.1 Bicycle Boulevards

Bicycle boulevards, also known as neighborhood bikeways or greenways, are low-speed streets that have been optimized for bicycle traffic. They provide safer and more comfortable bicycling environments than facilities such as striped bike lanes on major streets and they are often located to provide routes parallel to collector or arterial streets. Bicycle boulevards typically provide traffic devices that are also used for neighborhood traffic calming, such as speed humps, medians, landscaped bulb-outs, roundabouts, and other measures that discourage non-local traffic and reduce motor vehicle speeds to 15 mph while allowing uninterrupted bicycle speeds of 15 mph. Also referred to as neighborhood greenways, bicycle boulevards can combine green infrastructure and stormwater management with bicycle boulevard treatments. The net effect of either improvement is to transform a street into a facility where bicyclists have equal or priority use of the street with motorists. The Neighborhood Greenways Assessment Report recommends the following operational performance guidelines for neighborhood greenways (PBOT, 2015):

- Vehicle speeds of 20 mph at the 85th percentile
- Automobile volume target of 1,000 ADT, with 1,500 ADT acceptable and 2,000 ADT maximum
- Bicycle and pedestrian crossing opportunities, measured as a minimum of 50 crossing opportunities per hour, with 100 crossing opportunities per hour the preferred level of service

Figure 4-15 Bicycle Boulevard with Diverter Islands (Source: B.I.K.A.S https://labikas.wordpress.com)

4.2.5.2 Elevated or Raised Bike Lanes

Another treatment that provides additional protection from motor vehicles is elevating the bike lane from the grade of the roadway. Slightly elevating the bike lane from the travel lane can provide additional visibility, a clearer demarcation of the space as dedicated for bicyclists, and a slight physical barrier in contrast to a typical bike lane into which motorists may stray haphazardly when making right turns. Typical treatments include raising the bike lane only slightly over the pavement or to the same level as the sidewalk. This treatment is relatively new in the United States and is not yet widely accepted. It is being tested now in San Francisco, and other agencies are considering the treatment.

Figure 4-16 Raised Bike Lanes (Source: bayviewcompass.com, nacto.org)

4.2.5.3 Colored Bike Lanes

Figure 4-17 Colored Bike Lanes (Source: nacto.org)

Recently, agencies have started providing special paving or color treatments on striped bike lanes to make them more visible to motorists. Colored treatment can be applied to the entire width of the bike lane for the entirety of the facility or before and after critical conflict zones where bicyclists and motorists must yield to one another—typically at intersections where motorists may turn right across the bicycle lane.

Green, blue, and red are among the colors that have been tested across the world for this purpose. Because these colored pavements are intended to regulate, warn, or guide traffic (motorists and bicyclists) and thus are serving as more than just an aesthetic treatment, they are considered to be traffic control devices. In United States, green has been the only color that has received official FHWA approval for colored pavement experiments on bicycle facilities as blue and red are used for different purposes. Green colored pavement can be used in marked bicycle lanes by any jurisdiction that requests and obtains interim approval from the FHWA (FHWA, 2011).

4.2.5.4 Bicycle Boxes

A bicycle box is the extension of the bike lane into the intersection itself. Bike boxes are designed to prevent bicycle and car collisions, especially between drivers turning right and bicyclists traveling straight or turning left. It is intended to make cyclists more visible and to give cyclists a head start when turning. A striped box with a white bicycle symbol inside is painted on the road before a stop light or sign. The boxes include the bicycle lanes approaching the box. Bicyclists stop in the bike box to be most visible to motorists while they wait for the signal.

The use of bicycle boxes is currently experimental under the FHWA. Along with other requirements such as setbacks, pavement marking, full-time turn on red prohibition, FHWA requires that pedestrian countdown signals must be present or installed for the contiguous crosswalk movement if the bicycle box is installed laterally across more than one approach lane. Active official experiments in California are being performed at Davis and Santa Monica (FHWA, 2015).

Figure 4-18 Bicycle box (Source: nacto.org, Stantec)

4.2.5.5 Dedicated Bicycle Signals and Signal Phases

Providing a dedicated bicycle signal can move bicyclists through an intersection safely, before allowing motor vehicles to create a potential conflict. Alternatively, traffic signals can be timed to allow priority for bicycles or pedestrians encouraging these non-motorized uses and improving safety. A signal phase is defined as the signal cycle length allocated to a traffic movement at an intersection receiving the right-of-way, or to any combination of traffic movements receiving the right of way simultaneously. The combination of all phases is equal to one cycle length. Providing dedicated signal phases for bicycles and/or pedestrians separates them from automobile traffic. This reduces potentially dangerous conflicts and makes bicycling a less stressful and more welcoming alternative to driving. Although rare in the U.S., they have been approved for usage in the U.S and in California at this time. They exist in Davis, Long Beach, and Redondo Beach, and additional cities are considering their use.

Figure 4-19 Dedicated bicycle Signals (Source: portlandoregon.gov, www.billandnancy.com, www.sa.gov.au)

4.2.5.6 Grade Separation

Grade separation removes any potential for conflict between bicycles and motor vehicles. Replacing an at-grade street crossing with a bicycle overpass or underpass can reduce conflicts with automobiles while allowing bicyclists to maintain momentum by eliminating the need to stop. However, such an improvement can come at a very high cost if existing infrastructure is not already in place.

Figure 4-20 Grade Separation (Source: Stantec)

4.3 TRANSIT SYSTEMS

Transit systems can include fixed-route systems, such as subways, light rail, and Bus Rapid Transit (BRT) with dedicated rights-of-way, and variable route systems served by buses, BRT without dedicated lanes, paratransit, community circulators and so on. People will use transit if it is frequent and reliable, convenient, and comfortable. The Inland Empire was developed with transportation by car as the model, and the very dispersed employment profile of cities like Fontana makes transit challenging. However, at a minimum every community includes people who cannot drive (including youth under 16 and some elderly people) and others who do not have cars and need to reach jobs. While the City of Fontana does not control the regional transit systems that serve the city, it has a role to play in the implementation of SCAG's 2016-2040 RTP/SCS. The City can make land use decisions that support transit and can advocate for service that best meets the needs of Fontanans.

Heavy rail. A recent study by researchers at the University of California-Berkeley found that the most successful fixed-route systems connect areas that are dense in both population and jobs and have expensive parking. (TRB, 2014) Fontana is connected to downtown Los Angeles by the Metrolink commuter rail system, a fixed-route system. Downtown Los Angeles qualifies as job-dense with expensive parking and the suburban route is designed to capture a regional population that works in downtown LA. In Fontana, however, less than 10% of employed residents currently work there. Because Fontana's Metrolink station is downtown, there are opportunities to enhance its value as a regional transportation link through additional transportation-oriented development, with opportunities to reduce the growth of congestion on regional freeways.

Light rail. There is no light-rail system in Fontana or the region and there are no plans to establish light rail within the time horizon of the General Plan Update. The Transportation Research Board's Urban Public Transportation Glossary defines Light Rail Transit as "A metropolitan electric railway

system characterized by its ability to operate single cars or short trains along exclusive rights-of-way at ground level, on aerial structures, in subways, or occasionally, in streets and to board and discharge passengers at track or car floor level" (TRB, 1978). In the more distant future, if the Inland Empire becomes more population- and job-dense, light rail systems may become feasible.

Bus service. The regional Omnitrans bus system currently operates in Fontana. Best practices for bus systems include reorganizing routes and schedules to provide more frequent and convenient service on the routes with the most riders, rather than providing equally infrequent and inconvenient service to cover all areas, including those with few riders. Better service on the routes that most people want to use often increases ridership, with the potential to take some cars off the road and relieve some congestion.

Bus Rapid Transit (BRT). The West Valley Connector is a BRT system without a dedicated lane currently expected to have a route starting at Kaiser Hospital in Fontana, going up Sierra Avenue to Foothill Boulevard and then going west along Foothill and through Ontario, Rancho Cucamonga, Upland and ending in Pomona, with destinations including the regional airport and retail. The purpose of the BRT is to provide frequent, convenient and comfortable service. Best practice characteristics include a limited number of stops, frequent headways (the amount of time between service), transit signal priority (timed signals to give crossing priority to transit and minimizing stopping), enhanced stations and security, and arrival information at stops.

Land use integration with transit. The amount of system investment in transit routes and stops determines the likelihood of transit-oriented development. The permanence of dedicated rights-of-way and transit stations attracts development. BRT without dedicated lanes is somewhat less permanent, but still includes a level of investment in stations that can be the foundation of transit-oriented development. Conventional bus routes and stops can be easily changed and for that reason do not readily attract the investment needed for centers of transit-oriented development.

Medium-sized cities such as Fontana can work with transit agencies so that land use and economic development policies are consistent with efficient public transportation opportunities. Vanpool, paratransit (on demand service for disabled persons), and community circulators can also be well suited for communities such as Fontana.

Figure 4-21 Light Rail Transit System (Source: Stantec)

4.3.1 Bus Rapid Transit

The Institute for Transportation and Development Policy (ITDP) identifies Bus Rapid Transit (BRT) as a "high-quality bus-based transit system that delivers fast, comfortable, and cost-effective services at metro-level capacities. It does this through the provision of dedicated lanes, with busways and iconic stations typically aligned to the center of the road, off-board fare collection, and fast and frequent operations" (ITDP, 2016). BRT generally improves speed by 10% to 15%. BRT-style buses that provide service on limited-stop routes with without dedicated lanes—sometimes referred to as "BRT 'Lite'"—is a variant of full BRT. The West Valley Connector planned for Fontana is currently expected to be service without a dedicated lane. A BRT corridor is a section of road or contiguous roads with a minimum length of 1.9 miles that has dedicated bus lanes. According to ITDP, the five essential features that define full BRT are:

- **Dedicated Right-of-Way:** Bus-only lanes make for faster travel and ensure that buses are never delayed due to mixed traffic congestion.
- **Busway Alignment:** Center of roadway or bus-only corridor keeps buses away from the busy curbside where cars are parking, standing, and turning
- **Off-board Fare Collection:** Fare payment at the station, instead of on the bus, eliminates the delay caused by passengers waiting to pay on board
- **Intersection Treatments:** Prohibiting turns for traffic across the bus lane reduces delays caused to buses by turning traffic. Prohibiting such turns is the most important measure for moving buses through intersections – more important even than signal priority.
- **Platform-level Boarding:** The station should be at level with the bus for quick and easy boarding. This also makes it fully accessible for wheelchairs, disabled passengers, strollers and carts with minimal delays.

Other important characteristics for successful BRT are common to transit modes that have permanent stops or stations:

Station Location: Stations should be well designed, well located and provide convenient and easy access. They should interact with other modes of travel and be ADA accessible.

Station and Facility Design: A station should be well integrated into the surrounding areas, well designed, easily accessed, attractive, comfortable, and safe. Amenities such as real-time passenger information systems, route maps, transfer connection information, and ticket machines are needed at the station.

Specialized Branding/Marketing: Attractive branding and marketing materials, including maps, can significantly increase ridership and should be carefully crafted to cater to the taste of the targeted population

Figure 4-22 Bus Rapid Transit System (Source: Stantec)

4.3.2 Local Bus Service

Most cities are served by a local bus system often operated by local transit authorities, Omnitrans in the case of Fontana. While the City does not operate the system, it can advocate for practices that have been shown to improve service and attract more ridership and collaborate with the transit authority to help improve bus speeds through providing changes to signal timing, providing signal priority, queue jump lanes and similar efforts.

A recent report by the Transportation Research Board, *Commonsense Approaches for Improving Transit Bus Speeds* [TCRP Synthesis 110, 2013], based on a survey of 31 transit agencies and review of practices, identified a number of practices that can improve bus speeds, which is a major issue for riders. In addition, as noted earlier, many transit agencies have reconfigured routes and service to provide more frequent service to the routes most in demand, rather than focusing on providing coverage.

- **Adjust schedules**: Adjusting running time, recovery times (the time spent turning the bus), and more flexible headway schedules improve on-time performance reliability for riders, and reduce the need for buses to sit if they are running early.

- **Consolidate stops:** More than half of the agencies surveyed have consolidated stops, either by focusing on specific corridors or by gradual policy changes. Moving stops to the far side of intersections at stop lights and physical changes to allow faster boarding, such as longer bus stops or bulbouts, also improve speed.

- **Streamline routes:** Straightening out routes, trimming deviations, eliminating duplication, and shortening routes can simplify and speed up service.

- **Stop design:** A safe, clean, comfortable, and ADA-accessible bus stop/shelter should provide some shade and seating, at a minimum.

- **Signal timing:** Synchronized stoplights along transit routes can make sure that buses face more green lights than red, but only have a mild impact on operating speeds.

- **Transit signal priority:** Signal priority changes stop lights for approaching buses to help increase bus speeds.

- **Fare policy**: In the survey, one agency established a system to collect fares before passengers board, and to allow them to board at both bus doors. This change decreased bus running times by 9 percent.

- **Vehicle changes:** Low-floor buses reduce loading times, and ramps can speed loading for wheelchairs and bicycles.

- **Bus lanes:** Dedicated lanes on wide arterial streets moderately improve speeds.

Figure 4-23 Local Buses – off street bus stop with a shelter with seating and shade (Source: Stantec)

4.3.3 Urban Streetcars and Trolleys

Streetcars are local public transportation that uses electric vehicles running on rails. Streetcars are generally designed to provide short-trip urban circulation, and the vehicles and infrastructure are optimized accordingly. The streetcar alignment can be located in shared traffic lanes or on a segregated right-of-way if one is available. Vehicles typically consist of a single unit, ranging from restored heritage cars to modern multi-section articulated designs. Streetcar projects are typically driven by a combination of transit demand and the desire to rejuvenate urban public spaces. They are best suited for short trips in an urban environment; usually around five miles though streetcars serving longer and shorter distances also exist.

Variations include trackless trolleys without rails but connected to above-ground wires, and circulators (such as the downtown trolleys in many cities) that are often called trolleys but are really rubber-tired buses designed to resemble historic streetcars.

Streetcars can operate on mixed right- of-way, street level operation or exclusive lane if available. Many choices of streetcar vehicles ranging from replica heritage cars (vintage/heritage trolley) to modern streetcars are available and the choice of a particular car design should be personalized to the community it serves. Modern vehicles vary between 60 feet to 100 feet long and carry 100 to 175 people. Historic cars are usually shorter, from 40 feet up to 60 feet with capacities of 50 to 60 people.

All the best practices for bus systems are also true for the streetcar system.

Figure 4-24 Urban Street Cars (Source: Stantec)

4.4 GOLF CARTS AND LOW SPEED ELECTRIC VEHICLES

Although some people use walking and biking as modes of travel to work or for recreational purposes, the majority of the population will use these modes to perform daily activities only if they are in a comfortable range of 0.5 - 1 miles for walking and 1-3 miles for biking. These modes also require a person to be relatively physically fit. Seniors or physically challenged people need other modes that can cover short distances safely. Hence, there is a growing trend in transportation for the use of vehicles such as golf carts and low-speed vehicles or Neighborhood Electric Vehicles (NEV). Apart from providing mobility to people residing in the community, these vehicles have other advantages over the use of cars:

- They do not have gas engines and run on electricity providing significant emission reductions.
- They generally don't go over 25 miles per hour and hence reduce chances of serious injuries.
- The infrastructure they require can be used by cyclists, skaters, and joggers.
- Their parking spaces are one-third the size of those of cars, thereby reducing the size of parking lots.
- Relieves congestion by reducing the need for a car for shorter trips.

According to the California Vehicle Code (CVC), a golf cart is "a motor vehicle having not less than three wheels in contact with the ground, having an unladen weight less than 1,300 pounds, which is designed to be and is operated at not more than 15 miles per hour and designed to carry golf equipment and not more than two persons, including the driver". The use of a golf cart does not require a California driver's license or registration with the California Department of Motor Vehicles.

On the other hand, a low-speed vehicle or a NEV is "a motor vehicle that meets all of the following requirements: (1) has four wheels, (2) can attain a speed, in one mile, of more than 20

miles per hour and not more than 25 miles per hour, on a level paved surface, and (3) has a gross vehicle weight rating of less than 3,000 pounds. The CVC also states that the driver of a low-speed vehicle must have a valid California driver's license and the low-speed vehicle must be registered with the California Department of Motor Vehicles prior to any use on public roadways or shopping centers.

Many communities allow the use of a golf cart on existing multi-use trails. However, it is best to provide a separate trail for their use so they don't interfere with pedestrian and bicycle users and to intern minimize accidents. On the other hand, NEVs in California are allowed to drive on streets with posted speed limit below 25 miles per hour.

5.0 TRAFFIC CALMING MEASURES

This section of the report discusses various measures which can be used to reduce speeding and discourage through traffic in neighborhoods. Safer neighborhood streets in turn encourage pedestrian and bicycle trips, and sometimes transit usage. These traffic calming measures are divided into low cost options (0 - $5,000), medium cost ($5,000 - $15,000) and high cost improvements (over $15,000).

5.1 FOCUSED ENFORCEMENT

Police enforcement can be a very important tool in neighborhood traffic calming and can often result in a 3 mph average speed reduction across the board of speed ranges. However, the effect is often temporary, especially if enforcement is sporadic. Enforcement is most effective under a systematic program or in conjunction with a change in traffic conditions.

The National Highway Traffic Safety Administration (NHTSA) provides guidelines for developing a speed enforcement program, and discusses designating specific areas as enforcement zones. In addition to police enforcement, NHTSA discusses using neighborhood committees to assist with enforcement activity and to raise public awareness (NHTSA, 2008).

Focused enforcement would be considered a low cost measure. The cost can run approximately $500 per day. The cost can be offset by income from fines, but total fine income will not be increased unless traffic manpower is increased. Issues of enforcement and staff deployment are challenging for a local police department trying to address a variety of public safety concerns. Therefore, increased or focused enforcement is not likely a long-term solution.

5.2 RADAR SPEED TRAILERS

Radar speed trailers can be placed at the sides of the roadway in the street right of way if there is adequate width so as to not impede traffic, or directly adjacent to the roadway (on the parkway or another area if available). These trailers show the posted speed limit and also "your speed." The trailer's radar detects vehicles' speeds and shows the speed at which they are traveling.

These trailers come with a variety of features. Many units are lightweight and can be moved throughout the neighborhood. Others can flash "Slow Down" or have flashing red and blue lights when the speed detected is too high and the driver does not slow to the posted speed limit.

Radar speed trailers are considered a low cost measure, and often require the City to move existing equipment to a specified location. Purchase of actual radar equipment could be more expensive, with prices ranging from $5,000 to $15,000.

In addition to radar speed trailers, permanent signs can be posted on existing street signs or new poles. They show the same information as the trailers including two lines of text (typically "YOUR SPEED" or "SLOW DOWN") and the vehicle's speed. They can be a lower-cost than the trailers, but also offer less visibility.

These options have been tried in many locations, with mixed success. Speed reduction is typically high when first implemented, but effectiveness often reduces over time. Therefore, they are not recommended as a long-term solution.

5.3 ROADWAY SIGNS AND MARKINGS

Roadway signs and markings are some of the lowest cost options for traffic calming. There are a variety of traffic signs that can be used in conjunction with traffic calming. Many relevant traffic-calming signs are shown in Figure 5-1.

Speed limit signs can have some limited effectiveness, but alone, they rarely result in compliance or speed reductions. It is appropriate to post a 25 mph limit as a reminder to residents, but this action alone will not likely change the speed of most vehicles. Stop signs, used in isolation, are rarely effective for speed control as motorists do not see an obvious reason to stop at a stop sign.

Marked and signed crosswalks can be effective for reducing speeds, especially in high pedestrian or school areas. Pavement markings on the street can also serve as traffic control devices. Pavement markings can include edge lines painted to designate the parking area from the travel area, bicycle lanes, and median centerline stripes. All of these serve to visually narrow the roadway and therefore have a tendency to slow traffic.

Roadway signs and markings are considered low cost measures. Signs typically cost under $200 per location/sign for installation. Markings typically cost $500 to $1000 per site.

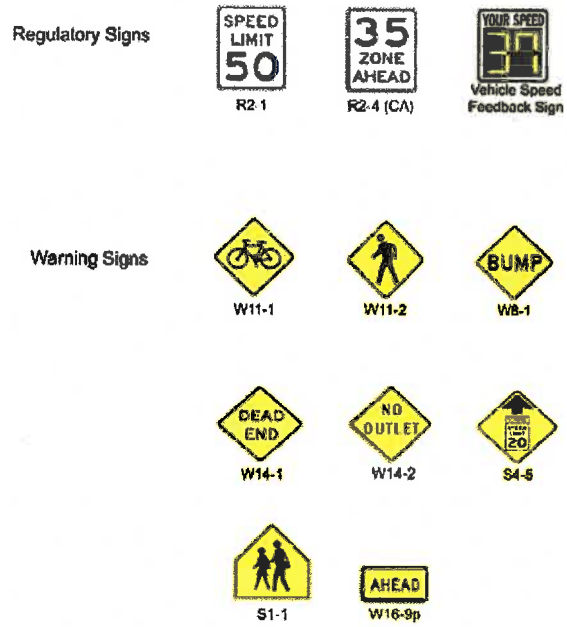


Figure 5-1 Potential Traffic Calming Signs

5.4 ROADWAY MODIFICATIONS

5.4.1 Narrow Streets

Narrowing the width of a street, or more specifically narrowing the traveled way for vehicles, will result in lower vehicular speeds. The following are common treatments used to narrow the traveled way for traffic calming purposes.

5.4.1.1 Curb Extensions and Bulb-outs

Curb extensions are locations where the curb is extended into the roadway, providing for narrower travel lanes. This can be done by eliminating non-travel space (such as parking areas along the outside of a roadway), by reducing the number of travel lanes in each direction from two lanes to one lane, or by reducing the total number of travel lanes from two lanes (one per direction) to one lane (such as a one-lane bridge).

Curb extensions normally result in a loss of parking in order to narrow the street and provide landscaping. The parking loss can be reduced if the roadway is narrowed at areas that already include driveways, but driveway access will be lost while the curb extension is being constructed. Also landscape opportunities are greatly reduced if driveways are provided within the curb extensions. The curb extensions must be carefully planned and designed to work with the existing driveway locations, and the function of existing drainage and street sweeping systems.

Figure 5-2 Curb Extensions (Source: nacto.org)

Intersection bulb-outs are curb extensions located specifically at intersection locations that extend the curb line into the roadway, providing for narrower travel lanes and pedestrian crossing areas. This can be done by eliminating non-travel space (such as parking areas along the edge of a roadway), by reducing the number of travel lanes in each direction from two lanes to one lane, or by reducing the total number of travel lanes from two lanes (one per direction) to one lane (such as a one-lane bridge).

These improvements have an estimated cost of $20,000 or more per intersection ($5,000 per corner).

5.4.1.2 Chicanes

Chicanes are created when curb extensions alternate from one side of the street to the other, essentially creating S-curves. On lower volume streets, however, chicanes can create traffic deviating out of the appropriate lane if they are not designed very carefully.

Curb extensions, including both chicanes and standard curb extensions, are high cost improvements, and typically cost approximately $20,000 per location.

There are bolt-on options available for a lower cost; however, they have some restrictions. There are two main types of bolt-on curbs, namely rubber curbing and doweled cement. These are less costly because they are installed over the existing roadway and do not require modifications to any existing paving. The limitations however, include that the existing drainage must not be disrupted and no irrigation is typically available. Landscaping must be very drought-tolerant or cannot be provided. Bolt-on treatments typically cost closer to $5,000 per application site, or $10,000 in pairs to create curb extensions or chicanes.

Figure 5-3 Chicanes (Source: nacto.org)

5.4.2 Raised Intersections

Similar to raised crosswalks, an entire intersection can be raised slightly, including the crosswalks and the central intersection area. Special treatments, such as simulated brick, are often used in the central area. Similar to speed humps and other vertical speed control elements, they reinforce slow speeds and encourage motorists to yield to pedestrians at the crosswalk. Raised intersections are a high cost alternative at approximately $20,000 or more per location.

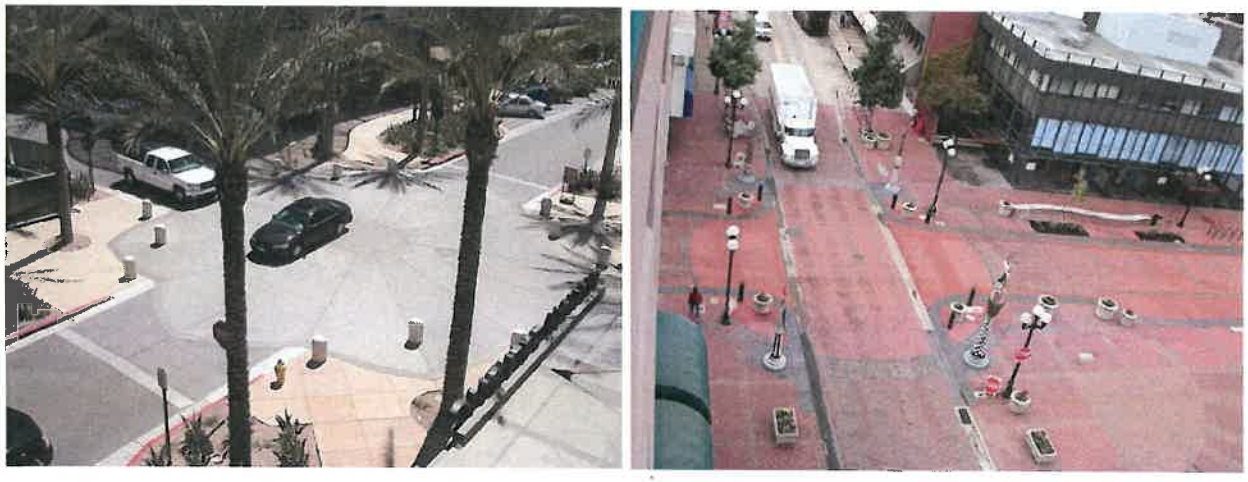


Figure 5-4 Raised Intersections (Source: nacto.org)

5.4.3 Speed Humps

Speed humps can serve to slow traffic on residential roadways to more appropriate levels. However, they can be discouraged by Fire Departments due to potential reductions in response times, and they can result in community backlash when encountered too frequently. Some communities have specific guidelines for speed hump implementation, such as, the roadway must not have more than a 5% grade or the roadway is not identified as an emergency response route, that its installation will not shift or divert traffic to other streets, and that it is agreed to by a specified percentage of the affected residents. While speed humps are

effective at reducing speed at the location of the hump itself, vehicles tend to speed up between the hump, reducing their overall effectiveness. Noise impacts can also be a factor when implemented due to an increase in noise from the vehicles passing over the humps as well as the additional noise from vehicles braking in advance of the humps and accelerating after the humps.

Figure 5-5 Speed Humps (Source: nacto.org)

5.4.4 Roundabouts

A roundabout provides a central island at an intersection, requiring traffic to drive around in a counterclockwise direction. Roundabouts are an extremely safe form of traffic control as the potential for perpendicular crashes are eliminated and speeds are typically reduced from normal intersections. There is heightened interest in roundabouts throughout the U.S. because of their safety record compared to traffic signals and stop sign applications. They also can provide better traffic performance than other intersection control types, since traffic is slowed but not stopped.

Many bicyclists also prefer roundabouts, since a properly designed roundabout will slow car traffic to around 18-25 miles per hour and the need to come to a complete stop occurs less frequently. However, bike lanes are not striped through roundabout intersections, even on Class II roadways. Therefore, it is recommended that the sidewalks adjacent to the roundabout provide additional width, to allow for a multi-use segment, so bicycles can choose to use the sidewalk if they are uncomfortable riding travel lane without bike lanes.

Properly designed roundabouts normally require more area than is available at a residential tee intersection. As such, they are most often provided at 4-leg intersections. They are also often favored in traffic calming plans because of the many benefits of landscaping in the central island. These include aesthetics, traffic speed reduction, effect on cross streets, and visual effect upon speed when viewed from a distance. Roundabouts are an extremely high-cost alternative, with costs of approximately $100,000 per location.

Figure 5-6 Roundabouts (Source: Stantec)

5.4.5 Traffic Calming Circles and Mini-Roundabouts

While roundabouts may not be practical within the residential area of the neighborhood, a similar but smaller treatment may be appropriate. Traffic calming circles are smaller than roundabouts and can fit within the area available for area intersections. But due to the reduced area, long vehicles may be required to turn left in front of the circle, essentially traveling against traffic. This is normally not a significant problem if the cross street is lightly used.

When left turn traffic is heavier, an alternative solution is a mini-roundabout. The primary difference between a circle and a mini-roundabout is that with the mini-roundabout the central area must be traversable by long vehicles and cannot be landscaped. Instead, it is often raised slightly and paved with a special treatment to discourage traffic. Automobiles will generally circulate properly around the mini roundabout, while trucks will turn over the raised area slowly.

Curb extensions are not required with traffic circles and mini roundabouts, but they can increase the effectiveness of the treatment especially if on-street parking is lightly used. They prevent vehicles from drifting to the right to avoid the speed reducing effect caused by the circle. They also offer landscaping opportunities. Traffic calming circles and mini-roundabouts cost approximately $20,000 per location.

Figure 5-7 Mini-roundabout (Source: nacto.org)

5.4.6 Median Islands

Median islands provide for an island in the middle of the roadway, typically with landscaping for aesthetic reasons. They can be provided at community gateways or entrances to neighborhoods, and serve as an aesthetic entrance, in addition to a reminder that the vehicle is entering a residential community that has been traffic calmed. They are effective in reducing speeds at the site of the island.

Median islands are a medium-cost alternative, costing approximately $10,000 per location or more, with landscaping costs. Bolt-on options can also be provided (as described in the curb extensions discussion above) for a lower cost, of approximately $5000 per location; however, landscaping may not be feasible.

Figure 5-8 Median Island (Source: Wikipedia)

5.4.7 Road Diets

When an existing roadway has excess capacity, a "road diet" can be implemented to reduce the number of vehicle through lanes in order to provide other roadway features, such as on-street parking and bike lanes, without the need to physically widen the roadway. Road diets are most commonly utilized on four-lane roadways without medians, by removing one lane in each direction and adding a two-way-left-turn lane in the center of the road. The additional space that is gained can then be utilized for parking or bike lanes. A road diet is generally feasible when daily traffic volumes are 18,000 ADT or less, but have been implemented on roadways with as much as 22,000 ADT in certain conditions.

Figure 5-9 Road Diets (Source: FHWA,)

5.4.8 Roadway Diversions / Closures

Full roadway closures or one-way diversions can restrict through traffic, either totally, or by limiting traffic to enter or exit a neighborhood at certain locations. Due to the higher potential for inconveniencing travelers, great caution should be exercised when recommending roadway diversions and closures. Gated neighborhoods and developments with perimeter walls have a similar effect.

Figure 5-10 Roadway Diversions / Closures (Source: fhwa.dot.gov, pedbikesafe.org)

5.4.9 Channelizers

Channelizers can be used, often at a lower cost, to simulate curb extensions and median islands. They are not widely used, however, as they do not look as nice as permanent treatments and the lack of mass reduces their effectiveness. They are effective in discouraging the crossing of lanes, such as restricting left turns.

Channelizers are a very low cost solution, with an approximate cost of $30, per post. They can present a maintenance problem, but typically provide less of a barrier to nearby driveway access.

6.0 NEIGHBORHOOD CHARACTERISTICS

In 2009, EPA, the U.S. Department of Housing and Urban Development (HUD), and the U.S. Department of Transportation (DOT) formed the Partnership for Sustainable Communities to help communities improve access to affordable housing and transportation while protecting the environment. Six guiding principles were developed (HUD-DOT-EPA, 2009).

1. **Provide more transportation choices:** Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.

2. **Promote equitable, affordable housing:** Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.

3. **Enhance economic competitiveness:** Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.

4. **Support existing communities:** Target federal funding toward existing communities—through such strategies as transit-oriented, mixed-use development and land recycling—to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.

5. **Coordinate policies and leverage investment:** Align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.

6. **Value communities and neighborhoods:** Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

Federal transportation funding is guided by these livability principles.

6.1 MIXTURE OF USES

Neighborhoods and districts with a variety of uses have significantly more pedestrians than those that do not. Simply put, a mix of uses ensures that residents and visitors alike have places to walk to. For example, residents of traditional suburban developments often have few services available within a short walk, while residents of a mixed-use neighborhood can often accomplish many of their daily tasks without getting in their cars. Residents of a mixed-use neighborhood can often pick up coffee, drop off their laundry, get groceries, see a doctor, and even go to work all within a short walk.

Figure 6-1 Mixed Use Development (Source: Stantec)

6.2 PEDESTRIAN SCALE STREET FRONTAGE

The non-vehicular (bike and pedestrian) experience is defined in part by the sense of enclosure and activity that we need to feel comfortable. In other words, it matters what pedestrians are walking past. Open storefronts, building faces with lots of street level doors and windows, restaurants, bars, and cafes with outdoor seating or seating that faces the street is much more engaging than the blank wall of a building or a surface parking lot. In fact, studies have shown that distances actually feel shorter when there is more going on at street level, and when distances feel shorter people are more likely to walk.

Figure 6-2 Pedestrian Scale Frontage (Source: pedbikeinfo.org)

6.3 LANDSCAPING AND SHADE

Provisions for shade and landscaping provide the sense of enclosure that we get from well executed street frontage. Street trees help provide a welcoming environment by providing a psychological barrier between pedestrians and motorists while also proving shade in the summer months. Tree-lined streets also tend to moderate vehicle speeds. Deciduous trees have the added benefit of losing their leaves and allowing more sunshine in the cooler months. When combined with other landscaping like bio-swales and planters, these features can provide a park-like environment encouraging more people to walk while simultaneously reducing storm water pollution, providing natural cooling, and even reducing air conditioning costs in the surrounding buildings. Given the severity of the statewide drought, landscaping efforts should feature low water use and native plants whenever possible. Architectural treatments can provide shade and wind protection without water requirements.

6.4 STREET FURNISHINGS

In addition to landscaping and active street frontages, high quality street furnishings such as benches, lighting, bus shelters, bike racks, trash cans, etc. can improve the pedestrian experience by making them more inviting to different types of users under different

circumstances. For example, provision of benches and parklets--small sidewalk extensions installed in parking lanes that provide more space and amenities for people using the street, give pedestrians a place to rest and gather. Lighting is important for a sense of security and bus shelters provide shade and protection in inclement weather. Bike racks and parking complement bike infrastructure to allow bicyclists to secure their bikes when shopping or moving to a different transportation mode, such as commuter rail. Adequate trash cans reduce the occurrence of unsightly litter, also improving the pedestrian experience. Public art, street banners, and similar interventions reinforce the human scale and identity of places to provide pedestrian- and bicycle-friendly environments that are comfortable and interesting.

Figure 6-3 Landscaping and Shade (Source: nacto.org)

Figure 6-4 Street Furniture (Source: Stantec)

6.5 OPTIMIZE PARKING

Right-sizing parking requires balancing the number of spaces, cost of parking, and timed parking. Ample free or inexpensive parking can induce demand for driving. According to a document published by the Seattle Department of transportation, "the most effective parking strategies are cost based or pricing measures that link parking rates more directly to demand or provide financial incentives and/or prime parking spaces to preferred markets such as carpools, vanpools and short term parkers" (SDOT(a), 2008). Some cost based as well as other strategies are listed below.

- Setting variable parking rates that fluctuate with demand
- Separately sold or leased parking
- Imposing parking taxes
- Providing employer based incentives for lower parking use
- Sharing parking spaces or lots based on parking demand (example offices in the morning and afternoons and restaurants in the evening)
- Installing electronic parking guidance systems to direct motorists to parking facilities with available spaces
- Limiting number of parking spaces to be provided at new developments through off-street parking requirements
- Developing park-and-ride lots
- Parking enforcement and education

6.6 MULTI-MODAL CONNECTIVITY

Figure 6-5 Multi-modal Connectivity (Source: Stantec)

In order for a community to be less dependent on automobiles, other modes of travel should be well integrated with each other (including automobile transportation) as well land uses it serves. The Florida Department of Transportation has developed criteria for designation of areas as multimodal districts. The criteria are divided in 3 categories--Land use, Interconnected Street System, and Design--and their characteristics are listed below (FDOT, 2013).

Land use

- Inclusion of complementary land uses which promote alternative mode usage, including medium/high density residential
- Appropriate densities and intensities of development to support transit
- Appropriate organization of land uses, focusing on central core and multimodal supportive development along major corridors
- Recommended minimum 5,000 in residential population, and 2 to 1 population to jobs ratio
- Special considerations given to schools and their multimodal needs to provide a safe, amenable environment for students

Interconnected Street System,

- Adequate levels of service for all modes
- Appropriate numbers of connections within the street network
- Connected pedestrian and bicycle systems
- Convenient modal connections
- Convenient connections to regional transportation

Design

- Adequate access for pedestrians and cyclists to transit
- Transit oriented development within the area
- Shorter block length providing easier access and better quality pedestrian environment

6.7 INVESTMENT IN KEY LOCATIONS

As resources are limited, an initial focus on key districts, main streets, and key corridors linking community destinations, and integration of these investments with appropriate land uses and other improvements will create pilot sites to show the benefits of multimodal transportation.

SCAG's 2016-2040 RPT/SCS outlines a strategy that integrates land use planning with transportation planning to realize the vision of a more compact and connected region. The RPT/SCS includes strategies to facilitate and improve short-distance, as well as longer distance commuter travel.

A key feature of this strategy is the Neighborhood Mobility Areas (NMA) concept, which facilitates the use of non-vehicular modes of travel for short trips within the neighborhood. NMAs are conducive to pedestrian and bicycling trips and are centered upon a "Complete Streets" approach to roadway improvements. The ideal location for an NMA is where there is a high intersection density, low to moderate traffic speeds and robust residential-retail connections. Approximately 38 percent of all trips in the SCAG region are three miles in length or less, which is a short enough distance that can be covered by walking and biking. (SCAG, 2016) The NMA strategy represents a set of policies to encourage the use of non-automobile modes of transportation for these short trips.

Much of the suburban development pattern found throughout southern California, including Fontana, is characterized by long arterial corridors. SCAG's approach to these arterials is the Livable Corridors Strategy, which encourages development along these corridors that crisscross the region. These corridors serve as major travel routes, as well as destinations in their own right. Infill development along the Livable Corridors makes the provision of high quality, high frequency transit feasible, and facilitates its use. The Livable Corridor Strategy specifically advises local jurisdictions to plan and zone for increased density at key nodes along the corridor and the replacement of single-story under-performing strip retail with well-designed higher density housing and employment centers.

Figure 6-6 Example of a Neighborhood Mobility Area (Source: SCAG/NACTO)

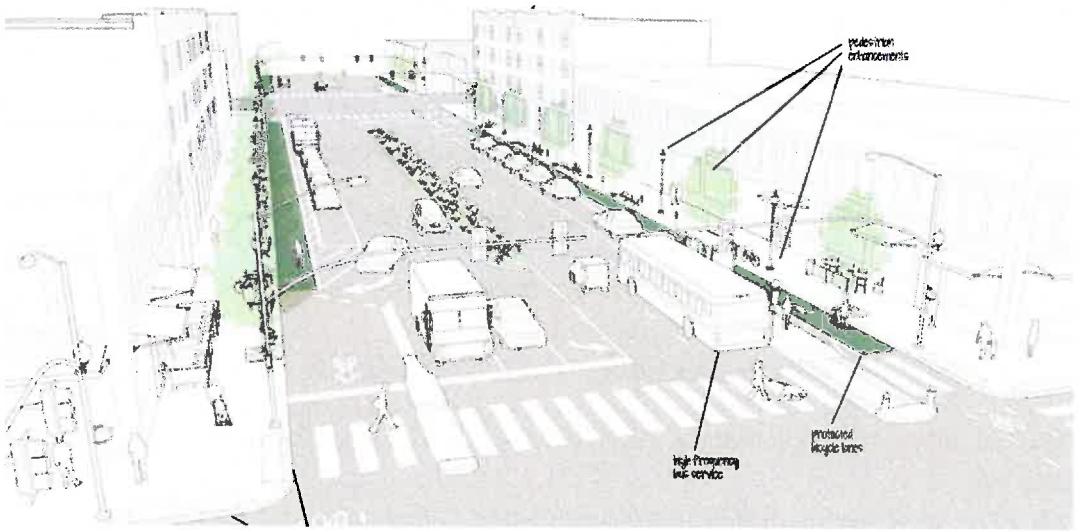


Figure 6-7 Example of a Livable Corridor (Source: SCAG/NACTO)

7.0 RESOURCES

The following documents and websites can serve as useful resources when implementing the practices and concepts outlined in this report.

- *Smart Growth Trip Generation and Parking Study*, San Diego Association of Governments (SANDAG), 2010 (http:// www.sandag.org/tripgeneration)
- *Main Street California, A Guide for Improving Community and Transportation Vitality*, Caltrans, 2013
- *Urban Street Design Guide*, National Association of City Transportation Officials (NACTO)
- *Urban Bikeway Design Guide*, NACTO
- *Transit Street Design Guide*, NACTO
- *PEDSAFE – Pedestrian Safety Guide and Countermeasure Selection System*, FHWA (http://www.pedbikesafe.org/PEDSAFE)
- TDM Encyclopedia, Victoria Transport Policy Institute (VTPI), 2014 (http://www.vtpi.org/tdm/index.php)
- *Complete Intersections: A Guide to Reconstructing Intersections and Interchanges for Bicyclists and Pedestrians*, Caltrans, 2010

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Housing Element 2014-2021

APPENDIX THREE

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CC Resolution 2018-096, SC Resolution 2018-097

HOUSING ELEMENT 2014-2021

Adopted February 11, 2014
Resolution No. 2014-005

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City Council Resolution 2018-097
City Council Resolution 2023-088

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Chapter 1
Introduction

The 2014-2021 Housing Element identifies and analyzes existing and projected housing needs and contains the City of Fontana's official policies for the production, improvement and preservation of housing within the City.

1. Purpose and Content

The City of Fontana's Housing Element is a major component of the City's General Plan and addresses adequate housing opportunities for present and future residents through 2021. The Housing Element is the only General Plan Element that requires review and certification by the State of California and provides the primary policy guidance for local decision-making related to housing.

The Housing Element provides a detailed analysis of the City's demographic, economic and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation, conservation and rehabilitation. Based on Fontana's existing housing needs, available resources, constraints and past performance, the Housing Element identifies goals, objectives and action programs that address the housing needs of present and future residents.

2. Housing Element Update Process

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65302(c)).

It is intended that this Housing Element be reviewed annually in order to remain relevant and useful and reflect the community's changing housing needs. This Housing Element covers the planning period from October 15, 2013 to October 15, 2021, as determined by State Law. This document represents the update required by State Law.

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3. State Law and Local Planning

a. Consistency with State Law

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element plans for the provision of housing for all segments of the population.

Additionally, the City is aware of legislative requirements such as SB 1087 (Water and Sewer Priority), AB 162 (Flood Hazard Land Management) and SB 244 (Disadvantage Communities) that are timed to occur with the update of the City's Housing Element. These requirements are addressed under separate City processes.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

Table 1-1
State Housing Element Requirements

Regional Housing Element Component	Reference
A. Housing Needs Assessment	Chapter 2
1. Analysis of population trends in Fontana in relation to countywide trends	Chapter 2
2. Analysis of employment trends in Fontana in relation to regional trends	Chapter 2
3. Projections and quantification of Fontana's existing and projected housing needs for all income groups	Chapter 2
4. Analysis and documentation of the City's housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Chapter 2
b. Overcrowding	Chapter 2
c. Housing stock condition	Chapter 2

Table 1-1 State Housing Element Requirements	
Regional Housing Element Component	**Reference**
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix B
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
8. Analysis of special housing needs: elderly, persons with disabilities (including persons with developmental disabilities), large families, farmworkers, and families with female heads-of-household	Chapter 2
9. Analysis of housing needs for families and persons in need of emergency shelter	Chapter 2
10. Analysis of opportunities for energy conservation with respect to residential development	Chapter 3
11. Analysis of assisted housing developments that are eligible to change from Low-Income housing during the next 10 years	Appendix B
B. Goals and Policies	Chapter 4
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Chapter 4
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B
14. Programs to assist in the development of adequate housing to meet the needs of Low- and Moderate-Income households	Chapter 4
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Chapter 4
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Chapter 4
17. Conserve and improve the condition of the existing affordable housing stock in Fontana	Chapter 4
18. Promote housing opportunities for all persons	Chapter 4
19. Programs to address the potential conversion of assisted housing development to market-rate housing	Chapter 4

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Table 1-1 State Housing Element Requirements	
Regional Housing Element Component	**Reference**
20. Identification of zone(s) where emergency shelters are permitted by-right	Chapter 4

b. General Plan Consistency

The California Government Code requires internal consistency among the various elements of the General Plan. Section 65300.5 of the Government Code states that the General Plan's various elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

c. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies and action programs for the planning period that directly address the housing needs of Fontana. A number of City plans and programs implement the goals and policies of the Housing Element, including the City's Municipal Code, Specific Plans and Redevelopment Plan.

4. Housing Element Organization

The City of Fontana Housing Element is organized into four parts:

- Section 1: Introduction. Explains the purpose, process and contents of the Housing Element;
- Section 2: Housing Needs. Describes the demographic, economic and housing characteristics of Fontana, as well as the current and projected housing needs;
- Section 3: Resources and Constraints. Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing; and

- Section 4: Housing Policy Program. Details specific policies and programs the City will carry out over the planning period to address the City's housing goals.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- Appendix A: Community Outreach
- Appendix B: Residential Land Resources
- Appendix C: Review of the 2006-2014 Housing Element Performance; and
- Appendix D: Glossary of Housing Terms

5. Citizen Participation

This Housing Element was developed through the combined efforts of City staff, the Planning Commission and the City Council. Citizen input was received through public workshops and hearings. The notices for these workshops were published on the City's website and posted at City Hall. In addition, organizations that represent the interest of lower income and special needs households, or that are otherwise involved in the development of affordable housing, were invited to participate in public workshops.

a. Community Workshops

On October 30, 2013, the City held a community workshop open to the public to seek input on the Housing Element update. At the community workshop, participants were provided with an overview of the Housing Element Update process and content. Comments received through the outreach activities have been considered in the development of the Housing Policy Program provided in Chapter 4 of this document. A summary of the comments is provided in Appendix A.

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Chapter 2
Housing Needs Analysis

1. Introduction

When preparing the Housing Element, jurisdictions must evaluate both existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs. Housing needs are identified according to income, tenure and special needs groups.

Primary data sources include the 1990, 2000, and 2010 U.S. Census documents, the California Department of Finance (DOF), the Southern California Association of Governments (SCAG) and the Department of Housing and Urban Development (HUD). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts. This section also includes data from the 2007-2011 American Community Survey 5-year Estimates (ACS). The ACS provides an opportunity to utilize updated information for the timeframe between the decennial censuses. Although not as statistically accurate as the decennial census, the ACS provides estimates to illustrate trends and change in the community.

2. Population Trends and Characteristics

This section provides a summary of the changes to the population size and age, and racial/ethnic composition of the City.

a. Historical, Existing and Forecast Growth

The City of Fontana is a city in the County of San Bernardino. The American Community Survey estimates San Bernardino County's population was 2,023,452 in 2011. From 2000 to 2010, the population increased by 18.4 percent. Table 2-1 lists the populations of San Bernardino County and adjacent counties in Southern California.

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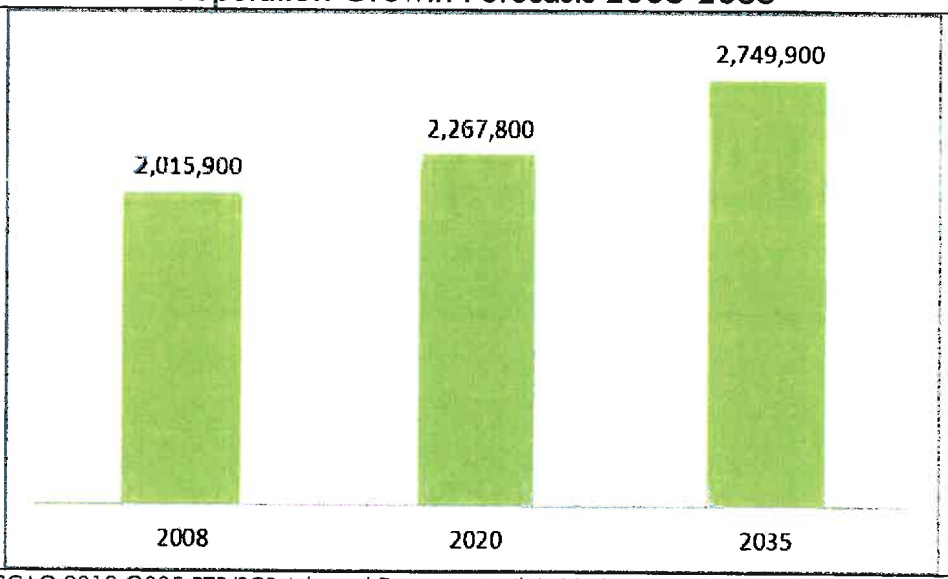
Table 2-1 Regional Population Trends 2000-2011			
County	2000	2010	2011
Imperial County	142,361	174,528	171,343
Los Angeles County	9,519,338	9,818,605	9,787,747
Orange County	2,846,289	3,010,232	2,989,948
Riverside County	1,545,387	2,189,641	2,154,844
San Bernardino County	**1,709,434**	**2,035,210**	**2,023,452**
San Diego County	2,813,833	3,095,313	3,060,849
Ventura County	753,197	823,318	815,745
Source: U.S. Census 2000 SF1, 2010 SF1, and 2007-2011 American Community Survey DP05.			

According to the U.S. Census and the American Community Survey, the City of Fontana experienced a 34.2 percent population increase between 2000 and 2010, and a -1.7 percent increase between 2010 and 2011.

As shown in Figure 2-1, SCAG forecasts a gradual population growth rate over the next 22 years with an estimated County population of 2,749,900 in 2035. Table 2-2 compares the population growth rates of the City of Fontana and the County of San Bernardino from 2000-2011.

Table 2-2 Population Growth 1990-2009							
				2000 - 2010 Growth		2010 - 2011 Growth	
Jurisdiction	2000	2010	2011	Number	%	Number	%
City of Fontana	128,929	196,069	192,779	67,140	34.2%	-3,290	-1.7%
San Bernardino County	1,709,434	2,035,210	2,023,452	325,776	16.0%	-11,758	-0.6%
Source: U.S. Census 2000 STF1, 2010 SF1, and 2007-2011 American Community Survey DP05.							

Figure 2-1
County of San Bernardino
Population Growth Forecasts 2008-2035



Source: SCAG 2012-2035 RTP/SCS Adopted Forecast, April 4, 2012.

b. Age Composition

Between 2000 and 2010, the City of Fontana experienced growth in each of the age cohorts. However, the percentages of residents in the "preschool" and "young adult" age groups decreased, while the percentages of the "retirement" and "senior citizen" groups increased. The largest population cohort in the City remains the "prime working" (25-54 years) group.

Table 2-3
Age Distribution
2000-2010

Age Group	2000		2010	
	Number	% of Population[1]	Number	% of Population[1]
Preschool (0-4 years)	12,796	10.0%	16,823	8.6%
School (5-17 years)	35,874	28.0%	55,135[3]	28.1%
Young Adult (18-24 years)	12,798	10.0%	15,558[3]	7.9%

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Table 2-3 Age Distribution 2000-2010				
	2000		2010	
Age Group	Number	% of Population[1]	Number	% of Population[1]
Prime Working (25-54 years)	54,825	42.8%	82,572	42.1%
Retirement (55-64 years)	6,015	4.7%	14,897	7.6%
Senior Citizen (65+ years)	5,866	4.5%	11,084	5.7%
Total	128,174[2]	100%	196,069	100%

Notes:
[1]Percentages may not add up to 100% due to rounding.
[2]Discrepancy between U.S. Census 2000 SF3 P8 and U.S. Census 2000 SF1 P8
[3] Age group reporting in 2010 Census differs from 2000 Census. Groups are 5-19 years and 20-24 years.

Source: U.S. Census 2000 SF3 P8 and 2010 SF1 DP-1

c. Race and Ethnicity

The majority of Fontana residents are Hispanic (66.8 percent), according to Table 2-4. In 2000, 24 percent of the City's residents were White and 57.7 percent were of Hispanic origin. Between 2000 and 2010, the White population decreased to 15.4 percent of the City's population while the Hispanic population increased. The Black/African American population is the third largest ethnic group in the City, comprising 9.3 percent of the population in 2010. The Asian/Pacific Islander population is the fourth largest ethnic group with 6.6 percent of the population in 2010, an increase from 4.4 percent in 2000.

Table 2-4 shows the racial and ethnic distribution in the City for the years 2000 and 2010.

Table 2-4 Racial and Ethnic Distribution 2000-2010				
Racial/Ethnic Group	2000		2010	
	Number	% of Population	Number	% of Population
White	30,865	24.0%	30,279	15.4%
Black	14,629	11.3%	18,157	9.3%
American Indian & Alaskan Native	458	0.4%	454	0.2%
Asian or Pacific Islander	5,749	4.4%	12,930	6.6%
Hispanic	74,424	57.7%	130,957	66.8%
Other	197	0.2%	338	0.2%
Two or More Races[2]	2,607	2.0%	2,954	1.5%
Total	128,929[3]	100%	196,069	100%
Notes: [1]Discrepancy between U.S. Census 2000 SF3 P8 and U.S. Census 2000 SF1 P8				
Source: U.S. Census 2000 SF1 P8 and 2010 SF-1 DP-1				

3. Employment Trends

As shown in Table 2-5, the largest employment sector in the City of Fontana as of 2011 was the educational, health and social services industry, accounting for 19 percent of the labor force. This is a change from 2000 when the manufacturing industry employed the most residents. The other top employment sectors include retail trade (13.5 percent) and manufacturing (12.9 percent).

Table 2-5 Employment by Industry[1] 2007-2011 ACS				
Industry	City of Fontana		San Bernardino County	
	# of Employees	%	# of Employees	%
Agriculture, forestry, fishing and hunting, and mining	414	0.5%	6,484	0.8%
Construction	6,030	7.4%	65,485	8.0%
Manufacturing	10,468	12.9%	83,936	10.3%
Wholesale trade	4,036	5.0%	30,483	3.7%

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Table 2-5 Employment by Industry[1] 2007-2011 ACS				
	City of Fontana		San Bernardino County	
Industry	# of Employees	%	# of Employees	%
Retail trade	10,955	13.5%	104,025	12.8%
Transportation and warehousing, and utilities	7,700	9.5%	61,567	7.6%
Information	1,277	1.6%	13,887	1.7%
Finance, insurance, real estate, and rental and leasing	4,357	5.4%	45,084	5.5%
Professional, scientific, management, administrative, and waste management services	6,545	8.1%	68,464	8.4%
Educational, health and social services	15,379	19.0%	178,599	21.9%
Arts, entertainment, recreation, accommodation and food services	6,255	7.7%	69,148	8.5%
Other services (except public administration)	3,913	4.8%	40,447	5.0%
Public administration	3,733	4.6%	47,493	5.8%
Total	81,062	100%	815,102	100%
Notes: [1] Information on the jobs held by Fontana and San Bernardino County residents. Does not represent the number of jobs in the two jurisdictions.				
Source: 2007-2011 ACS DP-03				

As shown in Table 2-6, Kaiser Permanente is the largest non-government employer in the City of Fontana with 4,800 employees in 2012. Other top employers include Fontana Unified School District (4,743 employees), City of Fontana (1,175 employees) and Target (660 employees).

Table 2-6 Major Private Employers 2012	
Employer	Number of Employees
Kaiser Permanente	4,800
Fontana Unified School District	4,743
City of Fontana (including part-time employees)	1,175
Target (Dayton/Hudson)	660
Schneider National Carriers, Inc.	578
Hautelook, Inc.	340
Walmart	330
Reddaway Inc.	320
Forged Metal	291
Con-way Freight, Inc.	263
Source: City of Fontana Comprehensive Annual Financial Report, FY 2011-2012	

As shown in Table 2-7, the labor force in the City of Fontana increased from 53,300 in 2000 to an estimated 62,300 in 2013. According to the California Employment Development Department, the unemployment rate in the City for 2012 was 12.5 percent, slightly higher than the County's unemployment rate of 12.0 percent.

Table 2-7 Labor Force Trends 2000-2012				
Year	Labor Force[1]	Employed	Unemployed	Unemployment Rate
2000	53,300	50,700	2,700	5.0
2001	55,100	52,200	2,900	5.3
2002	57,100	53,500	3,600	6.3
2003	58,400	54,500	3,800	6.5
2004	60,100	56,500	3,600	6.0
2005	61,800	58,400	3,400	5.5
2006	62,700	59,500	3,200	5.0
2007	62,900	59,200	3,700	5.9
2008	63,300	58,100	5,300	8.3
2009	62,200	53,800	8,400	13.5
2010	62,400	53,200	9,200	14.7

Table 2-7 Labor Force Trends 2000-2012				
Year	Labor Force[1]	Employed	Unemployed	Unemployment Rate
2011	62,000	53,400	8,600	13.9
2012	62,300	54,600	7,800	12.5
Notes: [1]"Labor Force" defined as all people in the population of working age (16 years and above) by the U.S. Census Bureau				
Source: State of California Employment Development Department (EDD), 2013				

4. Household Characteristics

This section provides an overview of household characteristics in the City of Fontana. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Additionally, the U.S. Census Bureau defines a family as related persons living within a single housing unit.

a. Household Formation and Composition

In 2010, the U.S. Census Bureau reported 49,116 households in the City of Fontana, a 44.6 percent increase from the number of households in 2000. In comparison, total households in San Bernardino County increased 15.7 percent between 2000 and 2010, and total households in California increased by 9.3 percent. The number of households in the City of Fontana is growing at a faster pace than the County and State according to 2000-2013 data. The DOF estimates 49,679 households in 2013 within the City of Fontana, a 1.1 percent increase from total number of households in 2010. Table 2-8 shows these household increases.

Table 2-8 Total Households 2000-2013					
Area	2000	2010	Percent Change 2000-2010	2013[1]	Percent Change 2010-2013
City of Fontana	33,963	49,116	44.6%	49,679	1.1%
San Bernardino County	528,594	611,618	15.7%	616,124	0.7%
California	11,502,870	12,577,498	9.3%	12,675,876	0.8%
Notes: [1]Estimated data from DOF Table E-5, 2013.					
Source: U.S. Census 2000 SF3 H16, 2010 Census DP-01, and DOF Table E-5, 2013.					

According to Table 2-9, the average number of persons per household in the City of Fontana was 3.76 in 2000. The DOF estimates that in 2013 persons per household increased to 4.04. In comparison, San Bernardino County has an average household size of 3.15 in 2000. Estimates from 2013 show that the average number of persons per household in Fontana is higher than the County average.

Table 2-9 Average Persons per Household 2000-2009		
Jurisdiction	2000	2013[1]
Fontana	3.76	4.04
San Bernardino County	3.15	3.31
Notes: [1]Estimated data from DOF Table E-5, 2013.		
Source: U.S. Census 2000 SF3, DOF Table E-5, 2013.		

As shown in Table 2-10, households of three to four persons made up the largest segments of both owner and renter-occupied households in 2010. Approximately 11.1 percent of total households were renter-occupied households of three to four persons and 27.8 percent of total households were owner-occupied households of three to four persons.

Table 2-11 Household Size Distribution 2007-2011 ACS						
Household Size	Total Households	% of Total Households	Renter Households	% of Total [1]	Owner Households	% of Total [1]
1-Person	4,560	9.6%	1,860	3.9%	2,700	5.7%
2-Persons	9,197	19.5%	2,677	5.7%	6,520	13.8%
3-4 Persons	18,373	38.9%	5,237	11.1%	13,136	27.8%
5+ Persons	15,123	32.0%	4,645	9.8%	10,478	22.2%
Total	47,253	100%	14,419	30.5%	32,834	69.5%
Notes: [1]Percent of All Households in the City of Fontana						
Source: 2007-2011 ACS DP-04						

b. Household Income

The State Department of Housing and Community Development (HCD) publishes an annual median family income for the purpose of determining program eligibility. The 2013 median family income (MFI) for San Bernardino County is $65,000.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely Low-Income: 30% or less of the median family income;
- Very Low-Income: 31% to 50% of the median family income;
- Low-Income: 51% to 80% of the median family income;
- Moderate-Income: 81% to 120% of the median family income; and
- Above Moderate-Income: Greater than 120% of the median family income.

Table 2-12 shows the State-defined income ranges for each income category based on the 2013 HUD MFI for San Bernardino County.

Table 2-12 Income Limits 2013		
Affordability Category	Percent of County Median	Income Range ($)
Extremely Low-Income	≤30%	<$19,500
Very Low-Income	31%-50%	$19,501-$32,500
Low-Income	51%-80%	$32,501-$52,000
Moderate-Income	81%-120%	$52,001-$78,000
Above Moderate-Income	>120%	>$78,000
Notes: Based on HCD income categories Based on 2013 MFI ($65,000) for San Bernardino County		

In 2011, the HUD median family income for San Bernardino County was $62,500. According to the 2007-2011 ACS data shown in Table 2-13, 15.3 households earned less than $25,000. These households were within the Very Low-Income and Extremely Low-Income categories. Approximately 38 percent of households were within the Extremely Low-, Very Low- and Low-Income categories.

Table 2-13
Household Income by Tenure
2007-2011 ACS

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Number	%[1]	Number	%[1]	Number	%[1]
Less than $5,000	412	1.3%	494	3.4%	906	1.9%
$5,000 to $9,999	377	1.15%	465	3.2%	842	1.8%
$10,000 to $14,999	582	1.8%	1,335	9.3%	1,917	4.1%
$15,000 to $19,999	647	2.0%	895	6.2%	1,542	3.3%
$20,000 to $24,999	796	2.4%	1,202	8.3%	1,998	4.2%
$25,000 to $34,999	2,382	7.3%	2,286	15.9%	4,668	9.9%
$35,000 to	3,702	11.3%	2,415	16.7%	6,117	12.9%

Table 2-13 Household Income by Tenure 2007-2011 ACS						
	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Number	%[1]	Number	%[1]	Number	%[1]
$49,999						
$50,000 to $74,999	6,882	21.0%	2,750	19.1%	9,632	20.4%
$75,000 to $99,999	6,554	20.0%	1,275	8.8%	7,829	16.6%
$100,000 to $149,000	7,055	21.5%	960	6.7%	8,015	17.0%
$150,000 or more	3,445	10.5%	342	2.4%	3,787	8.0%
Total	32,834	100%	14,419	100%	47,253	100%
Notes: [1]Percentages may not equal 100% due to rounding.						
Source: 2007-2011 ACS B25118						

As shown in Table 2-14, the median household income for the City of Fontana in 2000 was $45,585, which was more than the median household income for the County ($41,839). For the City, the median household income for owner-occupied households ($55,694) was higher than the median household income for renter-occupied households ($25,423). The 2007-2011 ACS estimates the median household income for the City as of 2011 was $64,058. The median household income for owner-occupied households continues to be higher than the median household income for renter-occupied households. The 2007-2011 ACS estimates median household income for the entire County is $8,205 less than the City of Fontana.

Table 2-14 Median Household Income by Tenure 2000-2011		
Jurisdiction	2000 Median Income	2011 Median Income
City of Fontana	$45,585	$64,058
Owner-Occupied Households	$55,694	$77,765
Renter-Occupied Households	$25,423	$37,767
San Bernardino County[1]	$41,839	$55,853
Notes: [1]Both Owner-Occupied and Renter-Occupied Households		
Source: U.S. Census 2000 SF3 HCT12 and 2007-2011 ACS B25119		

5. Housing Inventory and Market Conditions

This section describes the housing stock and market conditions in the City of Fontana. By analyzing past and current housing trends, future housing needs can be anticipated and planned for.

a. Housing Stock Profile

According to the DOF, 7.4 percent of San Bernardino County's housing units fall within the City of Fontana's boundaries as of 2013. As shown in Table 2-15, in 1990 the City of Fontana had 29,383 housing units. By 2000, the City experienced a 22 percent increase in total number of housing units. By 2013, the DOF estimated 52,452 housing units in the City, accounting for a 46 percent increase in total number of housing units since 2000.

Table 2-15 Number of Housing Units City of Fontana and San Bernardino County 1990-2013			
Year	City of Fontana	San Bernardino County	City of Fontana as % of Total San Bernardino County Units
1990	29,383	542,332	5.4%
2000	35,897	601,369	6.0%
2013[1]	52,452	704,540	7.4%
Notes: [1]Data from DOF			
Source: U.S. Census 1990 STF3 H001, U.S. Census SF3 H1 and DOF Table E-5 2013			

As shown in Table 2-16, as of 2011 two-bedroom units accounted for 40.8 percent of all renter-occupied units. The second largest renter-occupied units were three-bedroom units accounting for 24.8 percent of total housing units. Approximately 44 percent of owner-occupied housing units were three-bedroom and 36.8 percent had four bedrooms.

Table 2-16
Unit Size by Tenure
2007-2011 ACS

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%[1]	Units	%[1]	Units	%[1]
Studio/One Bedroom	509	1.5%	2,677	18.5%	3,186	6.8%
2 Bedrooms	2,497	7.6%	5,885	40.8%	8,382	17.7%
3 Bedrooms	14,303	43.6%	3,583	24.8%	17,886	37.9%
4 Bedrooms	12,083	36.8%	1,897	13.2%	13,980	29.6%
5 or More Bedrooms	3,442	10.5%	377	2.6%	3,819	8.1%
Total	32,834	100%	14,419	100%	47,253	100%

Notes:
[1]Percentages may not equal 100% due to rounding.
Source: 2007-2011 ACS B25042

The 2000 U.S. Census shows that single-family detached housing was the largest housing type in the City of Fontana with 26,531 units accounting for 73.9 percent of total housing units. Multi-family housing units were the second largest group with 7,286 units accounting for 20.3 percent of total housing units. From 1990 to 2000, the number of single-family detached and attached units increased, while the number of multi-family, mobile homes, and other types of housing decreased.

In 2013, the DOF estimated an increase in the number of single-family detached homes to almost 80 percent of the housing stock. Single-family detached units remain the largest housing type in the City. Table 2-17 shows the distribution of the housing inventory within the City of Fontana by housing type.

Table 2-17 Housing Inventory by Unit Type 1990-2013						
Housing Type	1990	% of Total	2000	% of Total	2013[1]	% of Total
Single family, detached	20,262	69.0%	26,531	73.9%	41,860	79.8%
Single family, attached	565	1.9%	1,198	3.3%	1,232	2.3%
Multi-family	7,463	25.4%	7,286	20.3%	7,820	14.9%
Mobile homes	989	3.4%	826	2.3%	1,540	2.9%
Other (Boats, RV, etc.)	104	0.3%	56	0.2%	--	--
Total	29,383	100%	35,897	100%	52,452	100%
Notes: [1]Data from DOF						
Source: U.S. Census 1990 STF3 H020, U.S. Census 2000 SF3 H30 and DOF Table E-5 2013						

As indicated in Table 2-18, the 2007-2011 ACS reported that the majority of owner-occupied housing was single-family detached units accounting for 93.9 percent of the total owner-occupied housing units. Renter-occupied units were mostly in single-family detached units (47 percent) or multi-family complexes with 5 or more units (34.9 percent).

Table 2-18 Unit Type by Tenure 2007-2011 ACS						
	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%[1]	Units	%[1]	Units	%
Single family, detached	30,837	93.9%	6,783	47.0%	37,620	79.6%
Single family, attached	693	2.1%	615	4.3%	1,308	2.8%
Multi family (2-4 units)	170	0.5%	1,716	11.9%	1,886	4.0%
Multi family	116	0.4%	5,030	34.9%	5,146	10.9%

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Table 2-18 Unit Type by Tenure 2007-2011 ACS						
	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%[1]	Units	%[1]	Units	%
(5+ units)						
Mobile homes	1,018	3.1%	275	1.9%	1,293	2.7%
Other (Boats, RV, etc.)	0	0%	0	0%	0	0%
Total	32,834	100%	14,419	100%	47,253	100%
Notes: [1]Percentage may not equal 100% due to rounding.						
Source: 2007-2011 ACS B25032						

b. Tenure

As of 2011, 69.5 percent of the City's housing units were owner-occupied and 30.5 percent were renter-occupied. As shown in Table 2-19, the percentage of owner-occupied units in the City of Fontana was higher than the County and the State of California.

Table 2-19 Occupied Units by Tenure 2007-2011 ACS						
	Owner-Occupied		Renter-Occupied		Total	
	Number	%[1]	Number	%[1]	Number	%[1]
City of Fontana	32,834	69.5%	14,419	30.5%	47,253	100%
San Bernardino County	384,624	64.2%	214,198	35.8%	598,822	100%
California	7,055,642	56.7%	5,377,530	43.3%	12,433,172	100%
Notes: [1]Percentages may not equal 100% due to rounding.						
Source: 2007-2011 ACS B25003						

c. Vacancy Rates

Vacancy rates are an indicator of housing supply and housing demand. Low vacancy rates influence greater upward price pressures and suggest households may have trouble finding housing with an affordable monthly payment. A higher vacancy rate indicates downward price pressure and may suggest an over supply of housing units. A four to five percent vacancy rate is considered "healthy." As shown in Table 2-20, in 2000 the vacancy rate in the City of Fontana was 5.4 percent. In 2013, the estimated vacancy rate in the City is 5.3 percent.

Table 2-20
Occupancy Status
2000-2013

Occupancy Status	2000	Percent	2013[1]	Percent
Occupied Housing Units	33,963	94.6%	46,679	94.7%
Vacant Housing Units	1,934	5.4%	5,773	5.3%
Total Housing Units	35,897	100%	52,452	100%

Notes:
[1]Data from DOF

Source: U.S. Census 2000 SF3 H6 and DOF Table E-5 2013

d. Age of Housing Stock

The age of housing stock is often an indicator of housing conditions. In general, housing stock that is 30 years or older may be in need of repairs based on the resilience of the materials used. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Table 2-21 categorizes the City of Fontana's housing units by year of construction. According to the 2007-2011 ACS, 15,890 (31.5 percent) of the City's housing units were constructed prior to 1980. In the years 1980 to 1989, the City of Fontana experienced the highest period of housing construction accounting for 26.1 percent of the housing stock. Under two percent of the City's housing stock was built prior to 1939.

Table 2-21
Housing Stock by Year Built
2007-2011 ACS

Year Built	Units	Percent
2005 or later	3,783	7.5%
2000 to 2004	8,688	17.2%
1990 to 1999	8,894	17.6%
1980 to 1989	13,151	26.1%
1970 to 1979	5,388	10.7%

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Table 2-21 Housing Stock by Year Built 2007-2011 ACS		
Year Built	Units	Percent
1960 to 1969	3,296	6.5%
1950 to 1959	5,052	10.0%
1940 to 1949	1,289	2.6%
1939 or earlier	865	1.7%
Total	50,406	100%
Source: 2007-2011 ACS B25034		

The ACS also provides data on housing tenure by age of housing stock. Approximately 27 percent of owner-occupied units in the City were built before 1980 and 12.7 percent were built before 1960. Of the renter-occupied units, 42.2 percent were built before 1980 and 17.9 percent were built before 1960. Table 2-22 provides a summary of tenure by age of housing stock.

Table 2-22 Tenure by Age of Housing Stock 2007-2011 ACS						
	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
Year Built	Units	%[1]	Units	%[1]	Units	%[1]
2005 or later	2,858	8.7	835	5.8	3,693	7.8
2000-2004	6,315	19.2	1,561	10.8	7,876	16.7
1990-1999	6,491	19.8	2,018	14.0	8,509	18.0
1980-1989	8,280	25.2	3,916	27.2	12,196	25.8
1970-1979	2,804	8.5	2,254	15.6	5,058	10.7
1960-1969	1,900	5.8	1,261	8.7	3,161	6.7
1950-1959	2,893	8.8	1,852	12.8	4,745	10.0
1940-1949	772	2.4	468	3.2	1,240	2.6
1939 or earlier	521	1.6	254	1.8	775	1.6
Total	32,834	100%	14,419	100%	47,253	100%
Notes: [1]Percentage may not equal 100% due to rounding.						
Source: 2007-2011 ACS B25036						

e. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions as defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance due to the threat of such conditions to their health and safety.

Structural deficiencies and standards, and the lack of infrastructure and utilities, often serve as an indicator for substandard conditions. As shown in Table 2-23, the 2007-2011 identified that 248 occupied units in the City of Fontana lacked complete plumbing facilities. Complete plumbing facilities include: hot or cold piped water, a flush toilet, and a bathtub or shower. All three types of facilities must be located within the housing unit. Of these units, 141 were owner-occupied and 107 were renter-occupied. The ACS also reported 404 occupied units in Fontana lacked complete kitchen facilities; of these units, 158 were owner-occupied and 246 were renter-occupied. It should be noted that there may be some overlap in these numbers of housing units, as some units might lack both complete plumbing and kitchen facilities.

Table 2-23
Units Lacking Plumbing or Complete Kitchen Facilities
2007-2011 ACS

Units	Owner-Occupied	Renter-Occupied	Total
Lacking plumbing facilities	141	107	248
Lacking complete kitchen facilities	158	246	404

Source: 2007-2011 ACS B25036 and B25049

6. Housing Costs and Rents

This section evaluates the housing costs in the City of Fontana for both rental and owner-occupied units.

a. Existing and New Home Price Trends

The 2007-2011 ACS reports the median market value for all owner-occupied units in the City of Fontana was $294,800. As shown in Table 2-24, 5.6 percent of owner-occupied units were valued below $100,000. Data indicates that 18.1 percent were valued between $100,000 and $199,999; 65.4 percent were valued between $200,000 and $499,999, and 10.9 percent were valued at $500,000 or more.

Table 2-24 Value of Owner-Occupied Housing Units 2007-2011 ACS		
Price Range	Number of Units	Percent of Total[1]
$49,999 or less	1,062	3.2%
$50,000 to $99,999	778	2.4%
$100,000 to $149,999	2,127	6.5%
$150,000 to $199,999	3,793	11.6%
$200,000 to $299,999	9,174	27.9%
$300,000 to $499,999	12,313	37.5%
$500,000 to $999,999	3,393	10.3%
$1,000,000 or more	194	0.6%
Total	32,834	100%
Notes: [1]Percentage may not equal 100% due to rounding.		
Source: 2007-2011 ACS DP-04		

As shown in Table 2-25, the median sales for new and resale homes in the City of Fontana was $262,000 in May 2013. This represents a 19 percent increase from the median sales price in May 2012.

Table 2-25 Median Sales Price			
Jurisdiction	May 2012	May 2013	% Change
Fontana	$220,000	$262,000	19.09%
Ontario	$194,000	$245,000	26.29%
Upland	$336,500	$405,000	20.36%
Highland	$179,000	$230,000	28.49%
San Bernardino County	$159,000	$205,000	28.93%
Source: dqnews.com, June 2013			

b. Rental Prices

As shown in Table 2-26, the First Quarter Report for 2012 by RealFacts, indicates the average monthly rent for a studio apartment in the City of Fontana was $650. The report further indicates that average monthly rent for a one-bedroom was $821; a two-bedroom, one-bath unit was $965; a two-bedroom, two-bath unit was $1,007; and a three-bedroom, two-bath unit was $1,330.

Table 2-26 Average Monthly Rent by Unit Size 2013	
Unit Size	**Average Monthly Rent**
Studio	$650
1 bedroom, 1 bath	$821
2 bedrooms, 1 bath	$965
2 bedrooms, 2 baths	$1,007
3 bedrooms, 2 baths	$1,330
ALL	$970
Source: First Quarter Report 2013, RealFacts	

According to the 2007-2011 ACS, 59.5 percent of renter households in the City spent 30 percent or more of their household income on rent. Approximately 28 percent spent 50 percent or more of their income on rent. Table 2-27 shows the number of households by percentage of housing income spent on rent.

Table 2-27 Gross Rent as a Percentage of Household Income 2007-2011 ACS		
Percent of Household Income	**Number of Households**	**Percent of Households[1]**
Less than 10 percent	203	1.4%
10 to 14 percent	641	4.4%
15 to 19 percent	1,423	9.9%
20 to 24 percent	1,669	11.6%
25 to 29 percent	1,495	10.4%
30 to 34 percent	1,232	8.5%
35 to 39 percent	1,533	10.6%
40 to 49 percent	1,696	11.8%
50 percent or more	4,119	28.6%
Not computed	408	2.8%
Total	14,419	100%
Notes: [1]Percentage may not equal 100% due to rounding.		
Source: 2007-2011 ACS B25070		

c. Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of household income on housing expenses. Table 2-28 summarizes affordable rents and purchase prices by income categories based on the State-

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defined income limits for San Bernardino County. Affordable purchase price assumes a five percent interest rate with a 30-year fully amortized mortgage.

Table 2-28
Affordable Rent and Purchase Price by Income Category
2013

Income Category	Annual Income Range ($)[3]	Affordable Monthly Rent Payment[1]	Estimated Affordable Purchase Price[2]
Extremely Low-Income	<$19,500	<$487	<$90,600
Very Low-Income	$19,501-$32,500	$487-$812	$90,600-$151,400
Low-Income	$32,501-$52,000	$813-$1,300	$151,401-$242,000
Moderate-Income	$52,001-$78,000	$1,301-$1,950	$242,001-$363,000
Above Moderate-Income	>$78,000	>$1,950	>$363,000

Notes:
[1]Affordable monthly rent payment is equal to 30% of a family's monthly income.
[2]Estimated affordable purchase price is based on an affordable monthly payment equal to 30% of a family's monthly income and assumes a 30-year fully amortized mortgage with a 5% annual interest rate.
[3]Based on 2013 HUD Median Family Income for San Bernardino County ($65,000)

d. Rental Affordability

In 2013, households within the Extremely Low-Income groups would not be able to afford average monthly rent in the City of Fontana, even for a studio apartment. The average monthly rent for a studio unit would be affordable to those in the Very Low-Income group. One-bedroom and two-bedroom units would be affordable for the Low-Income group. Three-bedroom units would be affordable for the Moderate-Income group.

e. Ownership Affordability

The median sales price for new and resale housing units in the City of Fontana in 2013 exceeds the affordability range for Extremely Low-, Very Low- and Low-Income groups. Lower income households may have difficulty finding housing they can afford to purchase. This indicates greater affordability pressure for ownership housing.

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7. Households Overpaying for Housing and Overcrowding

a. Overpaying

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in financial difficulties, deferred maintenance and/or overcrowding.

According to 2006-2010 HUD CHAS data, 55.8 percent of the total households in the City of Fontana experience overpayment. Table 2-29 shows the number of lower-income households experiencing overpayment. Overpayment is more prevalent in lower-income renter-occupied households. It is important to note that some owner households may choose to allocate a higher percentage of their disposable monthly income in housing costs.

Table 2-29
Overpayment Tenure and Income
2006-2010 CHAS

	Owners	Renters	Total
% of Median Income	Households	Households	Households
<30%	1,495	2,085	3,580
30-50%	1,875	2,405	4,280
51-80%	3,875	2,205	6,080

Source: 2006-2010 HUD CHAS

b. Overcrowding

Overcrowding is defined as households having an average of more than one person per room. Overcrowding can put a strain on public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to the deterioration of the housing stock.

Table 2-30 summarizes the HUD estimates of overcrowding for lower and moderate-income households in the City of Fontana. Approximately 12.4 percent of the City's total households are overcrowded. Overcrowding is more prevalent amongst lower and moderate-income renter households than owner households.

Table 2-30 Overcrowding by Tenure and Income 2006-2010 CHAS			
	Owners	Renters	Total
Income Level % of Median Income	Households	Households	Households
<30%	65	625	690
30-50%	515	770	1,285
51-80%	665	865	1,530
81-100%	475	370	845
Source: 2006-2010 HUD CHAS			

8. 2014-2021 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region. A local jurisdiction's "fair share" of regional housing need is the number of additional housing units that will need to be accommodated in the jurisdiction in order to provide for the forecast growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into four income categories: Very Low, Low, Moderate and Above Moderate. The allocation is further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. Based on the requirements of AB 2634, each jurisdiction must address the projected need of Extremely Low-Income households, defined as households earning less than 30 percent of the County Median Family Income (MFI). The projected Extremely Low-Income need is assumed to be 50 percent of the Very Low-Income need.

Table 2-31 summarizes the Regional Housing Needs Allocation for the City of Fontana.

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Table 2-31 Fair Share Housing Needs Allocation 2014-2021						
	Extremely Low-Income[1]	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Construction Need
Number of Units	721	1,442	974	1,090	2,471	5,977
Notes: [1]Regional share of Extremely Low-Income units assumed 50% of the Very Low-Income units.						
Source: Regional Housing Needs Assessment, SCAG 2012						

9. Special Needs Populations

Certain segments of the population have more difficulty in finding decent, affordable housing due to their special circumstances and therefore, a more focused assessment of their needs is required. This section identifies the needs of elderly persons, large households, female-headed households, person with disabilities, homeless persons and farm workers.

In addition to the data from the 2010 U.S. Census and the 2007-2011 ACS, this section also uses data from the Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including overpayment, overcrowding and/or housing without complete kitchen facilities and/or plumbing systems. The CHAS data is based on the 2006-2010 ACS data files, but differs from the standard files by including a variety of housing need variables split by HUD-defined income limits and HUD-specified household types.

a. Elderly Persons

Elderly persons are considered a special needs group because most are retired and have fixed incomes. Elderly persons often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need to have easy access to public facilities (e.g. medical and shopping) and public transit. In terms of housing construction, the elderly may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-sufficiency and protection.

According to the 2010 US Census, 5.7 percent of Fontana's residents were elderly (age 65 and over). As shown in Table 32, the 2007-2011 ACS reports elderly households comprised 10.4 percent of owner-occupied households and 6.3 percent of renter-occupied households.

Table 2-32
Households by Tenure and Age
2007-2011 ACS

	Owner-Occupied		Renter-Occupied		Total Combined	
Householder Age	Units	%	Units	%	Units	%
15-24 years	154	0.5	992	6.9	1146	2.4
25-34 years	4,532	13.8	4,327	30.0	8859	18.7
35-64 years	24,922	75.9	8,193	56.8	33115	70.1
65-74 years	2,003	6.1	510	3.5	2513	5.3
75 plus years	1,223	3.7	397	2.8	160	3.4
Total	32,834	100%	14,419	100%	47253	100%

Source: 2007-2011 ACS B25007

The 2007-2011 ACS reports the median household income for households with a householder age 65 years and older was $35,969.

In 2011, the HUD median family income for San Bernardino County was $62,500. According to the 2007-2011 ACS data shown in Table 2-33, 33.8 percent of senior citizen households earned less than $25,000. These households were within the Very Low-Income and Extremely Low-Income categories.

Table 2-33
Senior Citizen Household Income
2007-2011 ACS

	Householder Age 65+ Years in 2000	
Income	Number	%
<$25,000	1,396	33.8%
$25,000- $34,999	636	15.4%
$35,000- $49,999	494	12.0%
$50,000- $74,999	758	18.3%
$75,000- $99,999	373	9.0%
$100,000- $149,999	253	6.1%

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Table 2-33 Senior Citizen Household Income 2007-2011 ACS		
	Householder Age 65+ Years in 2000	
Income	Number	%
$150,000- $199,999	163	3.9%
>$200,000	60	1.5%
Total	4,133	100%
Source: 2007-2011 ACS B19037		

As shown in Table 2-34, 13.2 percent of the elderly population in Fontana has self-care difficulty and 23.4 percent has independent living difficulty. Persons with self-care difficulties report having difficulty dressing or bathing. Persons with independent living difficulties have difficulty doing errands alone such as visiting a doctor's office or shopping.

Table 2-34 Elderly with Disabilities 2009-2011 ACS		
Disability Type	Total	% of People 65+[1]
Self-care difficulty	1,469	13.2%
Independent living difficulty	2,602	23.4%
Any disability	5,140	46.3%
Notes: [1]Based on 11,109 persons 65+ years		
Source: 2009-2011 ACS S1810		

Table 2-35 provides a summary of lower-income elderly households experiencing overpayment by tenure and income category.

Table 2-35 Overpayment- Elderly Households 2006-2010 CHAS		
	Renters	Owners
Elderly Households- Household Income ≤ 30% MFI		
Cost Burden[1] >30%	235	350
Cost Burden[1] >50%	130	185
Elderly Households- Household Income 30% to ≤ 50% MFI		
Cost Burden[1] >30%	195	145
Cost Burden[1] >50%	60	95
Elderly Households- Household Income >50% to ≤ 80% MFI		

Table 2-35 Overpayment- Elderly Households 2006-2010 CHAS		
	Renters	Owners
Cost Burden[1] >30%	105	280
Cost Burden[1] >50%	30	130
[1] Percentage of household income spent on housing cost		
Source: 2006-2010 HUD CHAS		

b. Large Households

Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts. According to the 2007-2011 ACS, there were 15,123 households in the City of Fontana with at least five persons, representing 32 percent of the total households in the City. Of these large households, owner-occupied households constituted a larger percentage than renter-occupied units.

Table 2-36 Large Households by Tenure 2007-2011 ACS			
Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	4,676	2,127	6,803
Six	3,058	1,517	4,575
Seven or more	2,744	1,001	3,745
Total	10,478	4,645	15,123
Percent of Total Households[1]	22.2%	9.8%	32.0%
Notes: [1]Total Households= 47,253			
Source: 2007-2011 ACS B25009			

Table 2-37 provides a summary large households experiencing overpayment in the City of Fontana.

Table 2-37 Overpayment- Large Households 2006-2010 HUD CHAS		
	Renters	Owners
Large Households- Household Income ≤ 30% MFI		
Cost Burden[1] >30%	630	235
Cost Burden[1] >50%	630	190
Large Households- Household Income 30% to ≤ 50% MFI		
Cost Burden[1] >30%	590	745
Cost Burden[1] >50%	285	620
Large Households- Household Income >50% to ≤ 80% MFI		
Cost Burden[1] >30%	675	1,755
Cost Burden[1] >50%	50	1,085
Notes: [1]Percentage of household income spent on housing cost.		
Source: 2006-2010 HUD CHAS		

c. Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and high poverty rates. According to the 2007-2011 ACS, there were 4,372 female-headed households with children and 3,370 female-headed households without children in the City of Fontana. Over 16 percent of all occupied households are female-headed. More female-headed households in the City were owner households than renter households. Data for female-headed households is shown in Table 2-38.

Table 2-38 Tenure in Female-Headed Households 2007-2011 ACS						
Household Type	Number of Owner-Occupied	% of Total Owner-Occupied[1]	Number of Renter-Occupied	% of Total Renter-Occupied[2]	Total	% of Total Occupied Households[3]
Female householder, no husband present, with own children under 18	1,838	5.6%	2,534	17.6%	4,372	9.3%

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Table 2-38 Tenure in Female-Headed Households 2007-2011 ACS						
Household Type	Number of Owner-Occupied	% of Total Owner-Occupied[1]	Number of Renter-Occupied	% of Total Renter-Occupied[2]	Total	% of Total Occupied Households[3]
Female householder, no husband present, without own children	2,371	7.2%	999	6.9%	3,370	7.1%
Total	4,209	12.8%	3,533	7.5%	7,742	16.4%
Notes: [1]Total Owner-Occupied Units= 32,834 [2]Total Renter-Occupied Units= 14,419 [3]Total Occupied Units=47,253						
Source: 2007-2011 ACS B25115						

As shown in Table 2-39, 25.5 percent of the total female-headed households in the City were below the poverty level. Of those below the poverty level, almost 80 percent had children under age 18.

Table 2-39 Poverty in Female-Headed Households 2007-2011 ACS				
Household Type	Number Below Poverty Level	% Total Below Poverty Level	Number Above Poverty Level	% Total Above Poverty Level
Female householder, no husband present, with own children under 18	1,581	79.9%	2,791	48.4%
Female householder, no husband present, without own children	397	20.1%	2,973	51.6%
Total	1,978	100%	5,764	100%
Source: 2007-2011 ACS B17023				

d. Persons with Disabilities

Access and affordability are the two major housing needs for persons with disabilities. Access both within the home and to/from the site are important factors to consider for persons with disabilities. This often requires specially designed dwelling units that are located near public facilities and transit.

Table 2-40 shows the number of the City's residents with disabilities over the age of 18. According to the 2009-2011, 8.9 percent of the residents age 18 to 64 have a disability and 46.3 percent of the residents age 65 and over have a disability.

Table 2-40
Persons Reporting Physical and Self-Care Disabilities
2009-2011 ACS

Age Group	Self-Care Difficulty	Independent Living Difficulty	Any Disability	% of Age Group with Any Disability
18-64 yrs	1,784	3,977	10,767	8.9%
65+ yrs	1,469	2,602	5,140	46.3%
Total 18+ yrs	**3,253**	**6,579**	**15,907**	**12.0%**

Notes: Total 18-64 year olds=121,589; Total 64+ years=11,109
Source: 2009-2011 ACS S18110

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The US Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services maintains an accounting of the number of persons served. The Inland Regional Center serves persons in the City of Fontana, as well as other cities in the Inland Empire. The Inland Regional Center currently serves 1,422 persons with developmental disabilities in Fontana.

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e. Homeless Population

Enumeration of the homeless population is difficult because of the transient nature of this population, and the existence of the "hidden homeless" or persons that move around in temporary housing situations. Limited information is recorded during shelter intake, making it even more difficult to determine the number of homeless. The most recent data regarding the homeless population in San Bernardino County comes from the 2013 Homeless Count and Subpopulation Survey. The 2013 count and survey reports 2,321 homeless persons in San Bernardino County at the time. In the City of Fontana, 117 homeless persons were counted at the time of the survey.

f. Farm Workers

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. Based on the 2007-2011 ACS, 414 persons, less than one percent of the City's labor force, were employed in agriculture (or related industries). It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest. Therefore, there is no apparent or recognized need for farm worker housing. With a minimal percentage of the City's labor force employed in agriculture, housing for farm workers can be accommodated through the City's existing housing stock, zoning and policies.

10. Extremely Low-Income Households

Extremely Low-Income (ELI) is defined as households with incomes less than 30 percent of the area median income. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of Extremely Low-Income households. According to the 2007-2011 ACS, about 11 percent of Fontana households were within the Extremely Low-Income category (refer to Table 2-15; household income less than $20,000).

Table 2-41 provides a summary of housing problems experienced by lower income households in the City of Fontana. Over 3,000 Extremely Low-Income households experience a severe housing problem.

Table 2-41 Housing Problems by Income and Tenure 2006-2010 CHAS			
	Renters	Owners	Total
Household Income ≤ 30% MFI			
with any Severe Housing Problem[1]	1,875	1,260	3,135
Household Income 30% to ≤ 50% MFI			
with any Severe Housing Problem[1]	1,565	1,640	3,205
Household Income >50% to ≤ 80% MFI			
with any Severe Housing Problem[1]	1,195	2,860	4,055
Notes: [1]"Severe Housing Problem" defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having more than 1.51 persons per room (overcrowded), or costing more than 50 percent of the occupant household's income.			
Source: 2006-2010 CHAS			

The needs of Extremely Low-Income households include housing units designed for transient/homeless populations, multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units and workforce housing.

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Chapter 3
Resources and Constraints Analysis

1. Governmental Constraints

Governmental constraints are policies, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures and site improvement costs. State and Federal agencies play a role in the imposition of governmental constraints; however, these agencies are beyond the influence of local government and are therefore not addressed in this analysis.

a. Land Use Controls

Land use controls include General Plan policies, land use designations, zoning districts (and the resulting use restrictions, development standards and permit processing requirements) and development fees.

i. General Plan

As required by law, every city in California must have an adopted General Plan, which establishes policy guidelines for all development within the City. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. Residential densities are expressed as dwelling units per acre (du/ac). The 2003 Fontana General Plan identifies six residential land use designations and two overlay designations. Table 3-1 summarizes the residential land use designations and their associated acreages and density ranges.

Table 3-1
2003 General Plan
Residential Land Use Designations

Designation	Description	Acreage	Density Range
Residential Estate (R-E)	This low density designation reflects natural, environmental and other constraints adjacent to the hillside areas of the community. Development is intended to evoke a rural feeling with a minimum lot size of one-half acre.	0	≤2 du/ac
Single-Family Residential (R-SF)	Typical suburban single-family detached residential development.	4,715	2.1 – 5.0 du/ac
Residential Planned Community (R-PC)	Master planned communities offering a mix of residential housing types and amenities available for various economic segments of the population.	7,155	3.0 – 6.4 du/ac
Medium Density Residential (R-M)	Multiple-family, single-family attached, and single-family detached.	850	5.1 – 7.6 du/ac for single-family detached product type; 7.7 – 12.0 du/ac for single-family attached or multiple family product types
Multi-Family Residential (R-MF)	Duplexes, condominiums, town homes, and apartments.	267	12.1 – 24.0 du/ac
Regional Mixed-Use (RMU)	Center for employment generating commercial and industrial uses. Residential development at the Multi-family density designation is part of a project developed under Planned Community or Planned Development zoning, or with a Specific Plan.	272	0.1– 1.0 FAR for non-residential; 12.0 – 12.4 du/ac for residential
Boulevard Overlay	Residential development at the Medium or Multi-family densities is encourage to locate in mid-block locations that are not viable for commercial/activity center type development such as town homes or other forms of "boulevard" style housing may also develop.	N/A	0.1– 1.0 FAR for non-residential uses; 7.7 – 24.0 du/ac for residential uses

Table 3-1 2003 General Plan Residential Land Use Designations			
Designation	**Description**	**Acreage**	**Density Range**
Activity Center Overlay	Residential development at the Medium and Multi-family density designations is permitted within this designation, if the residential development is part of a project developed under PC or PD zoning, or with a Specific Plan.	N/A	0.1 – 1.0 FAR for non-residential uses; 7.7 – 24.0 du/ac for residential uses
Source: City of Fontana Land Use Element, 2003.			

According to the City's 2003 General Plan, a total of 55,986 dwelling units are anticipated within the residential land use designations at build-out. The DOF reports 52,452 dwelling units have been developed as of January 2013.

Depending on land costs, certain densities are assumed by the State to be needed to make a housing project economically feasible. The following densities required to accommodate construction affordable to specific income levels are generally accepted by the State:

- Very Low- and Low-Income: 30 dwelling units per acre minimum
- Moderate-Income: 11-30 dwelling units per acre minimum
- Above Moderate-Income: Up to 11 dwelling units per acre

ii. Zoning and Development Code

The Zoning and Development Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety and welfare. The City's residential zoning designations control both the use and development standards of specific sites and influence the development of housing. Table 3-2 summarizes the zoning districts that permit residential uses.

Single-family detached residences are permitted by right in the R-E, R-1, R-2, R-3 and R-PC zones. Single-family, attached residences and multiple-family dwelling units are permitted by right in R-2, R-3 and R-PC zones when they are comprised of 4 units or less. Applications with 5 or more units require a design review by the Planning Commission.

The City also has a Regional Mixed-Use zone (RMU), which is a zoning district that accommodates a wide range of retail, commercial, office, light manufacturing,

civic, and, under certain circumstances, residential uses to create vibrant activity centers with compatible activities. The RMU zone allows senior housing with a minor use permit, and allows multiple-family dwelling units by right as part of a specific plan.

Table 3-2
Uses in Residential Zoning Districts

Description of Use	R-E	R-1	R-2	R-3	R-PC
Single-family detached dwelling	P	P	P	P[1]	P
Single-family attached dwelling	--	--	P	P	P[2]
Planned unit development	--	C	C	C	--
Multiple-family dwelling	--	--	P	P	P[2]
Senior housing	C	C	C	C	C
Manufactured home	P	P	P	P	P
Group home- licensed (one to six persons)	P	P	P	P	P
Group home- licensed (seven or more persons)	C	C	C	C	C
Mobile home (not in a mobile home park)	--	--	--	--	--
Mobile home park	P	P	P	P	P
Boarding home (less than 3 rooms)	P	P	P	P	P
Boarding home (3 or more rooms)	--	--	C	C	--
Assisted living facility (senior or otherwise)	C	C	C	C	C
Convalescent or nursing home	C	C	C	C	C
Residential care facility- licensed (six or fewer persons)	P	P	P	P	P
Residential care facility- licensed (seven or more persons)	C	C	C	C	C
"Granny" housing	P	P	P	P	P
Second dwelling units	P	P	P	P	P

P=Permitted By-Right C=Conditional Use Permit --=Not Permitted

Notes:
[1]Only one single-family dwelling is permitted per legal parcel. Subdivision of property for the purpose of single-family development is not permitted without an approved Planned Unit Development (PUD).
[2]Use is allowed only as part of a specific plan subject to the provisions of Article V, Division 8 of the Zoning Code.

Source: City of Fontana Municipal Code, June 2013.

The City of Fontana has established a design review process that enables the City to ensure the quality and compatibility of a proposed development. Design review is required for residential developments when:

- The project is five units or more;
- Projects involve a change or intensification of land use; and

- A change in land use in any zoning category is proposed that does not fall within the clear definitions of land uses permitted by-right or by conditional use permit in such a zone as set forth in the Zoning Code, such proposed land use shall be submitted to the Planning Commission and shall be reviewed in light of the design review standards relating to compatibility.

A project receives design review approval when the following findings are made:

- The project meets or exceeds the development standards contained in the City's Municipal Code and will result in an appropriate and desirable development;
- The project, in its design and appearance, is aesthetically and architecturally pleasing while enhancing the character of the surrounding neighborhood;
- The site improvements are appropriate and will result in a safe, well-designed facility;
- The project is consistent with the general plan and applicable specific plan; and
- The project promotes the public health, safety and welfare of the community.

Table 3-3, Table 3-4 and Table 3-5 summarize the residential zoning designations and their requirements. Each zoning designation has development standards for maximum height, minimum lot size, required setbacks, and maximum lot coverage.

Table 3-3
Summary of Residential Zoning Requirements

Zone	Maximum Permitted Number of Dwelling Units per Gross Acre	Minimum Lot Size (sq.ft.)[4]	Maximum Lot Coverage	Building Height
R-E	2.0	21,780	45%	Single-family=35[5] Multi-family=N/A[5,6]
R-1	5.0	6,000 and 7,200 average	45%	Single-family=35 Multi-family=N/A
R-2[1]	7.6 detached	4,000	50%	Single-family=35 Multi-family=N/A
R-2[2]	12.0 attached or multi-family	5 acres	50%	Single-family=N/A Multi-family=55
R-3	12.0 - 24.0[3]	5 acres	50%	Single-family=N/A Multi-family=55
R-PC[1]	3.0	10,000	45%	Single-family=35 Multi-family=N/A
R-PC[2]	3.0 - 6.4	As required in a specific plan	As required in a specific plan; But not to exceed more than 55 percent lot coverage	As required in a specific plan

Notes:
[1]Applies to projects of less than 145 adjusted gross acres and/or projects of more than 145 adjusted gross acres without an approved specific plan.
[2]Applies to projects of 145 adjusted gross acres or more that comply with Section 30-190.2 of the Municipal Code, which provides for alternative standards under a specific plan.
[3]Maximum density may be increased to a maximum of 24 dwelling units per adjusted gross acre is in compliance with the Optional Density Standards established by the City Council.
[4]Existing legal lots smaller than this minimum is address in Section 30-137 of the Municipal Code (Lot Size Conformance).
[5]In hillside areas, structure heights shall be limited to 25 feet.
[6]Subterranean or partial subterranean parking shall not be considered a floor/story for the purpose of determining building setbacks.

Source: City of Fontana, Municipal Code as of June 2013

Table 3-4 Summary of Residential Zoning Setbacks- Single-Family Dwelling Units				
Zone	Front Yard (feet)	Side Yard, Interior (feet)	Side Yard, Corner Lot (feet)	Rear Yard (feet)
R-E	30[3,4]	15	15	30[6]
R-1	25[3,4]	5 min/15 aggregate[5]	10	20[6,7]
R-2[1]	20[3,4]	5	10	15[6]
R-2[2]	N/A	N/A	N/A	N/A
R-3	25[3,4]	5 min/15 aggregate[5]	10	20[7]
R-PC[1]	25[3,4]	5 min/20 aggregate	15	20[7]
R-PC[2]	As required in a specific plan	As required in a specific plan	As required in a specific plan	As required in a specific plan

Notes:
[1]Applies to projects of less than 145 adjusted gross acres and/or projects of more than 145 adjusted gross acres without an approved specific plan.
[2]Applies to projects of 145 adjusted gross acres or more that comply with Section 30-190.2 of the Municipal Code, which provides for alternative standards under a specific plan.
[3]The habitable living space of a building may be allowed to encroach into the required front yard setback in compliance with the Plotting and Design criteria; in no case, however, shall the garage portion of a building encroach into the required front yard setback.
[4]Side-on garages may be allowed to encroach into the required front yard setback up to a maximum of six feet.
[5]The 15-foot aggregate pertains to new single-family residential development only.
[6]For lot located on a cul-de-sac or knuckle, the rear setback can be calculated by averaging both rear corners of the dwelling unit provided the average is not less than the specified setback for that zoning district.
[7]Any garage which fronts on, or opens onto, a street shall be setback at least 25 feet.

Source: City of Fontana, Municipal Code as of June 2013

Table 3-5 Summary of Residential Zoning Setbacks- Multi-Family Dwelling Units		
Building Setback and Separation (feet)	**R-2**	**R-3**
Building, parking and drive aisle to adjacent zoning district		
R-E	75[1]	75[1]
R-1	25[1]	25[1]
R-2, Single-family	25[1]	25[1]
R-2, Multi-family	15	15
R-3	15	15
R-PC, Single-family	75[1]	75[1]
R-PC, Specific Plan (Single-family/Multi-family)	25[1]/15	25[1]/15
All other zoning districts	20	20
Building to public right-of-ways (streets)		
Major or primary	35[1]	35[1]
Secondary or collector	30[1]	30[1]
Local	25[1]	25[1]
Building to building		
Front to front	35[1]	35[1]
Front to side	35[1]	35[1]
Front to rear	35[1]	35[1]
Rear to side	30[1]	30[1]
Rear to rear	25[1]	25[1]
Side to side	20[1]	20[1]
Oblique alignment	See Notes[2]	See Notes[2]

Notes:
[1]Subtract ten feet for a single-story dwelling unit or a multi-story dwelling unit having a single-story element with a depth of at least ten feet.
[2]"Oblique Alignment" is defined as the intersection of the parallel face of one building by the corner angle of a second building where said angle is greater than 25 percent. The corner angle of the intersecting building may encroach into the setback of the other building by up to 5 feet provided there is an equal or greater setback at the other end of the intersecting building. Such encroachment shall also be averaged so that for each building that is allowed to encroach into the setback, another building will offset such encroachment by an equal number of feet. Where two buildings meet at corner angles, the side-to-front setback criteria shall be used.

Source: City of Fontana, Municipal Code as of June 2013

The City's Zoning Code also sets forth minimum dwelling unit sizes for single-family and multi-family development. Table 3-6 summarizes these requirements.

Table 3-6
Minimum Dwelling Unit Size in Residential Zones (sq. ft.)

	R-E	R-1	R-2[1]	R-2[2]	R-3	R-PC[1]	R-PC[2]
Single-Family, One-Story	2,000	1,850	1,550	Multi-family minimum dwelling sizes	Multi-family minimum dwelling sizes	2,000	As required in a specific plan
Single-Family, Two-Story	2,000	2,000	1,550	Multi-family minimum dwelling sizes	Multi-family minimum dwelling sizes	2,000	As required in a specific plan
Single-Family, Infill Development (One- and Two-Story)	N/A	1,200	1,200	N/A	N/A	N/A	1,200 or As required in a specific plan
Multi-Family, Studio	N/A	N/A	N/A	550	550	N/A	550
Multi-Family, One bedroom	N/A	N/A	N/A	700	700	N/A	700
Multi-family, Two bedrooms	N/A	N/A	N/A	900	900	N/A	900
Multi-family, Three or more bedrooms	N/A	N/A	N/A	1,000	1,000	N/A	1,000
Multi-family, Senior, Studio	N/A	N/A	N/A	550	550	N/A	550
Multi-family, Senior, One bedroom	N/A	N/A	N/A	700	700	N/A	700
Multi-family, Senior, Two bedrooms	N/A	N/A	N/A	900	900	N/A	900
Multi-family, Senior, Three or more bedrooms	N/A	N/A	N/A	1,000	1,000	N/A	1,000

Table 3-6
Minimum Dwelling Unit Size in Residential Zones (sq. ft.)

	R-E	R-1	R-2[1]	R-2[2]	R-3	R-PC[1]	R-PC[2]
Multi-family, Affordable, Studio	N/A	N/A	N/A	550	550	N/A	550
Multi-family, Affordable, One bedroom	N/A	N/A	N/A	650	650	N/A	650
Multi-family, Affordable, Two bedrooms	N/A	N/A	N/A	800	800	N/A	800
Multi-family, Affordable, Three or more bedrooms	N/A	N/A	N/A	950	950	N/A	950
Multi-family, Senior Affordable, Studio	N/A	N/A	N/A	550	550	N/A	550
Multi-family, Senior Affordable, One bedroom	N/A	N/A	N/A	600	600	N/A	600
Multi-family, Senior Affordable, Two bedrooms	N/A	N/A	N/A	750	750	N/A	750
Multi-family, Senior Affordable, Three or more bedrooms	N/A	N/A	N/A	850	850	N/A	850

Notes:
[1]Applies to projects of less than 145 adjusted gross acres and/or projects of more than 145 adjusted gross acres without an approved specific plan.
[2]Applies to projects of 145 adjusted gross acres or more that comply with Section 30-190.2 of the Municipal Code, which provides for alternative standards under a specific plan.

Source: City of Fontana, Municipal Code as of June 2013

iii. On/Off Site Improvements

Site improvements required to develop specific sites will vary depending on the location and existing infrastructure. Possible improvements can include, but are not limited to; upgraded sewer and water lines to accommodate increased

density; right-of-way dedication of the development site for arterials that do not meet current level-of-service standards; and grading when there is excessive on-site slope.

All residential developments in Fontana must include adequate public or private streets consistent with the City's General Plan. For the purposes of analysis and evaluation of roadway needs, a roadway functional classification system has been established for the City of Fontana. The following summarizes the City's standards for total roadway widths.

- Major Highways: 132-156 feet
- Primary Highways: 104 feet
- Secondary Highways: 92 feet
- Collector Streets: 92 feet
- Industrial Collectors: 80 feet
- Local Streets: 68 feet

iv. Parking Requirements

Table 3-7 summarizes the residential parking requirements in the City of Fontana. Parking requirements do not directly constrain the development of housing. However, parking requirements may reduce the amount of available lot area for residential development. Parking requirements in the City of Fontana are similar to other jurisdictions. Based on previous approvals of recent multi-family residential developments, the City has determined that the parking requirements listed in Table 3-7do not unduly impact the cost and supply of housing, or the ability for developments to achieve maximum densities. However, to address any impacts in the future, this Housing Element update will include a policy to review and revise, as needed, the City's parking requirements for residential development.

Table 3-7 Required Number of Parking Spaces for Residential Uses	
Residential Use	**Required Number of Space**
Single-family dwelling	2-car garage for up to 3 bedrooms, plus 1 garage space for every 2 bedrooms over 3 bedrooms; Tandem spaces are permitted only to satisfy the third and fourth space requirement.
Multiple-family dwelling (including condominium or townhouse)[1,2]	
Studio unit	1.5 spaces per unit of which one space shall be within an enclosed garage
1-bedroom unit	1.5 spaces per unit of which one space shall be within an enclosed garage
2-bedroom unit	2 spaces per unit of which one space shall be within an enclosed garage and one shall be in a covered space
3 or more bedrooms	2.5 spaces per unit of which one shall be within an enclosed garage and one shall be in a covered space
Senior housing	
Studio or 1-bedroom unit	1 space per unit
2 or more bedrooms	1.25 spaces per unit
Second units	2-car garage for up to 3 bedrooms, plus 1 garage space for every 2 bedrooms over 3 bedrooms
Granny units	1 off-street parking space within an enclosed garage for each attached or detached unit
Mobile home park	2 covered spaces per mobile home site, plus guest parking, plus one RV parking stall for every 5 sites
Boardinghouse, Group care	1 space per sleeping room or per 2 beds, whichever is greater, in homes, fraternities, sororities and the like, plus 1 space per 2 employees
Guest Parking	
Multiple-family dwelling	1 space per 3 units, with a minimum of 3 spaces per project
Condominium or townhouse	1 space per 3 units with a minimum of 3 spaces per project
Mobile home park	1 space per 3 units with a minimum of 3 spaces per project
Model home complex	2 spaces per model
Senior housing	1 space per 8 units

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Updated: July 25, 2023
City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

Table 3-7 Required Number of Parking Spaces for Residential Uses	
Residential Use	**Required Number of Space**
Notes: [1]For multiple-family projects, up to 30% of the required garage requirement may be satisfied with tandem parking. Tandem parking shall be permitted only when the tandem spaces serve the same dwelling unit. Tandem parking spaces shall be no less than 38 feet in length, and may not be used for visitor parking. [2]Within the Activity Center Overlay District and Boulevard Overlay District the following parking requirements apply: On-street parking spaces located entirely or partially within the lot frontage and on the same side of the street as the building may be counted toward the number of required parking spaces. Residential units less than 1,000 square feet shall require only one parking space per unit. Residential units of 1,000 square feet or larger shall require two parking spaces per unit and the spaces may be in tandem. Reductions in the number of parking spaces may be approved by the Planning Commission following a traffic study. The Planning Commission may grant the joint-use of parking facilities for two or more uses following the impact determination by the Planning Manager.	
Source: City of Fontana, Municipal Code as of June 2013	

b. Density Bonus Ordinance

In order to encourage the construction of affordable housing developments for Very Low- and Low-Income households, in accordance with Chapter 4.3 Section 65915 et. seq. of the California Government Code, the City of Fontana has adopted a Density Bonus Ordinance. The Density Bonus Ordinance reflects the requirements and incentives related to the provision of affordable housing set forth by SB 1818.

The City's Density Bonus Ordinance allows for an increase in density of a residential development when a developer agrees to one of the following

- Provide at least 20 percent of the total units of the housing development for lower income households; or
- Provide at least 10 percent of the total units of the housing development as target units affordable to Very Low-Income households; or
- Provide a least 50 percent of the total units of the housing development for qualifying senior residents (62 years of age and older, and 55 years of age and older if a senior citizen development)
- Provide at least 20 percent of the total units in a condominium project for persons and families of Moderate-Income.

For meeting these minimum requirements the applicant receives a 25 percent or greater density bonus over the number permitted by the current zoning and General Plan designation of the property. For condominium projects, a ten percent or greater density bonus is received.

The City must also provide at least one of the following incentives or concessions:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission;
- Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project;
- A reduction in development and/or processing fees;
- Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable cost reductions;
- Financial assistance by the City (i.e. housing set-aside funds); and
- Other incentives mutually agreeable to the City and developers consistent with all City, State and federal laws, rules, standards, regulations and policies.

To comply with AB 2280, this Housing Element includes a program to update the City's Density Bonus Ordinance.

c. Optional Density Standards

With the adoption of the 2003 General Plan and update of the Zoning Code, the City of Fontana increased the maximum residential housing density from 12 units per acre to 24 units per acre. To guarantee that developers can reach the maximum density of 24 units per acre, the City developed the Optional Density Standards policy. Projects approved under these standards have qualified for the high density ranges; and the City has determined that the costs incurred from the added amenities are relatively low and do not pose a constraint to the production of multifamily housing in Fontana.

In the R-3 zoning district, the maximum number of dwelling units allowed per adjusted gross acre is 12.1. To achieve a density greater than 12.1 up to a maximum of 24 dwelling units per acre, projects are required to incorporate additional amenities and features to ensure high quality development. To guide the maximum density allowed, projects are awarded points based on the number and types of amenities provided. Table 3-8 illustrates the "point" thresholds required for each density level, and Table 3-9 lists a sampling of the types of amenities.

Table 3-8 Points Required for Increased Density under Optional Density Standards				
Units	Density (Units per Acre)			
	Up to 15	Up to 18	Up to 21	Up to 24
0-30	105	110	115	120
31-100	135	140	145	150
101-150	170	190	210	230
151-200	180	200	220	240
201-250	190	210	230	250
251-300	200	220	260	280
301-350	210	230	270	310
351-400	230	260	300	350
401-450	250	300	350	400
451-500	270	330	390	450
501-550	300	370	440	510
551-600	360	420	480	540
601-650	420	480	540	600
651-700	480	540	600	660
Notes: [1]For density of up to 12 units, see Sec. 30 of the Fontana Municipal Code.				
Source: City of Fontana, Municipal Code as of October 2013				

Table 3-9 Points Granted by Amenity under Optional Density Standards	
Amenity	Point Value
Basic Recreational Facilities (projects with 100 units or more)	
Pool and spa	50
Large open lawn area (min. 50-foot dimension with the shortest dimension at least 30% of the longest dimension)	40
Community multi-purpose room	30
Multiple enclosed tot-lots with 3 activities each or a single large tot-lot with 6 defined activity stations	30
Resort-style pool	30
Spa with a minimum 8-person capacity	30
Enclosed tot-lot with 3 activities minimum	20
BBQ facility with multiple grills and picnic benches	10 each
Additional Amenities	
Affordable Housing: Provide at a minimum 5% of the total number of market rate units to Very Low-Income families for projects up to 100 units (Add 5 points for each additional percent up to 10%; total possible points=50)	25
Affordable Housing: Provide at a minimum 10% of the total number of market rate units to Low-Income families for projects up to 100 units (Add 3 points for each additional percent up to 20%; total possible points=55)	25

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City Council Resolution 2023-088

Table 3-9 Points Granted by Amenity under Optional Density Standards	
Amenity	Point Value
Affordable Housing: Provide at a minimum 5% of the total number of market rate units to Very Low-Income families for projects over 100 units (Add 5 points for each additional percent up to 10%; total possible points=65)	40
Affordable Housing: Provide at a minimum 10% of the total number of market rate units to Low-Income families for projects over 100 units (Add 3 points for each additional percent up to 20%; total possible points=70)	40
Condominium, Co-Op, and other For Sale products	50
Large open play field (Add 5 points if width>50% of length)	40
Recreational pool (with special feature(s) add 5 points)	40
Court facilities	35
Sport Court	35
Kiddy Pool	30
Kids Playground (tot-lots; maximum 1 lot)	30
Multi-purpose room with full kitchen	30
Large theater	25
Dedicated game room	20
Dedicated business center	20
Large flower and vegetable gardens	20
Outdoor Fireplace	20
Main BBQ area/outdoor kitchen	20
Small fitness center	20
Driving cage (Golf)	15
Bocce ball court (maximum 10 points per development)	10
Extensive water feature	10
Swing sets	10
Recycler at trash enclosure	10
Gazebos	5
Handball court/Tennis practice wall	5
Sculpture	1
Source: City of Fontana, Municipal Code as of January 2010	

d. Senior Housing

The Zoning Code allows the development of senior housing in all residential zoning districts with a Conditional Use Permit and the C-1, C-2 and RMU zoning districts with a Minor Use Permit. Design and density standards for senior housing are established by the Planning Commission during the review of the Conditional Use Permit and design review.

All senior citizen housing developments must be free of health, safety or noise problems and must be adjacent to land uses that are compatible with the living environment required by senior citizens. Development must also demonstrate proximity to commercial establishments, service providers, and other amenities including, food shopping, drug stores, banks, medical and dental facilities, public transit and open space and recreational facilities.

In order to ensure that the units in a senior housing development remain available and affordable, the developer will be required to enter into a development agreement with the City of Fontana.

e. Emergency Shelters, Transitional Housing, and Single-Room Occupancy Units

State Housing Law (SB 2) requires that cities identify sites that are adequately zoned for emergency shelters and transitional housing. Additionally, cities must not unduly discourage or deter these uses. The City of Fontana currently does not include any specific standards or regulations pertaining to emergency shelters or transitional housing in its Municipal Code. The City's residential zoning districts do not list emergency shelters or transitional housing as a permitted use. However, temporary emergency shelters are permitted in commercial districts with a Conditional Use Permit.

There is one shelter in the City operated by Option House, a local non-profit service provider. The shelter is a 10-unit multi-family property that provides emergency, temporary, and transitional housing for victims of domestic violence. There are also a number of organizations that offer a variety of services to homeless persons in Fontana, which are listed on Table 3-10. Numerous hotels and motels in the City of Fontana, listed in Table 3-11, also accept housing vouchers.

Table 3-10
Homeless Service Providers
City of Fontana

Organizations
American Red Cross
Arrow Counseling Center
State Employment Development Department
County Welfare, Fontana
First American Baptist Church
Fontana Community Church
Fontana Community YMCA

Table 3-10 Homeless Service Providers City of Fontana
Organizations
Fontana Family Services
House of Ruth
Merrill Community Services, Inc.
Salvation Army
Family Development Program
Food Bank Program
Transitional Housing Program
Aid to Families with Dependent Children Homeless Assistance Program
DPSS General Relief Program
Source: City of Fontana, County of San Bernardino

Table 3-11 Hotels/Motels Accepting Housing Vouchers City of Fontana
America's Best Value Inn and Suites
Circle Inn Motel
Econo Lodge Fontana
Moana Motel
Redwing Motel
Rose Motel
Sand and Sage Motel
Valley Motel
Source: City of Fontana as of June 2013

i. Adequate Sites for Emergency Shelters

Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are required to identify zoning where emergency shelters will be allowed as a permitted use without a conditional use permit. The identified zone(s) must have sufficient capacity for at least one year-round shelter.

To comply with the provisions of SB 2, the City will consider establishing an Emergency Shelters Overlay district to permit emergency shelters without discretionary approvals. The City has identified three initial areas within the Light Industrial (M-1) zoning district to apply the Emergency Shelters Overlay district to.

The M-1 zoning district accommodates employee-intensive uses, such as business parks, research technology centers, offices and supporting retail uses. The zoning district does not permit heavy manufacturing, processing of raw materials, or

businesses which generate high volumes of truck traffic. Many of the services that would support emergency shelters, including medical centers and healthcare and social service facilities, are located in surrounding commercial zoning districts. Many M-1 zoning are also generally accessible by public transit.

Table 3-12 summarizes the M-1 zoning district's development standards. There are a total of 1,199 acres of land within the M-1 zoning district, and individual parcels are typically 2-5 acres in size. The three sites identified to be included in the Emergency Shelters Overlay total 32.1 acres. There are opportunities for redevelopment or adaptive reuse of sites within this zoning district.

Table 3-12
Development Standards in the M-1 Zone

Feature	Standard
Lot Size	
-Minimum	20,000 SF
-Maximum	N/A
Lot Dimensions	
-Minimum Width	150 feet
-Minimum Depth	150 feet
-Maximum Building Height	100 feet
-Lot Coverage	60%
Max FAR	50%

Source: City of Fontana, Municipal Code as of January 2010

ii. Single-Room Occupancy (SRO) Units

Single-Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without a rental deposit, and can provide an entry point into the housing market for Extremely Low-Income individuals, formerly homeless and disabled persons.

Single-room occupancy units are not defined or included in the City's Municipal Code. As a result, this Housing Element will include a program to establish zoning districts and development regulations in the Municipal Code for the development of SROs.

f. Second Dwelling Units

Second dwelling units provide additional opportunities to provide housing for all people of all ages and economic levels, while preserving the integrity and

character of existing residential neighborhoods. The City's Municipal Code defines a "second dwelling unit" as an attached or detached residential dwelling unit that provides complete, independent living facilities for one or more persons on the same parcel as a single-family dwelling unit. The City of Fontana permits second dwelling units in all residential districts, provided certain requirements are met.

Requirements for second dwelling units include:

- Lot coverage shall not exceed 45 percent.
- The unit is not intended for sale but may be rented.
- The lot contains an existing single-family dwelling.
- The floor area of an attached second unit shall not exceed 30 percent of the existing living area of the existing unit.
- The floor area for a detached second unit shall not exceed 1,200 square feet. The minimum floor area shall be 750 square feet.
- Construction and occupation of the second dwelling unit shall not be detrimental to adjoining properties.
- The second dwelling unit must meet all development standards applicable to primary residential structures.
- The second dwelling unit shall not cause any negative impacts to any permanent structures of the subject parcel or surrounding parcels.
- The Director of Community Development shall review and make a determination on the architectural features of all second dwelling units.

The City's Municipal Code also provides for the development of granny housing. "Granny housing" is defined as second dwelling units that are attached or detached from a primary residence on a parcel zoned for a single-family residence, intended for the sole occupancy of one or two persons who are 62 years or older. Granny units require only one parking space per unit and are allowed by-right in all residential districts with the following conditions:

- The second dwelling unit shall be occupied only by one or two persons who are 62 years or older.
- The floor area for a detached second dwelling unit shall not exceed 1,200 square feet.

Granny units must comply with regulations for a second unit, unless stated otherwise.

g. Housing For Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to perform certain activities such as seeing, hearing, walking,

climbing stairs, lifting or carrying, or difficulty with certain social functions. This condition can also impede a person from being able to go outside their home alone or to work at a job or business.

i. Reasonable Accommodation Procedures

As a matter of State law (SB 520), cities are now required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities.

The City of Fontana does not currently have a formal process for requesting reasonable accommodations. As a result, this Housing Element update will include a program to establish a written and administrative reasonable accommodation procedure in the Municipal Code for providing exception for housing for persons with disabilities.

ii. Zoning and Other Land Use Designations

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- The City of Fontana allows community care facilities for six or fewer as a matter of right in all residential zones. Facilities for more than six persons are permitted in all residential zones, subject to a Conditional Use Permit.
- The City allows assisted living facilities (seniors or otherwise) in all residential zones, subject to a Conditional Use Permit.
- The City defines family as "one or more individuals occupying a dwelling unit and living in a single household unit."
- The City allows some variation from the application of its parking standards. Section 30-315 of the Municipal Code would allow the Planning Commission to determine the parking requirements for housing for persons with disabilities.
- The City allows housing for seniors in all General Commercial (C-2) zones City-wide with a Minor Use Permit.
- The City does not have any separation requirements for group homes in the Municipal Code.

h. Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

i. Building Codes

The City of Fontana has adopted the 2010 California Building Code and 2010 California Residential Code, which establish construction standards for all residential buildings. These codes are designed to protect the public health, safety and welfare of the City's residents. The City amends the code as needed to further define requirements based on the unique local conditions.

ii. Local amendments to the California Building Code and California Residential Code include:

- Section 501.2 amended requirements for address numbers on all residential units
- Section 903.2 amended requirements for automatic fire-sprinkler systems
- Section 1609.4.3 amended requirements for building site and terrain
- Section 3109.2 amended by rewriting the definition for "swimming pools"
- Section 3109.3 amended by changing the height of the top of the barrier to 60 inches
- Section I104.2 amended requirements for footings on patio covers
- Section J103.2 amended requirements for grading in isolated areas
- Section J104.1 amended requirements for grading plans
- Section J107.4 amended requirements for size of rocks

The local amendments modify the California Building Code and Residential Code to address issues unique to the local area. The City has found that the amendments do not unduly influence the cost, availability, and conservation of housing.

iii. Fair Housing and Americans with Disabilities Act

The Federal Fair Housing Act of 1998 (FFHA) and the Americans with Disabilities Act (ADA) are Federal laws intended to assist in providing safe and accessible

housing. Compliance with these regulations may increase the cost of housing construction, as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA and FFHA requirements are not at the discretion of the City, but is mandated by Federal law.

i. Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus indirectly affecting the affordability of housing. The City of Fontana charges the following Planning Application Fees:

Table 3-13
Planning Application Fees
2013

Application Type	Description	Cost
General Plan Amendment	Minor Amendment 0-10 Ac	$6,660.00
	Major Amendment > 10 Ac	$8,725.00
Conditional Use Permits	Residential ≤ 10 DU's	$3,285.00
	Residential 11-50 DU's	$4960.00 plus $36 per DU
	Residential > 50 DU's	$5,100.00 plus $20 per DU > 20 DU
CEQA	Categorical Exemption	$250.00
	Initial Study/Neg Dec	$1,375.00
	Reconsider Environmental Determination	$1,200.00
	Environmental Impact Report	Cost+20% Admin
	Consultant Deposit	$2,000.00
	Staff Deposit	$2,000.00
	EIR Monitor Deposit	$5,000.00
Design Review	Residential 1-10 DU's	$7,977.00
	Residential 11-50 DU's	$9,102.00 plus $40 per DU > 10 DU
	Residential >50 DU's	$9,927 + $20 per DU

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Table 3-13 Planning Application Fees 2013		
Application Type	**Description**	**Cost**
		>50 DU
	DR Amendment	50% of original application fee
	DR Minor Modification	$1,777.00
	Fire Fuel Modification Plan	$565.00
Density Bonus		$5,700.00
Environmental Plan Check (SWQMP)	Required SWMP Review	$1,400.00
Fish and Game Filing	Clerk of the Board Filing Fee	$50.00
Impact Projects	Negative Declaration	$2,156.25
	Mitigated Negative Declaration	$2,156.25
	Environmental Impact Report	$2,995.25
No Impact Projects	DiMinimis Finding (Neg Dec)	$50.00
	Notice of Exemption	$50.00
Tentative Parcel Map	Residential	$6,904.00 plus 100 per Ac
Tentative Tract Map	Residential 1-100 lots	$8,138.00 plus $30 per lot
	Residential > 100 lots	$10,913.00 plus $50 per lot > 100 lots
	PUD 1-100 units	$10,163.00 plus $150 per Ac
	PUD > 100 units	$7,513.00 plus $50 per Ac
Zone Change	0-5 Ac	$6,075.00
	> 5 Ac	6,900.00 plus $50 per Ac > 5 Acs
	Development Code Amendment	$11,150.00
Miscellaneous	Pre-Application Conference	$350.00

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Table 3-13 Planning Application Fees 2013		
Application Type	**Description**	**Cost**
	Publication Notice	$100.00
	Sign Deposit	$300.00 per application
Source: City of Fontana, 2013		

Table 3-14 lists the development fees charged by the City of Fontana for both single-family and multi-family developments.

Fees assessed by school district are as follows:

- Chaffey Joint Union High School District- $1.42 per square foot
- Colton Joint Unified School District- $4.39 per square foot
- Cucamonga School District- $2.05 per square foot plus $2,933.91 per dwelling unit
- Etiwanda School District- $2.60 per square foot plus $3,098.62 per unit
- Fontana Unified School District- $3.56 per square foot/$0.51 (Senior Housing)
- Rialto Unified School District- $3.38 per square foot (Level 2 Fees) & $6.75 per square foot (Level 3 Fees)

The City of Fontana charges 50 percent of development fees for projects located within designated infill areas.

Table 3-15 and Table 3-16 list the development fees charged by the neighboring City of Ontario and City of Rialto, respectively.

Table 3-14 Development Fee Summary City of Fontana 2013	
Building and Safety	
Building Permit Issuance	$41.00 per permit
Building Permit Fees	$67.00
Building Plan Check	$67.00 per lot for single family dwellings
Electrical Permit Issuance	$41.00 per permit
Electrical Permit Fees	$9.00 per 250 SF
Electrical Plan Check	$6.00 per 250 SF
Mechanical Permit Issuance	$41.00

Table 3-14 Development Fee Summary City of Fontana 2013	
Mechanical Permit Fees	$9.00 per 250 SF
Mechanical Plan Check	$6.00 per 250 SF
Plumbing Permit Issuance	$41.00
Plumbing Permit Fees	$9.00 per 250 SF
Plumbing Plan Check	$6.00 per 250 SF
Grading Permit Issuance	$41.00
Grading Permit	$41.00 Issuance fee for each permit Mass Grading: $388.00 first 500,000 SF + $5.00 for every 50,000 SF or fraction thereafter up to 1,000,000 SF. $443.00 for Mass Grading + $110.00 per 100,000 SF thereafter or fraction thereafter of (1,000,000+).
Grading Plan Check	$40.00 Issuance fee for each permit
State Energy Permit	$55.00 minimum based on SF
State Energy Review Plan Check	$67.00 Minimum based on SF
Disabled Access Review Plan Check	$67.00 minimum based on SF
Planning	
Circulation	SFD= $5,734.00/ unit MFD= $3,509.00/ unit
Landscape Median	SFD= $573.20/ unit MFD= $348.51/ unit
Public Facilities	SFD= $796.26/ unit MFD= $358.32/ unit
Police	SFD= $526.52/ unit MFD= $710.80/ unit
Library	SFD= $533.30/ unit MFD= $239.99/ unit
Fire Facilities	$164.00/ unit
Final Planning Inspection	$80.00/ unit
Planning Plan Check	$135.00/ submittal $65 for room add/alt
Municipal Services	Approx. $2,630/ unit Based on Fiscal Analysis
Inclusionary Housing	SFD= $,350.00/unit MFD=$658.00/unit
Engineering	

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Table 3-14 Development Fee Summary City of Fontana 2013	
Park Development	SFD= $6,500.00/ unit Townhomes/Condos= $5,981.70/ unit Apartments= $5,139.37/ unit Mobilehomes= $5,476.44/ unit
Storm-Drain Fees	$4,998.00- $27,684.00/ net acre
Plan Check (On-site Improvement Review)	$120.00/ submittal $60.00/ room addition
Tree Mitigation	Per Municipal Code
Sewer Expansion	$4,766/ unit
Sewer Connection	$876.61/ unit
Sewer Connection Permit	$25.00/ connection
Sewer Deposit	N/A for residential projects
Landscape Plan Check	$400.00/ plan sheet
Landscape Efficient	$90.00 + $10.00/ acre >5
Landscape Inspection	$60.00/ SFD
Flood Control Fee	$4,405.00- $9,790.00/ net acre
Environmental	
Storm Water Compliance Fee	$350.00- $1,400 (depending on acreage)
Non-Compliance Re-Inspection Fee	$75.00
Storm Water Plan Check	$1,400.00 (depending on acreage)
Source: City of Fontana, 2013	

Table 3-15 Development Fee Summary City of Ontario 2013	
Building and Safety	
Building Permit Fees	According to building valuation- Minimum fee $23.50
Plan Check Fees	80% of permit fees
Earthquake	0.0001 x valuation
Sewer Assessment (On-site)	$4,909.00 per dwelling unit
Electrical Permit Fees	Permit issuance- $23.50 Multi-Family (3 or more units)- $0.05 per SF Single-Family and 2-Family- $0.056 per SF
Mechanical Permit Fees	Permit issuance- $23.50 According to type of installation
Plumbing Permit Fees	Permit issuance- $23.50

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Table 3-15 Development Fee Summary City of Ontario 2013	
	According to type of installation
Grading Plan Check/Permit Fees	According to cubic yards- Minimum fee $37.60
Development Impact Fees	Old Model Colony: -Detached $22,945.00 per unit -Attached $16,353.00 per unit -High Density- $11,952.00 -Mobile homes- $15,875.00 New Model Development: - Detached- $30,034.00 per unit + Habitat Mitigation $4,320.00 per net acre -Attached- $18,830.00 per unit + Habitat Mitigation $4,320.00 per net acre High Density - $13,466 per net acre + Habitat Mitigation $4,320.00 per net acre
Planning	
Environmental	Notice of Exemption Filing: $50.00 Notice of Determination Filing: $50.00 Filing of a Negative/Mitigate Declaration: $2,206.25 Filing of an Environmental Impact Report (EIR): $3,045.25 Environmental Assessment/ Negative Declaration: $1,127.00 Environmental Impact Report: Time and Materials $7,500.00
General Plan Amendment	Time and Materials Text- $5,000.00; Map- $7,500.00
Zone Change	5 acres or more- $4,903.00 Less than 5 acres- $3,334.00
Development Plan Review	5 or more acres- $10,864.00 Less than 5 acres- $5,611.00
Plan Check	5 or more acres: $2,326.00 Less than 5 acres: $1,301.00
Engineering	
Inspection/Permit Fees	$1.00- $50,000- 5.97% of construction cost estimate $50,001- $500,000- 5.45% of construction cost estimate $500,001 and greater 4.24% of construction cost estimate Inspection for single item- $98.00
Encroachment Permit Fee	$85.00
Traffic Control Permit	$115.00

Table 3-15 Development Fee Summary City of Ontario 2013	
Subdivision Fees	Final Parcel Maps Review $1,798.00 + $50.00 per parcel Final Tract Map Review $2,254.00 + $50.00 per parcel Certificate of Compliance $518.00
Plan Check Fees	$1.00- $50,000- 6% of construction cost estimate $50,001- $500,000- 4.65% of construction cost estimate $500,001 and greater 3.62% of construction cost estimate
Hydrology Studies	$1,118.00
Source: City of Ontario	

Table 3-16 Development Fee Summary City of Rialto 2013	
Building and Safety	
Permits	Valuations and fees based on 1997 Uniform Building Code
Plan Check	100% of permit fee
Issuance fee	$23.50
Development and Planning	
Negative Declaration	$1,337.60 + $2,206.25 Dept. of Fish and Game filing fee
Environmental Categorical Exemption (infill projects)	$285.80 + $50.00 Dept. of Fish and Game filing fee
Environmental Impact Report Review and Processing	City EIR contract cost + 5% Dept. Administration + $3,045.25 Dept. of Fish and Game filing fee
General Plan Amendment	FB Hourly Rates
Zoning Change Review	$3,876.00
Impact Fees	
Regional Traffic Fees	Single-family- $2,858.44 per unit Multi-family- $1,980.30 per unit
General Facilities	Estate- $1,005.36 per unit Single-family- $1,005.36 per unit Multi-family- $954.61 per unit Mobile homes- $954.61 per unit
Open Space	Estate- $1,026.92 per unit Single-family- $606.82 per unit Multi-family-$137.81 per unit Mobile homes- $328.62 per unit
Sewage Collection	Estate- $1,471.75 per unit Single-family- $1,471.75 per unit

Table 3-16 Development Fee Summary City of Rialto 2013	
	Multi-family- $1,471.75 per unit Mobile homes- $931.77 per unit
Law Enforcement	Estate- $838.90 per unit Single-family- $838.90 per unit Multi-family $1,090.62 per unit Mobile homes- $658.23 per unit
Fire Protection	Estate- $657.72 per unit Single-family- $657.72 per unit Multi-family- $643.51 per unit Mobile homes- $643.51 per unit
Storm Drain Facilities	Estate- $5,066.00 per unit Single-family- $3,266.27 per unit Multi-family $972.88 per unit Mobile homes- $1,462.62 per unit
Street Medians	Estate- $53.46 per unit Single-family- $53.46 per unit Multi-family- $35.16 per unit Mobile homes- $26.93 per unit
Park Development	Single-family- $2,585.71 per unit Multi-family- $2,435.98 per unit Mobile homes $2,058.02 per unit
Library Facilities	Estate- $190.82 per unit Single-family- $190.82 per unit Multi-family $174.33 per unit Mobile homes- $167.49 per unit
Engineering	
Plan Check Fees-Tract Maps	Administrative Fee - $3,847.00Fee & Basis - $3,000/sheet + $100/lot
Plan Check Fees-Parcel Maps	Administrative Fee - $3,847.00 Fee & Basis - $1,250/sheet
Rough Grading Plan Check Fees	Administrative Fee - $1,380.00 Plan Check Fee & Basis - $$1,100/sheet
Grading Permit Inspection Fees	Less than 100 CY- $171.50 Up to 1,000 CY- $171.50 + $10.10 per 100 CY Up to 10,000 CY- $262.90 + $20.40 per 1,000 CY Over 10,000 CY- $1,303.40
Source: City of Rialto	

Fees for construction of a typical single family residence (2,000 square feet with a 400 square foot garage) in Fontana are approximately $26,250. Fees for a typical multifamily project (8 apartment units) are approximately $123,180 or approximately $15,400 per unit.

Development fees in the City of Fontana are comparable to the two surrounding jurisdictions of Ontario and Rialto; and are competitive with the fees being assessed by these neighboring communities.

j. Local Processing and Permit Procedures

Considerable holding costs may be associated with delays in processing development applications and plans. The City of Fontana's development approval process is designed to accommodate development. The City reviews residential development applications within 30 days and determines whether they are complete or incomplete. A project application is deemed complete, the project is scheduled for the City's internal Development Advisory Board (DAB), consisting of Fire, Police, Public Works, Engineering, Building and Safety, Hazardous Waste, Landscape, and other staff. The DAB reviews the project and recommends appropriate conditions of approval.

A Planning Commission hearing is then scheduled at which the project is reviewed, and either approved or denied. If the project is approved, an approval letter, including the conditions of approval, is sent to the applicant. The project only proceeds to the City Council only if it requires a legislative act such as a General Plan Amendment or Zone Change; the majority of projects do not go to the City Council.

If a project does not require a discretionary approval (four or fewer dwelling units require plan check approval only), the average time for processing a plan check is 4-8 weeks. If a project requires a discretionary approval (five or more dwelling units), the process takes 8-12 weeks due to noticing requirements, project revisions and the generation of staff reports. These projects also require design review by the Planning Commission. Design review of residential projects has not resulted in a denial by Planning Commission. The following are the required findings for approval of design review:

- The proposal meets or exceed the standards contained in the Development Code and will result in an appropriate and desirable development.
- The proposal is in its design and appearance aesthetically and architecturally pleasing while enhancing the character of the surrounding neighborhood.

- The site improvements are appropriate and will result in a safe, well-designed facility.
- The proposal is consistent with the general plan and applicable specific plan.
- The proposal promotes the public health, safety and welfare of the community.

To ensure that design review findings which are subjective in nature do not pose a tacit form of discretionary approval, the City offers a voluntary pre-application meeting to clarify specific requirements outlined in design review. This specific intent of the pre-application meeting is to ensure the applicant understands the regulatory and design elements necessary for project entitlement; and helps to clarity any design guidance that may be deemed subjective in nature as contained within the City's applicable design guidelines and provisions contained within the design review process. It should be noted that this process is considered a valuable tool by the City to ensure the required findings for design review are dealt with prior to the submittal of a formal application. To date, the City has not experienced any "denial" of a project based solely on design review, as the design review process is not an entitlement process, but rather is considered a post entitlement process.

If a project requires a legislative act by the City Council such as a General Plan Amendment or Zone Change in conjunction with the discretionary project, an additional 6-8 weeks is typically required to allow for preparation and scheduling of the public hearing. The project approval process is identical for single-family and multiple-family residential projects, and is typically completed within 3-4 weeks. All of the above schedules may be increased depending on the level of environmental review required by the State through the California Environmental Quality Act (CEQA).

Table 3-17 provides approximate timelines for typical development approvals in the City of Fontana.

Table 3-17
Approximate Development Timeline

Item	Processing Time (from Submittal to Public Hearing)
Conditional Use Permit	2-3 months
Site Plan or Design Review	1-3 months (4-6 weeks if expedited)
Tentative Tract Map/Parcel Map/Subdivision	1-3 or 5 months
Variance	2-3 months

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Table 3-17 Approximate Development Timeline	
Item	Processing Time (from Submittal to Public Hearing)
Zoning Amendments or Zone Change	2-6 months
General Plan Amendment	2-6 months
Environmental Documentation	1 month to 1 year
Source: City of Fontana	

k. Inclusionary Zoning Ordinance

In 2012, the City adopted an inclusionary housing ordinance applicable to any non-residential projects of 5,000 square feet or more, and residential projects of five or more residential parcels or dwelling units.

For residential ownership projects, a minimum of ten percent of all newly constructed units shall be developed, offered to and sold to very low, low, and moderate income households. Forty percent of the inclusionary units shall be allocated to very-low income households, 40 percent shall be allocated to low income households, and 20 percent shall be allocated to moderate income households. Residential ownership projects may pay an in-lieu fee of $1,350.00 per unit if affordable units are not constructed.

For multifamily rental projects, all applicants shall pay an affordable housing impact fee of $658.00 per unit. The fee shall be deposited into the affordable housing trust fund or the low and moderate income housing fund, at the City's discretion. The applicant for a multifamily rental project may choose to enter into an affordable housing agreement with the city or agency and provide inclusionary units onsite, rather than pay the affordable housing impact fee. If the applicant chooses this alternative then at least ten percent of the total units within the multifamily rental project shall be inclusionary.

In addition, non-residential projects of 5,000 square feet or more are required to pay an affordable housing impact fee of $0.012 to $1.61 per square foot depending on use.

The City allows developers to propose alternatives to inclusionary units or the in-lieu fee to provide flexibility.

The City has found that the inclusionary housing ordinance and affordable housing impact fee are not undue burdens on the development of housing and

instead provide key opportunities for the development of affordable housing in Fontana given the loss of Redevelopment Housing Set-Aside funds.

I. Environmental and Infrastructure Constraints

i. Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future residential development in the City of Fontana. However, there are no known environmental or infrastructure constraints that would preclude development of residential units to meet the City's RHNA need or that cannot be mitigated to allow for development during the planning period.

Geologic and Seismic Hazards

Similar to most Southern California cities, the City of Fontana is located within an area of high seismic activity. It can be expected, therefore, that a significant seismic event can occur in the City. The City falls along the San Andreas Fault, located just a few miles northeast of the City; the San Jacinto Fault, which crosses the northern boundary of the City; and the Cucamonga Fault, which also crosses the northern portion of the City. In addition to the above faults, the Chino, Cleghorn, and San Jose faults, given their proximity to Fontana, are also seismic sources likely to impact the City.

The City's Safety Element requires a minimum 50-foot setback from active and potentially active fault lines. The Safety Element includes policies to increase mitigation measure and to further study possible geologic and seismic hazards.

Fire Hazards

Fire hazards in Fontana are posed by both urban fires and wildland fires. Wildland fires result from the ignition of natural vegetation in undeveloped areas. Such fires can result in the loss of wildlife habitat, watershed, and open structures when occurring close to urban areas. Wildland fires also play an important role in the ecology of the vegetation in Southern California; and the health and vitality of natural communities is often dependent on a cycle of fire.

Suppression and prevention services in the City are provided by the San Bernardino County Fire Department and the Fontana Fire Protection District. The District currently operates seven stations in the City. The City of Fontana uses the California Fire Code with amendments and several other fire ordinances to further reduce the City's vulnerability to structural and wildland fires.

Flooding

Floods that impact the City of Fontana and neighboring communities are typically flash floods, with short durations, high peak volumes, and high velocity. Historically, flooding damage in Fontana has been generally lower than in other areas of San Bernardino County because of its relatively undeveloped state. However, with increased development, especially along the mountainous areas, flooding damage may increase.

The Federal Emergency Management System has prepared a series of maps identifying those areas of the City that may be subject to flooding in the event of a major storm, particularly the San Sevaine Wash area. These Flood Insurance Rate Maps (FIRM Maps) indicate areas that may be inundated in the event of a 100-year or 500-year storm. Since these maps were issued, some modifications have been made within the City to contain the 100-year flood waters in storm drains and culverts.

The goals and policies contained in the Public Services, Facilities and Infrastructure Element and the Safety Element address concerns for the public health, safety, and welfare related to flood hazards.

Toxic and Hazardous Wastes

The City of Fontana contains many industries that use, produce, transport and store a variety of hazardous materials. The County of San Bernardino carries the primary responsibility for the management of all hazardous wastes produced in the County. The County has produced a Hazardous Waste Management Plan (HWMP), which serves as the primary hazardous planning document. The HWMP is a collaborative effort involving the County, cities within the County, the state, the public and industry in the planning of the disposal, handling, processing, storage, and treatment of local hazardous wastes. The Safety Element identifies the producers and handlers of hazardous materials within the City.

Noise

Residential land uses are generally considered to be the most sensitive to loud noises. Noise impacts from traffic, aircraft and stationary sources can constrain development if mitigation is not possible. Current land use policy discourages the placement of noise sensitive land uses in areas subject to high noise levels.

The principal noise sources in Fontana are along major freeway corridors, railroad lines, and industrial areas. Noise mitigation measures such as increased building setbacks, proper building orientation, natural berming, walls and fences, and the use of building insulation materials are generally used to accommodate residential developments in these areas.

ii. Infrastructure Constraints

Water

Water users in the City of Fontana can be divided into four sectors: residential/commercial, industrial, public authority, and construction. The Fontana Water Company (FWC) provides water service to the City. According to the 2010 FWC Urban Water Master Plan, water supply comes from groundwater wells and one surface treatment plant, the Sandhill Plant. The water supply is produced from the Chino Basin, Rialto Basin, Lytle Basin, No-Man's Land, and Lytle Creek. The principal water supplies in the future will come from groundwater pumped from the four groundwater basins, surface water from Lytle Creek, and imported water from outside sources. The Water Master Plan anticipates that added well capacities will accommodate growth in water demand and water supply requirements under drought conditions through the planning period.

Sewer

According to the City's Sewer Master Plan, sewer capacity within the City is expected to meet future demands through the planning period. The analysis conducted to prioritize sewer facilities development and maintenance utilized a high yield in gallons per acre per day in order to overestimate sewer flows to anticipate any intensity of use.

m. Community Development Block Grant, HOME and ESG Programs

Community Development Block Grant (CDBG) and HOME Program funds are the largest source of Federal funding for housing and housing-related activities in the City of Fontana. Table 3-20 lists the CDBG funds the City anticipates receiving in 2012-2013 to facilitate programs and projects to assist low- and moderate-income residents.

Table 3-20 CDBG Activity Allocations 2012-2013	
Activity	**Funding Allocation**
Program Administration (20% cap) (Fair Housing $39,000)	$311,000
Public Services - Public Safety Program - Children's After School Programs	 $219,000 $46,370
Code Enforcement Services	$150,000
Street Improvement Program	$370,000
Curb, Gutter, and Sidewalk Improvement Program	$125,000
Senior Community Center Parking Expansion	$308,769
Oleander Street Improvements	$200,000
Total	**$1,769,139**
Source: Consolidated Plan One-Year Action Plan, 2012-2013	

Table 3-21 lists the HOME Program activities anticipated by the City of Fontana.

Table 3-21 HOME Program Allocations 2012-2013	
Activity	**Funding Allocation**
Program Administration (10% cap)	$0
Multi-Family New Construction	$322,596
Community Housing Development Organization	$56,929
Total	**$379,525**
Source: Consolidated Plan One-Year Action Plan, 2012-2013	

In addition, the City receives an allocation through the Emergency Solutions Grant Program (ESG) to address the needs of homeless. Table 3-22 lists the ESG activities anticipated by the City.

Table 3-22 ESG Program Allocations 2012-2013	
Activity	**Funding Allocation**
Program Administration	$12,396
Rapid Rehousing and Homeless Prevention	$97,842
Emergency Shelter Activities	$55,051
Total	**$165,289**
Source: Consolidated Plan One-Year Action Plan, 2012-2013	

2. Non-Governmental Constraints

a. Vacant and Underutilized Land

A thorough analysis of vacant and underutilized land within the City of Fontana is provided in Appendix B.

b. Land Prices

Land costs directly influence the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. Based on listings on loopnet.com in December 2013, land in Fontana is estimated to cost between $4 and $8 per square foot.

c. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials.

Construction costs depend on the type of unit being built and the quality of the product being produced. Table 3-23 summarizes estimated construction costs based on the type of development in the City of Fontana.

Table 3-23 Construction Cost Estimates	
Development Type	**Cost per Square Foot**
Single-Family Residential (Stucco on Stud Frame)	$88-$148
Apartment, 2-3 story (Stucco on Stud Frame)	$150
Apartment, 4-7 story (Precast Panels, Steel Frame)	$192
Source: Saylor Publications, Inc., www.saylor.com, accessed November 4, 2009	

d. Financing

Mortgage interest rates have a large influence on the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in lower finance costs and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower income households often find it more difficult to purchase a home during this time period.

As shown in Table 3-24 the number of loan applications increase as income increases. The percentage of persons denied for a home loan in the San Bernardino-Ontario Metropolitan Division is highest for the Very Low-Income (less than 50 percent of the MFI) category with over 21 percent.

Table 3-24 Mortgage Lending Rates- 2011 Riverside-San Bernardino-Ontario Metropolitan Division				
Income Group	**Total Applications**	**Loans Originated**	**Applications Denied**	**Percentage Denied**
≤50% MFI	2,105	1,169	453	21.5%
50-79% MFI	4,314	2,730	662	15.3%
80-99% MFI	3,220	2,078	467	14.5%
100-119% MFI	2,384	1,548	325	13.6%
≥120% MFI	13,253	9,105	1,591	12.0%
Total	29,379	18,990	4,265	14.5%
Source: Federal Financial Institution Examination Council, Home Mortgage Disclosure Act Data, 2011.				

e. Energy Conservation

Southern California Edison, which provides electricity in the City of Fontana, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Through the Residential Multifamily Energy Efficiency Rebate Program, property owners and managers receive incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. Owners of existing homes can receive monetary incentives for purchasing Energy Star® qualified appliances or making other energy-saving improvements such as installing a whole-house fan. The City of Fontana supports Southern California Edison in its efforts to provide public information and technical assistance to developers and homeowners regarding energy conservation measures and programs.

Energy conservation strategies that the City can encourage include:

- Requiring compliance with the California Green Building Code;
- Promoting higher density and compact development;
- Encouraging efficient energy design in new construction and retrofitting of existing development; and
- Encouraging the use of shade trees and structures to reduce heating and cooling requirements on structures.

One of the more recent strategies in building energy-efficient homes is the use and adoption of green building guidelines and programs by cities and developers. Some of the more popular programs within the housing industry include:

- U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) green building programs,
- Built It Green's Green Point Rated program,
- National Association of Home Builders Model Green Home Building program,
- U.S. Environmental Protection Agency's Energy Star® for Homes program, and
- Building Industry Institute's California Green Builder program.

Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reduction in energy and water use, use of innovative technologies, reduced maintenance costs, and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes program includes standards for new single-family and multi-family

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home construction. These programs and other similar programs have been applied to numerous single-family and multi-family residential projects throughout California and nationwide.

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Chapter 4
Housing Policy Program

This section of the Housing Element describes the Policy Program for the 2014-2021 Planning Period. The Policy Program identifies the specific policy actions necessary to address present and future housing needs, meet the specific requirements of State law, and consider the input by residents and stakeholders. The emphasis of the 2014-2021 Policy Program is on actions enabling the City to maintain and increase housing opportunities affordable to extremely-low, very-low, low and moderate income households.

The Policy Program responds to the City's existing housing needs, an evaluation of the performance of existing programs, and received input from stakeholders through community workshops and public hearings.

A variety of housing policies are dependent upon federal and state funding, including but not limited to: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Block Grant (ESG). These funds are used for programs and to leverage private and public funds, such as developer equity and low income housing tax credits.

1. Statewide Housing Goals

The City of Fontana seeks to provide local implementation of the Statewide housing goal "...of a decent home and a satisfying environment for every Californian..." In addition, the City of Fontana supports the five goals of State Law pertaining to the manner in which Fontana housing policies and actions must be directed to provide adequate provision for the housing needs of all economic segments. These Statewide goals are summarized below:

Goal 1: Conserve and improve the condition of the existing standard affordable housing stock.

Goal 2: Assist in the development of adequate housing to meet the needs of Extremely Low-, Very Low-, Low-and Moderate-Income households.

Goal 3: Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.

Goal 4: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

Goal 5: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

2. Housing Guiding Principles

Guiding Principle 1: The provision of a high quality, well maintained housing stock is a primary contributor to an enhanced quality of life in the City of Fontana.

Guiding Principle 2: Communication with Fontana residents through targeted outreach, in kind services and information dissemination is fundamental to establish a collaborative environment that enhances the provision, conservation and preservation of housing in Fontana.

Guiding Principle 3: Fontana residents with special needs should be given an equal opportunity and choice in housing.

Guiding Principle 4: Housing choice for a variety of income levels in the City of Fontana contributes to economic success and community livability.

Guiding Principle 5: Green building, sustainable design principles and energy efficiency contributes to neighborhoods by promoting community environmental benefits and individual financial benefits.

3. Housing Strategies

The Policy Action Plan for the 2014-2021 Housing Element is organized into five primary policy strategy areas:

Strategy 1.0: Production of Housing – Establishes policy actions for the future production of a range of rental and for-sale housing units in the City.

Strategy 2.0: Conservation and Preservation of Existing Housing – Establishes policy actions to conserve the existing housing stock and preserve housing opportunities for Fontana's residents.

Strategy 3.0: Design and Quality of Housing and Neighborhoods – Establishes policy actions for providing high-quality, environmentally responsible, well-designed living environments for Fontana's residents.

Strategy 4.0: Accessibility to Affordable Housing – Establishes policy actions to enhance opportunities for affordable housing for all segments of Fontana's population.

Policy Strategy 1.0: Production of Housing

Housing Production Strategy 1.1: Provision of Adequate Sites to Meet Regional Housing Needs Assessment (RHNA) Goals

To ensure the availability of adequate sites to accommodate estimated future construction need by income category, the City of Fontana shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations that will provide adequate sites to meet the City's RHNA shortfall from the 2006-2014 Planning Period as well as the 2014-2021 RHNA allocation. Specifically, the City will initiate and adopt General Plan Land Use and Zoning Code amendments that will provide adequate sites to meet Regional Housing Needs Assessment goals for Extremely Low-, Very Low-, Low-, Moderate- and Above Moderate-Income rental and for-sale housing units.

The City has identified deficiencies in accommodating a very low- and low-income growth need of 4,282 dwelling units. To achieve the remaining lower income

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need, the City will establish a new R-5 residential zoning district on a minimum of 107.05 acres of currently vacant sites to permit by-right (may not require a conditional use permit, planned unit development permit, or any other discretionary review or approval) single-family and multi-family, rental and ownership residential development. The very low- and low-income housing need shall be accommodate on sites that permit at least 16 units per sire. The R-5 zone will have a minimum net density of 40 dwelling units per acre (not subject to optional density standards). Candidate sites for the R-5 zoning district include residentially zoned vacant land listed in Table B-5.

In addition, the City will create a new R-4 zoning district that will have a range of 25-29 du/ac, with a minimum net density of 25 du/ac.

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

Objective:	Establish new R-5 and R-4 Zoning Districts
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Rezoning by October 2014; annual monitoring

Housing Production Strategy 1.2: Expansion of Affordable Housing Opportunities through New Construction

The City shall seek to expand affordable housing opportunities through new construction by means of financial assistance and/or other means. The strategy shall apply to housing units or developments that utilize federal and state funds.

Within first year of planning period, the City will evaluate financing tools, regulatory policies, partnership opportunities and coordinate federal and state agencies to identify assistance opportunities for new housing construction.

Objective:	10 units annually
Responsible Party:	Housing Authority
Source of Funds:	HUD (HOME Funds)
Timeline for Implementation:	Develop framework within first year of the planning period Annual review of strategies, amended as necessary

Housing Production Strategy 1.3: Annual Monitoring of Housing Production

To comply with the requirements of State Law, the City will conduct an annual implementation review of the Housing Element for submission to the State Department of Housing and Community Development. The review will include the following information:

- Identification of new residential development permits and completion reports;
- Identification of units built in the Extremely Low-, Very Low- and Low-Income categories
- Inventory of approved projects
- Annual estimate of population from the State Department of Finance
- Available vacant land and zoning survey

Objective:	Monitoring of Housing Production
Responsible Party:	Community Development, Housing Authority
Source of Funds:	General Fund
Timeline for Implementation:	Yearly

Housing Production Strategy 1.4: Compliance with State Density Bonus Law

The City of Fontana shall continue to comply with State Housing Law (SB 1818 and AB 2280) to provide by-right development of second units on existing single-family properties. The City of Fontana shall continue encouraging the development of second dwelling units to provide opportunities for additional rental housing. The City shall amend the current Density Bonus Ordinance to comply with new state requirements and review and revise standards and provisions as part of the annual Housing Element implementation reporting required by HCD.

Objective:	Compliance with State Density Bonus Law. Seek 5 new second dwelling units on an annual basis, based on applicant choice.
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing; Density Bonus Amendment by December 2014

Housing Production Strategy 1.5: Optional Density Standards Review

The City will annually review and revise, as necessary, the adopted Optional Density Standards to ensure the adopted policy provides for an additional means for the provisions of housing opportunities for extremely-low, very-low, low and moderate-income households.

Objective:	Review and Revise Optional Density Standards as Appropriate
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Annually

Housing Production Strategy 1.6: Inclusionary Housing Ordinance

The City adopted an Inclusionary Housing Ordinance in 2012 which requires new residential and non-residential construction in the city to pay fees that are designated for affordable housing. The City will monitor implementation of the Inclusionary Housing Ordinance and explore other strategies to provide for affordable housing as appropriate.

Objective:	Continue Inclusionary Housing Ordinance Implementation
Responsible Party:	Community Development, Housing Authority
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing with yearly review

Housing Production Strategy 1.7: Manufactured and Modular Housing

Manufactured homes offer high quality housing that exhibits the same curb appeal and inner aesthetics as site built homes. They are also available with similar amenities such as vaulted or tray ceilings, fully equipped kitchens, walk-in closets, and bathrooms with recessed tubs and whirlpools. Unlike site-built homes, however, manufactured homes are constructed on a steel chassis in highly controlled factories and can therefore provide lower-priced products by reducing labor and material costs. Modular homes are another potentially cost-reducing residential product. Like manufactured homes, modular homes are built in sections and joined together on-site. Aside from single-family homes, common modular structures include multi-story apartments, commercial buildings, and hotels. Both manufactured and modular housing are allowed in all residential zoning districts. The City initiated this program to educate the public and developers on the advantages of manufactured and modular housing and to encourage its inclusion in the infill housing program. Activities include meeting with manufactured housing builders and developers and distributing information to the general public.

Objective:	Education and Outreach
Responsible Party:	Community Development, Fontana Housing Authority
Source of Funds:	General Fund
Timeline for Implementation:	Develop program elements and distribute materials/outreach to developers within the first year of the planning period Annual outreach and consultation with developers to ensure effectiveness of program

Housing Production Strategy 1.8: Developer Proposed Projects

This program facilitates the acquisition, rehabilitation, and management of large-scale multi-family projects by private developers. The developer, usually a non-profit organization, purchases the property with assistance from the Housing Authority in the form of purchase money loans, rehabilitation loans and/or tax credit/bond financing in exchange for a rent restriction covenant. Activities may

include meeting with housing builders, developers and non-profit organizations, and distributing information.

Objective:	Facilitate Developer Proposed Projects
Responsible Party:	Community Development, Fontana Housing Authority
Source of Funds:	General Fund, HUD
Timeline for Implementation:	Develop program elements and distribute materials/outreach to developers within the first year of the planning period Annual outreach and consultation with developers to ensure effectiveness of program

Housing Production Strategy 1.9: Infill Housing Program

This program is designed to develop quality single-family and multi-family housing on in-fill parcels located within targeted areas in Fontana. Through this program, the City has reduced most development fees by half for projects located within the central third of the City. Fees reduced include those for storm drains, park development, fire, police, library facilities, landscaping, circulation, public facilities, and municipal services impacts. Additionally, to assist residential builders with the identification of potential infill development sites, the City prepared a vacant Residential Properties Resource Guide. Furthermore, the City will work with private industry to expand housing opportunities through new construction. Developers will be afforded the opportunity to use incentives, such as density bonuses, to provide affordable housing.

Objective:	Maintain Residential Properties Resource Guide and Infill Housing Program. Seek to encourage 2 infill housing units on an annual basis.
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing, on a Request Basis

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Housing Production Strategy 1.10: Monitor Development Fees

To contribute to the feasibility of affordable housing development, the City will monitor existing development fees to ensure in-lieu fees, development impact fees and processing fees are not considered an undue constraint on residential development. The City shall provide for review of development impact and in-lieu fees in addition to periodic review of processing fees, as appropriate. The City shall seek the assistance of affordable housing developers and other stakeholders in the review of fees.

Objective:	Annual Fee Monitoring
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Annually

Housing Production Strategy 1.11: Encourage the Development of Family Housing

The City of Fontana shall encourage and support the development of rental and for-sale housing for larger families. By means of direct outreach to private and non-profit housing developers, the City shall encourage developers/builders to incorporate larger bedroom counts in future housing projects to accommodate the needs of larger families and reduce overcrowding in the existing housing stock.

Objective:	Encourage Family Housing. Seek to encourage the development of 5 family units per year, based on developer interest.
Responsible Party:	Community Development
Source of Funds:	General Funding
Timeline for Implementation:	Develop program elements and distribute materials/outreach to developers within the first year of the planning period Annual outreach and consultation with developers to ensure effectiveness of program

Housing Production Strategy 1.12: Encourage the Development of Senior Housing

The City of Fontana understands the unique needs of its elderly residents. Seniors are typically limited by fixed incomes and may require unique development features not typically offered by traditional market rate housing. The City shall encourage through incentives (e.g., financial assistance when feasible, parking reductions, regulatory waivers, etc.), the development of senior housing that offers a wide range of housing choices from independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services.

Objective:	**Encourage Senior Housing. Seek to encourage the development of 10 senior housing units per year, based on developer interest.**
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing with yearly review

Housing Production Strategy 1.13: Provision of a Variety of Residential Housing Opportunities throughout the City

The City of Fontana shall encourage the development of mixed income developments where housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions, including, but not limited to:

- Reduced fees through the infill housing program,
- The Optional Density Bonus Standards,
- The Inclusionary Housing Ordinance, and
- Expedited permit processing.

Additionally, the City of Fontana shall encourage that affordable housing developments are distributed throughout the City in an equitable manner so that lower income households are not concentrated in any single area of the City.

During initial project application review, the City will encourage the development of housing units for a variety of income levels within proposed projects.

Objective:	Provide Residential Housing Opportunities Throughout the City
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Concurrent with initial project pre-application and application review

Housing Production Strategy 1.14: Expedited Permit Processing

To mitigate entitlement costs of developing affordable housing, the City allows priority development review processing for low and moderate income housing applications, as well as housing for the elderly. The City also assigns eligibility for expedited permit processing to developments that incorporate multi-family units for large families. Large-family projects are developments that construct at least 40% of the total number of multi-family units as three- or four-bedroom units. A mixture of affordable, senior, and large family units may also be eligible for expedited permit processing.

Objective:	Expedited Permit Processing
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing with yearly review

Housing Production Strategy 1.15: Review Parking Requirements

The history of development in the City and continued developer interest show that parking requirements do not pose a constraint on the development of housing. To ensure that existing parking requirements will not pose future constraints on the development of housing, the City shall review the requirements and revise, as appropriate. Prior to any amendments to existing parking requirements, the City shall coordinate with local developers, housing providers and other interested parties to review existing parking standards and provide recommendations on potential adjustments. In particular, the City shall review and revise requirements for enclosed garage parking and studio apartment parking standards should the analysis indicate the need for policy changes.

Objective:	Review Parking Requirements
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Review Parking Requirements 2014 Revise/Amend Requirements 2015, as appropriate

Policy Strategy 2.0: Conservation and Preservation of Existing Housing

Housing Production Strategy 2.1: Monitoring of "At-Risk" Housing Units

The City of Fontana has 418 units that are at risk of converting from affordable, deed-restricted units to market-rate units over the next 10 years. The City shall provide for regular monitoring of deed-restricted units that have the potential of converting to market-rate during the planning period. And additionally seek funding and opportunities for owners of these units to extend and/or renew deed restrictions and/or covenants.

To address the conversion of affordable units to market-rate units, the City will develop a program within the first year of the planning period that establishes partnerships with non-profit housing developers and a strategy to preserve the units. The City shall ensure compliance with noticing requirements and provide for tenant education when a notice of conversion is received.

Objective:	Monitoring of "At-Risk" Units
Responsible Party:	Community Development, Housing Authority
Source of Funds:	General Fund, HUD
Timeline for Implementation:	Develop program elements within first year of the planning period Annual monitoring and review of at-risk units

Housing Production Strategy 2.2: Proactive Rental Enforcement Program

This program responds to complaints on development code violations for rental units. During the planning period, the City intends to utilize CDBG funds for code enforcement activities; with special attention placed on the properties within the City's low and moderate income neighborhoods. In addition to responding to general code violations, abandoned structures will be boarded-up or cleaned-up to provide a safe environment for surrounding residents.

Objective:	Continue Rental Enforcement Program
Responsible Party:	Code Enforcement
Source of Funds:	CDBG
Timeline for Implementation:	Ongoing as funding is available

Housing Production Strategy 2.3: Acquisition and Rehabilitation of Existing Multi-Family Housing Units

Subject to availability of HOME funding, the City of Fontana will provide for financing, regulatory incentives and other in-kind technical assistance to non-profits, affordable housing developers and property owners for the acquisition and rehabilitation of multi-family properties for affordable housing. Encourage, through a variety of incentives such as streamlined permit review, reduced development standards, parking reductions or other administrative techniques to increase acquisition and rehabilitation feasibility for multi-family units. The City of Fontana shall ensure the continued long-term affordability through establishing covenants and/or restrictions on rehabilitated units. The City of Fontana shall place a priority on buildings demonstrating the highest levels of deferred maintenance.

Acquisition and rehabilitation may also include the rehabilitation of existing affordable multi-family units or the acquisition and rehabilitation of multi-family units that are being offered at market rate. The acquired market-rate units would be rehabilitated and offered at affordable rental rates.

Objective:	Seek to assist in acquiring and rehabilitating 1 unit per year, subject to the availability of HOME funding
Responsible Party:	Housing Development Division
Source of Funds:	HUD
Timeline for Implementation:	Annually, subject to availability of funding

Housing Production Strategy 2.4: Multi-Family Revitalization Program:

This program facilitates the acquisition, substantial rehabilitation, and professional management of selected apartment buildings and/or neighborhoods. This program is specifically designed to address the negative impacts created within the community by substandard buildings and serves as a vehicle for reducing code enforcement activity and police department calls for service. The area primarily targeted for program assistance is bounded by Arrow Highway to the north, San Bernardino Avenue on the south, Citrus Avenue on the west, and Juniper Avenue on the east. Neighborhoods that need revitalization to reduce crime rates or to improve neighborhood appeal are referred to the Housing Department for targeting. Property owners within the area are then approached by a realtor, on behalf of the Housing Authority, and are offered cash for their property. Tenants are temporarily relocated and a substantial rehabilitation is competed. The site is then turned over to a professional property management firm to maintain the property to the Housing Authority's high standards, and, the units are leased to low- and very low-income families only. The Housing Authority acquires enough properties in each designated neighborhood to create a visual standard which code enforcement can apply to the surrounding properties to continue the revitalization program.

Objective:	50 units/per year average
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually

Policy Strategy 3.0: Design and Quality of Housing in Neighborhoods

Housing Production Strategy 3.1: Water Conservation Practices

Promote the inclusion of state-of-the-art water conservation practices in existing and new residential projects where proven to be safe and environmentally sound. Promote the use of low water demand fixtures, landscaping and drought tolerant materials in new and existing residential projects. Continue to provide outreach and marketing materials for public distribution that describes the benefits of water conservation, resources for implementation and other appropriate information.

Objective:	Water Conservation Practices
Responsible Party:	Community Development, Public Works Department
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing with yearly review

Housing Production Strategy 3.2: Promotion of Green/Sustainable Development Practices

The City encourages "green building" practices in new and existing residential development. To facilitate and encourage the use of green building practices, the City shall continue the Green Fontana volunteer program which incentivizes builders through rebates to construct environmentally-efficient homes.

To further promote efficient use of resources, evaluate the potential for offering incentives such as priority processing, or other strategies to further encourage resource conservation. The program will encourage energy and resource conservation in both new construction and remodeling.

Objective:	Marketing Program
Responsible Party:	Community Development, Public Works Department
Source of Funds:	General Funds
Timeline for Implementation:	Ongoing with yearly review

Policy Strategy 4.0: Accessibility to Affordable Housing

Housing Production Strategy 4.1: Adopt Reasonable Accommodation Procedures

The City of Fontana recognizes the unique needs of persons with disabilities. To comply with Federal and State housing laws (SB 520), the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City will develop a policy for reasonable accommodation to provide relief from Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The procedures shall include the process for requesting accommodation, a timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests.

Objective:	Adopt Reasonable Accommodation Procedures
Responsible Party:	Community Development, Building and Safety
Source of Funds:	General Fund
Timeline for Implementation:	Develop draft Reasonable Accommodation Procedures by December 2014 Adopt Formal Reasonable Accommodation Procedures by June 2015

Housing Production Strategy 4.2: Compliance with Senate Bill 2

To comply with SB-2, effective January 1, 2008, the City must analyze and revise the existing Zoning and Development Code to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families

for annual and seasonally estimated need. The City will comply with the requirements of the State in the following manner:

- To comply with the provisions of SB-2, the City will consider amending the Light Industrial (M-1) zoning district to permit emergency shelters without discretionary approval. The M-1 zoning district accommodates employee-intensive uses such as business parks, research technology centers, offices and supporting retail uses. The zoning district does not permit heavy manufacturing, processing of raw materials, or businesses which generate high volumes of truck traffic. Many of the services that would support emergency shelters, including medical centers and healthcare and social service facilities, are located in surrounding commercial zoning districts. The M-1 zoning district is also generally accessible by public transit. Other sites and zoning districts may also be considered.

- The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters.

- The number of sites or zoning districts identified shall provide sufficient capacity to meet the estimated need identified in this Housing Element. The City shall adjust its estimated need based on future analysis/surveying of local homelessness conducted by the City, County or other agency sanctioned by the City of Fontana.

- Ensure the provisions of the Housing Accountability Act are enforced and remove the potential for denial of emergency shelter/transitional housing facility via discretionary approvals if such housing is otherwise consistent with adopted regulatory standards.

- Evaluate development standards and regulatory provisions to ensure that standards encourage, rather than discourage, development.

- Amend the Fontana Municipal Code to permit transitional, supportive and single-room occupancy housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

- Ensure emergency shelters are only subject to the same development and management standards that apply to residential or commercial uses within the same zone.

Objective:	Compliance with SB-2
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Adopt New Zoning Standards by October 2014

Housing Production Strategy 4.3: Encourage the Development of Housing Units for a Variety of Income Levels

The City of Fontana shall encourage the development of mixed income developments where housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions

Additionally, the City of Fontana shall encourage that affordable housing developments are distributed throughout the City in an equitable manner so that lower income households are not concentrated in any single area of the City.

Objective:	Encourage development of 20 units within mixed income developments per year
Responsible Party:	Community Development, Housing Authority
Source of Funds:	General Funding
Timeline for Implementation:	Ongoing

Housing Production Strategy 4.4: Affordable Housing Resource Base

To ensure that the development community is aware of the availability of State, Federal and local funds as well as local in-kind assistance, the City shall develop an online affordable housing resource base with the intent of providing dissemination of information regarding funding/financing options available at the Federal, State and local level, incentives, partnership opportunities and other resources that promote a well-informed citizenry. The establishment of this resource base shall provide the public with a range of sources intended to educate and inform. Features may include but not be limited to:

- Internet-based resource clearinghouse on the City's website.
- Development of media to provide program information on funds, grants and other resources available for affordable housing construction.
- Sponsoring and partnering with agencies, private entities and non-profits for educational seminars/workshops.
- Outreach efforts specifically for special needs groups including large families and extremely-low income households.

Objective:	Develop Affordable Housing Resource Base
Responsible Party:	Community Development, Housing Authority
Source of Funds:	HUD, General Fund
Timeline for Implementation:	Develop Internet-based resource clearinghouse on the City's website by December 2014 Develop media to provide program information on funds, grants and other resources available for affordable housing construction by December 2014 Seek partnerships with partnering with agencies, private entities and non-profits to provide educational seminars/workshops by December 2014. Provide one educational workshop annually thereafter. Develop outreach program specifically for special needs groups including large families and extremely-low income households by December 2014.

Housing Production Strategy 4.5: *Participation and Support of Regional Fair Housing Efforts*

Fontana contracts with the Inland Fair Housing and Mediation Board (IFHMB) for the provision of fair housing services. The IFHMB provides educational and technical assistance as well as outreach activities, including informational materials, referrals, and workshops, within the City. The bilingual staff of IFHMB presents community service programs in cooperation with local Spanish radio and television stations to inform the audience of the variety of programs offered. Additionally, an IFHMB Newsletter, the Fair Housing Quarterly, is distributed to property owners/management and gives current news and court decisions affecting the rental business.

The City shall continue to provide fair housing information through print and electronic media that may include the City's website, brochures and newsletters.

Objective:	Support Regional Fair Housing Efforts
Responsible Party:	Community Development, Housing Authority
Source of Funds:	General Funding
Timeline for Implementation:	Ongoing with annual contract renewal

Housing Production Strategy 4.6: Family Self-Sufficiency Program:

This program provides an opportunity for Section 8 participants to move to financial independence and, eventually, into homeownership. The program is administered by the San Bernardino County Housing Authority and involves individualized counseling, career planning, education, and work experience. The City continues to refer inquiries and coordinate with the County Housing Authority.

Objective:	Assist Families Annually
Responsible Party:	County of San Bernardino
Source of Funds:	HUD
Timeline for Implementation:	Ongoing

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Housing Production Strategy 4.7: Mentally Ill Services Program:

The San Bernardino County Department of Mental Health administers a Homeless/Mentally Ill Program that provides the basic needs of food, clothing, and shelter to mentally ill homeless adults in San Bernardino County. The program utilizes intensive case management and assists clients in obtaining Social Security Supplement (SSI), permanent housing, and employment. All of the mental health services are provided with state, local, and private donations to homeless and non-homeless mentally ill throughout the County. The City continues to refer inquiries and coordinate with the County Housing Authority.

Objective:	Support for Mentally Ill Residents
Responsible Party:	County of San Bernardino
Source of Funds:	General Fund
Timeline for Implementation:	Annually, as Funds are Available

Housing Production Strategy 4.8: Transitional Housing Facilitation

San Bernardino County Community Services Department receives funding from public, private, federal, and state sources to address the most serious needs of low income residents of San Bernardino County. The County currently operates several programs at no cost to the participant so that they can more easily make the transition to permanent housing. These programs are targeted for homeless, low income, or special needs populations. The Family Development Program provides holistic case management to homeless facilities, a transitional housing program, rental security deposit program, and direct services such as rent assistance, food vouchers, gasoline vouchers, bus tickets, etc., to low income persons. The Food Bank program provides food for low income residents throughout San Bernardino County through governmental surplus commodity distributions and salvage food agencies. The Senior Nutrition program provides low-cost or no-cost nutritionally sound meals for residents age 60 and over, in community centers, or by home delivery. The Transitional Housing program provides homeless families with a temporary home while helping them get back on their feet through case management. The San Bernardino County Community Services Department leases the homes through HUD and, in turn, rents it to homeless families at a very low cost. The City continues to refer inquiries and coordinate with the County Housing Authority.

Objective:	Rehabilitation of 1 Housing Units and assistance to up to 200 persons with Transitional Housing annually
Responsible Party:	County of San Bernardino, Fontana Housing Authority
Source of Funds:	Various
Timeline for Implementation:	Annually, as Funds are Available

Housing Production Strategy 4.9: Domestic Violence Services Program:

In conjunction with the Fontana Police Department, the Fontana Housing Authority, Option House (a nonprofit service provider), operates the Fontana Domestic Violence Facility and has designed a three-tiered program consisting of emergency, temporary, and transitional housing for victims of domestic violence.

This tiered program utilizes ten units in the following manner: one, one-bedroom unit is designated for emergency drop-off purposes, where Option House staff can perform individual needs assessments; two 2-bedroom units are reserved for temporary shelter units with a maximum length of stay of up to 60 days; and six 2-bedroom units reserved for transitional housing with a maximum length of stay of up to 18 months.

The City will continue to support Option House by providing assistance utilizing HUD funding through the Fontana Housing Authority and by providing law enforcement support and coordination with the City Police Department.

Objective:	Assist 20 homeless victims of violence each year
Responsible Party:	Fontana Housing Authority, Non-profits
Source of Funds:	General Fund, HUD
Timeline for Implementation:	Annually, as Funds are Available

Housing Production Strategy 4.10: Community Assistance Program (CAPS) Program

The CAPS program is a technical assistance program that offers assistance to homeless individuals and families who want to get off the streets. The program offers assistance in getting cleaned-up physically and free from dependencies, job training, how to look for a job and how to find and apply for housing. The

program is operated by a nonprofit organization and is partially funded through grants from the Fontana Police Department. The City continues to refer inquiries and coordinate with the County Housing Authority.

Objective:	Homeless Assistance
Responsible Party:	County of San Bernardino
Source of Funds:	General Fund
Timeline for Implementation:	Annually

Housing Production Strategy 4.11: Anti-Poverty Program

This program addresses the priority needs of low-income residents associated with affordable housing: employment, income management, emergency services, nutrition, and family self-sufficiency. Specifically, the program aims to provide on-the-job training for low-income summer youth and CalWorks recipients to gain marketable employment skills. This program also provides short-term emergency assistance and services to low-income families including temporary shelter, household counseling and energy conservation/weatherization assistance, emergency crisis assistance to prevent utility service shutoff, gas and food vouchers, and limited medical assistance. The City will continue to support the Housing Authority in this program by providing funding, as available, and coordination of programs.

Objective:	Homeless Assistance
Responsible Party:	Housing Authority
Source of Funds:	General Fund
Timeline for Implementation:	Annually

Housing Production Strategy 4.12: Housing Referral and Information Services

The County of San Bernardino Housing Authority provides rental subsidies and property improvements to County-owned rental units to assist eligible low and moderate income Fontana residents through the Section 8 programs. Housing referral and information services will continue to be provided through a contract with the County of San Bernardino Housing Authority. The City continues to refer inquiries and coordinate with the County Housing Authority.

Objective:	Housing Referral Services
Responsible Party:	Housing Authority
Source of Funds:	General Fund
Timeline for Implementation:	Annually

Housing Production Strategy 4.13: Provision of Housing Opportunities for Extremely Low-Income Households

The City understands the need to encourage and facilitate housing development for households earning less than 30 percent of the median family income. The City will encourage the development of housing for households earning less than 30 percent of the median family income by the following means:

a. Coordinate with the County and social service agencies to provide supplementary coordination, in-kind services and financial contributions for supportive services and other ancillary needs for the Extremely-Low Income population

b. Establish at a minimum, bi-annual meetings and coordination with social services providers, non-profit agencies, City of Fontana Housing Authority and other agencies as deemed appropriate, to ensure the needs of Extremely-Low Income households are addressed in a proactive manner.

c. Provide for ongoing analysis of available grant and other funding sources to provide supplementary funding for projects, programs and services that assist persons with Extremely-Low income.

d. Establish supplementary development incentives, such as reduced parking requirements, fee waivers/deferrals and other regulatory concessions to facilitate the development of housing for Extremely-Low income households

e. Coordinate bi-annually with affordable housing developers, social service agencies and other entities to establish best practices for the development of supportive housing, transitional housing, single resident occupancy housing and

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emergency shelters. Focus of these efforts shall seek to establish permanent, viable housing for Extremely-Low income households

Objective:	Encourage Housing Opportunities for Extremely Low-Income Households
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	5.18a –Annual meetings. 5.18b - Twice per calendar year. 5.18c – On-going analysis of available grant/funding sources. Summary of available sources on a quarterly basis. 5.18d – Coordinate efforts with other policy strategies. Upon implementation of these related strategies, provide for annual review and adjustment, as appropriate. 5.18e – Sponsor and conduct an initial meeting with stakeholders in 2014. Provide for bi-annual meetings throughout the planning period.

Housing Production Strategy 4.14: Employee Housing

To ensure compliance with California Health and Safety Code Sections 17021.5 and 17021.6, the City shall review and amend the Zoning Code as appropriate to comply with the following statutory provisions:

- Any employee housing providing accommodations for 6 or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
- No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves 6 or fewer employees that is not required of a family dwelling of the same type in the same zone.

- Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be permitted by-right in any zone(s) permitting agricultural use by-right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit.
- Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located.

Objective:	Compliance with State law regarding employee housing
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Review and revise Zoning Code, as appropriate, by January 2015

Housing Production Strategy 4.15: Housing for Persons with Developmental Disabilites

The City supports the ability of persons with developmental disabilities to live in integrated community settings. The City will work with the Inland Regional Center and other appropriate non-profit organizations and service agencies to identify the housing needs of Fontana residents with developmental disabilities, promote opportunities for supportive living services and support efforts to eliminate barriers to housing for persons with developmental disabilities.

Objective:	Support of housing for persons with developmental disabilities
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing, with yearly review

Table 4-1 Quantified Objectives 2014-2021	
Program/Income Level	Quantified Objective (dwelling units or households)
New Construction	
Extremely Low-Income (subset of Very Low-Income Objective)	*721*
Very Low-Income	1,442
Low-Income	974
Moderate-Income	1,090
Above Moderate-Income	2,471
Total	**5,977**
Rehabilitation	
Extremely Low-Income	*50*
Very Low-Income	50
Low-Income	100
Moderate-Income	27
Above Moderate-Income	13
Total	**240**
Preservation/Conservation	
Extremely Low-Income	*0*
Very Low-Income	55
Low-Income	286
Moderate-Income	77
Above Moderate-Income	0
Total	**418**
Source: City of Fontana	

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Public Opinion Survey Report

APPENDIX FOUR

Approved and Adopted by City Council November 13, 2018

CC Resolution 2018-096, SC Resolution 2018-097

Community Opinion Survey
Summary Research Report

prepared for the
City of Fontana

October 6, 2015

TrueNorth Research | 1061 Neptune Avenue Encinitas CA 92024 760.632.9900 www.tn-research.com

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INTRODUCTION

Like all cities in California, the City of Fontana relies on its General Plan to guide decisions with respect to land use, development and related policy matters. Often referred to as a "blueprint" for achieving residents' vision for the future, the General Plan addresses a variety of topics that affect the quality of life in the City, including circulation, community design, conservation and open space, land use, safety, parks and recreation, and sustainability.

The City of Fontana's current General Plan was adopted in 2003, approximately a dozen years ago. Feeling that it was time to revise the Plan to ensure that it reflects current community values, updated technical and environmental information, and addresses relevant issues that have surfaced since the existing General Plan was created, in 2015 the City embarked upon a process to update the General Plan.

The General Plan update is an opportunity for the Fontana community to comprehensively evaluate and strategize on local opportunities, trends, and needs. Although City Council, staff and consultants will play an important role in gathering data, organizing the update process, and assisting in the production of the General Plan document, input from citizens of Fontana will play a major role in guiding the updated policy framework. Through their participation in public workshops, community events, and surveys, Fontana residents will help to ensure the creation of a General Plan that is consistent with their values, priorities, and concerns for the City and its future.

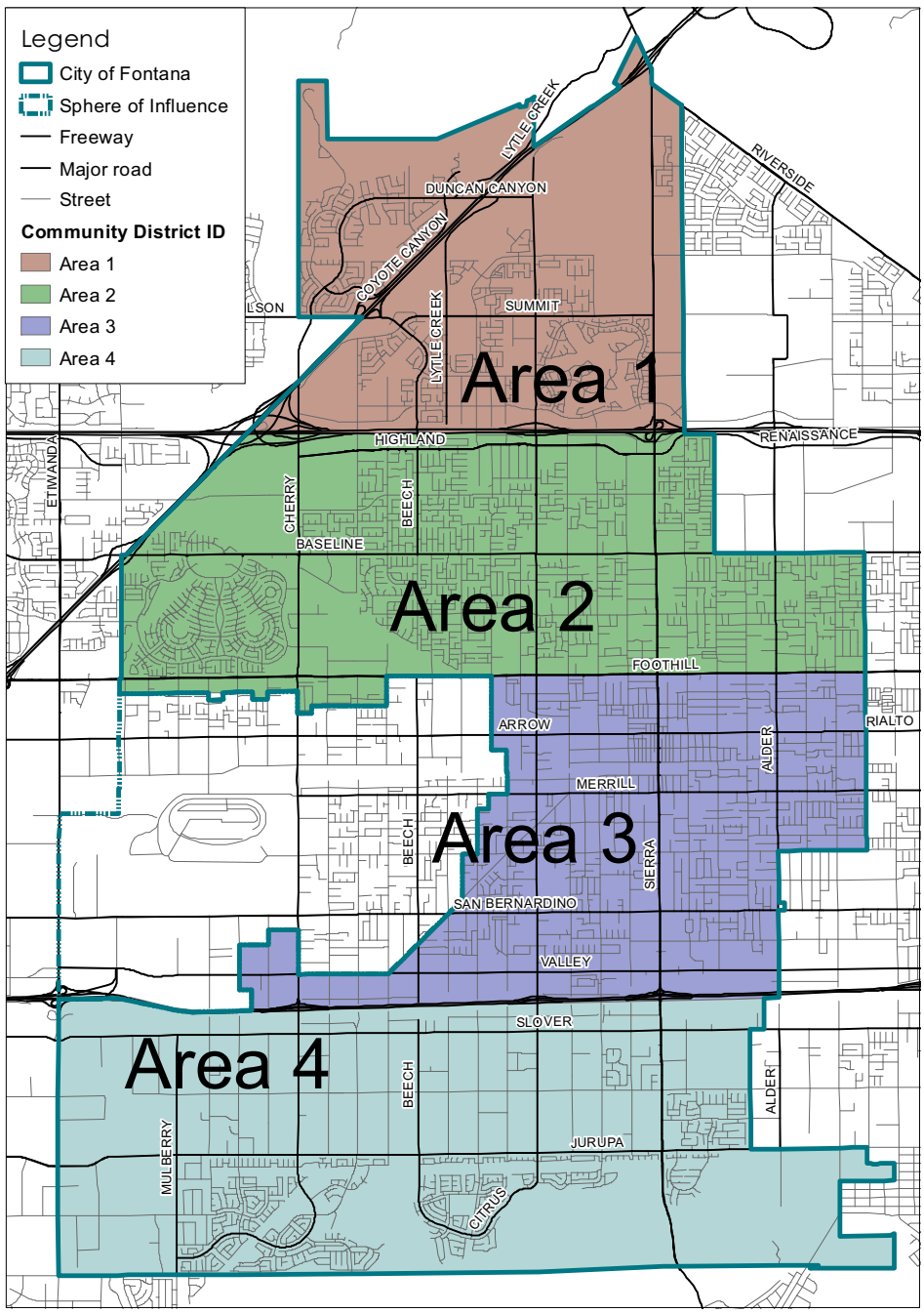
PURPOSE OF SURVEY The purpose of the survey described in this report was to provide objective, *statistically reliable* measures of residents' opinions on a number of key issues that will be addressed in the General Plan update. The results of the survey will be combined with the information gathered through other public input methods to help Council, staff, and the Stantec consulting team update the General Plan.

OVERVIEW OF METHODOLOGY A full description of the methodology used for this study is included later in this report (see *Methodology* on page 23). In brief, a total of 800 randomly selected adult residents participated in the survey between September 9 and September 21, 2015. Individuals were selected for the survey sample by randomly selecting land lines and mobile phone numbers that service Fontana households and asking follow-up screening questions to ensure eligibility. Interviews, which averaged 19 minutes in length, were conducted in English or Spanish according to a respondent's preference.

To accommodate the City's interest in understanding how opinions and priorities may vary based on *where* residents live within Fontana, the City was divided into four subareas as shown in Figure 1 on the next page. Throughout this report, the responses to key questions are shown by subarea in graphics and tables.[1]

1. To better balance the margins of error due to sampling when making comparisons across subareas, True North oversampled two of the subareas with the least amount of population. To adjust for the oversampling, the data were then weighted to match the population in each subarea prior to analysis and reporting.

FIGURE 1 MAP OF FONTANA AND SUBAREA IDENTIFICATION



Community District ID
September, 2015
Data source: City of Fontana, Esri, 2015

ORGANIZATION OF REPORT This report is designed to meet the needs of readers who prefer a summary of the findings as well as those who are interested in the details of the results. For those who seek an overview of the findings, the section titled *Key Findings* is for you. It provides a summary of the most important factual findings of the survey and a discussion of their implications. For the interested reader, this section is followed by a more detailed question-by-question discussion of the results from the survey by topic area (see *Table of Contents*), as well as a description of the methodology employed for collecting and analyzing the data (see *Methodology* on page 23). And, for the truly ambitious reader, the questionnaire used for the interviews is contained at the back of this report (see *Questionnaire & Toplines* on page 26), and a complete set of crosstabulations for the survey results is contained in Appendix A, which is bound separately.

DISCLAIMER The statements and conclusions in this report are those of the authors (Dr. Timothy McLarney and Richard Sarles) at True North Research, Inc. and not necessarily those of the City of Fontana. Any errors and omissions are the responsibility of the authors.

ABOUT TRUE NORTH True North is a full-service survey research firm that is dedicated to providing public agencies with a clear understanding of the values, perceptions, priorities and opinions of their residents and customers. Through designing and implementing scientific surveys, focus groups and one-on-one interviews, as well as expert interpretation of the findings, True North helps its clients to move with confidence when making strategic decisions in a variety of areas—such as planning, policy evaluation, performance management, establishing fiscal priorities, passing revenue measures, and developing effective public information campaigns.

During their careers, Dr. McLarney (President) and Mr. Sarles (Principal Researcher) have designed and conducted over 900 survey research studies for public agencies, including more than 300 studies for California municipalities and special districts.

Key Findings

As noted in the *Introduction*, this study was designed to provide the City of Fontana with statistically reliable information regarding residents' opinions on key issues and themes that will be addressed in the General Plan. Whereas subsequent sections of this report are devoted to conveying the detailed results of the survey, in this section we attempt to 'see the forest through the trees' and note how the collective results of the survey answer some of the key questions that motivated the research.

What do residents most value about Fontana that the General Plan should seek to preserve?

A clear theme of the survey results is that residents are focused on maintaining—rather than changing—the character of Fontana. Nearly every resident surveyed held a positive opinion regarding the quality of life in the City, with 69% rating it as excellent or good, 25% stating it is fair, and just 5% using poor or very poor to describe the quality of life in Fontana. Most residents also perceived that the quality of life in Fontana has followed an upward trend over the past five years (56%) or remained stable (33%), with just one-in-ten (10%) feeling that the quality of life in the City had declined during this period. The quiet, peaceful atmosphere of the community, friendly people and neighbors, location of the City relative to surrounding areas/points of interest, local dining and shopping opportunities, convenient layout of the City, and safety/low crime rate were the most frequently cited aspects that residents feel make Fontana a special place to live. These are the aspects of the City that residents value most, as well as those that they are most interested in preserving through the General Plan process. For more on this topic, see *Quality of Life* on page 6.

What changes do residents seek to improve the quality of life in Fontana?

Consistent with the aforementioned theme of maintaining the City's character, most of the changes that residents desire could more appropriately be described as efforts to preserve or enhance *existing* qualities of the City. When asked what they would most like to change about the City, more than one-in-four residents could not think of a desired change (14%) or stated flatly that no changes were needed/everything is fine (15%), both of which are indicative of a respondent who does not perceive any pressing issues or problems in Fontana. Among specific changes that were desired, the most common were improving public safety (9%), attracting business and jobs to Fontana (9%), improving local schools/quality of education (9%), improving local infrastructure, streets and roads (8%), improving the City's appearance/cleanliness (6%), and making a stronger effort to protect the environment (6%). For more on this topic, see *What Should We Change?* on page 9.

More generally, the themes of economic development, redevelopment, and infrastructure improvements stood out in the survey as being key areas of opportunity and interest for Fontana residents. When asked to prioritize among 14 initiatives the City could pursue, attracting businesses and jobs for Fontana residents was assigned the *highest* priority

(93% assigned it a high or medium priority), followed by improving the maintenance of city streets and infrastructure (91%), making it easier and safer to walk to local destinations (87%), and redeveloping and revitalizing Valley Boulevard and Foothill Boulevard (85%). For more on this topic, see *Priorities* on page 17.

Support for redeveloping and revitalizing downtown Fontana was especially strong (89%). Although the vast majority of residents view Fontana as an excellent/good place to live, less than half view the City as an excellent/good place to work. The strength of public support for redeveloping downtown Fontana rests, in part, on the widespread recognition among residents that a revitalized downtown will attract new businesses and jobs to the city, as well as improve the City's tax base and ultimately the quality of life in Fontana. For more on this topic, see *Land Use, Development & Redevelopment* on page 15 and *Revitalizing Downtown Fontana* on page 16.

Were there pronounced differences in opinions among Fontana residents?

Perhaps the most striking aspect of the survey findings is the relative *consistency* of opinions. Fontana residents are generally like-minded when it comes to their views of the quality of life in Fontana, the City's performance in providing municipal services, the changes that would make Fontana a better place to live, and their support for various initiatives the City could pursue in the future. Although there were certainly differences in opinions across subgroups of residents, these differences tended to be modest. Even for projects where one might expect substantial differences of opinion based on where one resides within the city, Fontana residents expressed similar views. Support for redeveloping and revitalizing downtown Fontana, for example, ranged from a low of 79% in Area 3 to a high of 87% in Area 1.

Quality of Life

The opening series of questions in the survey was designed to assess residents' top of mind perceptions about the quality of life in Fontana, what they would most like to preserve about the city, as well as ways to improve the quality of life in Fontana—now and in the future.

OVERALL QUALITY OF LIFE At the outset of the interview, respondents were asked to rate the City of Fontana on a number of key dimensions—including overall quality of life, as a place to raise a family, and as a place to work—using a five-point scale of excellent, good, fair, poor, or very poor. As shown in Figure 2 below, residents generally shared favorable opinions of Fontana on each aspect tested, with the most positive ratings provided for Fontana as a place to live (73% excellent or good), the overall quality of life in the City (69%), and as a place to raise a family (68%). Although still positive, residents provided somewhat softer ratings for Fontana as a place to retire (54%) and as a place to work (49%).

Question 1 *Next, I'd like to ask you a few questions about what it is like to live in the City of Fontana. How would you rate: _____? Would you say it is excellent, good, fair, poor or very poor?*

FIGURE 2 RATING CITY OF FONTANA

For the interested reader, Table 1 shows how the ratings for each dimension tested in Question 1 varied by geographic subarea of the City. Although there were some differences across areas (e.g., residents of Area 1 were the most positive about Fontana as a place to live), the differences in ratings were generally quite modest and never exceeded 13%.

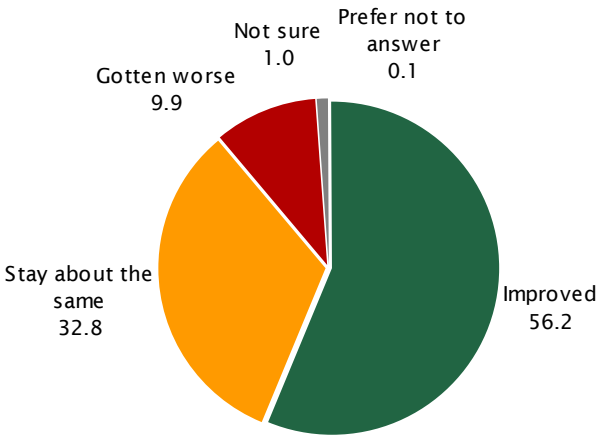
TABLE 1 RATING CITY OF FONATANA BY COMMUNITY DISTRICT ID / AREA (SHOWING % EXCELLENT + GOOD)

	Community District ID / Area			
	One	Two	Three	Four
City as a place to live	82.1	70.0	69.9	78.3
Overall quality of life in Fontana	76.1	69.6	67.6	67.8
City as a place to raise a family	77.9	66.8	65.9	67.5
City as a place to retire	57.2	53.0	54.0	51.0
City as a place to work	47.1	44.0	52.2	52.8

TREND IN QUALITY OF LIFE Whereas Question 1 asked respondents to comment on the current quality of life in Fontana, Question 2 asked residents whether they perceive a trend in the quality of life in the City. In other words, do they perceive that the quality of life in Fontana has improved, stayed about the same, or gotten worse during the past five years? More than half (56%) of those surveyed perceived that the quality of life in Fontana had improved over the past five years, with most of the remaining respondents (33%) indicating that it had stayed about the same. Overall, just 10% of Fontana residents felt that the quality of life had declined during this period, and 1% were unsure or unwilling to answer the question (Figure 3).[2]

Question 2 *Over the past five years, would you say that the quality of life in Fontana has improved, stayed about the same, or gotten worse?*

FIGURE 3 QUALITY OF LIFE



Figures 4-6 show how perceived trends in the quality of life in Fontana varied by age, household income, home ownership status, gender, subarea of residence, overall satisfaction with the City's performance, presence of children in the home, ethnicity, and interview language. Although there were some notable differences across subgroups (ethnicity and gender in particular), all but one subgroup had *at least* twice as many respondents perceive a positive trend in the quality of life in Fontana when compared to those who felt it has been declining.

FIGURE 4 QUALITY OF LIFE BY AGE & HOUSEHOLD INCOME

2. This question was not asked of residents who had lived in Fontana less than five years.

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FIGURE 5 QUALITY OF LIFE BY HOME OWNERSHIP STATUS, GENDER & COMMUNITY DISTRICT ID/AREA

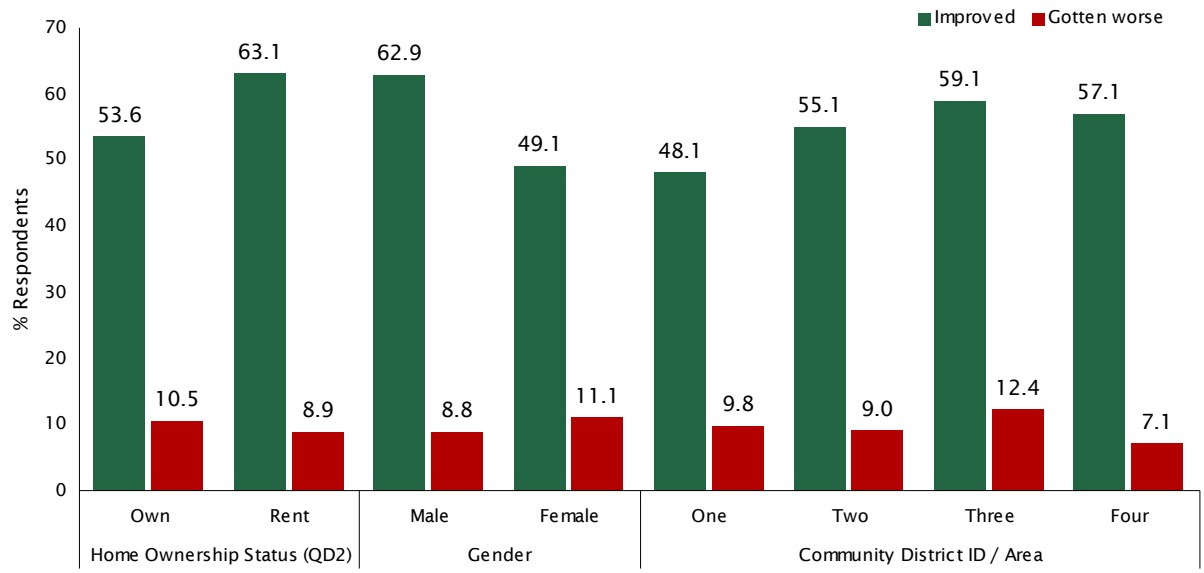
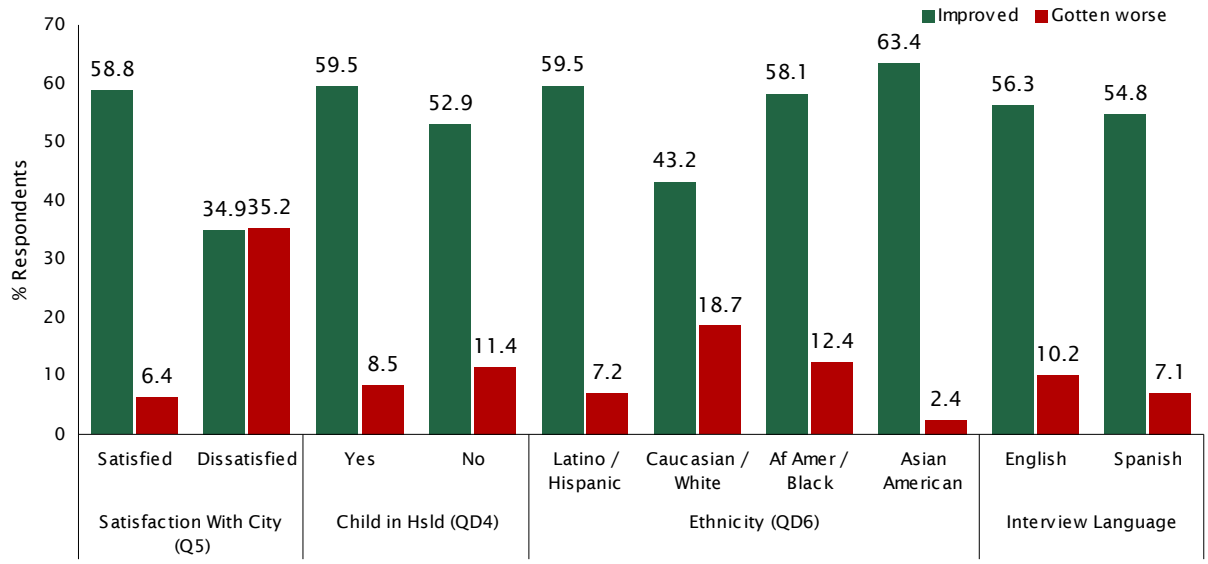


FIGURE 6 QUALITY OF LIFE BY SATISFACTION WITH CITY, CHILD IN HSLD, ETHNICITY & INTERVIEW LANGUAGE

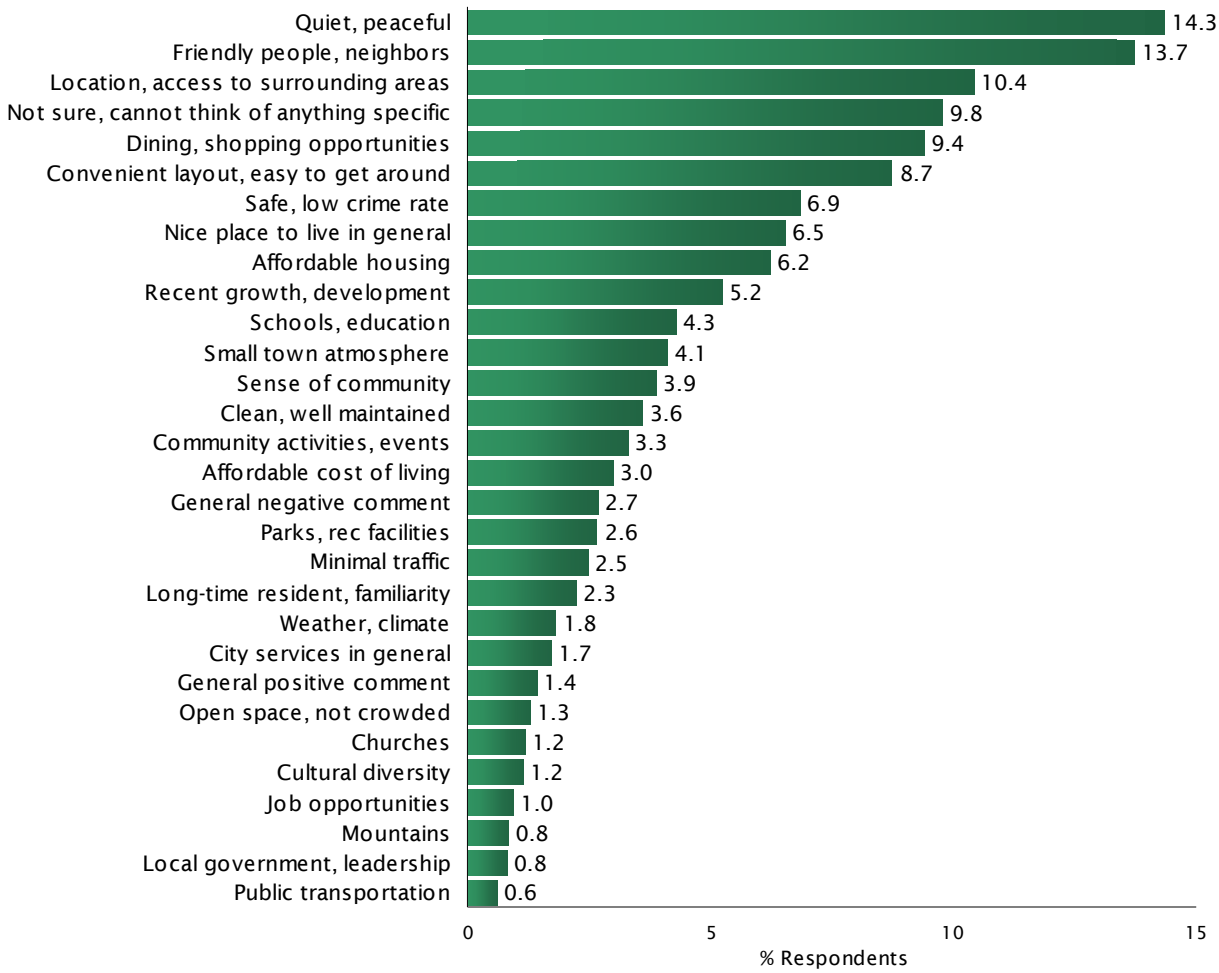


WHAT DO YOU LIKE MOST ABOUT LIVING IN FONTANA? The next question in this series asked residents to identify what they like most about living in the City of Fontana. Question 3 was posed in an open-ended manner, thereby allowing residents to mention any aspect or attribute that came to mind without being prompted by—or restricted to—a particular list of options. True North later reviewed the verbatim responses and grouped them into the categories shown in Figure 7 on the next page.

Fontana residents were most apt to cite the quiet, peaceful atmosphere of the City (14%), friendly people/neighbors (14%), and location/proximity to surrounding areas (10%) as what they like most about living in the City of Fontana. Other specific attributes that were mentioned by at least 6% of respondents included the local dining/shopping opportunities (9%), convenient layout of the city (9%), safety/low crime rate (7%), and the affordability of housing (6%).

Question 3 *What do you like most about living in Fontana?*

FIGURE 7 LIKE MOST ABOUT LIVING IN FONTANA



WHAT SHOULD WE CHANGE? In an open-ended manner similar to that described above for Question 3, all respondents were also asked to indicate the one thing that they would *change* to make Fontana a better place to live. True North reviewed the verbatim responses to Question 4 and grouped them into the categories shown in Figure 8 on the next page.

Overall, the most common responses to this question were that no changes are needed (15%) or that they could not think of any desired changes (14%), both of which are indicative of a respondent who does not perceive any pressing issues or problems in the city. Among specific changes that were desired, the most common were improving public safety (9%), attracting business and

jobs to Fontana (9%), improving local schools/quality of education (9%), improving local infrastructure, streets and roads (8%), improving the City's appearance/cleanliness (6%), and making a stronger effort to protect the environment (6%). Table 2 presents the top five responses to Question 4 by subarea of residence. Although the rank order was somewhat different, it is noteworthy that the top five issues were the same in all subareas.

Question 4 *If you could change one thing to make Fontana a better place to live, what would it be?*

FIGURE 8 CHANGES TO IMPROVE FONTANA

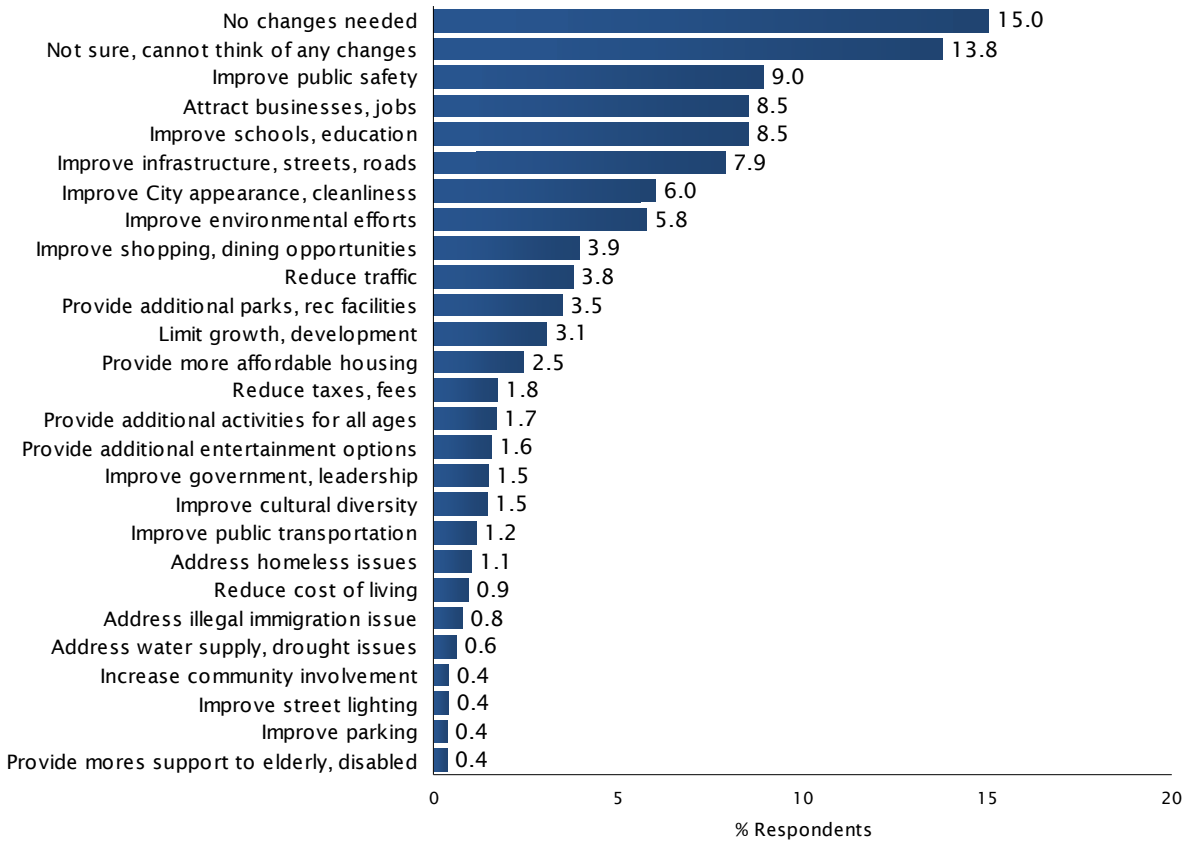


TABLE 2 TOP FIVE CHANGES TO IMPROVE FONTANA BY COMMUNITY DISTRICT ID/AREA

Community District ID / Area			
One	Two	Three	Four
No changes needed	Not sure, cannot think of any changes	No changes needed	No changes needed
Not sure, cannot think of any changes	No changes needed	Not sure, cannot think of any changes	Not sure, cannot think of any changes
Improve schools, education	Attract businesses jobs	Improve public safety	Attract businesses jobs
Improve public safety	Improve public safety	Attract businesses jobs	Improve schools, education
Attract businesses jobs	Improve schools, education	Improve schools, education	Improve public safety

City Services

After measuring respondents' perceptions about the quality of life in Fontana, what they like most about the City, and what they would like to see changed, the survey next turned to assessing their opinions about the City's performance in providing various municipal services.

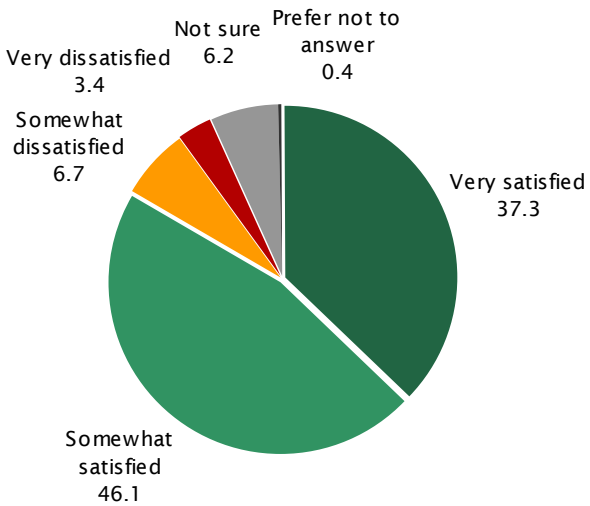
OVERALL SATISFACTION

The first question in this series asked respondents to indicate if, overall, they were satisfied or dissatisfied with the job the City of Fontana is doing to provide city services. Because this question does not reference a specific program, facility, or service and requested that the respondent consider the City's performance in general, the findings of this question may be regarded as an *overall performance rating* for the City.

As shown in Figure 9, the vast majority (83%) of Fontana residents indicated they were either very (37%) or somewhat (46%) satisfied with the City's efforts to provide municipal services. Approximately 10% were very or somewhat dissatisfied, whereas 7% were unsure or unwilling to share their opinion.

Question 5 *Next, I would like to ask a series of questions about services provided by the City of Fontana. Generally speaking, are you satisfied or dissatisfied with the job the City of Fontana is doing to provide city services?*

FIGURE 9 OVERALL SATISFACTION WITH CITY SERVICES



The next three figures display how residents' opinions about the City's overall performance in providing municipal services varied by age, household income, home ownership status, gender, subarea of residence, presence of children in the home, ethnicity, and interview language. The most striking pattern in the figures is that the high levels of satisfaction exhibited by respondents as a whole (see Figure 9 above) were also found across *all* resident subgroups, ranging from a low of 77% to a high of 92%.

FIGURE 10 OVERALL SATISFACTION WITH CITY SERVICES BY AGE & HOUSEHOLD INCOME

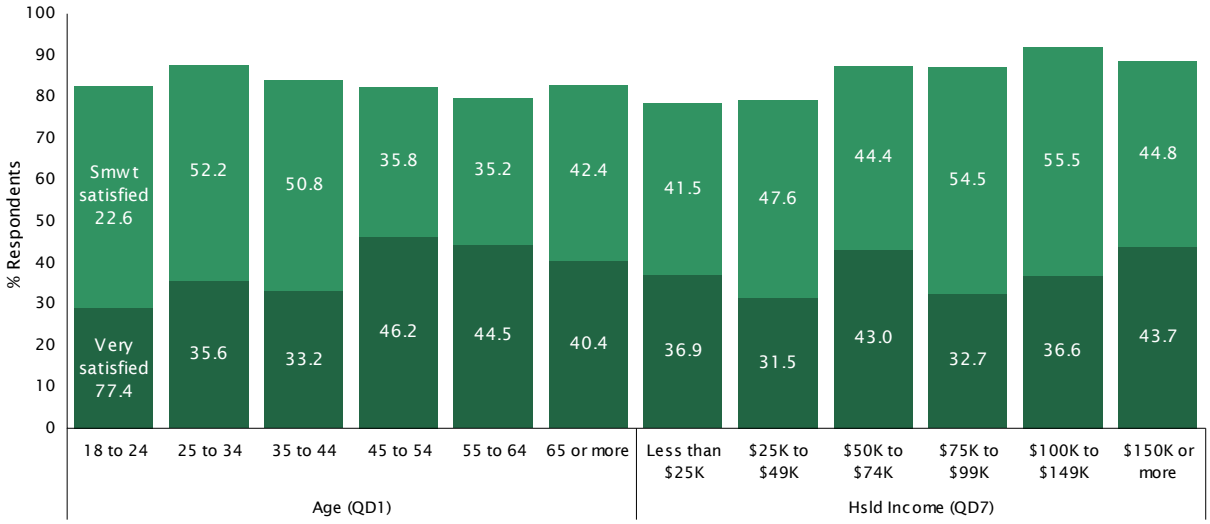


FIGURE 11 OVERALL SATISFACTION WITH CITY SERVICES BY HOME OWNERSHIP STATUS, GENDER & COMMUNITY DISTRICT ID/AREA

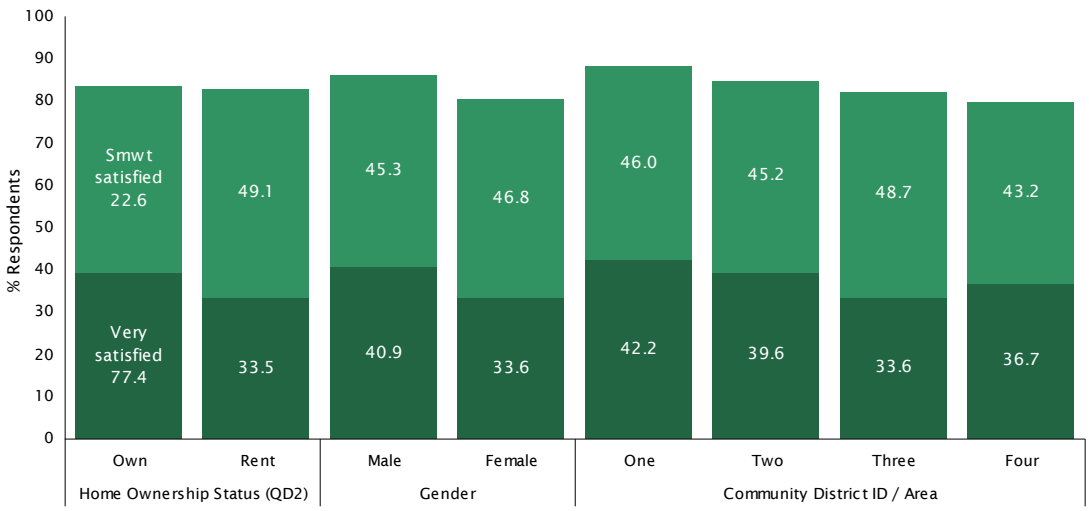
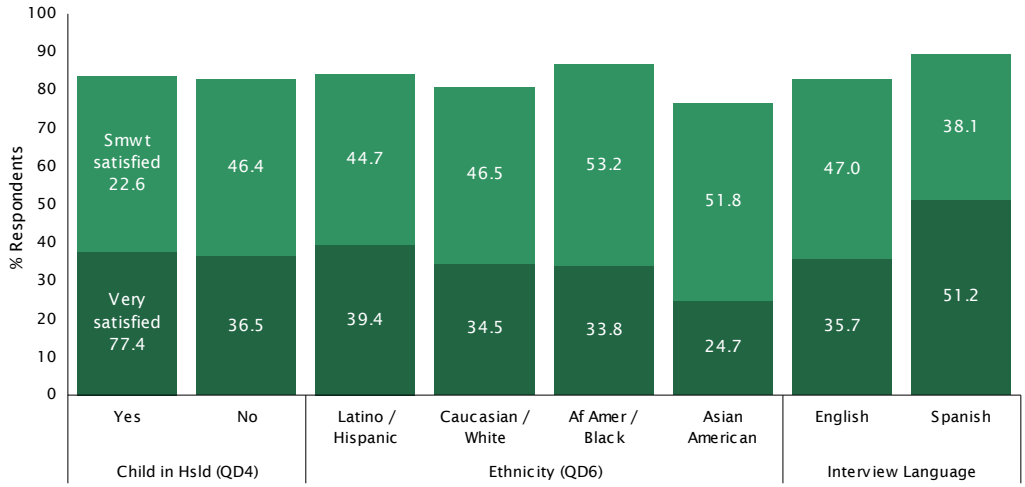


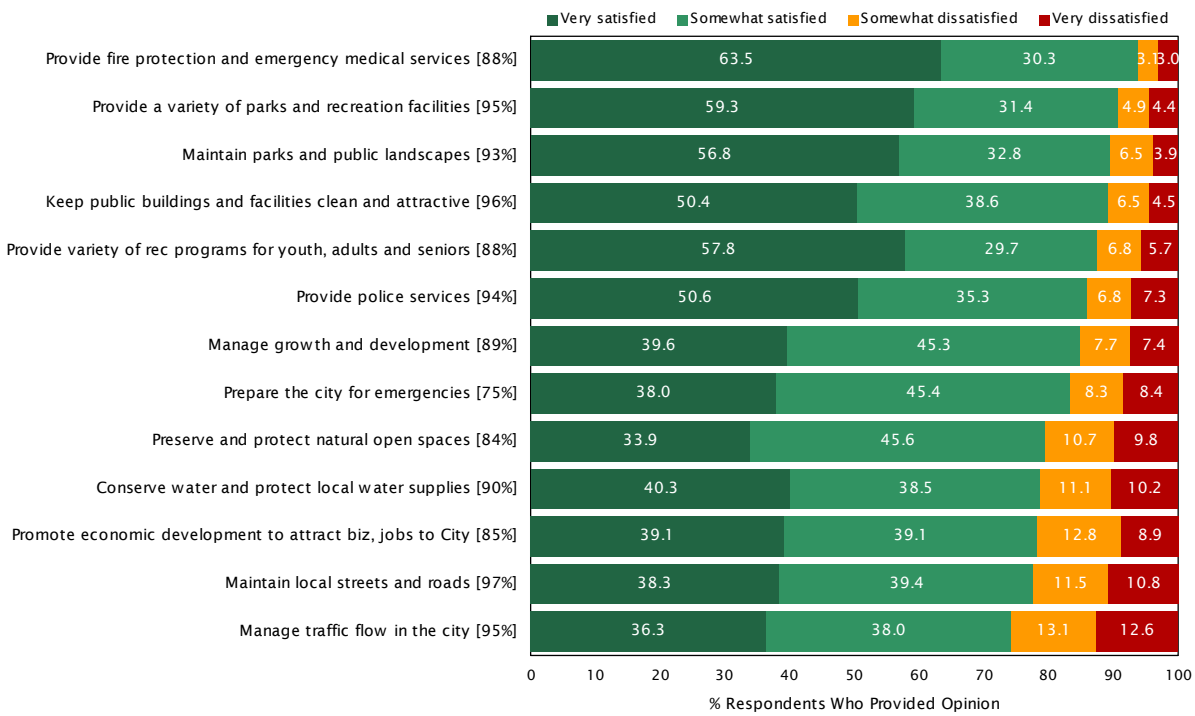
FIGURE 12 OVERALL SATISFACTION WITH CITY SERVICES BY CHILD IN HSLD, ETHNICITY & INTERVIEW LANGUAGE



SPECIFIC SERVICES Whereas Question 5 addressed the City's *overall* performance, Question 6 asked respondents to rate their level of satisfaction with the City's efforts to provide the 13 *specific* services shown in Figure 13 below.

Question 6 *For the following list of services, I'd like you to tell me how satisfied you are with the job the city is doing to provide the service. Are you satisfied or dissatisfied with the city's efforts to: _____, or do you not have an opinion?*

FIGURE 13 SATISFACTION WITH SPECIFIC CITY SERVICES



For ease of comparison across services, only respondents who provided an opinion (either satisfied or dissatisfied) are included in Figure 13. Those who did not share an opinion were removed from this analysis, and the percentage who offered an opinion and were included in this analysis is shown in brackets to the right of each service label. Thus, for example, among the 99% of respondents who expressed an opinion about the City's efforts to provide fire protection and emergency medical services, 64% were very satisfied and 30% were somewhat satisfied.

Overall, Fontana residents were most satisfied with the City's efforts to provide fire protection and emergency medical services (94% very or somewhat satisfied), provide a variety of parks and recreation facilities (91%), maintain parks and public landscapes (90%), keep public buildings clean and attractive (89%), provide a variety of recreation programs for youth, adults and seniors (88%), and provide police services (86%).

At the other end of the spectrum, residents expressed somewhat lower satisfaction ratings for the City's efforts to manage traffic flow in the city (74%), maintain local streets and roads (78%), and promote economic development to attract businesses and jobs to Fontana (78%). Even for these latter service areas, however, approximately three-in-four residents indicated they were satisfied with the City's performance.

Table 3 displays the percentage of residents in each subarea of the city (among those with an opinion) that were satisfied with the City's performance, by service area. Once again, the most striking pattern in the table is one of *consistency*, as the differences in satisfaction levels across subareas were small (less than 10%) for all but one service area (maintaining parks and public landscapes).

TABLE 3 SATISFACTION WITH SPECIFIC CITY SERVICES BY COMMUNITY DISTRICT ID/AREA (SHOWING % SATISFIED)

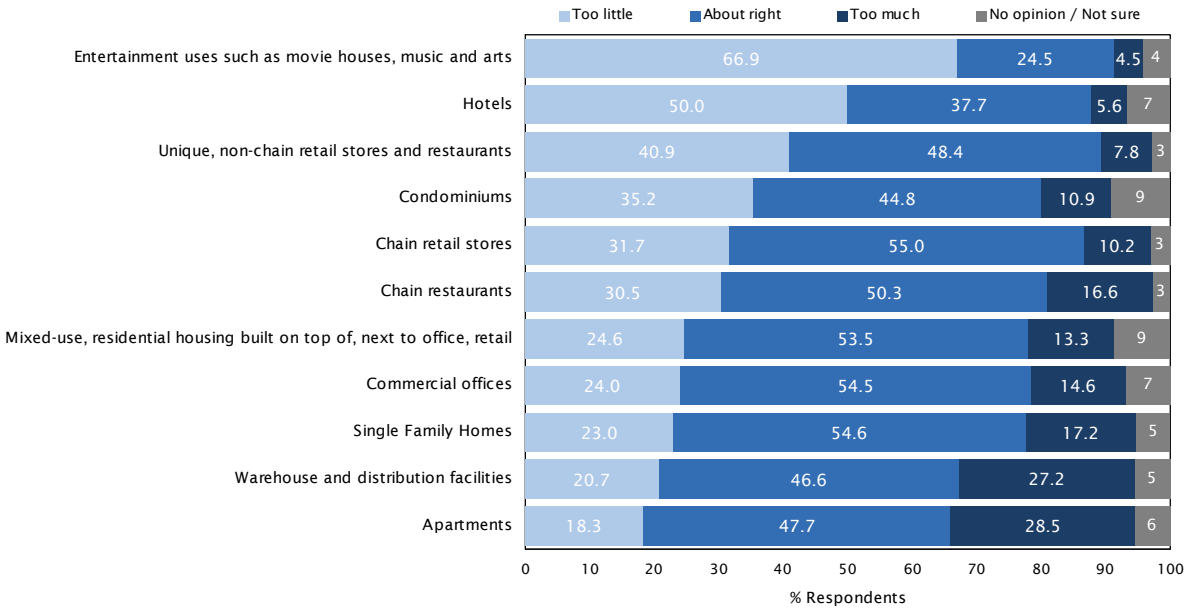
	Community District ID / Area			
	One	Two	Three	Four
Provide fire protection and emergency medical services	84.1	85.0	80.6	80.4
Provide a variety of parks and recreation facilities	87.7	86.8	86.6	82.9
Maintain parks and public landscapes	90.9	83.7	80.0	85.4
Keep public buildings and facilities clean and attractive	82.6	87.3	83.2	86.2
Provide a variety of recreation programs for youth, adults and seniors	78.3	76.8	79.8	72.5
Provide police services	87.7	78.7	81.1	80.0
Manage growth and development	76.0	78.1	71.8	77.6
Prepare the city for emergencies	67.1	62.0	62.0	59.8
Preserve and protect natural open spaces	68.5	66.5	68.0	64.7
Conserve water and protect local water supplies	69.2	70.8	72.6	70.4
Promote economic development to attract businesses,jobs to the city	69.7	67.1	62.7	71.0
Maintain local streets and roads	79.7	77.2	72.8	72.3
Manage traffic flow in the city	70.5	76.1	67.2	68.4

Land Use, Development & Redevelopment

The General Plan will help shape the nature of Fontana's future development and redevelopment—including the size, type, character and location of new developments and redevelopment projects—as well as the pace at which these changes occur. Recognizing that opinions about development often hinge on the *type* of use being considered, Question 7 sought to profile Fontana residents' opinions about a variety of different development types. For each of the development types shown on the left of Figure 14, respondents were simply asked whether they feel there is currently too much, about the right amount, or too little in Fontana.

Question 7 *Now I'd like to ask you a few questions about planning and policy issues. As I read the following list of development types, please tell me whether you feel there is currently too much, about the right amount, or too little of this type of development in Fontana.*

Figure 14 Opinion of Development in Fontana



As expected, residents expressed quite different opinions depending on the type of development. Two-thirds (67%) of residents indicated that there is currently too little entertainment uses such as music houses, music and arts, compared with 25% who said it was about right, and 5% who said there was too much. Many also viewed a deficiency in the amount of hotels (50%), unique, non-chain retail stores and restaurants (40%), condominiums (35%), chain retail stories (32%), and chain restaurants (31%), although for all but the first of these development types the predominant opinion was that the current amount is about right. Similarly, although approximately one-quarter of Fontana residents felt there is currently not enough mixed-use (25%), commercial offices (24%), and single family homes (23%) in Fontana, a majority of residents perceived that the amount of these development types in the City is about right currently.

Although nearly half of residents felt there was currently about the right amount of the remaining development types tested (or did not express an opinion either way), among those who felt the balance was not right the tendency was to perceive *too much* of this type of development already in Fontana as opposed to *too little*. This was the case for apartments (18% too little vs. 29% too much) and warehouse and distribution facilities (21% too little vs. 27% too much).

REVITALIZING DOWNTOWN FONTANA

Whereas Question 7 measured residents' opinions about different *types* of development, the purpose of Question 8 was to gauge their opinions about redeveloping and revitalizing a particular area in Fontana (downtown). The nature of Question 8 was straightforward: for each statement shown in truncated form on the left of Figure 15, respondents were simply asked to identify the extent to which they personally agreed or disagreed with the statement.

The results of Question 8 make it clear that residents strongly support redeveloping downtown Fontana, and they recognize the many benefits a revitalized downtown can bring with respect to attracting businesses and jobs, as well as improving the City's tax base. At least eight-in-ten Fontana residents agreed with each statement tested, with agreement being strongest for the statement *I support redeveloping and revitalizing downtown Fontana* (89%), followed by *A revitalized downtown will help attract businesses and jobs to the city* (88%), *Redeveloping downtown Fontana will improve the local economy and generate more revenue for city services* (87%), and *Redeveloping downtown Fontana will help improve the quality of life in the city* (84%). Moreover, support for redeveloping and revitalizing downtown Fontana was strong throughout the city, with at least three-in-four respondents in all subareas agreeing with each statement tested (see Table 4).

Question 8 *Next, I'm going to read you a series of statements about downtown Fontana. For each, I'd like you to tell me whether you agree or disagree with the statement. Here is the (first/next) one: _____. Do you agree or disagree, or do you have no opinion?*

FIGURE 15 AGREEMENT WITH STATEMENTS ABOUT DOWNTOWN FONTANA

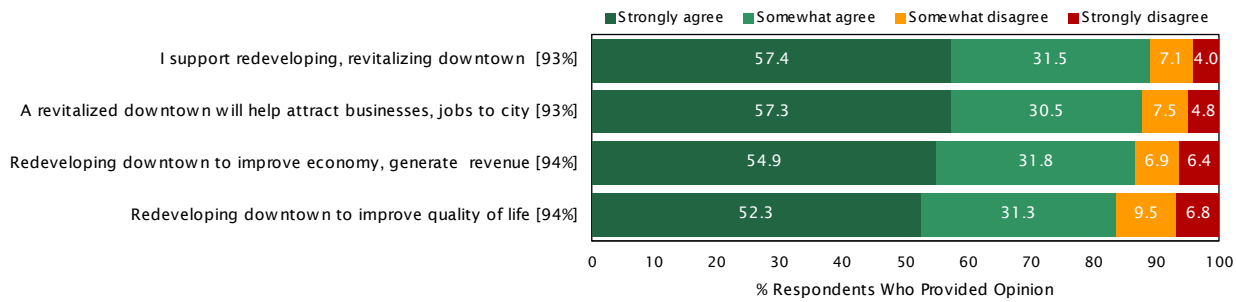


TABLE 4 AGREEMENT WITH STATEMENTS ABOUT DOWNTOWN FONTANA BY COMMUNITY DISTRICT ID/AREA (SHOWING % AGREE)

	Community District ID / Area			
	One	Two	Three	Four
I support redeveloping, revitalizing downtown	86.5	82.4	78.9	86.2
A revitalized downtown will help attract businesses, jobs to city	83.2	83.0	82.0	78.6
Redeveloping downtown to improve economy, generate revenue	87.7	82.9	78.7	82.2
Redeveloping downtown to improve quality of life	84.9	81.0	76.0	75.5

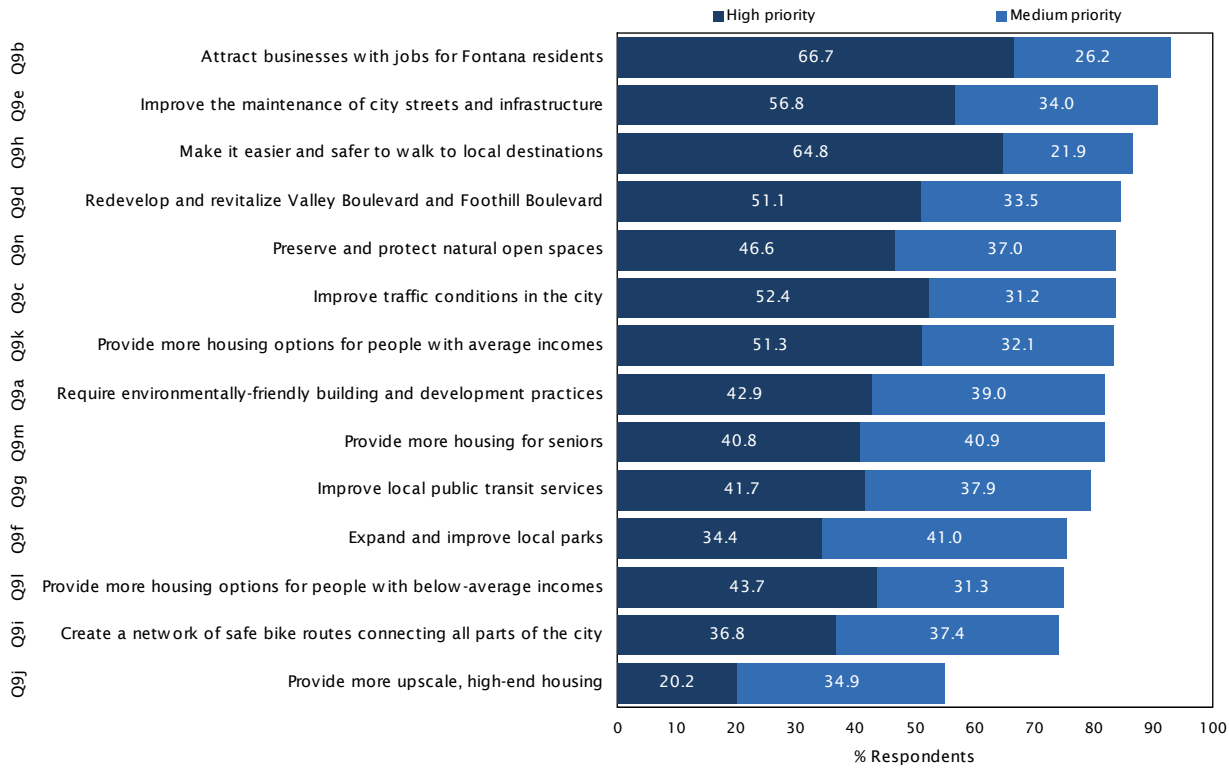
PRIORITIES

It is often the case that residents' desires for public facilities and programs exceed a city's financial resources. In such cases, a city must prioritize projects and programs with consideration of a variety of factors, including the preferences and needs of residents.

Question 9 was designed to provide the City of Fontana with a reliable measure of how residents as a whole prioritize a variety of projects, programs, and improvements to which the City could allocate resources during the next 10 years. For each item shown in Figure 15, respondents were asked whether the item should be a high, medium, or low priority for the City of Fontana's future—or if the City should not make the item a priority. In order to encourage residents to prioritize, they were reminded that not all of the items can be high priorities.

Question 9 *As I read each of the following items, I'd like you to indicate whether you think it should be a high priority, a medium priority, or a low priority for Fontana's future. If you feel the item should not be a priority, just say so. Please keep in mind that not all of the items can be high priorities.*

FIGURE 16 FUTURE PRIORITIES



The items are sorted in Figure 16 according to the percentage of respondents who indicated that an item was a *high* or *medium* priority for the City. Overall, the themes of economic development, redevelopment, and infrastructure improvements rose to the top of the list. Specifically, attracting businesses with jobs for Fontana residents was assigned the highest priority (93% citing it as at least a medium priority), followed by improving the maintenance of city streets and

infrastructure (91%), making it easier and safer to walk to local destinations (87%), and redeveloping and revitalizing Valley Boulevard and Foothill Boulevard (85%).

At the other end of the spectrum, residents viewed providing more upscale, high-end housing (55%), creating a network of safe bike routes connecting all parts of the city (74%), providing more housing options for people with below-average incomes (75%), and expanding and improving local parks (75%) to be less of a priority.

Table 5 shows how the percentage who rated each item as a high or medium priority varied according to subarea of residence, length of residence, and overall satisfaction with the City's performance in providing municipal services.

TABLE 5 FUTURE PRIORITIES BY COMMUNITY DISTRICT ID/AREA, YEARS IN FONTANA & SATISFACTION WITH CITY (SHOWING % HIGH PRIORITY)

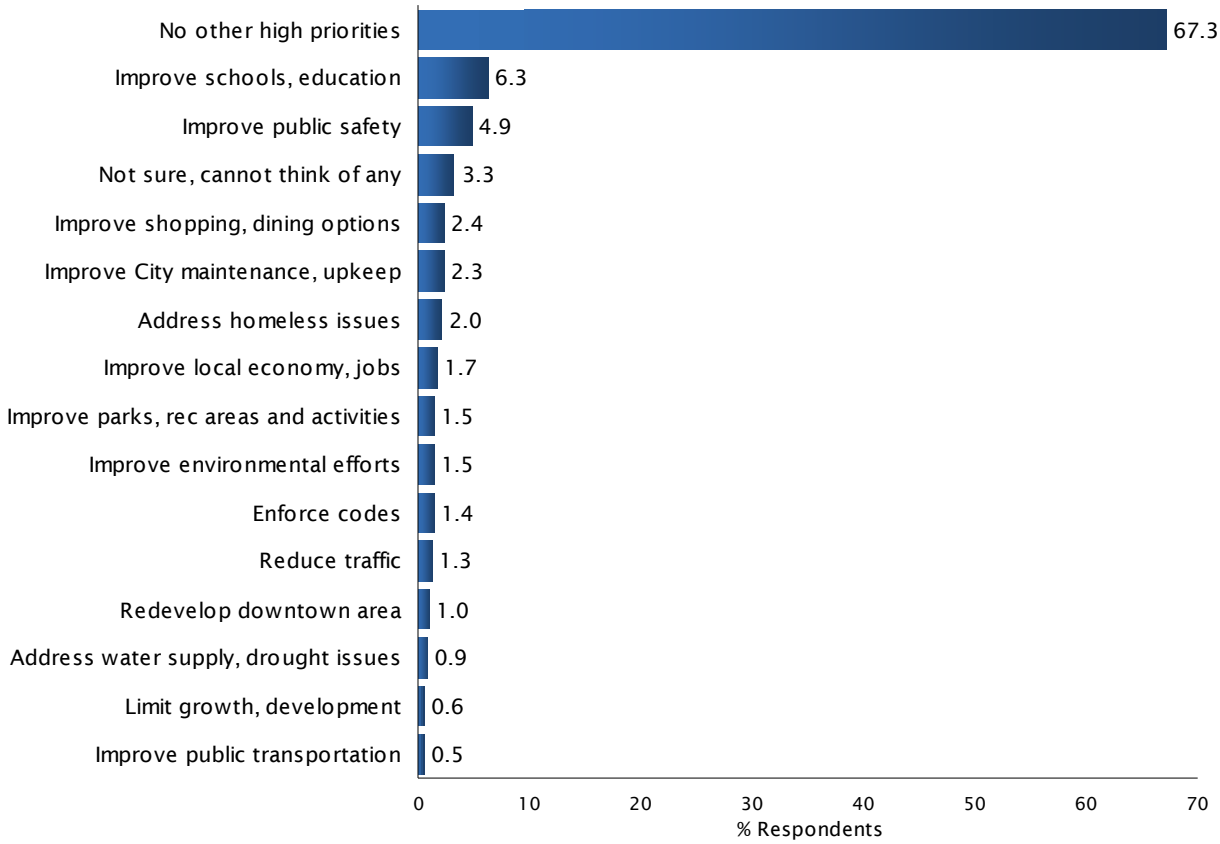
	Community Distric ID / Area				Years in Fontana				Satisfaction With City	
	One	Two	Three	Four	Less than 5	5 to 9	10 to 14	15 or more	Ssatisfied	Dissatisfied
Attract businesses with jobs for Fontana residents	68.6	66.9	66.5	66.5	66.4	66.4	63.9	65.3	67.9	63.8
Make it easier and safer to walk to local destinations	64.7	61.4	65.8	65.8	71.0	71.0	57.4	67.1	63.7	74.4
Improve the maintenance of city streets and infrastructure	53.7	55.2	59.5	59.5	57.1	57.1	52.4	59.4	56.5	63.0
Improve traffic conditions in the city	50.4	42.3	58.0	58.0	51.9	51.9	47.1	54.4	52.5	58.5
Provide more housing options for people with average incomes	48.8	41.9	63.3	63.3	54.2	54.2	54.2	50.7	50.7	48.0
Redevelop and revitalize Valley Boulevard and Foothill Boulevard	53.9	46.6	53.3	53.3	42.6	42.6	58.5	52.8	51.1	55.1
Preserve and protect natural open spaces	45.5	43.7	47.0	47.0	37.5	37.5	44.2	50.6	47.6	41.0
Provide more housing options for people with below-average incomes	42.9	38.7	50.7	50.7	41.9	41.9	41.8	45.9	42.7	43.5
Require environmentally-friendly building and development practices	39.9	40.2	40.7	40.7	39.6	39.6	42.3	46.8	43.0	34.2
Improve local public transit services	42.3	35.3	45.4	45.4	45.4	45.4	42.7	39.6	42.2	40.6
Provide more housing for seniors	40.4	37.6	43.2	43.2	41.4	41.4	39.1	42.5	41.0	40.7
Create a network of safe bike routes connecting all parts of the city	40.4	32.4	41.7	41.7	36.2	36.2	30.8	39.7	37.0	37.3
Expand and improve local parks	37.0	32.2	34.4	34.4	33.7	33.7	32.2	34.4	34.3	40.9
Provide more upscale, high-end housing	27.4	17.2	18.0	18.0	23.4	23.4	17.2	20.5	20.0	21.2

Recognizing that the list of programs, projects and policies in Question 9 was not exhaustive, respondents were provided an opportunity in Question 10 to suggest a goal not addressed in Question 9 that should be a *high* priority for the City's future. Question 10 was presented in an open-ended manner, which allowed respondents to mention any project, program or policy issue that came to mind without being prompted by—or restricted to—a particular list of options. True North later reviewed the verbatim responses and grouped them into the categories shown in Figure 17 on the next page.

Most respondents (71%) indicated that they could not think of a high priority program, project or issue not already mentioned in Question 9, or stated flatly that there were none. Among the specific items that were mentioned, improving schools/quality of education was the most frequently mentioned (6%), followed by improving public safety (5%), improving local shopping and dining opportunities (2%), improving the maintenance/upkeep of the city (2%), and addressing the homeless issue (2%). No other single issue was mentioned as a high priority goal for Fontana by at least 2% of residents surveyed.

Question 10 *Is there a goal that I didn't mention that you think should be a high priority for the City's future? If yes, ask: Please briefly describe it to me.*

FIGURE 17 OTHER HIGH PRIORITIES FOR CITY



City-Resident Communication

The final substantive question of the survey focused on city-resident communication. Specifically, respondents were asked to identify the *best* way for the City of Fontana to communicate with them, as well as the second-best way. Respondents were free to mention any method of communication, and interviewers subsequently grouped their responses into the pre-coded categories shown in Figure 18.

Overall, direct mail newsletters and notices was a preferred method for nearly half (49%) of respondents, followed by email (30%), social media (22%), and phone calls/robocalls (22%). At least 10% of respondents mentioned community television (KFON) (13%), the city's website (11%), advertisements in local newspapers (11%), text messaging (10%), and radio announcements/ advertisements (10%) as being among their top two preferred ways for the City of Fontana to communicate with them. Tables 6 and 7 display how communication preferences varied across subgroups of Fontana residents.

Question 11 *What would you say is the best way for the City of Fontana to communicate with you? What is the second-best way for the City to communicate with you?*

Figure 18 Preferred Methods of City-Resident Communication

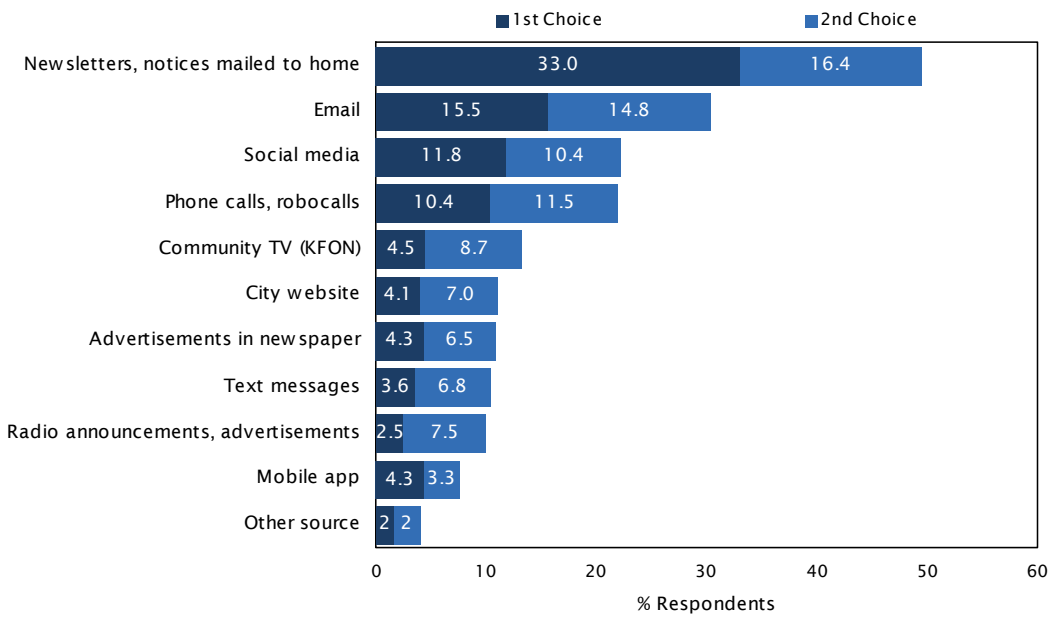


Table 6 Preferred Methods of City-Resident Communication by Age & Ethnicity

	Age (QD1)						Ethnicity (QD6)			
	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 or more	Latino/ Hispanic	Caucasian / White	African American/ Black	Asian American
Newsletters, notices mailed to home	34.0	50.1	45.7	52.2	71.8	64.6	49.0	57.6	41.1	47.0
Email	34.2	25.9	34.1	28.3	27.6	21.0	28.7	32.4	37.6	33.1
Social media	31.7	24.0	27.4	16.4	10.7	11.4	23.6	18.9	15.6	23.5
Phone calls, robo-calls	22.1	24.4	17.6	24.9	22.0	17.4	22.4	16.2	33.3	8.4
Community TV (KFON)	14.5	8.4	10.7	14.2	19.4	19.8	12.6	14.0	15.4	9.4
City website	9.8	10.1	12.7	12.5	9.0	12.1	11.0	15.0	5.7	17.2
Advertisements in newspaper	11.9	10.1	11.1	8.7	10.1	17.4	10.7	10.6	11.4	12.5
Text messages	15.4	7.1	13.3	11.3	5.3	3.4	11.5	6.9	9.9	6.4
Radio announcements, advertisements	8.9	10.7	9.2	9.2	11.7	11.9	10.2	7.7	9.6	14.0
Mobile app	8.6	12.5	7.0	5.7	3.1	5.5	7.4	6.5	9.3	13.0
Other source	3.2	2.7	2.5	8.4	5.0	4.1	3.3	4.9	4.9	9.2

TABLE 7 PREFERRED METHODS OF CITY-RESIDENT COMMUNICATION BY COMMUNITY DISTRICT ID/AREA, INTERVIEW LANGUAGE, CHILD IN HOUSEHOLD & OVERALL SATISFACTION

	Community District ID / Area				Interview Language		Child in Hsld (QD4)		Overall Satisfaction (Q5)	
	One	Two	Three	Four	English	Spanish	Yes	No	Satisfied	Dissatisfied
Newsletters, notices mailed to home	52.4	51.1	45.7	51.0	50.0	44.7	46.8	52.6	49.5	52.2
Email	32.5	33.1	23.3	36.0	30.9	25.2	29.7	30.5	31.6	23.2
Social media	22.9	24.0	19.2	23.8	24.0	6.8	21.9	23.0	23.8	15.1
Phone calls, robo-calls	15.7	22.3	24.1	20.9	22.1	20.5	20.5	23.8	21.6	18.6
Community TV (KFON)	17.8	10.6	15.4	11.3	12.0	23.0	12.0	14.6	12.7	13.3
City website	10.9	12.0	11.5	9.2	11.3	9.2	12.2	9.7	11.2	12.3
Advertisements in newspaper	14.0	9.8	12.4	8.3	10.4	14.5	10.0	11.9	11.1	13.2
Text messages	10.5	7.3	14.1	9.3	10.3	10.5	13.5	7.3	9.5	10.7
Radio announcements, advertisements	5.3	9.4	10.8	12.4	9.7	13.0	11.2	8.8	9.9	7.8
Mobile app	11.1	7.7	7.7	5.2	7.6	7.2	9.8	5.0	7.7	8.4
Other source	3.7	4.2	4.2	3.8	4.5	0.0	4.8	3.0	3.4	9.2

TABLE 8 DEMOGRAPHICS OF SAMPLE

Total Respondents	*800*
Age (QD1)	
18 to 24	18.0
25 to 34	21.4
35 to 44	22.0
45 to 54	18.3
55 to 64	10.6
65 or more	7.5
Refused	2.1
Home Ownership Status (QD2)	
Own	64.1
Rent	35.0
Refused	0.9
Home Type (QD3)	
Single family	78.3
Townhome / Condo	6.3
Apartment	7.6
Refused	7.7
Child in Hsld (QD4)	
Yes	50.1
No	48.9
Refused	1.0
Employment Status (QD5)	
Full-time	54.8
Part-time	10.4
Student	5.5
Home- maker	5.9
Retired	11.0
Between jobs	5.5
Refused	7.0
Ethnicity (QD6)	
Latino / Hispanic	66.9
Caucasian / White	15.2
Af Amer / Black	11.1
Asian American	4.8
Refused	2.0
Hsld Income (QD7)	
Less than $25K	15.8
$25K to $49K	23.8
$50K to $74K	19.0
$75K to $99K	12.8
$100K to $149K	8.3
$150K or more	7.0
Refused	13.2
Gender	
Male	50.5
Female	49.5
Interview Language	
English	89.8
Spanish	10.2
Years in Fontana (QSC5)	
Less than 5	17.4
5 to 9	21.7
10 to 14	18.3
15 or more	42.5
Refused	0.2
Community District ID / Area	
One	11.2
Two	35.3
Three	33.5
Four	20.1

Table 8 presents the key demographic and background information collected during the survey. Because of the probability-based sampling methodology used in this study (see *Sample* on page 23), the results shown in the table are representative of adult residents in the City of Fontana. The primary motivation for collecting the background and demographic information was to provide a better insight into how the results of the substantive questions of the survey vary by demographic characteristics (see Appendix A for more details).

METHODOLOGY

The following section outlines the methodology used in the study, as well as the motivation for using certain techniques.

QUESTIONNAIRE DEVELOPMENT Dr. McLarney of True North Research worked closely with the City of Fontana and Stantec to develop a questionnaire that covered the topics of interest and avoided the many possible sources of systematic measurement error, including position-order effects, wording effects, response-category effects, scaling effects and priming. Several questions included multiple individual items. Because asking the items in a set order can lead to a systematic position bias, the items were asked in a random order for each respondent.

PROGRAMMING, PRE-TEST & TRANSLATION Prior to fielding the survey, the questionnaire was CATI (Computer Assisted Telephone Interviewing) programmed to assist interviewers when conducting the telephone interviews. The CATI program automatically navigates the skip patterns, randomizes the appropriate question items, and alerts the interviewer to certain types of keypunching mistakes should they occur. The integrity of the questionnaire was pre-tested internally by True North and by dialing into random homes in Fontana prior to formally beginning the survey. Once finalized, the survey was professionally translated into Spanish to give respondents the option of participating in English or Spanish.

SAMPLE Households within the City of Fontana were chosen for this study using random digit dial (RDD) landline and geo-targeted cell phone sampling techniques. An RDD sample is drawn by first selecting all of the active phone exchanges (first three digits in a seven digit phone number) and working blocks that service the area. After estimating the number of listed households within each phone exchange that are located within the area, a sample of randomly selected phone numbers is generated with the number of phone numbers per exchange being proportional to the estimated number of households within each exchange in the area. Collectively, the sampling method ensures that both listed, unlisted, and cell-phone only households are included in the sample. It also ensures that new residents and new developments have an opportunity to participate in the study, which is not true if the sample were based on a telephone directory.

Although the RDD method is widely used for community surveys, the method also has several known limitations that must be addressed for to ensure representative data. Research has shown, for example, that individuals with certain demographic profiles (e.g., older women) are more likely to be at home and are more likely to answer the phone even when other members of the household are available. If this tendency is not adjusted for, the RDD sampling method will produce a survey that is biased in favor of women—particularly older women. To adjust for this behavioral tendency, the survey included a screening question which initially asked to speak to the youngest male available in the home. If a male was not available, then the interviewer was instructed to speak to the youngest female currently available. This protocol was followed—to the extent needed—to ensure a representative sample. In addition to following this protocol, sample demographics such as age and ethnicity were monitored as the interviewing proceeded to make sure they were within certain tolerances.

Additionally, because the City of Fontana shares phone exchanges with neighboring communities, potential respondents were asked the ZIP code of their residence (Question SC1). Depend-

ing on the ZIP code given, potential respondents were then asked a series of follow-up questions (SC2 through SC5) to determine if their residence was located in the City of Fontana and, if so, in which of the four Community District IDs/Areas they resided.

STATISTICAL MARGIN OF ERROR By using a probability-based sample and monitoring the sample characteristics as data collection proceeded, True North ensured that the sample was representative of adult residents in the City of Fontana. The results of the survey can thus be used to estimate the opinions of *all* adult residents in the City. Because not all adult residents participated in the survey, however, the results have what is known as a statistical margin of error due to sampling. The margin of error refers to the difference between what was found in the survey of 800 respondents for a particular question and what would have been found if all of the estimated 135,411 adult residents[3] had been interviewed.

For example, in estimating the percentage of adult residents who feel there is *too little* development dedicated to entertainment uses such as movies houses, music, and arts (Question 7g), the margin of error can be calculated if one knows the size of the population, the size of the sample, a desired confidence level, and the distribution of responses to the question. The appropriate equation for estimating the margin of error, in this case, is shown below:

$$\hat{p} \pm t \sqrt{\left(\frac{N-n}{N}\right)\frac{\hat{p}(1-\hat{p})}{n-1}}$$

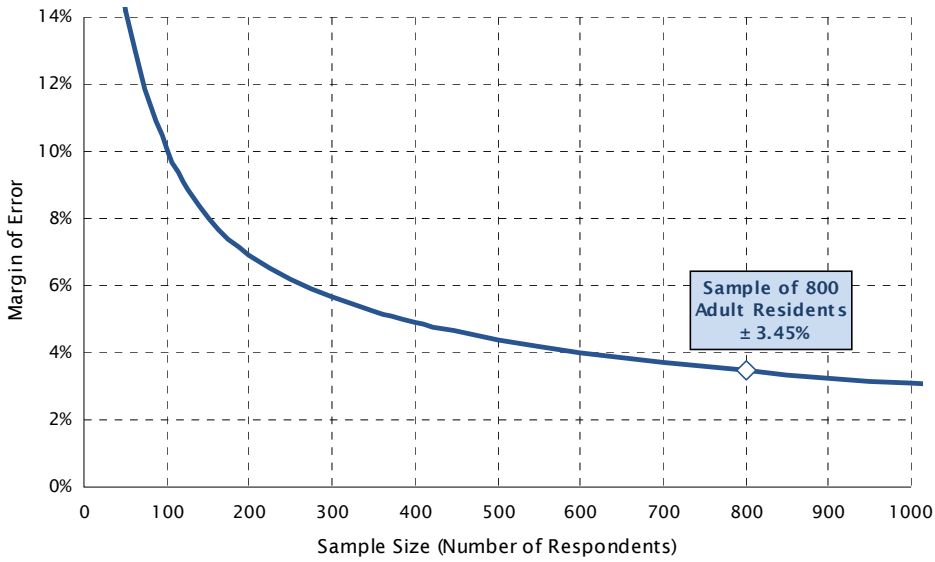
where $\hat{p}$ is the proportion of respondents who said they feel there is *too little* development dedicated to entertainment uses (0.67 for 67% in this example), N is the population size of all adult residents (135,411), n is the sample size that received the question (800), and t is the upper $\alpha/2$ point for the t-distribution with $n-1$ degrees of freedom (1.96 for a 95% confidence interval). Solving this equation using these values reveals a margin of error of ± 3.25%. This means that with 67% of survey respondents indicating they feel there is too little development in Fontana dedicated to entertainment uses, we can be 95% confident that the actual percentage of all adult residents in the City who hold this opinion is between 64% and 70%.

Figure 19 on the next page provides a plot of the *maximum* margin of error in this study. The maximum margin of error for a dichotomous percentage result occurs when the answers are evenly split such that 50% provide one response and 50% provide the alternative response (i.e., $\hat{p}$ = 0.5). For this survey, the maximum margin of error is ± 3.45% for questions answered by all 800 respondents.

Within this report, figures and tables show how responses to certain questions varied by subgroups such as years living in Fontana, area of the City, age of the respondent, and home ownership status. Figure 19 is thus useful for understanding how the maximum margin of error for a percentage estimate will grow as the number of individuals asked a question (or in a particular subgroup) shrinks. Because the margin of error grows exponentially as the sample size decreases, the reader should use caution when generalizing and interpreting the results for small subgroups.

3. Source: 2009-2013 American Community Survey.

FIGURE 19 MAXIMUM MARGIN OF ERROR DUE TO SAMPLING



DATA COLLECTION The method of data collection for this study was telephone interviewing. Interviews were conducted in English and Spanish during weekday evenings (5:30PM to 9PM) and on weekends (10AM to 5PM) between September 9 and September 21, 2015. The interviews averaged 19 minutes in length.

DATA PROCESSING & WEIGHTING Data processing consisted of checking the data for errors or inconsistencies, coding and recoding responses, categorizing open-ended responses, and preparing frequency analyses and crosstabulations. The final data were weighted to balance the sample by age and ethnicity within the four Community District IDs/Areas, according to Census estimates of the adult population.

ROUNDING Numbers that end in 0.5 or higher are rounded up to the nearest whole number, whereas numbers that end in 0.4 or lower are rounded down to the nearest whole number. These same rounding rules are also applied, when needed, to arrive at numbers that include a decimal place in constructing figures and charts. Occasionally, these rounding rules lead to small discrepancies in the first decimal place when comparing tables and pie charts for a given question.

TRUE NORTH RESEARCH

City of Fontana
General Plan Survey
Final Toplines
September 2015

Section 1: Introduction to Study
Hi, my name is _____ and I'm calling on behalf of TNR, an independent public opinion research company. We're conducting a survey about issues in Fontana (Fawn-TAN-uh) and we would like to get your opinions.
If needed: This is a survey about important issues in your community, I'm NOT trying to sell anything and I won't ask for a donation. *If needed:* The survey should take about 12 minutes to complete. *If needed:* If now is not a convenient time, can you let me know a better time so I can call back? *If the person says they are an elected official or is somehow associated with the survey, politely explain that this survey is designed to the measure the opinions of those not closely associated with the survey, thank them for their time, and terminate the interview.*

Section 2: Screener for Inclusion in the Study
For statistical reasons, I would like to speak to the youngest adult male currently at home that is at least 18 years of age. *If there is no adult male currently at home, then ask:* Ok, then I'd like to speak to the youngest female currently at home that is at least 18 years of age. *If there is no adult currently available, then ask for a callback time.* *NOTE: Adjust this screener as needed to match sample quotas on gender & age*
If respondent asks why we want to speak to a particular demographic group, explain: It's important that the sample of people for the survey is representative of the population in the city for it to be statistically reliable. At this point, we need to balance our sample by asking for people who fit a particular demographic profile.

SC1	To begin, what is the ZIP code at your residence? *Read ZIP code back to them to confirm correct.*			
	1	92316	2%	*Skip to SC4*
	2	92335	38%	*Ask SC2*
	3	92336	41%	*Skip to SC3*
	4	92337	19%	*Area = 4, Skip to SC5*
	99	Other ZIP code	0%	*Terminate*
SC2	Do you live north or south of Foothill Boulevard?			
	1	North	15%	*Ask SC3*
	2	South	85%	*Area = 3, Skip to SC5*
	99	Not sure / Prefer not to answer	0%	*Terminate*
SC3	Do you live north or south of the 210 (two-ten) Freeway?			
	1	North	24%	*Area = 1, Skip to SC5*
	2	South	76%	*Area = 2, Skip to SC5*
	99	Not sure / Prefer not to answer	0%	*Terminate*

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SC4	Do you live north or south of the 10 (ten) Freeway?			
	1	North	61%	*Area = 3, Ask SC5*
	2	South	39%	*Area = 4, Ask SC5*
	99	Not sure / Prefer not to answer	0%	*Terminate*
SC5	How long have you lived in the City of Fontana?			
	1	Less than 1 year	2%	*Continue*
	2	1 to 4 years	15%	*Continue*
	3	5 to 9 years	22%	*Continue*
	4	10 to 14 years	18%	*Continue*
	5	15 years or longer	43%	*Continue*
	6	Prefer not to answer	0%	*Terminate*
	99	Do not live in City of Fontana	0%	*Terminate*

Section 3: Quality of Life

Next, I'd like to ask you a few questions about what it is like to live in the City of Fontana.

Q1 How would you rate: _____? Would you say it is excellent, good, fair, poor or very poor?

	Randomize A-D, always ask E last	Excellent	Good	Fair	Poor	Very Poor	No Opinion	Prefer not to answer
A	The City of Fontana as a place to live	19%	54%	22%	3%	2%	0%	0%
B	The City of Fontana as a place to raise a family	19%	49%	22%	6%	2%	2%	0%
C	The City of Fontana as a place to retire	14%	39%	29%	10%	4%	3%	0%
D	The City of Fontana as a place to work	12%	37%	27%	9%	2%	11%	1%
E	The overall quality of life in Fontana	13%	56%	25%	3%	2%	1%	0%

Ask Q2 if SC5 = (3,4,5). Otherwise skip to Q3.

Q2	Over the past five years, would you say that the quality of life in Fontana has improved, stayed about the same, or gotten worse?		
	1	Improved	56%
	2	Stayed about the same	33%
	3	Gotten worse	10%
	98	Not sure	1%
	99	Prefer not to answer	0%

Q3	What do you like most about living in Fontana? Verbatim responses recorded and later grouped into categories shown below.	
	Quiet, peaceful	14%
	Friendly people, neighbors	14%
	Location, access to surrounding areas	10%
	Not sure, cannot think of anything specific	10%
	Convenient layout, easy to get around	9%
	Dining, shopping opportunities	9%
	Safe, low crime rate	7%
	Nice place to live in general	7%
	Affordable housing	6%
	Recent growth, development	5%
	Clean, well maintained	4%
	Schools, education	4%
	Sense of community	4%
	Small town atmosphere	4%
	Minimal traffic	3%
	Parks, rec facilities	3%
	Community activities, events	3%
	Affordable cost of living	3%
	General negative comment	3%
	Weather, climate	2%
	City services in general	2%
	Long-time resident, familiarity	2%
	Mountains	1%
	Local government, leadership	1%
	Open space, not crowded	1%
	Job opportunities	1%
	Public transportation	1%
	Churches	1%
	Cultural diversity	1%
	General positive comment	1%

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Q4	If you could change one thing to make Fontana a better place to live, what would it be? Verbatim responses recorded and later grouped into categories shown below.	
	No changes needed	15%
	Not sure, cannot think of any changes	14%
	Attract businesses, jobs	9%
	Improve public safety	9%
	Improve schools, education	9%
	Improve infrastructure, streets, roads	8%
	Improve environmental efforts	6%
	Improve City appearance, cleanliness	6%
	Improve shopping, dining opportunities	4%
	Reduce traffic	4%
	Provide additional parks, rec facilities	4%
	Limit growth, development	3%
	Provide additional activities for all ages	2%
	Provide more affordable housing	2%
	Reduce taxes, fees	2%
	Provide additional entertainment options	2%
	Improve government, leadership	1%
	Improve cultural diversity	1%
	Reduce cost of living	1%
	Address homeless issues	1%
	Improve public transportation	1%
	Address illegal immigration issue	1%
	Address water supply, drought issues	1%

Section 4: City Services			
Next, I would like to ask a series of questions about services provided by the City of Fontana.			
Q5	Generally speaking, are you satisfied or dissatisfied with the job the City of Fontana is doing to provide city services? *Get answer, then ask:* Would that be very (satisfied/dissatisfied) or somewhat (satisfied/dissatisfied)?		
	1	Very satisfied	37%
	2	Somewhat satisfied	46%
	3	Somewhat dissatisfied	7%
	4	Very dissatisfied	3%
	98	Not sure	6%
	99	Prefer not to answer	0%

Q6 For the following list of services, I'd like you to tell me how satisfied you are with the job the city is doing to provide the service.

Are you satisfied or dissatisfied with the city's efforts to: _____, or do you not have an opinion? *Get answer. If 'satisfied' or 'dissatisfied', then ask*: Would that be very (satisfied/dissatisfied) or somewhat (satisfied/dissatisfied)?

	Randomize	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Very Dissatisfied	No Opinion	Prefer not to answer
A	Provide police services	48%	33%	6%	7%	6%	0%
B	Provide fire protection and emergency medical services	56%	27%	3%	3%	12%	0%
C	Prepare the city for emergencies	28%	34%	6%	6%	24%	1%
D	Maintain local streets and roads	37%	38%	11%	10%	3%	0%
E	Manage traffic flow in the city	35%	36%	12%	12%	4%	0%
F	Manage growth and development	35%	40%	7%	7%	10%	1%
G	Provide a variety of parks and recreation facilities	56%	30%	5%	4%	5%	0%
H	Maintain parks and public landscapes	53%	31%	6%	4%	6%	1%
I	Keep public buildings and facilities clean and attractive	48%	37%	6%	4%	4%	0%
J	Provide a variety of recreation programs for youth, adults and seniors	51%	26%	6%	5%	12%	0%
K	Promote economic development to attract businesses and jobs to the city	33%	33%	11%	8%	14%	0%
L	Preserve and protect natural open spaces	29%	38%	9%	8%	15%	1%
M	Conserve water and protect local water supplies	36%	35%	10%	9%	9%	0%

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Section 5: Land Use, Development & Redevelopment						
Now I'd like to ask you a few questions about planning and policy issues.						
Q7	As I read the following list of development types, please tell me whether you feel there is currently too much, about the right amount, or too little of this type of development in Fontana.					
	Randomize	Too Much	About Right	Too Little	No Opinion/ Not Sure	Prefer not to answer
A	Chain retail stores	10%	55%	32%	3%	0%
B	Chain restaurants	17%	50%	30%	2%	0%
C	Single Family Homes	17%	55%	23%	5%	0%
D	Condominiums	11%	45%	35%	9%	0%
E	Apartments	28%	48%	18%	5%	0%
F	Commercial offices	15%	54%	24%	6%	0%
G	Entertainment uses such as movie houses, music and arts	4%	24%	67%	4%	0%
H	Hotels	6%	38%	50%	6%	0%
I	Unique, non-chain retail stores and restaurants	8%	48%	41%	3%	0%
J	Warehouse and distribution facilities	27%	47%	21%	5%	0%
K	Mixed-use, by which I mean residential housing units built on top of, or next to, office, retail and restaurant businesses	13%	53%	25%	8%	0%
Q8	Next, I'm going to read you a series of statements about **downtown** Fontana. For each, I'd like you to tell me whether you agree or disagree with the statement. Here is the (first/next) one: _____. Do you agree or disagree, or do you have no opinion? Would that be strongly (agree/disagree) or somewhat (agree/disagree)?						
	Randomize	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Not sure	Prefer not to answer
A	I support redeveloping and revitalizing downtown Fontana	53%	29%	7%	4%	7%	1%
B	A revitalized downtown will help attract businesses and jobs to the city	53%	28%	7%	4%	6%	1%
C	Redeveloping downtown Fontana will help improve the overall quality of life in the city	49%	29%	9%	6%	5%	1%
D	Redeveloping downtown Fontana will improve the local economy and generate more revenue for city services	52%	30%	7%	6%	5%	1%

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Section 6: Priorities							
Q9	As I read each of the following items, I'd like you to indicate whether you think it should be a high priority, a medium priority, or a low priority for Fontana's future. If you feel the item should not be a priority, just say so. Please keep in mind that not all of the items can be high priorities. Here is the (first/next) one: _____. Should this item be a high, medium or low priority for Fontana – or should it not be a priority?						
	Randomize	High Priority	Medium Priority	Low Priority	Not a priority	Not sure	Prefer not to answer
A	Require environmentally-friendly building and development practices	43%	39%	12%	5%	1%	0%
B	Attract businesses with jobs for Fontana residents	67%	26%	5%	1%	1%	0%
C	Improve traffic conditions in the city	52%	31%	12%	4%	1%	0%
D	Redevelop and revitalize Valley Boulevard and Foothill Boulevard	51%	34%	10%	4%	1%	0%
E	Improve the maintenance of city streets and infrastructure	57%	34%	7%	2%	1%	0%
F	Expand and improve local parks	34%	41%	18%	6%	0%	0%
G	Improve local public transit services	42%	38%	13%	5%	2%	0%
H	Make it easier and safer to walk to local destinations	65%	22%	9%	3%	1%	0%
I	Create a network of safe bike routes connecting all parts of the city	37%	37%	16%	8%	1%	0%
J	Provide more upscale, high-end housing	20%	35%	29%	15%	2%	0%
K	Provide more housing options for people with average incomes	51%	32%	10%	5%	1%	0%
L	Provide more housing options for people with below-average incomes	44%	31%	17%	7%	1%	0%
M	Provide more housing for seniors	41%	41%	12%	5%	1%	0%
N	Preserve and protect natural open spaces	47%	37%	10%	5%	1%	0%

Q10	Is there a goal that I didn't mention that you think should be a high priority for the City's future? *If yes, ask:* Please briefly describe it to me. Verbatim responses recorded and later grouped into categories shown below.	
	No other high priorities	67%
	Improve schools, education	6%
	Improve public safety	5%
	Not sure, cannot think of any	3%
	Address homeless issues	2%
	Improve local economy, jobs	2%
	Improve City maintenance, upkeep	2%

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	Improve shopping, dining options	2%
	Improve parks, rec areas and activities	2%
	Improve environmental efforts	2%
	Address water supply, drought issues	1%
	Reduce traffic	1%
	Redevelop downtown area	1%
	Enforce codes	1%
	Limit growth, development	1%
	Improve public transportation	1%

Section 7: City-Resident Communication				
Q11	What would you say is the best way for the City of Fontana to communicate with you? *Get answer, then ask:* What is the second-best way for the City to communicate with you? Percentage			
			First Choice	Second Choice
	1	Newsletters/notices mailed to home	33%	16%
	2	City website	4%	7%
	3	Email	16%	15%
	4	Social Media (Facebook, Twitter, Instagram)	12%	10%
	5	Community TV (KFON)	4%	9%
	6	Radio announcements/advertisements	2%	8%
	7	Text Messaging	4%	7%
	8	Phone calls/robo-calls	10%	12%
	9	Advertisements in newspaper	4%	7%
	10	A mobile App	4%	3%
	11	Other	2%	2%
	98	Not sure / No second choice	3%	5%
	99	Prefer not to answer	1%	0%

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Section 8: Background & Demographics			
Thank you so much for your participation. I have just a few background questions for statistical purposes.			
D1	In what year were you born? Year recoded into age categories shown below.		
	18 to 24		18%
	25 to 34		21%
	35 to 44		22%
	45 to 54		18%
	55 to 64		11%
	65 or older		8%
	Prefer not to answer		2%
D2	Do you own or rent your residence in the City of Fontana?		
	1	Own	64%
	2	Rent	35%
	99	Prefer not to answer	1%
D3	Which of the following best describes your current home?		
	1	Single family detached home	78%
	2	Townhome	4%
	3	Condominium	2%
	4	Apartment	8%
	5	Mobile home	4%
	99	Prefer not to answer	4%
D4	Do you currently have any children under the age of 18 living in your home?		
	1	Yes	50%
	2	No	49%
	99	Prefer not to answer	1%

D5	Which of the following best describes your employment status? Would you say you are employed full-time, part-time, a student, a homemaker, retired, or are you in-between jobs right now?		
	1	Employed full-time	55%
	2	Employed part-time	10%
	3	Student	5%
	4	Homemaker	6%
	5	Retired	11%
	6	In-between jobs	5%
	98	Not sure	2%
	99	Prefer not to answer	5%
D6	What ethnic group do you consider yourself a part of or feel closest to? *Read list if respondent hesitates.*		
	1	Caucasian/white	15%
	2	African-American/African/Black	11%
	3	Asian/Chinese/Korean/Vietnamese/ Other Asian	5%
	4	Latino/Hispanic	67%
	5	Some other ethnicity	1%
	8	Not sure	0%
	9	Prefer not to answer	1%
D7	I have just one more question for statistical reasons. I am going to read some income categories. Please stop me when I reach the category that best describes your total annual household income before taxes		
	1	Less than $25,000	16%
	2	$25,000 to less than $50,000	24%
	3	$50,000 to less than $75,000	19%
	4	$75,000 to less than $100,000	13%
	5	$100,000 to less than $150,000	8%
	6	$150,000 to less than $200,000	4%
	7	$200,000 or more	3%
	98	Not sure	3%
	99	Prefer not to answer	10%
Those are all of the questions that I have for you! Thanks so much for participating in this important survey! This survey was conducted for the City of Fontana's General Plan Update.			

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Post-Interview Items			
S1	Gender		
	1	Male	51%
	2	Female	49%
S2	Community District ID / Area of City		
	1	Area 1	11%
	2	Area 2	35%
	3	Area 3	33%
	4	Area 4	20%
S3	Interview Language		
	1	English	90%
	2	Spanish	10%

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Fontana General Plan Final Environmental Impact Report

APPENDIX FIVE

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CC Resolution 2018-096, SC Resolution 2018-097

Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

Fontana Forward

General Plan Update 2015-2035

Final Environmental Impact Report

CITY OF FONTANA, CALIFORNIA | August 10, 2018

STATE CLEARINGHOUSE #2016021099

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1.0 INTRODUCTION

1.1 PURPOSE

This Final Environmental Impact Report (FEIR) document has been prepared in accordance with California Environmental Quality Act (CEQA) as amended (Public Resources Code section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations section 15000 et seq.).

Before approving a project, a lead agency must prepare a FEIR (California Code of Regulations section 15089(a). According to CEQA Guidelines, section 15132, the FEIR shall consist of:

- The Draft Environmental Impact Report (DEIR) or a revision of the DEIR;
- Comments and recommendations received on the DEIR either verbatim or in summary;
- A list of persons, organizations, and public agencies comments on the DEIR;
- The responses of the lead agency to significant environmental points raised in the review and consultation process; and
- Any other information added by the lead agency.

The FEIR is the document that decision-makers in the lead and responsible agencies consider before taking action on a proposed project. Completion and certification of the FEIR precede the lead agency's determination of whether to approve or carry out the project (California Code of Regulations sections 15089(a), 15090(b)), and its adoption of findings required by Public Resources Code section 21081 and California Code of Regulations sections15091 and 15093.

As the lead agency for the Fontana General Plan Update (proposed Project) the City of Fontana (City) has prepared this FEIR document in accordance with the CEQA Guidelines. This FEIR provides documentation of the comments received on the DEIR, a response to these comments, necessary revisions to the DEIR, and the Mitigation Monitoring and Reporting Program (MMRP).

The DEIR (State Clearinghouse SCH#2016021099) described the environmental consequences associated with the implementation of the proposed project and recommends mitigation measures to reduce potentially significant impacts.

1.2 ENVIRONMENTAL REVIEW PROCESS

According to the CEQA Guidelines, lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the DEIR.

1.2.1 Draft Environmental Impact Report Process

The DEIR was made available for public review on June 8, 2018 and was distributed to local and State responsible and trustee agencies through the State Clearinghouse. The CEQA-mandated 45-day public comment period ended July 23, 2018

Pursuant to section 15087 of the CEQA Guidelines, a public Notice of Availability (NOA) of a DEIR was given. As provided under section 15105, notice shall be mailed to the last known name and address of all organizations and individuals who have previously requested such notice in writing, and shall also be given by at least one of the following procedures:

1) Publication at least one time by the public agency in a newspaper of general circulation in the area affected by the proposed project. If more than one area is affected, the notice shall be published in the newspaper of largest circulation from among the newspapers of general circulation in those areas.

2) Posting of notice by the public agency on and off the site in the area where the project is to be located.

3) Direct mailing to the owners and occupants of property contiguous to the parcel or parcels on which the project is located. Owners of such property shall be identified as shown on the latest equalized assessment roll.

Accordingly, the City posted and published the NOA for the DEIR for the proposed project at the following locations:

- **Website Postings -**An announcement about the DEIR and links to the DEIR were posted to the City website and at https://www.fontana.org/2137/Environmental-Documents on June 8, 2018.
- **Newspaper Advertisement -** The date and publication in which the Notice of Availability ran is as follows:
  - San Bernardino Sun, June 9, 2018

DEIR Availability - The DEIR was available as a hard copy at the following locations on June 8, 2018:

- City of Fontana, Community Development Department
- Fontana Lewis Library and Technology Center
- Don Day Community Center
- Fontana Community Senior Center
- Jessie Turner Neighborhood Center

Public Meeting – The City of Fontana Planning Commission held a public meeting On June 19, 2018 to provide the public an opportunity to comments on the DEIR.

The City received a total of 6 comment letters/emails from State, Regional, and Local Agencies, 3 comment letters from organizations, and 6 verbal comments from individuals during the comment period. Copies of all written comments and a transcript of oral comments received during the comment period are included in Chapter 3.0 of the FEIR.

1.3 DOCUMENT ORGANIZATION

This FEIR document consists of the following chapters:

- **Chapter 1.0: Introduction**. This chapter discusses the purpose and organization of this FEIR and summarizes the environmental review process for the project.
- **Chapter 2.0: List of Comments**. This chapter contains a list of agencies, organizations, and individuals who submitted written and oral comments during the public review period.
- **Chapter 3.0: Comments and Responses**. This chapter contains reproductions of all comment letters received on the DEIR. A written response for each comment received during the public review period is provided immediately following each letter and Planning Commission meeting transcript. Each response is keyed to the corresponding comment.
- **Chapter 4.0: DEIR Text Revisions**. Corrections to the DEIR that are necessary in light of the comments received and responses provided, or necessary to amplify or clarify material in the DEIR, are contained in this chapter. None of these corrections resulted in new significant impacts or substantial increases in the severity of the impacts analyzed in the DEIR. Underlined text represents language that has been added to the DEIR; text with a ~~strikeout~~ has been deleted from the DEIR.
- **Chapter 5.0: Mitigation Monitoring and Reporting Program (MMRP)**. This chapter contains the MMRP to be used by the City and/or the City's Contractor to ensure proper implementation of the FEIR mitigation measures as required by CEQA.

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2.0 LIST OF COMMENTS

2.1 ORGANIZATION OF COMMENTS AND RESPONSES

The comments on the DEIR are grouped by the affiliation of the commenter; State, Regional, and Local Agencies (Group A), Organizations (Groups B), and Individual comments provided at the June 19, 2018 Planning Commission meeting (Group C). These letters are annotated in the margin according to the following code:

- State, Regional, and Local Agencies: A#-1, 2, 3
- Letters from Organizations: B#-1, 2, 3
- Planning Commission meeting comments from Individuals: C#-1, 2, 3

2.2 LIST OF COMMENTERS ON THE DRAFT EIR

The following comments on the DEIR were submitted to the City of Fontana during the public 45-day public review period.

2.2.1 State, Regional, and Local Agencies

A1 West Valley Water District

A2 California Department of Transportation

A3 San Bernardino County Department of Public Works

A4 San Bernardino County Land Use Services Department

A5 California Department of Fish and Wildlife

2.2.2 Organizations

B1 Center for Community Action and Environmental Justice

B2 Inland Coalition for Equity and Prosperity

B3 Inland Empire Biking Alliance[1]

[1] Please note that this comment was submitted outside of the 45-day public review period but the City has voluntarily opted to include responses to the letter in the FEIR.

2.2.3 Individuals

C1 Andrea Vidaurre

C2 Jolene Devine

C3 Luz Johanna Perez Barbon

C4 Veronica Perez

C5 Kareem Gongora

C6 Allen Hernandez

3.0 COMMENTS AND RESPONSES

Responses to comments received on the DEIR are provided in this chapter. In addition, comment letters received during the public review period on the DEIR are provided in their entirety in this chapter. One comment letter was submitted a day after the expiration of the public comment period, but the City has decided to voluntarily include responses to that comment letter in this FEIR. Each letter is immediately followed by specific responses that are keyed to the specific comments presented in the letter. These letters are grouped by the affiliation of the commenting entity and ordered by date. Oral comments received at the Planning Commission Hearing on June 19, 2018 are similarly reproduced from the written transcript of the meeting with responses keyed to the oral comments presented at the Hearing.

3.1 STATE, REGIONAL, AND LOCAL AGENCIES

Comment letters received from State, Regional, and Local Agencies and responses are provided in this section.

Letter A1 Comment Letter

A1

Board of Directors

Dr. Clifford O. Young, Sr.
President, Board of Directors
Gregory Young
Vice President, Board of Directors
Dr. Michael Taylor
Director
Kyle Crowther
Director
Donald Olinger
Director

West Valley Water District

ESTABLISHED AS A PUBLIC AGENCY IN 1952
WEST VALLEY WATER DISTRICT'S MISSION IS TO PROVIDE A RELIABLE, SAFE-DRINKING WATER SUPPLY TO MEET OUR CUSTOMERS' PRESENT AND FUTURE NEEDS AT A REASONABLE COST AND TO PROMOTE WATER-USE EFFICIENCY AND CONSERVATION.

Administrative Staff

Robert Christman
Interim General Manager
Greg Gage
Assistant General Manager
Deborah L. Martinez
Interim Human Resources and Risk Manager
Crystal L. Escalera
Interim Board Secretary
Patricia Romero
Assistant Board Secretary

June 21, 2018

Dawn Rowe
Senior Planner
City of Fontana
8353 Sierra Ave
Fontana, CA 92335

Subject: Response to Draft EIR (DEIR) – General Plan Update

Dear Ms. Rowe,

Thank you for the opportunity to review the subject document.

We have reviewed the DEIR and offer the following comments:

1. On Page XVI of the Abbreviations section, West San Bernardino County Water District (WSBCWD) is listed but not West Valley Water District (WVWD). Please remove WSBCWD and replace it with WVWD. A1-1
2. On Pages 93 and 94 of the Background Report section, West San Bernardino County Water District (WSBCWD) is listed but not West Valley Water District (WVWD). Please remove WSBCWD and replace it with WVWD. A1-2
3. In Section 5.12.3.1, please remove San Bernardino County Water District and replace it with West Valley Water District. A1-3
4. Attached for your reference, is an updated map showing the complete West Valley Water District Service Area and Sphere of Influence. A1-4

Should you have any questions please do not hesitate to contact me at (909) 875-1804 Ext 373.

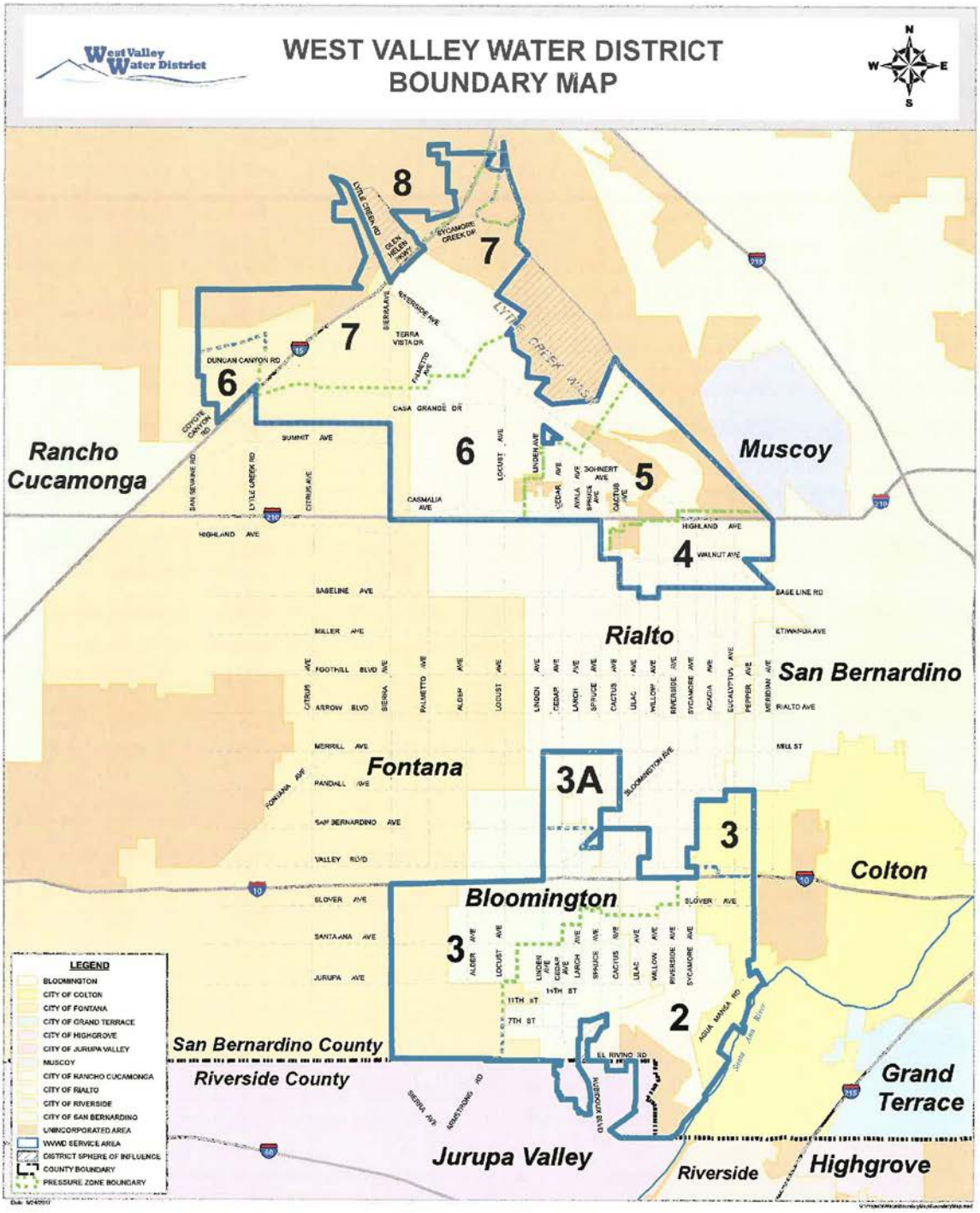
Sincerely,

WEST VALLEY WATER DISTRICT

Daniel Guerra
Engineering Development Coordinator

855 W. Base Line Rd., P.O. Box 920 | Rialto, CA 92377-0920
Ph: (909) 875-1804 | Fax: (909) 875-1849
www.wvwd.org

FAX (909) 875-7284 Administration
FAX (909) 875-1361 Engineering
FAX (909) 875-1849 Customer Service



Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

Letter A1 Response

West Valley Water District
Daniel Guerra, Engineering Development Coordinator
June 21, 2018

A1-1: The Abbreviations Section of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

A1-2: The Background Report included as Appendix B to the DEIR is a reference document and therefore text revisions are not typically made to this type of document as part of the response to comments of the DEIR. Therefore, text revisions to this document are not reflected in this FEIR.

A1-3: Section 5.12.3.1 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded this change does not require the need to recirculate the DEIR.

A1-4: The City notes and appreciates provision of the West Valley Water District Service Area and Sphere of Influence map.

Letter A2 Comment Letter

A2

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 725)
464 WEST 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
PHONE (909) 388-7017
FAX (909) 383-5936
TTY 711
www.dot.ca.gov/dist8

Making Conservation a California Way of Life.

June 18, 2018

File: 08-SBd-210/10/60

Dawn Rowe
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Subject: Fontana Forward General Plan Update – Draft Environmental Impact Report

Dear Ms. Rowe:

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review and comment on the Draft Environmental Impact Report (EIR) for the Fontana Forward General Plan Update (Project). The proposed project is to adopt and implement the Fontana Forward General Plan and subsequent amendments to Article IV (Zoning Districts) of Chapter 30 of the Fontana Municipal Code adopted to implement the updated General Plan.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when a proposed plan/development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Fontana, due to potential impact to the State facilities, it is also subject to the policies and regulations that govern the SHS. We offer the following comments:

1. The Fontana Forward General Plan Update, specifically the Circulation element, should include language requiring the City to develop policies (a) stressing coordination between the City and the Department early in the land use and transportation planning process and (b) requiring new development to defraying all or a portion of the cost of transportation facilities related to the development project through the Development Impact Fee (Gov. Code § 66000(b). We encourage the City to continue to participate in SBCTA's Nexus Study process.

A2-1

Caltrans is committed to providing a safe transportation system for all users. We encourage the City to embark a safe, sustainable, integrated and efficient transportation system and complete street to enhance California's economy and livability. A pedestrian/bike-friendly environment served by multimodal transportation would reduce traffic congestion prevalent in the surrounding areas. (See *Complete Street Implementation Action Plan 2.0* at http://www.dot.ca.gov/hq/tpp/offices/ocp/docs/CSIAP2_rpt.pdf).

A2-2

2. Coordinate with the transit operators to reconfigure the existing transit routes, stops, and schedules to connect the County to the region with other modes of transportation, especially with passenger rail system. Coordinated transit services may lead to growth in transit/rail ridership and reduction of Vehicle Miles Traveled and Greenhouse Gases which is one of the primary goals of the 2040 California Transportation Plan (https://transplanning.onramp.dot.ca.gov/ctp-2040). Look for opportunities to increase housing density near but not limited to uses such retail centers, offices and schools (See *Smart Mobility Framework 2010 A call to Action for the New Decade* http://www.dot.ca.gov/hq/tpp/offices/ocp/documents/smf_files/SMF_handbook_062210.pdf). A2-3

3. Promote the use of alternative transportation systems by upgrading and implementing the https://mail.yahoo.com/neo/launch?.src=ym&reason=mycproposed Class II and Class III Bikeways to Class IV Protected Bikeways, particularly on the truck routes and high density employment/commercial areas. Consider using the roadway configurations and design standards found in the National Association of City Transportation Officials' Urban Street Design Guide and the Urban Bikeway Design Guide. Provide bike parking in compliance with the City's established standards. These standards can establish the required number and types of long-term and short term bicycle parking spaces in the commercial and residential visitor-attracting land uses. For the commercial, industrial, office, and mixed use development, consider requiring shower facilities and bicycle storage. Within the commercial, retail, and services zones and transportation hubs, design the facilities to easy bicycle access through the sites. A2-4

4. Design the local streets to serve vehicular and pedestrian circulation equally, and for safe pedestrian friendly environment. Consider both Americans with Disability Act and California Highway Design Manual standards and requirements to provide transportation routes for all users and modes, including pedestrian and bicyclists. "A Policy on Geometric Design of Highways and Streets," issued by AASHTO, and the "Highway Capacity Manual", published by the Transportation Research Board contain pedestrian LOS criteria. These are means of measuring the ability of the existing pedestrian facilities to provide pedestrian mobility and to determine the need for improvements expansions. A2-5

5. Promote a continuous multi-modal circulation system throughout the County, specifically for pedestrians, allowing current/future residents, employees, and guests to access the attraction places. A pedestrian friendly environment might have urban street frontages, shaded pedestrian links, and open spaces/pocket parks with the high visibility crosswalks. Consider no car zone in downtown area, and installing traffic calming devices, such as signage, road bulbs, chicanes, raised crosswalks, and speed humps and reducing curb-to-curb road widths and employing roadway design features such as islands, pedestrian refuges, and pedestrian count-down signal as needed and appropriate to improve safety and to enhance walkability within the community. Caltrans Strategic Management Plan for 2015-2020 is to double walking and triple bicycling in the state to reduce growth in VMT and GHG (See *Caltrans Strategic Management Plan* 2015-2020 http://www.dot.ca.gov/perf/library/pdf/Caltrans_Strategic_Mgmt_Plan_033015.pdf). A2-6

These recommendations are preliminary and summarize our review of materials provided for our evaluation. Please continue to keep us informed of the project and other future updates, which could potentially impact the SHS and interfacing transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Jacob Mathew at (909) 806-3928 or myself at (909) 383-4557. A2-6

Sincerely,

MARK ROBERTS
Office Chief, AICP
Intergovernmental Review, Community and Regional Planning

RECEIVED
JUN 25 2018
By

Letter A2 Response

California Department of Transportation
Mark Roberts, Office Chief, Intergovernmental Review, Community and Regional Planning
June 18, 2018

A2-1: The comment applies to the Chapter 9 Community Mobility and Circulation of the Fontana General Plan Update. This section of the Fontana General Plan Update includes a policy to "Coordinate with regional agencies and Caltrans to participate in regional efforts to maintain transportation infrastructure in Fontana" and to "Participate in the efforts by Caltrans to reduce congestion and improve traffic flow on area freeways" (see page 9.6 of the Fontana General Plan Update and page 5.13-24 of the DEIR). As described on page 5.13-14 of the DEIR, the City has adopted a Development Impact Fee Program pursuant to the requirements of Government Code Section 66000 et seq and implementation is included as MM-TRA-2 on page 5.13-39 of the DEIR. Therefore, no change to the DEIR is required.

A2-2: The City shares the commenter's commitment to providing a safe transportation system for all users and the seven goals presented in Chapter 9 Community Mobility and Circulation of the Fontana General Plan Update address safety, sustainability, and complete streets (see page 9.5 of the Fontana General Plan Update and Table 5.13-3 starting on page 5.13-17 of the DEIR). Therefore, no change to the DEIR is required.

A2-3: The comment applies to the Chapter 9 Community Mobility and Circulation of the Fontana General Plan Update. This section of the Fontana General Plan Update includes a policy to "Maximize the accessibility, safety, convenience, and appeal of transit service and transit stops" as well as a policy to "Make land use decisions that support walking, bicycling, and public transit use, in alignment with the 2016-2040 Regional Transportation Plan and sustainable Communities Strategy" (see page 9.5 of the Fontana General Plan Update and pages 5.13-17 and 5.13-20 of the DEIR) is a general transportation policy recommendation. Therefore, no change to the DEIR is required.

A2-4: The comment applies to the Chapter 9 Community Mobility and Circulation of the Fontana General Plan Update. This section of the Fontana General Plan Update includes a policy to "Provide roadways that serve the needs of Fontana residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and walkways" as well as a policy to "Provide… secure bicycle parking in commercial and employment centers to support vibrant economic activity" (see page 9.5 of the Fontana General Plan Update and pages 5.13-17 and 5.13-23 of the DEIR) is a general transportation policy recommendation. Therefore, no change to the DEIR is required.

A2-5: The comment applies to the Chapter 9 Community Mobility and Circulation of the Fontana General Plan Update. This section of the Fontana General Plan Update includes a policy to "Design roadway space for all users" as well as a specified action to "Use multimodal LOS as a measurement in the rating of the performance of streets" (see page 9.5 of the Fontana General Plan Update and pages 5.13-17 and 5.13-19 of the DEIR) is a general transportation policy recommendation. Therefore, no change to the DEIR is required.

A2-6: The comment applies to the Chapter 9 Community Mobility and Circulation of the Fontana General Plan Update. This section of the Fontana General Plan Update includes a goal that specifies that "…safety and multimodal accessibility [is] the top priority of citywide transportation planning…" (see page 9.5 of the Fontana General Plan Update and page 5.13-17 of the Draft EIR) is a general transportation policy recommendation. Therefore, no change to the DEIR is required.

A2-7: The City appreciates the commenter's recommendations and will continue to coordinate with Caltrans where City actions affect the State Highway System. Therefore, no change to the DEIR is required.

Letter A3 Comment Letter

825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.7910 Fax: 909.387.7876
www.SBCounty.gov

SAN BERNARDINO COUNTY

Department of Public Works
- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

Kevin Blakeslee, P.E.
Director

A3

Transmitted Via Email

July 18, 2018

City of Fontana
Dawn Rowe, Senior Planner
8353 Sierra Ave
Fontana, CA 92335

File: 10(ENV)-4.01

RE: CEQA - NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN UPDATE FOR THE CITY OF FONTANA

Dear Ms. Rowe:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on June 11, 2018** and pursuant to our review, the following comments are provided:

Environmental Management Division (Diana Torres. PWE II, Stormwater Program. 909-387-8175):

1. On Page 5.8-3, Section 5.8.2.1, Federal, Water Quality - First paragraph states 'Section 303 of the federal Clean Water Act (CWA) requires states to adopt water quality standards for all surface water of the United States.' However, Section 303 of the CWA specifically address the TMDLs & impaired water bodies where current pollution control technologies alone cannot meet the water quality standards set for a waterbody. This paragraph needs to be revised to correctly describe the 303(d) language of the CWA. A3-1
2. On Page 5.8-5, Section 5.8.2.2, State/Region - The last paragraph specifically mentions the 303(d) Section of the CWA. This paragraph states that ' Two reaches of the Santa Ana River (Reaches 3 and 4) were found to be impaired and are listed on the 2002 list of impaired water bodies compiled.' Please revise this paragraph to address the 2014/2016 303(d) list approved by the California Regional Water Quality Control Board. A3-2
3. On Page 5.8-5, Construction Site Runoff Management - first paragraph, lists the NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 99-08-DWQ. Please update this paragraph to include the latest Construction General Permit (2009-0009-DWQ). A3-3

BOARD OF SUPERVISORS
ROBERT A. LOVINGOOD, Chairman, First District | JANICE RUTHERFORD, Second District | JAMES RAMOS, Third District | CURT HAGMAN, Vice Chairman, Fourth District | JOSIE GONZALES, Fifth District
Gary McBride, Chief Executive Officer

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

,supervising Planner
Environmental Management

MRP:PE:nm
Email: drowe@fontana.org

Letter A3 Response

San Bernardino County Department of Public Works
Michael R. Perry, Supervising Planner, Environmental Management
July 18, 2018

A3-1: Section 5.8.2.1 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

A3-2: Section 5.8.2.2 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

A3-3: Reference to the General Construction Permit on page 5.8-5 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

Letter A4 Comment Letter

A4

Fontana Draft EIR Comments for the 2015-2035 General Plan Update

July 22, 2018

Frank Jordan, Jr.

The Safety Element of the DEIR (Chapter 5.5) contains several errors with regards to potential geologic hazards facing proposed development in the City.

Of greatest concern, the current draft document does not include, or even cite, geologic hazard information contained in the previous adopted General Plans (2010 and 2003). Several of the fault, seismic, liquefaction and landslide hazards presented in the previous FEIR's for the General Plans are omitted from the current DEIR. A4-1

Chapter 5.5.1 incorrectly cites the Newport-Inglewood Fault (in the Los Angeles area) as the primary source fault for the formation of materials and structures that underlay and support the Project Area. The most significant fault to the City of Fontana is, obviously, the San Andreas Fault. The Newport-Inglewood Fault is located 36 miles southwest of the City and has only produced an M 6.3 earthquake in historic time. The San Andreas Fault is located as close as 4⅓ miles northwest of the City, has generated at least 3 large earthquakes during historic times with magnitudes between 7.5 and 7.9, and is considered capable of generating a quake of M_w 8.3. While the Newport-Inglewood Fault may be a part of the transform fault system today, subsurface data suggests that the fault was moving primarily as a normal fault in the past. In addition, a recent paper suggested that the 1933 M 6.3 earthquake may have been related to *de facto* fracking associated with oil and gas exploration and production in the thirties. A4-2

Chapter 5.5.2 correctly indicates that a "potentially active" fault has experienced movement within the Quaternary Period. The chapter incorrectly cites the now obsolete date of 1.6 million years as the cut-off date between active and inactive faulting. In 2009, the International Commission on Stratigraphy determined that the start of the Quaternary begins at 2.588+/- 0.005 million years ago. Even Wikipedia has included this change in the date of the Pleistocene Epoch (i.e., Quaternary Period). Therefore, since "potentially active" faulting is based on the start of the Quaternary Period, and not based on a specific data, all faults formerly originating during the formerly last Stage of the Pliocene Epoch are now considered potentially active faults. The chapter is also incorrect that have not moved in 1.6 million years are considered inactive. Faults that can be conclusively shown to have not moved prior to the Holocene Epoch are considered "not active." The language used by the State in the Alquist-Priolo Act does not define the word "inactive" with regards to fault movement, only that faults that have moved during the Holocene Epoch are "active" faults. A4-3

Table 5.5-1 MMI Scale references the U.S. Atomic Energy Commission (1963) as the source for the Modified Mercalli Intensity Scale. The U.S. Atomic Energy Commission (AEC) was replaced by the U.S. Nuclear Regulatory Commission (NRC) back in 1975. The original Mercalli Intensity Scale was developed by Giuseppe Mercalli. His original modified version was issued in 1902. Cancani and Sieberg continued to refine the scale after Mercalli's death. An English translation of the modified scale was issued in 1931. The defunct AEC should not be cited as a reference for the scale. The source of the current scale is the U.S. Geological Survey. A4-4

Chapter 5.5.2 incorrectly states that "there are no major active faults within the City boundaries." The active Cucamonga fault crosses the northern portion of the City. The active Lytle Creek Branch of the San Jacinto Fault crosses the extreme northeast portion of the City. Both of these faults are included within State mandated Alquist-Priolo Earthquake Fault Zones. All human occupancy structures within these Zones, as defined by the Alquist-Priolo Earthquake Fault Zoning Act and the 2016 California Building Code, are required by the State to be evaluated for the presence of active, or potentially active, faulting prior to the issuance of grading or building permits by the City.

A4-5

Table 5.5-2 omitted several fault magnitudes. The anticipated earthquake magnitudes for the Chino and Cucamonga faults are missing. The 2016 California Building Code utilizes the American Society of Civil Engineers standard 7-10 defines the expected design magnitude for individual faults as the Maximum Considered Earthquake (MCE). The MCE for the San Andreas Fault is M_W7.9 to 8.1. The MCE for the Cucamonga Fault is M_W7.0. The MCE for the Chino Fault is also M_W7.0. The table omits probably the most significant fault for the City, the Fontana Fault. The 2016 California Building Code, Chapter 16A defines an "active" fault as not only surface rupture during the Holocene Period, but also as "a fault that has been the source of earthquakes or is recognized as a potential source of earthquakes, including those that have exhibited surface displacement within Holocene time..." The Fontana Fault has long been recognized as a source of earthquakes (Hadley and Coombs, 1974a, 1974b; Morton, 1974 *in* California Division of Mines and Geology, 1976; Gooding, 2007). The Southern California Earthquake Data Center records earthquakes along the Fontana Fault on a nearly weekly basis. In addition, the City of Fontana, as an authoritative local government agency, recognized the potential for the Fontana Fault to pose a seismic hazard to the city in its previous 2003 and 2010 general plans. The Arboretum Specific Plan recognizes the potential for the Fontana Fault to pose a hazard to schools proposed within the Plan and requires that fault evaluations be conducted for any proposed human occupancy structures on these campuses, in accordance with the California Building Code. The MCE for the Fontana Fault is M_W6.5. The Fontana Fault needs to be included on Table 5.5-2 and recognized within the text of the DEIR.

A4-6

Chapter 5.5.3.4 The northern portion of the City, north of the Cucamonga Fault, is recognized as being underlain by deep-seated landslide deposits. This includes the Coyote Canyon area of the City. Earthquake-Induced landsliding should be included as a potential seismic hazard to existing and proposed developments in this portion of the city.

A4-7

Chapter 5.5.3.5 The steeper portions of the City are subject to soil erosion in the form of debris flows. The accumulation of soil and organic debris accelerates after large, hot brushfires. These fires bake the soil and generate hydrophobic conditions in the surficial soils. Major debris flows emanated from Waterman Canyon and Cable Canyon after the 2003 Old Fire. Montecito in Santa Barbara County experienced disastrous killer debris flows last year. The Coyote Canyon portion of the City experienced similar fire conditions after the 2003 Grand Prix fire. This Chapter should include a discussion of the potential for debris flows to affect the northern portion of the City.

A4-8

Table 5.5-3 Under the Goals and Policies, the DEIR indicates that the City "shall monitor development..." The Alquist-Priolo Act and the 2016 California Building Code require the City to do more than "monitor" development. The City is obligated to follow the requirements of the A-P Act and geologically review projects proposed within the Alquist-Priolo Zones, both for the Cucamonga and San Jacinto Faults. In addition, essential and critical facilities, as defined by the City and the State, should also be geologically

A4-9

evaluated for the potential of faulting in the vicinity of the Fontana Fault/Seismic Trend. The language utilized in the DEIR does not accurately represent the City's responsibilities under State law and regulations.

A4-9

Table 5.5-3 Under the Goals and Policies, the DEIR indicates that the "City shall continue to ensure that current geologic knowledge and peer review are incorporated into the design and planning..." As demonstrated by the above comments, this goal needs to start with the DEIR.

A4-10

Letter A4 Response

San Bernardino County Land Use Services Department
Frank F. Jordan, Jr., Engineering Geologist
July 23, 2018

A4-1: It is not clear which 2010 General Plan is being referred to in this comment. The last General Plan completed in the City of Fontana was in 2003. The remainder of the comment is noted and is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

A4-2: Section 5.5.1 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

A4-3: Section 5.5.2 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

A4-4: Section 5.5.1 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

A4-5 Section 5.5.2 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

A4-6 Table 5.5-2 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

A4-7 Section 5.5.3.4 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

A4-8 Section 5.5.3.5 of the DEIR has been revised to reflect the requested change as shown in Section 4 of the FEIR. This change to the text of the DEIR is a minor editorial change and does not affect the impact assessment conclusions reached in the DEIR or introduce significant new information. Therefore, the City has concluded the change does not require the need to recirculate the DEIR.

A4-9 The comment refers to General Plan Update Goals, Policies, and Actions developed that are included in the DEIR for reference. The comment is noted and is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

A4-10 The comment is noted and is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

Letter A5 Comment Letter

A5

Dear Ms. Rowe,
The Department of Fish and Wildlife (Department) appreciates the opportunity to review and comment on the Draft Environmental Impact Report (DEIR) for the Fontana Forward General Plan Update Project (State Clearinghouse No. 2016021099).

The DEIR proposes offsetting project-related direct, indirect, and cumulative impacts to sensitive and special-status species and sensitive natural communities through the North Fontana Conservation Program (Program). The Department previously articulated concerns regarding the use of this Program in our comments on the Notice of Preparation of the Draft Environmental Impact Report (DEIR) for the Fontana Forward General Plan Update Project, and most recently in a letter submitted to the City of Fontana (City) regarding the Monarch Hills Residential Development Project, State Clearinghouse No. 2016101065 (attached), and these same concerns are applicable to the General Plan Update Project. Our concerns include: A5-1

1. As of August 31, 2015, the City had collected $818,953 in mitigation fees for the loss of 375.8 acres of Riversidean Alluvial Fan Sage Scrub (RAFSS) and Riversidean Sage Scrub (RSS) habitats. However, the Department is unaware that the City has acquired mitigation lands to offset these impacts. A5-2
2. The 2004 Interim MSHCP Policy identified 30 individual parcels that would be "...considered for purchase" (Interim MSHCP Policy, page 10), but the City has not pursued this proposal, and instead now appears to be proposing mitigation opportunities other than those identified in the Interim MSHCP Policy. A5-3
3. From review of the 2004 Fee Nexus Report the Department concludes that adjustments to the mitigation fee should have automatically occurred on an annual basis, however this appears to not be the case. A5-4
4. Given that the City has not secured or acquired mitigation lands as contemplated under the Interim MSHCP Policy (despite the fact that mitigation fees have been collected since 2004 for the loss of 375.8 acres of RAFSS and RSS habitat) the Department finds the City's proposal to continue collecting mitigation fees in order to "...feasibly and enforceably mitigate identified impacts under CEQA" (Action Plan, page 1) questionable and inadequate. A5-5
5. Given that mitigation has not been secured to date for impacts occurring within the North Fontana area over the past fourteen (14) years, the Department finds the City's continued collection of fees to offset impacts to sensitive species and habitats and the proposed Program to be flawed and inadequate for the purpose of mitigating impacts to RAFSS and RSS habitat. A5-6
6. Apparently, since 2015, the City has continued to process projects and collect mitigation fees for impacts to RAFSS and RSS habitat, and has not yet assessed or disclosed the foreseeable temporal impacts associated with the delay in acquiring and managing the mitigation lands proposed in the Program. A5-7
7. To avoid future complications with the California Environmental Quality Act, environmental review, and permitting actions, the Department recommends the City require each project to secure mitigation lands to offset impacts to RAFSS and RSS habitat prior to commencement of project development. A5-8

The Department is aware the City is assessing options for land acquisition to meet the goals of the Program, and we request a meeting to clarify the current status of the Program and the temporal impacts associated with the delay in habitat acquisition and management. If you should have any questions pertaining to the comments provided in this email, and to schedule a meeting, please contact Jeff Brandt at (909) 987-7161 or at Jeff.Brandt@wildlife.ca.gov. A5-9

State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
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EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director

May 29, 2018
Sent via email

Mr. Paul Gonzales
Senior Planner
City of Fontana
Community Development – Planning Division
8353 Sierra Avenue
Fontana, CA 92335
pgonzales@fontana.org

Subject: Draft Environmental Impact Report
Monarch Hills Residential Development Project
State Clearinghouse No. 2016101065

Dear Mr. Gonzales:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the Monarch Hills Residential Development Project (project) [State Clearinghouse No. 2016101065]. The Department is responding to the DEIR as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The project is a proposed residential community encompassing approximately 136.4 acres located at the northeast corner of Lytle Creek Road and Duncan Canyon Road, in the City of Fontana in western San Bernardino County. The proposed residential community would include five privately gated residential neighborhoods, two private parks, private recreation building and pool, trails, and water quality basins. The site is currently undeveloped and located within the City of Fontana's High Fire Severity Zone. Development of the project would require offsite grading, drainage improvements and fuel modification within approximately 7 acres of additional land, owned by Southern California Edison (SCE), north of the proposed project boundary.

COMMENTS AND RECOMMENDATIONS

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources); and administers the Natural Community Conservation Planning Program (NCCP Program). The Department is extremely concerned about the adequacy of the mitigation measures proposed in the DEIR to avoid potentially significant impacts, including cumulative impacts, and the ability of the City of Fontana (City; the CEQA lead agency) to mitigate significant impacts to declining natural vegetation communities and species of special concern within North Fontana. The Department recommends that the City recirculate the DEIR for public review following revision to include new mitigation measures. The Department's comments and recommendations are presented below.

Assessment of Impacts to Biological Resources

Special Status Plant Species

The DEIR identifies that four separate populations of Plummer's mariposa lily (*Calochortus plummerae*), totaling 14 individuals, were detected during focused plant surveys completed in 2014. The DEIR concludes that no other sensitive plant species were detected during surveys, however, the Biological Technical Report (page 23) documents the presence of California black walnut (*Juglans californica*), a California Native Plant Society (CNPS) 4.2 species, at undisclosed locations north of the project site. The Department was unable to review the location of the California black walnut observations, because no information pertaining to the presence of this species was provided in the DEIR. Further, because the plant species compendium (Appendix A to the Biological Technical Report) was not included with the DEIR, the Department was unable to review the list of species detected onsite.

The Department is concerned that the 2014 surveys may have been inadequate to form a complete inventory of the plant species present onsite for the following reasons:

1. The surveys are at least four years old.

2. Conditions have changed since the surveys occurred. The surveys took place during a period of extended drought. Due to the ongoing drought, some sensitive plant species potentially present on the site may have failed to bloom. Other species may have been present in the seedbank or in bulb form. Annual and short-lived perennial plant species and plants with persistent long-lived seed banks may not germinate every year. In

addition, the phenological development of some plants may be altered because of the drought. Because of these conditions, the failure to locate a plant during the floristic surveys completed during 2014 does not constitute evidence that additional sensitive species may be absent from the project site.

3. A reference site was not visited to determine detectability of other sensitive plant species with the potential to occur onsite.

In order to provide a more complete and current description of the baseline conditions of the site, the Department recommends that additional focused surveys following the Department's 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Communities be conducted as soon as possible, during appropriate seasons. The Department also recommends that the biologist(s) responsible for conducting the surveys first visit reference populations for each of the target plant species to confirm that the species is presently blooming and easily identifiable. The results of the focused plant surveys should be included with the revised and recirculated DEIR. The Department also requests that all appendices be included with the recirculated DEIR. If additional special-status plant populations are observed, the recirculated DEIR should include appropriate avoidance, minimization, and/or mitigation measures to address additional impacts.

Special Status Wildlife Species

Small mammal surveys were completed in 2016. However, because the Mammal Trapping Report (Appendix D to the Biological Technical Report) was not included with the DEIR, the Department is unclear on whether systematic, protocol-level surveys were completed across the *entirety* of the project site. The Biological Technical Report infers that surveys were completed only within the portion of the project site that overlaps with mapped critical habitat for San Bernardino kangaroo rat (*Dipodomys merriami parvus*; SBKR). If surveys were limited to a portion of the project site, the Department questions the City's conclusion regarding the species and numbers of small mammals detected, and the corresponding assessment of impacts from project development: The DEIR (page 4.4-28) documents the presence of San Diego pocket mouse (*Chaetodipus fallax fallax*), but states that "other rodents, including LAPM [Los Angeles pocket mouse], were confirmed to be absent."

The Department requests that the Mammal Trapping Report be made available for review with the recirculated DEIR. The Department also recommends that focused trapping surveys, using appropriate methodology, and completed during the appropriate time of day and season, be completed within *all* suitable or potentially suitable habitat on the project site, and within offsite areas to the north of the project site. The results of the surveys, including a complete inventory of

all species trapped and/or incidentally observed, should be included in the revised and recirculated DEIR.

Edge effects on biological resources

The DEIR (page 1-38) states that a "...Fire Management Zone is not achievable within the property boundaries..." Instead, the project proposes fuel modification areas around the project perimeter, extending into offsite areas along the northern property boundary. The Department questions why the City did not mandate the provision of sufficient defensible space within the proposed development, instead of transferring this requirement to adjacent open space lands. The Department is concerned that this action perpetuates flawed City planning procedures that shift the burden of adequate urban-wildland interface planning to adjacent open space lands, resulting in the continued degradation of adjacent natural habitat areas. The Department is also concerned that this action may encourage future developers to propose similar strategies for the provision of defensible space, by pointing to this project as precedent.

The Department is also concerned regarding the lack of oversight related to proposed maintenance of the fuel management zones and the potential impact of these activities on biological resources. The DEIR (page 3-29) states that post development, maintenance of the fuel management zones will occur at least annually, and "...will be the responsibility of a homeowners association (HOA) or another approved entity..." The Department recommends the DEIR describe how the City will ensure that proposed maintenance is restricted to the areas identified in the DEIR and not extended into adjacent areas and how the City will address unauthorized excursions outside of these areas. The Department recommends the City require updated biological surveys of these areas on an annual basis and an adaptive management plan to minimize impacts to sensitive biological resources from fuel management activities. The Department also recommends that the City require the demarcation of all fuel modification zones, as contemplated in the DEIR, to ensure that all future maintenance activities occur within previously delineated impact areas. We further recommend the formalization of fuel management activities within these prescribed areas through an agreement between landowners/easement holders.

The DEIR (page 4.4-38) states that "Onsite access to recreational and open space areas through project design is expected to reduce edge effects related to existing unauthorized use of the project site (e.g., off-highway vehicle travel, loitering, and dumping of trash) through the establishment of an access-controlled, gated residential community..." The Department agrees that the project will likely reduce off-highway vehicular access and dumping of trash at areas north of the proposed project, but we are concerned that the project has the potential to significantly impact offsite biological resources through increased recreation. The Department questions the City's logic that edge effects will be

reduced given that the project proposes the construction of 489 dwelling units, and "...trailhead locations at the northern edge of the site, which would allow access to trails leading off the property to the existing natural trail system north of the property" (DEIR page 3-29).

The Department recognizes the value of trail systems and the need for communities to have access to wild lands; however, when trail systems are proposed in or adjacent to natural habitats, human access should be evaluated and managed if conservation values are going to persist. The Department requests that the revised DEIR include an analysis of the potential direct and indirect impacts to sensitive biological resources, wildlife movement, and natural habitats located north of the project site. Where impacts are anticipated, the recirculated DEIR should include appropriate avoidance, minimization and mitigation measures.

Mitigation Proposal

The DEIR proposes offsetting project-related direct, indirect, and cumulative impacts to sensitive and special-status species and sensitive natural communities through the North Fontana Conservation Program. The Department finds this proposal to be inadequate.

North Fontana Multiple Species Habitat Conservation Plan and North Fontana Conservation Program

On November 16, 2004, the City of Fontana adopted Resolution No. 2004-190 to establish a habitat mitigation fee for development projects proposed within an area identified as the North Fontana Multiple Species Habitat Conservation Plan Area. The purpose of the habitat mitigation fee was to "assist in providing Revenue to acquire and preserve vegetation communities and natural areas within the City which are known to support threatened, endangered or key sensitive populations of plant and wildlife species..." (Resolution No. 2004-190, page 4).

Shortly following the adoption of Resolution No. 2004-190, the City, on December 7, 2004, approved and adopted Ordinance No. 1464, an Interim Multi-species Habitat Conservation Plan Policy (*North Fontana Interim MSHCP Policy*). The purpose of the North Fontana Interim MSHCP Policy was to provide a mechanism for development of sensitive habitats (identified as Riversidean alluvial fan sage scrub [RAFSS], Riversidean sage scrub [RSS], and riparian habitats, as well as habitat that could be restored to these habitat types, such as non-native grasslands) and impacts to associated species, during the period the MSHCP was being formally reviewed and processed by the United States Fish and Wildlife Service (USFWS) for the issuance of a Section 10(a) Permit under the Endangered Species Act (ESA). Though the North Fontana Interim MSHCP

Policy (Policy) was primarily developed for the issuance of a Section 10(a) Permit under the ESA, the City also identified that the Policy would provide a mechanism to provide mitigation for "...impacts to sensitive habitats...and...adverse effects to candidate, sensitive, and special status species" (Interim MSHCP Policy, page 3), "...as required by CEQA" (Interim MSHCP Policy, page 8).

Ordinance No. 1464 identified that as part of the Interim MSHCP, the City would charge a mitigation fee to future development within the MSHCP boundaries [emphasis added] in order to acquire conservation lands to mitigate the direct, indirect and cumulative effects of future development on sensitive lands and species in the area.

Findings of Ordinance No. 1464 determined:

A. *The preservation of vegetation communities and natural areas within North Fontana and its sphere of influence which support listed and other sensitive species is necessary to protect and promote the health, safety and welfare of all the citizens of the City by reducing the adverse direct, indirect and cumulative effects of urbanization and development and providing for permanent conservation of habitat for such species.*

B. *The purpose and intent of the Interim Multiple Species Habitat Conservation Plan (Interim MSHCP) is to identify and implement policies to promote the restoration of biological diversity and the natural ecosystem processes which support this diversity, to protect vegetation communities and natural areas within the City that support species covered under the Interim MSHCP. Another purpose is to protect the existing character of the City and the region through the implementation of a system of reserves that will provide for permanent open space, community edges, and habitat conservation for species covered by the Interim MSHCP.*

C. *Adoption of the Interim MSHCP promotes the health, safety and welfare of the citizens of Fontana and the region by implementing interim development policies that identify and promote the restoration of biological diversity and natural ecosystem processes in North Fontana.*

The Policy included a Mitigation Fee Nexus Report (Nexus Report); developed to identify the legal and policy basis for the establishment of mitigation fees, pursuant to "The Mitigation Fee Act" (California Government Code Section 66000 *et seq.*). The Nexus Report identified that the rationale for imposing the mitigation fee was to "...mitigate for the direct, indirect, and cumulative effect of future development on Covered Species and habitat that has required the preparation and implementation of the MSHCP, as well as an Interim Policy for compliance with CEQA in advance of MSHCP approval" (Interim MSHCP Policy, page B-2).

The Nexus Report identified that the mitigation fee would be charged "...throughout the Plan Area to all future development within North Fontana in order to collect funds which will be used to acquire a coordinated conservation area [emphasis added] that will facilitate the preservation of biological diversity..." (Interim MSHCP Policy, page B-2). The Interim MSHCP Policy (page B-2) identified that a regional habitat planning and conservation strategy, "...as opposed to piecemeal ad hoc conservation on a project-by-project basis... [would]:

1) Minimize, if not eliminate, the uncoordinated preservation of scattered habitat areas;
2) Eliminate the traditional project-by-project habitat/species mitigation process for resolving conflicts between species preservation and development in advance:
3) Allow future development to proceed in an orderly, efficient and cost effective manner: and
4) Allow the City to better control local land use decisions and maintain a strong economic climate within the region."

The Policy identified the acquisition of lands within targeted conservation areas (i.e., San Sevaine-Etiwanda Creek area, and the Cajon-Lytle Creek area), and the fee was developed based on costs associated with the acquisition of 982 acres of RAFSS habitat, "...and the management and administrative expenses associated with implementing the conservation program as established in the MSHCP and further implemented under the Interim Policy in compliance with CEQA for the loss of RAFSS, RSS, and other sensitive habitats." (Interim MSHCP Policy, page B-4)

The City anticipated that acquisition of lands for conservation would occur in advance of USFWS formal approval of the MSHCP. Further, the funding plan was "...intended to keep the acquisition of the conservation areas roughly proportional with the amount of development occurring in the Plan Area" (Interim MSHCP Policy, page B-8).

In July 2016 the City released an "Action Plan for Implementing the North Fontana Conservation Program" (Action Plan). The Action Plan states that the Interim MSHCP Policy "...was fully vetted with the United States Fish and Wildlife Service (USFWS) and CDFW and accepted as a viable conservation program that would allow the City to assess impacts to sensitive plant communities, as well as sensitive plant or wildlife species, and to feasibly and enforceably mitigate identified impacts under CEQA" (Action Plan, page 1). The Department agrees that the 2004 Interim MSHCP Policy would have provided a viable conservation program, had the City implemented the Policy as proposed: the Policy anticipated the acquisition of conservation lands in identified "targeted conservation areas", in-step with development, to mitigate for the direct, indirect,

and cumulative effects of development on sensitive habitats and species in the area. According to the Action Plan, as of August 31, 2015, the City has collected $818,953 in mitigation fees for the loss of 375.8 acres of RAFSS and RSS habitats. However, the Department is unaware that the City has acquired mitigation lands to offset these impacts.

The Department is further concerned regarding the second step in the implementation procedure identified by the City in the Action Policy: The Action Plan states that the collection of fees to offset the loss of RAFSS and RSS habitats over the last 12 years represents the first step in implementing the conservation program and that the next step is "identifying properties with RAFSS and RSS habitats for purchase and/or recording a permanent conservation easement or similar instrument that will provide for permanent preservation and long-term management of these sensitive plant communities and associated sensitive plant and wildlife species" (Action Plan, page 1,2). The Department agrees that the collection of mitigation fees represents the first step, but concludes that the second step was previously completed by the City in the 2004 Interim MSHCP Policy: Table 1 identifies 30 individual parcels that would be "...considered for purchase" (Interim MSHCP Policy, page 10). The City now appears to be proposing to pursue other mitigation opportunities other than those identified in the Interim MSHCP Policy.

The Department also has considerable concerns related to the adequacy of the cost of the mitigation fee. The mitigation fee was calculated based on the Fee Nexus Report in 2004, however from review of the Action Plan it appears that the fee has not changed since this date. Section 9, Automatic Annual Fee Adjustment, of Resolution No. 2004-190 states: "The Fee established by this Resolution shall be revised annually by means of an automatic adjustment at the beginning of each fiscal year based on the average percentage change over the previous calendar year set forth in the Construction Price Index for the Los Angeles metropolitan area. The first Fee adjustment shall not be made prior to a minimum of ten (10) months subsequent to the effective date of this Resolution." The Department concludes fee adjustment should have automatically occurred.

As identified in the DEIR, the majority of the project site is located within the North Fontana Conservation Program (NFCP) area, and as previously stated, the DEIR proposes to offset project-related direct, indirect, and cumulative impacts to sensitive and special-status species and sensitive natural communities through the submission of mitigation fees to the City, pursuant to the NFCP. Given that the City has not secured or acquired mitigation lands as contemplated under the Interim MSHCP Policy (despite the fact that mitigation fees have been collected since 2004 for the loss of 375.8 acres of RAFSS and RSS habitat) the Department finds the City's proposal to continue collecting mitigation fees in order to "...feasibly and enforceably mitigate identified impacts under CEQA" (Action Plan, page 1) extremely questionable and inadequate. Given that no

mitigation has been secured for impacts occurring within North Fontana area over the past 14 years the Department finds the City's conclusion of less than significant impacts for impacts to sensitive species and habitats by participation in the NFCP in the DEIR to be flawed and the mitigation inadequate. The Department recommends the City's require the Applicant to secure mitigation lands to offset impacts prior to commencement of project development.

The Department recommends that the DEIR be revised and recirculated to include mitigation measures for impacts to sensitive species and natural communities that are specific, enforceable, and directly address the impacts at issue. Contribution of mitigation fees to the City will not directly address the impacts at issue, but will continue to contribute to the temporal and cumulative impacts of project-related impacts to biological resources within North Fontana. The Department recommends that the revised and recirculated DEIR include new mitigation measures that condition specific land acquisition/habitat enhancement requirements to offset project-related impacts.

Department Conclusions and Further Coordination

The Department appreciates the opportunity to comment on the DEIR for the Monarch Hills Residential Development Project (SCH No. 2016101065) and recommends that the City address the Department's comments and concerns prior to recirculating the revised DEIR.

If you should have any questions pertaining to the comments provided in this letter, and to schedule a meeting, please contact Joanna Gibson at (909) 987-7449 or at Joanna.Gibson@wildlife.ca.gov.

Sincerely,

Scott Wilson
Environmental Program Manager
Inland Deserts Region

ec: State Clearinghouse
Karin Cleary-Rose, USFWS

Letter A5 Response

California Department of Fish and Wildlife
Jeff Brandt, Habitat Conservation
July 23, 2018

A5-1: The comment refers to the North Fontana Species Conservation Program that is currently in development. As stated in the DEIR at page 5.3-49 "… the City commissioned the preparation of a MSHCP to address potential impacts to sensitive RAFSS and RSS habitats and special status species that may occur within the North Fontana Conservation Program Area in the San Gabriel Mountains foothills. To enforce the intent of the upcoming MSHCP during the period of time required for its preparation and adoption, the City Council approved City Ordinance No. 1464 on December 7, 2004. This ordinance established a tiered mitigation fee program for development within the subject area." The General Plan Update will not affect the implementation of Ordinance No. 1464 or its intent to mitigate for loss of habitat or impacts to special status species. Therefore, the General Plan Update Goals, Policies, and Actions would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plans.

This letter concerns the North Fontana Conservation Program and does not provide any comment on the adequacy of the environmental review in the DEIR, as the DEIR does not rely solely on North Fontana Conservation Program fees to provide mitigation or otherwise implement the General Plan Update. Accordingly, the comment is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

A5-2: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

A5-3: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

A5-4: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

A5-5: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

A5-6: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

A5-7: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

A5-8: Note that in addition to mitigation measures MM-BIO-1 and MM-BIO-2 that are included in the DEIR to reduce potentially significant impacts to biological resources to less than significant levels, the following mitigation measures have been included as best management practices to be applied to future projects as may be necessary to reduce impacts to less than significant levels. This following list of mitigation measures is not all inclusive of mitigation measures that may be adopted for future projects but serve as a guide and performance standards that constitute the minimum level of measures to reduce environmental impacts to less than significant levels:

MM-BIO-3: The City of Fontana Planning Division shall require that all future project applicants prepare a Biological Assessment in conjunction with a project-level analysis. The Biological Assessment shall include a vegetation map of the proposed project area, analysis of the impacts associated with plant and animal species and habitats, and conduct habitat evaluations for burrowing owl, Delhi Sands flower-loving fly, San Diego pocket mouse, western mastiff bat, western yellow bat, and San Diego desert woodrat. If any of these special status species are determined to be present, then coordination with the U.S. Fish and Wildlife Service and/or California Department of Fish and Game shall be concluded to determine what, if any, permits or clearances are required prior to development

Each project-level Biological Assessment shall include an analysis of potential impacts to rare plants and rare natural communities in accordance with the California Department of Fish and Game's November 2009 guidance for Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. For those projects located in the Delhi Sands flower-loving fly Recovery Unit, the project-level Biological Assessment shall include focused surveys. The Biological Assessment shall prescribe actions necessary to mitigate the impacts identified for a particular project. Such actions shall include either avoidance of a sensitive resource, or payment of in-lieu

fees that shall be used to purchase off-site replacement habitat. In instances where transplantation/relocation, off-site preservation, or fee payment is selected, habitat mitigation ratios shall be a minimum of 1:1, unless a greater ratio is required by a state or federal wildlife agency. The requirements of the Biological Assessment shall be a condition of approval of the individual development project.

MM-BIO-5: The City shall encourage the preservation of natural habitat in conjunction with private or public development projects.

MM-BIO-6: Mitigation shall be provided for removal of any natural habitat, including restoration of degraded habitat of the same type, creation of new or extension of existing habitat of the same type, financial contribution to a habitat conservation fund administered by a Federal, State, or local government agency, or by a non-profit agency conservancy.

MM-BIO-9: Any development that results in the potential take or substantial loss of occupied habitat for any threatened or endangered species shall conduct formal consultation with the appropriate regulatory agency and shall implement required mitigation pursuant to applicable protocols. Consultation shall be on a project-by-project basis and measures shall be negotiated independently for each development project.

A5-9: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

3.2 ORGANIZATIONS

Comment letters received from organizations and responses are provided in this section.

Letter B1 Comment Letter

B1

June 19, 2018

Dawn Rowe

Senior Planner

Re: Master Case No. 15-003 - General Plan Draft Environmental Impact Report (DEIR) State Clearinghouse No. 2016021099

CCAEJ

Dear Ms. Rowe,

On behalf of the Center for Community Action and Environmental Justice, please accept these comments in response to the City of Fontana's Master Case No. 15-003 - General Plan Draft Environmental Impact Report (DEIR) State Clearinghouse No. 2016021099

The Center for Community Action and Environmental Justice (CCAEJ) is a community based Environmental Justice organization with over 40 years of experience working with and representing communities throughout the Inland Valley Region. We submit these comments, because we are particularly concerned with the impact that the General Plan will have on the environmental justice and vulnerable communities of Fontana, specifically the residents that live below the 10 freeway. Furthermore, the Center for Community Action and Environmental Justice and its constituent members reserve the right to comment further on both the DEIR and its underlying General Plan Update.

B1-1

Our preliminary analysis finds that the DEIR is inadequate in that it fails to mention an analysis of Environmental Justice Communities, a mandate of SB1000, the DEIR does not provide sufficient and accurate baseline data, and fails to adequately analyze the impacts – including indirect impacts - of continued industrial zoning and fails to comply with General Plan internal consistency standards. Subsequently, we are particularly concerned that these deficiencies in the DEIR have a disparate and adverse impact on the quality of life for the residents, particularly vulnerable communities, of Fontana.

Failure to include an analysis of Environmental Justice Communities.

Fairness, in the context of the DEIR, means that the benefits of a healthy environment should be available to all residents of the city of Fontana and the burdens of inequitable investments should not be focused on sensitive populations or on communities that already are experiencing its adverse effects. "Environmental justice cannot be achieved . . . simply by adopting generalized policies and goals. Instead, environmental justice requires an ongoing commitment to identifying existing and potential problems, and to finding and applying solutions, both in approving specific projects and planning for future development."

B1-2

The passage of Senate Bill 1000 (Leyva, 2016), Planning for Healthy Communities Act, was designed to improve local planning efforts to reduce negative disproportionate environmental, public health and public safety impacts on California's most vulnerable residents by ensuring that local governments include Environmental Justice Elements and/or policies in General Plans

when they are updated. Currently, the City of Fontana's General Plan DEIR does not reflect the principles of SB1000. We are disappointed to note the failure to include the mention of Environmental Justice Communities and any meaningful or intentional engagement process made with these communities during the General Plan drafting process.

The intent of this law is to broaden civic engagement and participation equitably for the intentional purpose of assessing and improving the city's marginalized and disadvantaged communities. SB 1000 lays out a template for their prioritization, inclusion and meaningful engagement in the process of drafting a vision for their neighborhood's future within the General Plan. Additionally, this law's objective is to capture the communities' needs in regards to their quality of life, access to recreation, parks, water and clean air. B1-2

The dEIR and draft General Plan as it currently stands does not reflect SB 1000 intent or practical application. We recommend a specific analysis on impacts and mitigation measures for all EJ communities, within the boundaries of Fontana, to meet minimum standards of analysis in the DEIR. B1-3

We also urge the city of Fontana facilitate meaningful consideration of the existing disadvantaged communities, through any and all of the possible metrics: income, race, pollution burdens, etc. By overlooking the necessity of their input, the city of Fontana the proposed dEIR is wholly inadequate. B1-4

The DEIR's Inadequacies Threaten a Disproportionate Adverse Impact on Communities of Color and Low Income Communities

As illustrated in the foregoing comments, the DEIR is inadequate for several reasons, including but not limited to its failure to mention any identification procedures for disadvantaged communities and lack potential impact analysis by not doing so. These communities are disproportionately low income and disproportionately Latino compared to the rest of San Bernardino county.

To the extent the deficiencies in the DEIR have a disproportionate and adverse impact on the disadvantaged communities of Fontana, the document is not only inadequate but also subjects the city to liability under civil rights and fair housing laws including, but not limited to title VI of the Civil Rights Acts, the Fair Housing Act, California Government Code Section 11135 and Government Code Sections 12955, et sec. B1-5

Failure of the DEIR to Adequately Assess Conditions in Fontana - Render Impossible an Analysis of Impacts

The California Environmental Quality Act (CEQA) Guidelines require that the EIR describe the General Plan Update's (GPU's) environmental setting with sufficient detail to facilitate meaningful consideration of environmental impacts:

Knowledge of regional setting is critical to the assessment of environmental impacts . . . . The EIR must demonstrate that the significant environmental impacts of the proposed project were adequately investigated and discussed and it must permit the significant effects of the project to be considered in the full environmental context. B1-6

Cal. Code Regs. § 15125(c). The DEIR fails to satisfy this standard in that it overlooks critical information regarding the prevalence of residential homes and schools next to industrial zoning projects, unsafe levels of air quality contaminants, affordable housing needs and information related to both circulation and air quality. B1-6

A) Insufficient Data and Analysis on the Health and Safety Impacts on Residential Homes and Schools Next to or In Industrial Zoning Projects and Zoning

There is no discussion of the existence of residential and mobile homes lying dangerously close to industrial zoning projects and in fact, based on descriptions of land uses in relevant sections of the DEIR, there is hardly an acknowledgment that mobile home parks and residential areas exist, much less are prevalent, on industrial land. B1-7

Currently, the DEIR and General Plan promote further industrialization expansion of industrial uses while "avoiding locating small areas of residential uses where they will be surrounded by intensive commercial or industrial uses". Examples of these inconsistencies in prioritizing disadvantaged communities are found throughout the DEIR General Plan and should be addressed through and industrial compatibility assessment for true results. B1-8

B) Ensure Air Quality concerns are adequately addressed

We are also concerned that the DEIR will increase already alarming levels of Air Quality pollution, particularly Ozone, PM 2.5 and Diesel. These emissions are particularly exacerbated by mobile sources; the expansion of industrial projects throughout the City, specifically in the communities below the 10 freeway, would in effect function as an indirect source to mobile sources emitting these criteria pollutants and therefore further exacerbate pollution burdens not only in the project area but within the adjacent census tracts as well. B1-9

According to the California Air Resources Board: Diesel PM is a toxic air contaminant that represents 70% of known potential cancer risk, Diesel PM from delivery truck traffic results in elevated diesel PM concentrations in neighborhoods surrounding sites. The DEIR's vision poses a clear risk to the surrounding areas and the increased emissions should be fully analyzed in the DEIR. Given the existing significant elevated levels of ROG, N0x, CO and PM10 and PM2.5 the DEIR should not be relying on a conservative diesel-powered truck improvement prediction to expedite their analysis . This is an inadequate manner of predicting impact and disrespectfully overriding the potential impacts that the surrounding communities will face. B1-10

We recommend the DEIR analyze consistency with the South Coast Air Quality Management District's (SCAQMD) South Coast Air Quality Management Plan, the analysis should calculate cumulative regional impacts of the Plan's buildout. In particular the analysis should include a specific analysis of impacts on Ozone and PM 2.5 in terms of attainment of Air Quality Standards in the South Coast Air Quality Basin. Even more so we recommend the DEIR provide analysis of a Plan scenario with an Indirect Source Rule (ISR), the analysis should compare buildout and cumulative impacts on both Ozone and PM 2.5 in a potential ISR scenario to a scenario without an ISR. Furthermore the DEIR should present an analysis of mitigation measure for both ISR and non ISR scenarios. B1-11

Additionally, Fontana's General Plan will bring additional impact to an already overburdened area and contribute to the disproportionate impact that they currently face. The Office of Environmental Health Hazard Assessment's (OEHHA) CalEnviroScreen 3.0 Tool proves that B1-12

many vulnerable communities lies above the 75th percentile for cardiovascular disease, asthma rates, ozone pollution and PM.2 in Fontana. B1-12

C) Potential of Displacement

This deficiency in baseline information on housing units in Fontana renders the analysis of the General Plan Update impact on the community, including an analysis of potential displacement, impossible and the indirect health impacts associated with them. B1-13

The failure of the DEIR to assess the potential impacts of the General Plan Update on mobile home parks and residents throughout Fontana and especially those on industrial zoned lands makes the DEIR's assessment of displacement wholly inadequate. B1-14

The DEIR must assess displacement – both of homes and of people. An adequate analysis may well determine that such displacement is in fact significant and therefore requires mitigation measures. Unless and until the EIR assesses potential displacement with respect to disadvantaged communities in Fontana, the EIR is inadequate. B1-15

The failure of the DEIR to assess the potential impacts of the General Plan Update on residential and mobile homes, residing in areas in close proximity to industrial zoning designations makes the DEIR's assessment of current impact wholly inadequate. The DEIR must assess the existing health threats that impact existing communities. An adequate analysis may well determine that such impacts are in fact significant and therefore requires mitigation measures. Unless and until the DEIR assesses potential health impacts with respect to residential and mobile home communities in Fontana, and throughout the city, the DEIR is inadequate. B1-16

The DEIR Cannot Adequately Assess the Impacts of a General Plan that is Fatally Flawed for Lack of Consistency

The proposed General Plan Update is not conducive with state mandated principles, such as those outlined in SB 1000 and, as a result, if the general plan update proceeds to adoption, it will be at odds with general plan internal consistency standards by failing to incorporate mandatory programs and policies. B1-17

Thank you for your consideration of these comments. Please contact the Center for Community Action and Environmental Justice at (909) 381-8883 to set up a time to meet to discuss them in person. We look forward to working with you to address the above concerns and develop a stronger DEIR and General Plan.

Sincerely,

Andrea Vidaurre
Community Organizer

Letter B1 Response

Center for Community Action and Environmental Justice
Andrea Vidaurre, Community Organizer
June 19, 2018

B1-1: Refer to responses to comments B1-2 through B1-17 that address the concerns of this comment.

B1-2: The comment refers to the Fontana General Plan Update Goals, Policies, and Actions. The comment does not identify a specific environmental analysis or CEQA issue relative to the DEIR and compliance with CEQA. Additionally, Environmental Justice is not a required topic of EIR analysis pursuant to CEQA. CEQA requires an analysis of physical impacts to the environment; it does not require analysis of social and economic impacts. Under CEQA, "[a]n economic or social change by itself shall not be considered a significant effect on the environment." (CEQA Guidelines, Sections 15131 and 15382.) Effects analyzed under CEQA must be related to a physical change. (CEQA Guidelines, Section 15358(b)). The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

With respect to the General Plan Update's compliance with Senate Bill 1000 Planning for Healthy Communities Act, the General Plan Guidelines prepared by the California Office of Planning and Research provide that newly adopted General Plans may address Environmental Justice as a stand-alone element or incorporated into other General Plan Elements or Plans. The City has chosen to address Environmental Justice issues in the General Plan Update throughout the General Plan Update in the following sections as described on pages I and J of "How to Use This Plan" that precedes Part One of the General Plan Update.

Environmental Justice Issue	General Plan Update Chapter/Element Where Environmental Justice Issue Addressed
Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.	6 Health and Wellness
Identify objectives and policies to promote civil engagement in the public decision making process.	3 Engaging the Fontana Community 16 Stewardship and Implementation

Environmental Justice Issue	General Plan Update Chapter/Element Where Environmental Justice Issue Addressed
Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.	4 Community and Neighborhoods 5 Housing 7 Open Space, Conservation, Parks and Trails 8 Downtown Area Plan 15 Land Use, Zoning, and Urban Design

B1-3: Refer to responses to comment B1-2 that address the concerns of this comment.

B1-4: Refer to responses to comment B1-2 that address the concerns of this comment.

B1-5: Refer to responses to comment B1-2 that address the concerns of this comment.

B1-6: The environmental setting for the City of Fontana is generally described in Section 4 Environmental Setting of the DEIR. Additionally, the environmental setting of the 13 environmental topics analyzed in the DEIR are described in detail for each topic in Section 5 Environmental Impact Analysis in the DEIR.

Refer to Section 5.2 Air Quality for a detailed analysis of air quality impacts related to emissions resulting from the Fontana General Plan Update Goals, Policies, and Actions.

Refer to Sections 5.9 Land Use for a detailed analysis of land use and zoning related to land uses resulting from the Fontana General Plan Update Goals, Policies, and Actions.

Refer to Sections 5.13 Transportation for a detailed analysis of transportation and circulation resulting from the Fontana General Plan Update Goals, Policies, and Actions.

B1-7: The DEIR analyzes impacts resulting from the change to General Plan policies that result in physical impacts to the environment. In regard to mobile homes, the General Plan Update examines the number of existing mobile homes in Chapter 4, *Community and Neighborhoods*, and states that there are currently a total of 1,540 mobile homes in the City of Fontana. The City of Fontana Housing Element states that mobile home development in the City has steadily increased since 1990 when there were 989 mobile homes (see Table 2-17 of the City of Fontana Housing Element). The General Plan Update Proposed Land Use Map proposes a land use designation change from Regional Mixed Use (RMU) to General Commercial (C-G) at the northwest corner of Sierra Avenue and Slover Avenue. This proposed land use designation change would cause the existing mobile home development at the corner of Sierra Avenue and Slover Avenue to be a legal non-conforming use. However, the General Commercial land use designation at this location would be more consistent with the surrounding Light Industrial land uses south of Interstate 10. The DEIR analyzes the potential land use impacts in Section 5.9.3 and air quality impacts from this land use change in Section 5.2.4.

B1-8: Refer to responses to comments B1-7 that address the concerns of this comment.

B1-9: Air quality impacts, i.e., criteria pollutant emissions, that could result from implementation of the policies proposed in the Fontana General Plan Update are analyzed and described in Section 5.2 (Air Quality) of the DEIR. The impact analysis provided in the DEIR concluded that implementation of the General Plan Update would result in a reduction in overall criteria air pollutants emissions (including PM2.5, ozone, and pollutants associated with diesel emissions); therefore, impacts would be less significant. Even so, 24 best practice mitigation measures are presented in Section 5.2.5 of the DEIR that may be adopted by the City for future projects as a guide and performance standard that constitute the minimum level of measures to reduce air quality impacts to acceptable levels.

B1-10: The air quality impact analysis provided in the DEIR, Section 5.2.4 (Environmental Impacts), demonstrates that the Goals, Policies, and Actions proposed in the General Plan Update would result in a substantial reduction in all criteria air pollutant emissions compared to buildout under the existing General Plan. The reduction in emissions would be achieved through proposed land use modifications and policies that would result in a 19% reduction in per capita vehicle miles traveled, compared to the 2040 buildout of the existing General Plan, and a 9% reduction in daily total vehicle miles traveled (see pages 5.2-21 and 5.13.33 of the DEIR). The reduction in emissions includes PM10 from mobile source emissions which include Diesel Particulate Matter. As shown in Table 5.2-9 of the DEIR, implementation of the General Plan Update would result in a decrease of approximately 1,053 pounds per day of mobile source PM10 emissions. Table 5.2-9 also shows that there would be an expected decrease of approximately 172 pounds per day of mobile source PM10 emissions even without the 9% reduction in daily total vehicle miles travelled that would be achieved through implementation of the General Plan Update Goals, Policies, and Actions. Mobile source emissions were quantified using CalEEMod, which is a land use emissions computer model designed to quantify potential criteria pollutant and greenhouse gas emissions associated with both construction and operations from a variety of land use projects. The use of CalEEMod is recommended by the SCAQMD for projects subject to the requirements of the California Environmental Quality Act. CalEEMod utilizes mobile source vehicle emissions data included in the California Air Resources Board and U.S. Environmental Protection Agency approved EMission FACtors (EMFAC) 2014 emissions inventory model. EMFAC 2014 does not take into account speculative future rules or requirements that would further reduce emissions and is therefore a reasonable if not conservative method for quantifying mobile source emissions for future development associated with the General Plan Update.

As identified in the Land Use, Zoning, and Urban Design Element of the General Plan Update, the heaviest industrial land uses, which most commonly contribute to toxic air contaminants, are concentrated in the southwest corner of the City in areas designated for industrial development and away from sensitive receptors, such as residential areas.

The City also has policies in place restricting the location of residences near heavy industrial areas as well as mitigation measures identified in DEIR Section 5.2.5 that serve as best practices to be applied to future projects as necessary to reduce significant air quality impacts. Additionally, the Roadway Capacity Analysis provided in Section 5.13.4 Environmental Impacts concluded that only one roadway segment would exceed the significance threshold based on San Bernardino Congestion Management Plan criteria. Mitigation Measure TRA-1 has been proposed to reduce this roadway segment impact to less than significant levels which in turn reduces emissions from vehicular traffic.

B1-11: As discussed in Section 5.2.4 of the DEIR, the Goals, Policies, and Actions proposed in the Fontana General Plan Update were determined to be consistent with the South Coast Air Quality Management District (SCAQMD) 2016 Air Quality Management Plan based on the 9% reduction in daily total vehicle miles traveled under buildout of the General Plan Update, which would result in a substantial reduction in mobile source vehicle emissions. The air quality analysis provided in the DEIR adheres to standard emissions impact assessment methodologies for long-range plans such as the Fontana General Plan Update. The Indirect Source Rule (ISR) referenced is currently undergoing analysis by SCAQMD staff and it is uncertain whether the Rule will be adopted by SCAQMD. Therefore, conducting the additional air quality analysis is not deemed necessary at this time to perform a scientifically accurate air quality impact assessment under the requirements of CEQA. Should SCAQMD promulgate an ISR rule in the future, development that occurs under the General Plan Update would be subject to the applicable ISR requirements.

B1-12: The comment references data from the California Office of Environmental Health Hazard Assessment (OEHHA) and specifically data from the CalEnviroSreeen 3.0 model. This model is intended as a comparative tool so that environmental, health, and socioeconomic data based on census tract can be compared using relative scoring of low to high pollution burden. The data provided by this tool does not raise any new issues not addressed in the DEIR. The comment is noted and is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

B1-13: The commenter is referred to the City of Fontana Housing Element for the 2014 - 2021 period as referenced in DEIR Section 5.11 for detailed background information on housing in Fontana. As stated in DEIR Section 5.11 "The Housing Element strategies, principles, goals, and policies are part of the regulatory framework under which the impacts of the General Plan Update are being analyzed, but those strategies, principles, and policies are not being analyzed as part of this environmental impact report (EIR). Instead, the focus of the analysis is on the extent to which the General Plan Update Goals, Policies, and Actions affect population and housing within the context of CEQA." Therefore, the impact analysis provided in DEIR Section 5.11.2.2 focusses on CEQA Thresholds of Significance dealing with inducing substantial population growth and displacement of housing or people necessitating construction of replacement housing

elsewhere. The baseline information referenced in the City of Fontana Housing Element, and that provided in DEIR Section 5.11.1, supports the analysis provided in Section 5.11.2.2 of the DEIR concluding that the proposed General Plan Update Goals, Policies, and Actions would not induce substantial population growth or displace a substantial number of existing housing units or a substantial number of people necessitating construction of replacement housing elsewhere.

B1-14: Refer to response to comments B1-7 that address the concerns of this comment.

B1-15: Refer to response to comments B1-7 and B1-13 that address the concerns of this comment.

B1-16: Refer to response to comments B1-7 and B1-10 that address the concerns of this comment.

B1-17: Refer to response to comment B1-2 that address the concerns of this comment.

Letter B2 Comment Letter

B2

July 23, 2018

Fontana City Council Members
City Hall Council Chambers
8353 Sierra Ave.
Fontana, CA 92335

RE: "General Plan Update 2015-2035" Draft Environmental Impact Report (DEIR)

Dear Dawn Rowe and Planning Commissioners,

We are writing as the Inland Coalition for Equity and Prosperity (ICEP) to express concerns regarding the City of Fontana's General Plan Update (General Plan, DEIR). Our coalition is made up of community based organizations who work within the Inland Valleys on issues of environmental justice, active transportation and public health. Our coalition was formed in response to a growing concern of the accelerated spread of toxic and industrial land uses within the Inland Valleys. After reviewing the document, we are disappointed to find that the General Plan update as it stands now does not have an Environmental Justice (EJ) element within it. B2-1

We recommend the following actions be taken to strengthen the Fontana's General Plan and comply with state mandates:

1. **The Fontana General Plan fails to adequately consider cumulative impacts**

    a. We are concerned the analysis on cumulative impacts from the logistics industry is inadequate. CEQA defines "cumulative impacts" as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." The DEIR fails to present any analysis of the explosion of multiple logistics distribution centers within jurisdictional boundaries. The omission of existing impacts from multiple logistics distribution centers fail to give a comprehensive assessment, creating misleading information on the severity of cumulative impacts resulting from the build out of the Plan. The exclusion of local warehouses will ultimately result in an inadequate cumulative assessment, and at the very least the DEIR section on Cumulative impacts must be revised entirely. B2-2

2. **The Fontana General Plan fails to meet requirements under SB 1000 (Leyva,2016)**
    a. According to state law, Senate Bill 1000 (Leyva, 2016), Planning for Healthy Communities Act was designed to improve local planning efforts. The Planning for Healthy Communities Act was designed to reduce negative disproportionate environmental, public health and public safety impacts on California's most vulnerable residents and ensuring that local governments include Environmental Justice Elements and/or policies in General Plans when they are updated. The current iteration of the General Plan fails to mention any metrics for identifying disadvantaged communities within the City's boundaries, much less how the development of the General Plan explicitly included policies that satisfy requirements under SB 1000. B2-3
    b. We understand that under the California Environmental Protection Agency (CalEPA), the CalEnviroScreen (CES 3.0) identifies several areas in Fontana to have in the pollution B2-4

burden of 96-100 percentile, surely these communities would have been identified in the DEIR if the City had adequately developed the update in accordance with SB 1000. However, these areas identified by CES 3.0 are wholly absent from the DEIR, and renders the current DEIR inconsistent with SB 1000.

B2-4

c. The Office of Environmental Health Hazard Assessment (OEHHA) CalEnviroScreen 3.0 Tool proves that many vulnerable communities lies above the 75th percentile for cardiovascular disease, asthma rates, ozone pollution and PM.2 in Fontana

B2-5

3. The City of Fontana should establish an Environmental Justice working group to ensure adequate implementation of SB 1000

a. By establishing a public working group of residents and local community based organizations, the City can build its capacity around the development of this mandate. A stakeholder working group can provide a direct feedback loop on how the General Plan can implement policies that protect the most vulnerable communities against development that negatively impacts their health. Several other cities around our region utilize working groups for topics within the General Plan and understand the significance of bringing in community members to this process. Several of members of this Coalition participate in the Environmental Justice working group at Southern California Association of Governments (SCAG) and can bring informational resources to a more local stakeholder group. SCAG's Environmental Justice working group serves feedback loop for the Regional Transportation Plan and plans to discuss informational resources for SB 1000 implementation.

B2-6

The General Plan update as it stands now, would negatively impact and exacerbate public health and safety of vulnerable populations in the City's boundaries. The Plan does not adequately identify disadvantaged communities or integrate explicit policies to address overriding environmental and health concerns of the City's most vulnerable residents.

We urge the Planning Commission and City Council of Fontana not approve the General Plan Update, unless it includes provisions and protections for environmental justice communities as mandated by State Law.

B2-7

Sincerely,

Michele Hasson, Policy Director at Center for Community Action and Environmental Justice

Demi Espinoza, Senior Policy Manager at Safe Routes to School National Partnership

Carlo DeLa Cruz, Campaign Representative at Sierra Club

Letter B2 Response

Inland Coalition for Equity and Prosperity
Michele Hasson, Policy Director at Center for Community Action and Environmental Justice
Demi Espinoza, Senior Policy Manager at Safe Routes to School National Partnership
Carlo DeLa Cruz, Campaign Representative at Sierra Club July 23, 2018

B2-1: Refer to response to comment B1-1 regarding the discussion of Environmental Justice presented in the General Plan Update. The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

B2-2: Existing logistics distribution facilities located within the City are included as part of the existing conditions and baseline upon which environmental impacts resulting from the Goals, Policies, and Actions proposed in the General Plan Update are evaluated in the DEIR. Potential future logistics distribution facilities developed in the City over the planning horizon of the General Plan Update have been included in the environmental impact assessment in the DEIR which may include logistics distribution facilities. The conclusion of the cumulative impact assessment in Section 7.1 is that the Goals, Policies, and Actions of the General Plan Update when combined with other projects causing related impacts will not result in cumulatively considerable impacts. Therefore, cumulative impacts that could result from additional logistics distribution facilities over the planning horizon of the General Plan Update have been considered and evaluated in the DEIR.

B2-3: Refer to response to comment B1-1 regarding the discussion of Environmental Justice presented in the General Plan Update. The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

B2-4: Existing environmental conditions within the City are included as part of baseline conditions upon which environmental impacts resulting from the Goals, Policies, and Actions proposed in the General Plan Update are evaluated in the DEIR. Refer to response to comment B1-1 regarding the discussion of Environmental Justice presented in the General Plan Update.

B2-5: Refer to response to comment B2-5.

B2-6: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

B2-7 Refer to response to comment B1-1 regarding the discussion of Environmental Justice presented in the General Plan Update. The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

Letter B3 Comment Letter

INLAND EMPIRE BIKING ALLIANCE

B3

23 July 2018

Dawn Rowe, Senior Planner
City of Fontana
8353 Sierra Ave.
Fontana, CA 92335

Re: General Plan Update 2015-2035 Draft Environmental Impact Report (DEIR)

Dear Dawn,

I am writing on behalf of the Inland Empire Biking Alliance in response to the Draft Environmental Impact Report (DEIR) that has been prepared for the City of Fontana's "Fontana Forward" General Plan Update 2015-2035. After reviewing the available documents, we are enthused to see that the City has dedicated considerable resources toward recognizing the need for bike infrastructure and initiatives in the city as well as the commitment to using Multimodal LOS (MMLOS) to measure street performance. However, we do have several concerns about what has been studied and what has been proposed to be incorporated as mitigation measures as it relates to impacts on people who bike. B3-1

Our biggest concern is that MMLOS does not appear to have been used in developing this report, making any conclusions or recommendations incomplete due to focus solely on motor vehicle traffic conditions and counts. While other options are mentioned, the complete picture of how they currently fare and how they would be impacted by the General Plan buildout remains unknown due to not being calculated. Therefore, we would like to see MMLOS metrics tabulated and included in the Final EIR as well as a stronger commitment toward carrying out and using that metric for future projects in the city. B3-2

The other concern is that the Active Transportation Plan will not provide a robust enough network of bikeways that meets the needs of non-enthusiasts who are seeking to get out and pedal and in turn, reduces the potential for biking to provide Fontana benefits in not just reduced congestion, but air quality as well. These designs also might not be the safest. We would instead really like to encourage the City to adopt policies aimed at ensuring that all Fontana residents are within a specified distance of a bikeway of a certain quality. (An ideal goal would be that all residents live within a quarter mile of a facility that is rated no more than LTS2 using the scale developed by the Mineta Transportation Institute[1].) B3-3

[1] Furth, P., M. Mekuria, and H. Nixon, 2012. Low-Stress Bicycling and Network Connectivity. Mineta Transportation Institute. Retrieved online on 23 July 208 from: https://transweb.sjsu.edu/research/low-stress-bicycling-and-network-connectivity.

P.O. BOX 8636 Redlands, CA 92375 www.iebike.org 951.394.3223

INLAND EMPIRE BIKING ALLIANCE

To compliment that, we also would like to see the City update its standard street sections to provide the appropriate bikeways to ensure that all connections are LTS2 or better. This is a departure from just designating a bike lane on the street but ensuring that there are bikeways of sufficient quality for the average person and just as importantly, building a network of them, is a proven way to increase the number of people who will regularly use their bike for commuting in their communities. B3-4

In summary, we we're concerned that although the City has made a commitment to using MMLOS, that it hasn't been done in preparing this report and as a result, has not provided the best opportunity to meeting the mobility needs of those not driving as the General Plan is realized. We're also concerned that the commitment to biking falls short of the true potential and that the City could do more to create a low-stress network to make life easier for those who currently bike as well as provide an environment where more people feel willing to get out and pedal. B3-5

If there are any additional questions or concerns about our comments, please do not hesitate to reach out and have them addressed.

Sincerely,

Marven E. Norman, Executive Director

P.O. BOX 8636 Redlands, CA 92375 www.iebike.org 951.394.3223

Letter B3 Response

Inland Empire Biking Alliance
Marven E. Norman, Executive Director
July 23, 2018

B3-1: The comment is noted and is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

B3-2: The comment applies to the Chapter 9 Community Mobility and Circulation of the Fontana General Plan Update. This section of the Fontana General Plan Update includes an action where the City has committed to undertake to "Use Multimodal LOS as a measurement in the rating of the performance of streets" (see page 9.18 of the Fontana General Plan Update and page Table 5.13-3 on page 5.13-17 of the DEIR). MMLOS will therefore be an integral part of future actions related to implementing the updated General Plan. MMLOS represents a fundamental change in approach for transportation analysis by the City and the intent of the transition to MMLOS is that the City will implement MMLOS on a project level going forward. This includes collecting data necessary to calculate MMLOS, however such data currently is not available at a City-wide level. For example, the data utilized for MMLOS is quite comprehensive and includes factors such as roadway geometrics (e.g., lane widths and cross-sections), pavement conditions, transit travel times (both perceived and actual), vehicle speeds, on-street parking, and intersection turning movement volumes. Much of this information is not currently available at a City-wide level, however future efforts at the project level will be documenting these factors in accordance with the new General Plan policies. The DEIR follows established CEQA impact methodologies regarding the determination of impacts to the City's roadways and identifies appropriate mitigation where applicable. Consistent with the General Plan Update Goals, Policies and Actions, the City intends to develop specific guidelines related to the appropriate use of MMLOS for analysis of the City's roadways for future projects. Therefore, no change to the DEIR is required.

B3-3: The comment applies to the City's Active Transportation Plan (ATP), which was adopted by the City in 2017 under a process separate from the General Plan Update. The comment further requests additional General Plan policies for aspects of a bicycle network not identified in the ATP. Chapter 9 Community Mobility and Circulation of the Fontana General Plan Update identifies an action where the City has committed to undertake to "Rely on the recently adopted Active Transportation Plan to guide the Implementation of Complete Streets practices that improve transportation options for everyone—especially those who walk, bike and take transit" (see page 9.20 of the Fontana General Plan Update and Table 5.13-3 on page 5.13-18 of the DEIR). Furthermore, Chapter 9 Community Mobility and Circulation of the Fontana General Plan Update identifies multiple Goals and Polices focused on improving conditions for pedestrians and bicyclists to achieve a low stress multi-modal network, such as the goal that "Fontana's road network is safe and accessible to all users, especially the most

vulnerable such as children, youth, older adults and people with disabilities" (see page 9.5 of the Fontana General Plan Update and Table 5.13-18 on page 5.13-19 of the DEIR). The comment is noted and is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project. Therefore, no change to the DEIR is required.

B3-4: Refer to response to comment B3-3.

B3-5: The comment is noted and is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

3.3 INDIVIDUALS

Oral comments received at the June 19, 2018 City of Fontana Planning Commission Meeting and responses are provided in this section.

C1 Comment by Andrea Vidaurre

C1-1: Hi Planning Commission and Senior Planner Dawn Rowe, I am here today on behalf of Center for Community Action and Environmental Justice. We have submitted a letter to the City Clerk's Office where you will find a preliminary analysis of the DEIR for Fontana's General Plan given the quick turnaround given by the City of Fontana for this massive document. However, rest assured we will be submitting a full analysis before the 45-day public comment period is up. As we are incredibly concerned that the General Plan DEIR in its current state are not reflective of state mandates and consideration for all communities residing in Fontana. Our organization has taken note that the General Plan DEIR, as it currently stands, has not taken an inclusive approach in its drafting, the passage of Senate Bill 1000 Leyva Planning for Healthy Communities Act was designed to improve local planning efforts to reduce negative disproportionate, environmental public health, and public safety impacts on California's most vulnerable residents by ensuring that local governments include intentional and meaningful procedures of engagement with the residents that are most impacted.

C1-2: Additionally, we are disappointed to know the failure to include the mention of Environmental Justice Community, Environmental Justice Elements, and/or Environmental Elements/Policies in this General Plan Update. We urge the City of Fontana to facilitate meaningful consideration of the existing disadvantage communities. There's several environmental public health and public safety impacts that were not adequately address in the DEIR that I want to mention. First off there was a limited acknowledgement of the alarming levels of air quality pollution, particularly ozone, particular matter 2.5, and diesel that are currently existing significantly in several communities throughout Fontana. Today, I want to specifically highlight the communities south of the 10 freeway that are currently congested with diesel truck traffic, and these highly impacted communities are currently suffering from encroachment of logistics industry that is aiming to get us closest

adjacent to homes and schools as they can. This type of planning only put an already overburdened community at a higher risk for asthma and other respiratory illnesses. Specifically for the communities between the 10 freeway and Jurupa, we are seeing that the General Plan as it stands will encourage further logistics growth into residential neighborhoods ultimately sandwiching them, as you may very well be aware of the three schools that will be sandwiched, if this planning continues the impacts of this massive industrialization into residential communities are not figured in the DEIR and must be if public health, public safety, and vulnerable communities are being prioritized. There are longtime residents still residing before the 10 Freeway and they are not transitioning out. They have been here for an incredibly long time and plan to finish raising their kids and retiring in this area, however, unfortunately with the current state of the DEIR for the General Plan, these communities impacted most will see further threats of contamination and even worse displacement if they are not figured into Fontana's plan for the future. These communities that are just as deserving, they have the right to be outreached and meaningfully engage into what happens into their neighborhoods. They have the right to be included in these planning efforts and share what they want to see in their back yards. We urge the planning department to follow the intent of this law. Thank you, and also I want to reiterate that I really appreciate that you included CARBS recommended 1,000 feet of industrial projects next to residential sensitive sensors such as residential areas, schools, homes, etc.

Comment C1 Response

Andrea Vidaurre

C1-1: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project. Refer to response to comment B1-1 regarding the discussion of Environmental Justice presented in the General Plan Update.

C1-2: Refer to response to comment B1-1 regarding the discussion of Environmental Justice presented in the General Plan Update.

Baseline air quality conditions are discussed in DEIR Section 5.2.1 including local air quality data pertaining to criteria air pollutants (see Table 5.2-3) as monitored at the South Coast Air Quality Management District monitoring station at 14360 Arrow Highway, Fontana, CA 92335.

Environmental impacts of changes to land uses as proposed by the General Plan Update are addressed throughout the DEIR. Specifically, Air Quality is addressed at Section 5.2, Hazards and Hazardous Materials at Section 5.7, Land Use at Section 5.9, Noise at Section 5.10, Population and Housing at Section 5.11, Public Services, Utilities, and Recreation at

Section 5.12, and Transportation at Section 5.13. With mitigation proposed no significant impacts to these resource topics are predicted to occur as a result of implementation of the General Plan Update.

As described at DEIR Section 1.2 the City implemented a comprehensive public participation program to develop the Goals, Policies, and Actions contained in the General Plan Update that formed the basis of the proposed Project evaluated in the DEIR. The public participation program included a community survey, a 25-citizen General Plan Advisory Committee, and a series of stakeholder meetings. Additionally, the City hosted a public Scoping Meeting to allow public input on the environmental issues to be evaluated in the DEIR. This public involvement program provided the community multiple opportunities to participate in the development of the General Plan Update. The City will continue to engage the community during the implementation of the Goals, Policies, and Actions that formulate the General Plan Update.

C2 Comment by Jolene Devine

My name is Jolene Devine and I want to start by reading a verse Chapter 6 verse 17-19; 1 Timothy 6:17-19:

C2-1: Command those who are rich in this present world not to be arrogant nor to put their hope in wealth, which is so uncertain, but to put their hope in God, who richly provides us with everything for our enjoyment. Command them to do good, to be rich in good deeds, and to be generous and willing to share. In this way they will lay up treasure for themselves as a firm foundation for the coming age, so that they may take hold of the life that is truly life.

C2-2: As these meetings start, we pray for guidance in the future decisions that will be made, but the actions that have put into motion. I feel the Lord would not be joyous about the idea of more warehouses under the 10 freeway put in the middle of residential areas where new schools have been built like Jurupa High, new businesses like the Hilton, Pizza Studio, Kaiser, Palm Court that's where I work, were put to benefit the residents and the surrounding people that live in the area. Warehouses, yes do offer job opportunities, but they also have a minimum wage at best that does not benefit Fontana residents. Kicking people out of their homes or trying to buy out homes owners for the land to build the warehouses does not benefit Fontana residents, it only benefits people in the higher power positions. The residents by the warehouses on Jurupa, I believe by Jurupa and Santa Ana, were promised a park and have yet to see a park. Southridge Little League where my son plays were promised more fields for children to play and they have yet to see those fields as well. If you want to have Fontana flourished, you need to think of all Fontana residents, which includes below the 10 freeway, not just above it.

C2-3: We need more parks, nature centers things that actually benefit the citizens of Fontana that we pay into. Health matters, safety matters, more warehouses bring more diesel trucks which causes more pollution, more traffic which causes more frustration as well as potential for more accidents, I don't want any child or person to be hit by one of these diesel trucks, just like the one that was recent a few months ago that was on exactly Slover and Sierra that had a diesel truck involved.

C2-4: We have single parents, families, and elderly that cannot afford new homes that you guys decide to build when we contribute to Fontana just like any other residents. We deserve to keep our homes and not to be kicked and also to be engaged in the upcoming decisions that are going on.

Comment C2 Response

Jolene Devine

C2-1: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C2-2: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C2-3: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C2-4: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C3 Comment by Luz Johanna Perez Barbon

C3-1: I am here as a former resident of Capri Mobile Home Park on Slover Avenue. Well I am here to voice my concern over the possibility of further future industrial development in and around Slover Avenue. Since my family relocated to Fontana in 1990, I have witnessed major improvements such as businesses, facilities, hospitals, schools, a hotel, a gas station particularly on Slover and Sierra and after reviewing, the General Development Draft that contains the 20 year vision for Fontana it demonstrates a change in the opposite direction, which is concerning for me particularly because even though I no longer live here because my parents continue reside here, and I continue to visit every time I get a chance and I continue to call this my home.

C3-2: Also my concern was the health and quality life repercussions that these changes will bring to the current residents of the nearby areas, most notably and most vulnerable members of our society, children, the elderly, and the working class. I hope that these members of society will be taken into consideration when you finalize your plans for the city. I strongly believe that we need to protect the most vulnerable members of our society. Allowing more industrial development will come at a cost and I hope we keep that in mind. Thank You!

Comment C3 Response

Luz Johanna Perez Barbon

C3-1: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C3-2: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C4 Comment by Veronica Perez

For the record, I am Veronica Perez, thank you Planning Commission for having me here tonight.

C4-1: I have been a resident of Fontana my entire life. I grew up here, and I live on Slover where we are currently risking the changes of losing our home. So it has come to my attention after reading Chapter 15 Land Use, Zoning, and Urban Design that basically my home of 20 years is at risk of being replaced my industrial development. This area that I call home is predominately made of children, elderly people and working class. These people are the most vulnerable people of the community. Just from personal experience when I first moved to Capri Mobile Homes, I was very happy to have found a home, and I knew that after my parents found that area I was going to be able to grow up there and be a productive member of society, and I want the Planning Commission to consider the displacement for people because I honestly don't know where I would go. Have you considered the safety of the children in the areas? I remember I went to Jurupa Elementary which is now an Adult School, and across that school now there is a high school. A lot of those children in my area go to that school. Have you considered what will be the impact of them going to school? Will they be walking to school? I remember walking to school because I had missed the bus, walking as a child having these trucks is very dangerous. Also I want you consider it is an environmental hazard most people in the area have asthma, children are at risk as well as the elderly, and we want to be able to grow as healthy as possible. So as mentioned, I have lived here my entire life, and I have seen good qualities in my community, but below the 10 freeway, I have not ever seen any type of outreach program whatsoever. I have experience working in other cities as a community leader, and I have come to the conclusion that Fontana has not provided any types of services in those areas, and I feel that it is very unfortunate and that they did not included District 4 to have those types of community services outlets, so I would like the Planning Commission to consider revising the General Plan and to continue to, please, consider the people that will be affected by this. There's children involved, there's elderly, and a lot of people are the working class. We are residents of Fontana, we love Fontana, and we want to stay in Fontana, and Fontana Forward is supposed to be based on the community's vision, and today you see a lot of community members trying to speak out about this (Victor Ponto, Attorney – you have one minute left) and the General Plan needs to include and serve the community in District 4 as well, not just only focus on North Fontana, and so thank you so much for listening and I do hope that you consider these problems in revising the plan.

Comment C4 Response

Luz Johanna Veronica Perez

C4-1: The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C5 Comment by Kareem Gongora

C5-1: Mr. Chair, Commissioners, Clerk, and city staff and fellow resident for the record that is G-O-N-G-O-R-A, and I am happy to be here tonight and thank you for the giving me the opportunity to speak tonight. I am here today definitely to raise some concerns and also address this current review process and look at opportunities for growth. My understanding is that this was released on June 15th, I might be wrong but the slide reads June 9th, so June 9th is a Saturday, so I don't know if that is correct or not, but so I saw this on June 15th, so one of my concerns is to have a public hearing meeting within four days and to have a document that is 1,028 pages it is very difficult to digest, and when I was a Planning Commissioner these documents get huge and I know how hard it is to work full time and as well as to analyze these documents, so I am hoping that there's additional measures taken to include the public. We have people who have arrived here today saying that they would like to be engaged, so whatever intentional activities that you can do or potentially put forward in order to engage the public, I think will be better served for the community. Something I would like to see is the comprehensive outreach plan, and I've asked for this in the past, and I know things get busy and I work for government and I totally understand how it is, but I think it be better served for the community of the residents of Fontana if we had a comprehensive outreach plan and was including the public and helping them give an opportunity to provide comments because to be here today on a Tuesday night at 6pm even for someone like me who works full time, I am having to miss family engagements so I would have loved to know in advance that there were other opportunities to present my opinion.

C5-2: Another area that I was able to briefly browse was the Draft EIR, and one of the things that was briefly discussed was SB 535 and this is actually were it identifies communities at a disadvantage, so I went on the CalEP website and it turns out that Fontana North, Central, and South are considered disadvantage communities and so I didn't see this map inside the EIR so I am hoping that this map will be included in the final version because I think it would be better for people like myself that live in Fontana that have a disadvantage community to understand what the needs are overall.

C5-3: In addition, I would like to see details more clarity. When you guys read this document you are going to see that it is very basic, it is very conventional, it's not given any teeth. It is not providing any kind of forward direction, it is kind of status quo practices and so I am hoping that maybe the final will consider more aggressive measures so that we can get to the point that we need to get to.

C5-4: Lastly, one of my points is about SB 1000, as it was mentioned earlier by one of the speakers, I don't see it actually referred in the document, and so I am hoping it is referred because my understanding is that any General Plan amendments that include two or more elements must include SB 1000 after January 1st, 2018, so with that being said, my frame of mind of how that I am looking at it is how this General Plan adjusts to the needs of the overburden and under resource neighborhoods. I guess for me that is how I am going to be reading it moving forward as I digest 1,028 pages, and definitely it is my hope and we understand that we use this General Plan as a document to support land use, and so I definitely make sure that when we consider this environmental impact report that we consider all parts and that we consider any measures that we can take for the next 15 to 20 years to cut back on our emissions and make sure that we have good quality air for our children, and for me am going to be here and have been here for 25 plus years. I have three children. And I love my city like no other and all I want to do is see better and so I really appreciate (Victor Ponto, City Attorney – you have one minute left) oh that's good, I have never taken that much time, but definitely moving forward I hope you just continue to engage. I really appreciate the dedication and devotion each one of you have for the City of Fontana, I know this is a big burden to bare, but I trust and believe in each one of you to do the right thing, and I know you care as much as I do. Thank you for your time.

Comment C5 Response

Kareem Gongora

C5-1 As a clarification, the DEIR was made available for public review on June 8, 2018 as described at Section 1.2 of this FEIR.

As described at DEIR Section 1.2 the City implemented a comprehensive public participation program to develop the Goals, Policies, and Actions contained in the General Plan Update that formed the basis of the proposed Project evaluated in the DEIR. The public participation program included a community survey, a 25-citizen General Plan Advisory Committee, and a series of stakeholder meetings. Additionally, the City hosted a public Scoping Meeting to allow public input on the environmental issues to be evaluated in the DEIR. This public involvement program provided the community multiple opportunities to participate in the development of the General Plan Update. The City will continue to engage the community during the implementation of the Goals, Policies, and Actions that formulate the General Plan Update.

The remainder of this comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C5-2 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C5-3 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C5-4 Refer to response to comment B1-2 regarding Environmental Justice. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

C6 Comment by Allen Hernandez

C6-1: I also want to comment on the Draft EIR Plan. I am a 34-year resident of Fontana only having left to go to college and always coming back, and I have been a home owner for three years in the north side, and my sister being a home owner in the south side on Sierra and Santa Ana. I have a little niece who lives down in that area, who now suffers from asthma and other lung related illnesses, and one this plan is big, so one of things is that we need more time to look at this, from what I can tell from the very get-go was that there is not enough emphasis on the environmental justice element or mention of SB 1000. As someone who lives in the north side with family who lives in the south side with a lot of resources going to the north side, it worries me a lot to know that my sister may be left behind because she lives south of the 10, that my little niece may be left behind, she goes to Sycamore Hills Elementary and she has missed close to 15 school days last year due to her asthma and I am worried that a General Plan that does not incorporate these environmental justice elements may result in the construction of a lot of industrial/warehousing down south. I know a lot of folks are already surrounded by a ton of warehousing, as we proceed, I would like to see a lot of more equity in this plan, more mention of SB 1000 and a lot more mention of environmental justice, thank you so much.

Comment C6 Response

Allen Hernandez

C6-1: Refer to response to comment B1-2 regarding Environmental Justice. The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

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4.0 DEIR TEXT REVISIONS

Chapter 4.0 presents specific changes to the text of the DEIR that would need to be made to clarify any errors, omissions, or misinterpretation of materials in the DEIR, in response to comments received during the public review period. In no case do revisions result in a greater number of impacts or impacts of a greater severity than those set forth in the DEIR. Where revisions to the main text are called for, the page and paragraph are set forth, followed by the appropriate revision. Added text is indicated with underlined text. Text deleted from the DEIR is shown in ~~strikeout~~. Section numbers correspond to the section numbers of the DEIR.

4.1 REVISIONS

These revisions derive from comments raised in one or more of the comments received by the City on the DEIR, or by changes made by the City to clarify information contained in the DEIR. No revisions to mitigation measures were identified.

4.1.1 DEIR Abbreviations Page XVI

WVWD	West Valley Water District

4.1.2 DEIR Section 5.3.9

The third sentence of the first paragraph under MM-BIO-3 on page 5.3-51 has been revised to read:

"If any of these special status species are determined to be present, then coordination with the U.S. Fish and Wildlife Service and/or California Department of Fish and Game shall be concluded to determine what, if any, permits or clearances are required prior to development."

4.1.3 DEIR Section 5.5.1

The second sentence of the first full paragraph on page 5.5-1 has been revised to read:

During the time from the Pliocene period to the Pleistocene period (the past 2 to 3 million years), activities on the ~~Newport-Inglewood Fault~~ San Andreas Fault, combined with regional tectonic effects (such as uplift), climatic forces, and changes in sea level, have resulted in the formation of the underlying basement materials and structures that underlay and support the Project area.

4.1.4 DEIR Section 5.5.2

The second paragraph, third and fourth sentences on page 5.5-2 have been revised to read:

A fault is classified as potentially active if it has experienced movement within the Quaternary period (during the last ~~*1.6 million*~~ 2.588 million years). Faults that have not moved in the last ~~*1.6 million*~~ 2.588 million years generally are considered inactive.

The first paragraph, second sentence on page 5.5-3 has been revised to read:

~~*Although there are no major active faults within the City boundaries, there are a number of faults that border the Lytle Creek alluvial basin, including the Chino, Cucamonga, San Andreas, and San Jacinto faults, as described below.*~~

The Cucamonga fault is an active fault that crosses the northern portion of the City, trending northwest along the foot of the San Gabriel Mountains. The Lytle Creek Branch of the San Jacinto Fault is an active fault that crosses the extreme northeast portion of the City in a southeastern direction. There are several other faults that border the Lytle Creek alluvial basin, including the Chino, San Andreas and San Jacinto faults, as described below.

4.1.5 DEIR Table 5.5-1

Table 5.5-1 Modified MMI Scale

MMI	Description
I	~~Detected by only sensitive instruments I.~~ Not felt except by a very few under especially favorable conditions.
II	~~Felt by a few people at rest II.~~ Felt only by a few persons at rest, especially on upper floors of buildings.
III	~~Felt noticeably indoors, but not always recognized as a quake; vibration like a passing truck~~ Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
IV	~~Felt indoors by many and outdoors by few~~ Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	~~Felt by most people. Some breakage of windows, dishes, and plaster~~ Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
VI	~~Felt by all; falling plaster and chimneys; damage small~~ Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.

Table 5.5-1 Modified MMI Scale

MMI	Description
VII	~~Damage to buildings varies; depends on quality of construction~~ Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	~~Walls, monuments, chimneys fall; panel walls thrown out of frames~~ Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	~~Buildings shift off foundations; foundations crack; ground cracks; underground pipes break~~ Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
X	~~Most masonry and frame structures destroyed; ground cracks; landslides~~ Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.
XI	~~Ground fissures; pipes break; landslides; rails bent; new structures remain standing~~ Few, if any (masonry) structures remain standing. Bridges destroyed. Rails bent greatly.
XII	~~Damage total; waves seen on ground surface; objects thrown into the air~~ Damage total. Lines of sight and level are distorted. Objects thrown into the air.
SOURCE: ~~United States Atomic Energy Commission 1963~~ United States Geologic Survey 1993	

Table 5.5-2 Major Fault Zones near Fontana

Fault Zone	M_w Magnitude
San Jacinto	7.2
Chino	7.0
Whittier-Elsinore	6.8–7.1
San Andreas (southern)	~~7.8~~ 7.9-8.1
Cucamonga	7.0
Fontana	6.5
SOURCE: California Geological Survey 1998	

4.1.6 DEIR Section 5.5.3.4

Potential areas where seismically-induced landslides could occur are in the foothill portions of the basin. Earthquake-induced land sliding is a potential seismic hazard to existing and proposed developments in this portion of the City. Still, site-specific geotechnical investigation would, on a case-by-case basis, determine the potential for landslides in a given area to ensure that final project design incorporates all necessary and appropriate engineering features to reduce the potential for landslide-related hazards.

4.1.7 DEIR Section 5.5.3.5

Erosion refers to the removal of soil from exposed bedrock surfaces by water or wind. The effects of erosion are intensified with an increase in slope (as water moves faster, it gains momentum to carry more debris), the narrowing of runoff channels (which increases the velocity of water), and by the removal of groundcover (which leaves the soil exposed to erosive forces). The steeper portions of the City are potentially subject to soil erosion in the form of debris flows. The accumulation of soil and organic debris accelerates after large, hot brushfires. These fires bake the soil and generate hydrophobic conditions in the surficial soils. Major debris flows emanated from Waterman Canyon and Cable Canyon after the 2003 Old Fire. Surface improvements, such as paved roads and buildings, decrease the potential for erosion onsite, but can increase the rate and volume of runoff, potentially causing off-site erosion. While Fontana is generally flat, the extreme northern portions of the City feature significant slopes. Any development on, or near, these slopes should either be potentially avoided or should follow the standards of the California Building Code.

4.1.8 DEIR Section 5.6.3

First sentence last paragraph on page 5.6-21 has been revised to read:

~~Implement adopted regulations for the use of shore power for ships.~~

4.1.9 DEIR Section 5.8.2.1

First sentence under Water Quality has been revised to read:

Section 303 of the federal CWA requires states to adopt water quality standards for all surface water of the United States including Total Maximum Daily Loads as discussed in Section 5.8.2.2.

4.1.10 DEIR Section 5.8.2.2

The fifth sentence of the first full paragraph on page 5.8-5 has been revised to read:

Two reaches of the SAR (reaches 3 and 4) were found to be impaired and are listed on the SWRCB's ~~2002 list~~ 2014/2016 integrated list of impaired water bodies compiled pursuant to Section 303(d) of the federal CWA.

The first paragraph under Construction Site Runoff Management on page 5.8-5 has been revised to read:

Performance standards for obtaining and complying with the General Construction Permit are described in General Permit for Discharges of Stormwater Associated with Construction Activity in the State, ~~NPDES General Permit No. CAS000002~~ 2009-0009-DWQ; Waste Discharge Requirements (WDR), Order No. 99-08-DWQ. The General Construction Permit was modified in ~~April 2001~~ July 2010 (SWRCB Resolution ~~No. 2001-046~~ No. 2010-0014) to require permittees to implement specific sampling and analytical procedures to determine whether the best management practices (BMPs) used at the construction site are effective.

4.1.11 DEIR Section 5.9.3

The first sentence under item C. on page 5.9-11 has been revised to read:

None of the land use changes proposed in the General Plan Update would conflict with the North Fontana ~~Multiple Species Habitat~~ Conservation Program ~~lan(MSHCP)~~ since no land use changes are proposed in affected areas nor has the City adopted a Multiple Species Habitat Conservation Plan.

4.1.12 DEIR Section 5.12.3.1

Last sentence of the first paragraph on page 5.12-8 has been revised to read:

"…~~San Bernardino Valley Municipal Water District~~ West Valley Water District (Valley District)."

4.1.13 DEIR Section 5.13.4

First sentence of the second paragraph on page 5.13-27 has been revised to read:

…shopping and restaurants, ~~the proposed BRT stops,~~ and neighborhood destinations."

4.1.14 DEIR Section 5.13.5

MM-TRA-4 on page 5.13-39 has been revised to read:

MM-TRA-4 The City of Fontana shall perform monitoring of traffic generation and phasing of development within the project area to defer or eliminate identified improvements due to potential circulation impact changes or reduced land use intensities. This monitoring shall be achieved through project-specific traffic studies tied to future development within the ~~Specific~~ General Plan Update area with land use in excess of 100,000 square feet of non-residential land use.

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Section 5.0 of this FEIR is the Mitigation Monitoring and Reporting Program (MMRP). It is designed to be a stand-alone document that can be excerpted from this FEIR for use by the City and contractors to facilitate and verify compliance with the Project mitigation measures. As such, the MMRP, including a title page and mitigation table detailing the reporting process, is included as follows.

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Mitigation Monitoring and Reporting Program

Fontana General Plan Update 2015 - 2035

August 10, 2018

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

City Council Resolution 2018-096
City Council Resolution 2018-097
City Council Resolution 2023-088

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1.0 INTRODUCTION

The City of Fontana (City) submitted the Draft Environmental Impact Report (DEIR) for the Updated General Plan to the State Clearinghouse on June 9, 2018 for 45-day public review (SCH# 2016021099). This Mitigation Monitoring and Reporting Program (MMRP) was prepared pursuant to the CEQA guidelines (section 21081.6(a)(1)), which require a public agency to adopt a monitoring and/or reporting program to ensure compliance with mitigation measures (MM) during project implementation. This MMRP identifies the mitigation measures to be implemented by the City and identifies the parties responsible for implementation and monitoring.

Based on the analysis in the DEIR, the proposed project could result in potentially significant impacts to some of the environmental resources areas which require the implementation of mitigation to reduce them to less than significant levels. The Mitigation Measures presented in the DEIR and FEIR form the basis of the MMRP.

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2.0 CEQA MITIGATION MEASURES

Table 2-1 describes the Mitigation Measures to reduce significant impacts to less than significant levels from implementation of the General Plan Update Goals, Policies, and Actions. For each Mitigation Measure the required action, responsible party, implementation timing, and reporting requirements are described.

Although not required to mitigate significant environmental impacts to less than significant levels, Table 2-2 provides guidance and performance standards that are considered as best management practices to be applied to future projects, as necessary.

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Table 2-1 Mitigation Monitoring and Reporting Program Mitigation Measures for Significant Impacts

Mitigation Measure	Responsible Party	Implementation Timing	Reporting Requirements
Biological Resources			
MM-BIO-1 1. Prior to initial grading or clearing of areas of suitable habitat within the Planning Area (e.g., a vacant site with a landscape of grassland or low-growing, arid scrub vegetation or agricultural use or vegetation), a qualified biologist shall conduct a pre-construction survey, in accordance with the CDFG Staff Report on Burrowing Owl Mitigation, to determine the presence or absence of burrowing owl within the proposed area of impact. 2. Results of surveys, including mitigation recommendations (i.e., a Burrowing Owl Mitigation and Monitoring Report) shall be incorporated into the project-level CEQA compliance documentation. 3. Construction grading/clearing of areas of suitable habitat should occur between September 1 and January 31 to avoid impacts to breeding owls. If occupied burrows are discovered, they shall not be removed during nesting season (February 1 through August 31), unless a qualified biologist can determine that either the owls have not laid eggs or are incubating eggs, or that any young from the burrows are able to forage independently. If initial grading is scheduled to occur during nesting season, the following measures shall be implemented. 4. If removal of occupied burrows is necessary, passive relocation outside of nesting season shall be implemented under the supervision of the qualified biologist. This shall include covering/excavation of burrows and installation of one-way doors as necessary. One-way doors will allow owls inside the burrow to exit but not allow them to re-enter. The biologist shall wait a minimum of one week before the burrow may be excavated to allow the owls time to leave the area.	Project proponent	Before, during and after construction	Pre-construction survey report and construction monitoring report
MM-BIO-2 To avoid impacts to nesting birds and to comply with the MBTA, clearing of vegetation and removal of trees should occur between non-nesting (or non-breeding) season for birds (generally, September 1 to January 31). If this avoidance schedule is not feasible, the alternative is to carry out such activities under the supervision of a qualified biologist. This shall entail the following: 1. A qualified biologist shall conduct a pre-construction nesting bird survey no more than 14 days prior to initiating ground disturbance activities. The survey will consist of full coverage of the proposed disturbance limits and up to a 500-foot buffer area, determined by the biologist and taking into account the species nesting in the area and the habitat present. 2. If no active nests are found, no additional measures are required. 3. If "occupied" nests are found, their locations shall be mapped, species documented, and, to the degree feasible, the status of the nest (e.g., incubation of eggs, feeding of young, near fledging) recorded. The biologist shall establish a no-disturbance buffer around each active nest. The buffer area will be determined by the biologist based on the species present, surrounding habitat, and type of construction activities proposed in the area. 4. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the construction supervisor that activities may resume.	Project proponent	Before, during and after construction	Pre-construction survey report and construction monitoring report
Transportation			
MM TRA-1 To mitigate the impact of additional traffic volumes on the segment of Citrus Avenue between Foothill Boulevard and Arrow Boulevard, roadway modifications to provide sidewalks where currently missing, the addition of Class II bicycle lanes in accordance with the City's ATP, and additional traffic calming measures as necessary to reduce traffic volumes to a level appropriate for the roadway's designation as a Secondary Highway will be constructed. Additionally, the roadway could be modified by removing on-street parking and constructing raised medians to increase the roadway's vehicular capacity. The City utilizes a DIF, paid by new development as it occurs in the City, to fund projects such as the above mitigation measure.	City of Fontana	At such time as Level of Service (LOS) degrades to LOS F	City of Fontana Active Transportation Plan

Table 2-2 Mitigation Monitoring and Reporting Program Guidance and Performance Standards

Mitigation Measure	Responsible Party	Implementation Timing	Reporting Requirements
Aesthetics			
MM-AES-1 For future development associated with the project located in or adjacent to residentially zoned property, the following General Condition of Approval shall be imposed: Construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site to the extent practical. Staging areas shall be screened from view from residential properties with solid wood fencing or green fence. Construction worker parking may be located off-site with approval of the City; however, on-street parking of construction worker vehicles on residential streets shall be prohibited. Vehicles shall be kept clean and free of mud and dust before leaving the project site. Surrounding streets shall be swept daily and maintained free of dirt and debris.	Project proponent	Before construction	Submit construction documents to City for approval
Air Quality			
MM-AQ-1 In order to reduce future project-related air pollutant emissions and promote sustainability through conservation of energy and other natural resources, building and site plan designs shall ensure the project energy efficiencies surpass (exceed) applicable (2016) California Title 24 Energy Efficiency Standards by a minimum of 5%. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the applicant/developer and reviewed and approved by the City of Fontana prior to the issuance of the first building permit.	Project proponent	Before construction	Submit building and site plans to City for approval
MM-AQ-2 To reduce energy demand associated with potable water conveyance, future projects shall implement the following, as applicable: • Landscaping palette emphasizing drought tolerant plants • Use of water-efficient irrigation techniques U.S. Environmental Protection Agency (EPA) Certified WaterSense equivalent faucets, high-efficiency toilets, and water-conserving shower heads.	Project proponent	Before construction	Document compliance with City
MM-AQ-3 Future projects shall comply with applicable provisions of state law, including the California Green Standards Code (Part 11 of Title 24 of the California Code of Regulations.	Project proponent	Before construction	Document compliance with City
MM-AQ-4 The applicant/developer shall encourage its tenants to use alternative-fueled vehicles such as compressed natural gas vehicles, electric vehicles, or other alternative fuels by providing publicly available information from the Southern California Air Quality Management District (SCAQMD), California Air Resources Board (GARB), and U.S. Environmental Protection Agency (EPA) on alternative fuel technologies.	Project proponent	Before construction	Document compliance with City
MM-AQ-5 To promote alternative fuels and help support "clean" truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to the Southern California Air Quality Management District's (SCAQMD) Carl Moyer Program or other state programs that restrict operations to "clean" trucks, such as 2007 or newer model year or 2010 compliant heavy-duty vehicles, and information about the health effects of diesel particulates, the benefits of reduced idling time, California Air Resources Board regulations, and the importance of not parking in residential areas. If trucks older than 2007 model year would be used at the project site, the developer/successor-in-interest shall encourage tenants, through contract specifications, to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Prop 18, VIP [On-Road Heavy Duty Voucher Incentive Program], HVIP [Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project], and SOON [Surplus Off-Road Opt-In for NOx] funding programs, as identified on SCAQMD's website (http://www.aqmd.gov). Tenants would be required to use those funds, if awarded.	Project proponent	After construction	Document compliance with City
MM-AQ-6 The applicant/developer shall encourage its tenants to use water-based or low volatile organic compound (VOC) cleaning products by providing publicly available information from the Southern California Air Quality Management District (SCAQMD), California Air Resources Board (CARB}, and U.S. Environmental Protection Agency (EPA) on such cleaning products.	Project proponent	After construction	Document compliance with City
MM-AQ-7 All on-site forklifts shall be non-diesel and shall be powered by electricity, compressed natural gas, or propane if technically feasible.	Project proponent	After construction	Document compliance with City
MM-AQ-8 In the event that any off-site utility and/or infrastructure improvements are required as a direct result of future projects, construction of such off-site utility and infrastructure improvements shall not occur concurrently with the demolition, site preparation, and grading phases of project construction. This requirement shall be clearly noted on all applicable grading and/or building plans.	Project proponent	Before, during and after construction	Document compliance with City

Table 2-2 Mitigation Monitoring and Reporting Program Guidance and Performance Standards

Mitigation Measure	Responsible Party	Implementation Timing	Reporting Requirements
MM-AQ-9 All construction equipment shall be maintained in good operation condition so as to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specification. Maintenance records shall be available at the construction site for City of Fontana verification. The following additional measures, as determined applicable by the City Engineer, shall be included as conditions of the Grading Permit issuance: • Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow. • Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. • Reroute construction trucks away from congested streets or sensitive receptor areas. • Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation. • Improve traffic flow by signal synchronization and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications. • Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export). If the lead agency determines that 2010 model year or newer diesel trucks cannot be obtained the lead agency shall use trucks that meet EPA 2007 model year NOx and PM emissions requirements. • During project construction, all internal combustion engines/construction equipment operating on the project site shall meet EPA-Certified Tier 3 emissions standards, or higher according to the following: – January I, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. – Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tie. 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved. by a Level 3 diesel emissions control strategy for similarly sized engine as defined by CARB regulations. – A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.	Project proponent	Before and during construction	Document compliance with City
MM-AQ-10 Prior to the issuance of any grading permits, all Applicants shall submit construction plans to the City of Fontana denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the SCAQMD as well as City Planning Staff.	Project proponent	Before construction	Submit construction documents to City for approval
MM-AQ-11 All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Specifically, the following measures shall be implemented, as feasible: • Use coatings and solvents with a VOC content lower than that required under AQMD Rule 1113. • Construct or build with materials that do not require painting. • Require the-use of pre-painted construction materials.	Project proponent	Before and during construction	Document compliance with City
MM-AQ-12 Projects that result in the construction of more than 19 single-family residential units, 40 multifamily residential units, or 45,000 square feet of retail/commercial/industrial space shall be required to apply paints either by hand or high volume, low pressure (HVLP) spay. These measures may reduce volatile organic compounds (VOC) associated with the application of paints and coatings by an estimated 60 to 75 percent. Alternatively, the contractor may specify the use of low volatility paints and coatings. Several of currently available primers have VOC contents of less than 0.85 pounds per gallon (e.g., Dulux professional exterior primer 100 percent acrylic). Top coats can be less than 0.07 pounds per gallon (8 grams per liter) (e.g., Lifemaster 2000-series). This latter measure would reduce these VOC emissions by more than 70 percent. Larger projects should incorporate both the use of HVLP or hand application and the requirement for low volatility coatings.	Project proponent	During construction	Document compliance with City
MM-AQ-13 All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	Project proponent	Before and during construction	Document compliance with City

Table 2-2 Mitigation Monitoring and Reporting Program Guidance and Performance Standards

Mitigation Measure	Responsible Party	Implementation Timing	Reporting Requirements
MM-AQ-14 Prior to the issuance of grading permits or approval of grading plans for future development projects within the project area, future developments shall include a dust control plan as part of the construction contract standard specifications. The dust control plan shall include measures to meet the requirements of SCAQMD Rules 402 and 403. Such measures may include, but are not limited to, the following: • Phase and schedule activities to avoid high-ozone days and first-stage smog alerts. • Discontinue operation during second-stage smog alerts. • All haul trucks shall be covered prior to leaving the site to prevent dust from impacting the surrounding areas. • Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. • Moisten soil each day prior to commencing grading to depth of soil cut. • Water exposed surfaces at least twice a day under calm conditions, and as often as needed on windy days or during very dry weather in order to maintain a surface crust and minimize the release of visible emissions from the construction site. • Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation. • Wash mud-covered tires and under carriages of trucks leaving construction sites. • Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites. • Securely cover all loads of fill coming to the site with a tight-fitting tarp. • Cease grading during periods when winds exceed 25 miles per hour. • Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance. • Use low-sulfur diesel fuel in all equipment. • Use electric equipment whenever practicable. • Shut off engines when not in use.	Project proponent	Before and during construction	Submit Dust Control Plan to City for approval
MM-AQ-15 All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods pursuant to Title 13 of the California Code of Regulations, Section 2485, which limits idle times to not more than five minutes.	Project proponent	During construction	Document compliance with City
MM-AQ-16 The City of Fontana shall require that both industrial and commercial uses designate preferential parking for vanpools.	City of Fontana	After construction	Annual General Plan Status Report
MM-AQ-17 The proposed commercial and industrial areas shall incorporate food service.	City of Fontana	After construction	Annual General Plan Status Report
MM-AQ-18 All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and MetroLink schedules in conspicuous areas.	Project proponent	After construction	Document compliance with City
MM-AQ-19 All industrial and commercial site tenants with 50 or more employees shall be requested to configure their operating schedules around the MetroLink schedule to the extent reasonably feasible.	Project proponent	After construction	Document compliance with City
MM-AQ-20 All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.	Project proponent	After construction	Document compliance with City
MM-AQ-21 All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.	Project proponent	After construction	Document compliance with City
MM-AQ-22 All residential, commercial, and industrial structures shall be required to incorporate light colored roofing materials.	Project proponent	After construction	Document compliance with City
MM-AQ-23 Prior to approval of future development projects within the project area, the City of Fontana shall conduct project-level environmental review to determine potential vehicle emission impacts associated with the project(s). Mitigation measures shall be developed for each project as it is considered to mitigate potentially significant impacts to the extent feasible. Potential mitigation measures may require that facilities with over 250 employees (full or part-time employees at a worksite for a consecutive six-month period calculated as a monthly average), as required by the Air Quality Management Plan, implement Transportation Demand Management (TDM) programs.	City of Fontana	Before construction	Annual General Plan Status Report

Table 2-2 Mitigation Monitoring and Reporting Program Guidance and Performance Standards

Mitigation Measure	Responsible Party	Implementation Timing	Reporting Requirements
MM-AQ-24 New warehouse facilities or distribution centers that generate a minimum of 100 truck trips per day, or 40 truck trips with transport refrigeration units (TRUs) per day, or TRU operations exceeding 300 hours per week shall not be located closer than 1,000 feet from any existing or proposed sensitive land use such as residential, a hospital, medical offices, day care facilities, and/or fire stations (pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook), unless the increase in health risk for such sensitive receptors due to an individual project is shown to be less than the South Coast Air Quality Management District's thresholds of significance (Maximum Incremental Cancer Risk ≥10 in 1 million; Cancer Burden >0.5 excess cancer cases [in areas ≥1 in 1 million]; and Chronic & Acute Hazard Index ≥1.0 [project increment]). With regard to expansions/modifications of existing warehouse facilities or distribution centers, this mitigation measure shall be applied to the resulting incremental net increase in truck trips or TRU operations, and any resulting net increase in health risk impacts, as compared to those existing at the time an expansion/modification project is proposed.	City of Fontana	Before construction	Annual General Plan Status Report
Biological Resources			
MM-BIO-3 The City of Fontana Planning Division shall require that all future project applicants prepare a Biological Assessment in conjunction with a project-level analysis. The Biological Assessment shall include a vegetation map of the proposed project area, analysis of the impacts associated with plant and animal species and habitats, and conduct habitat evaluations for burrowing owl, Delhi Sands flower-loving fly, San Diego pocket mouse, western mastiff bat, western yellow bat, and San Diego desert woodrat. If any of these special status species are determined to be present, then coordination with the U.S. Fish and Wildlife Service and/or California Department of Fish and Game shall be concluded to determine what, if any, permits or clearances are required prior to development Each project-level Biological Assessment shall include an analysis of potential impacts to rare plants and rare natural communities in accordance with the California Department of Fish and Game's November 2009 guidance for Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. For those projects located in the Delhi Sands flower-loving fly Recovery Unit, the project-level Biological Assessment shall include focused surveys. The Biological Assessment shall prescribe actions necessary to mitigate the impacts identified for a particular project. Such actions shall include either avoidance of a sensitive resource, or payment of in-lieu fees that shall be used to purchase off-site replacement habitat. In instances where transplantation/relocation, off-site preservation, or fee payment is selected, habitat mitigation ratios shall be a minimum of 1:1, unless a greater ratio is required by a state or federal wildlife agency. The requirements of the Biological Assessment shall be a condition of approval of the individual development project.	Project proponent	Before construction	Submit Biological Assessment to City for approval
MM-BIO-4 Prior to any ground disturbance, trees scheduled for removal shall be evaluated by a City-approved biologist for roosting bats. If a roost is present the biologist will develop a plan to minimize impacts to the bats to the greatest extent feasible.	Project proponent	Before construction	Document compliance with City
MM-BIO-5 The City shall encourage the preservation of natural habitat in conjunction with private or public development projects.	City of Fontana	Before construction	Annual General Plan Status Report
MM-BIO-6 Mitigation shall be provided for removal of any natural habitat, including restoration of degraded habitat of the same type, creation of new or extension of existing habitat of the same type, financial contribution to a habitat conservation fund administered by a Federal, State, or local government agency, or by a non-profit agency conservancy.	Project proponent	Before construction	Document compliance with City
MM-BIO-7 Local CEQA procedures shall be applied to identify potential impacts to rare, threatened and endangered species.	City of Fontana	Before construction	Annual General Plan Status Report
MM-BIO-8 Evidence of satisfactory compliance shall be provided by Project Applicant with any required State and/or Federal permits, prior to issuance of grading permits for individual projects.	Project proponent	Before construction	Document compliance with City
MM-BIO-9 Any development that results in the potential take or substantial loss of occupied habitat for any threatened or endangered species shall conduct formal consultation with the appropriate regulatory agency and shall implement required mitigation pursuant to applicable protocols. Consultation shall be on a project-by-project basis and measures shall be negotiated independently for each development project.	Project proponent	Before construction	Document compliance with City
MM-BIO-10 For future development proposals that could potentially affect jurisdictional drainages or wetlands (to be determined by the City of Fontana Planning Division), the project applicant shall prepare a jurisdictional delineation to determine the extent of jurisdictional area, if any, as part of the regulatory permitting process.	Project proponent	Before construction	Document compliance with City

Table 2-2 Mitigation Monitoring and Reporting Program Guidance and Performance Standards

Mitigation Measure	Responsible Party	Implementation Timing	Reporting Requirements
Cultural Resources			
MM-CUL-1 A qualified archaeologist shall perform the following tasks, prior to construction activities within project boundaries: • Subsequent to a preliminary City review, if evidence suggests the potential for historic resources, a field survey for historical resources within portions of the project site not previously surveyed for cultural resources shall be conducted. • Subsequent to a preliminary City review, if evidence suggests the potential for historic resources, the San Bernardino County Archives shall be contacted for information on historical property records. • Subsequent to a preliminary City review, if evidence suggests the potential for sacred land resources, the Native American Heritage Commission shall be contacted for information regarding sacred lands. • All historical resources within the project site, including archaeological and historic resources older than 50 years, shall be inventoried using appropriate State record forms and guidelines followed according to the California Office of Historic Preservation's handbook "Instructions for Recording Historical Resources." The archaeologist shall then submit two (2) copies of the completed forms to the San Bernardino County Archaeological Information Center for the assignment of trinomials. • The significance and integrity of all historical resources within the project site shall be evaluated, using criteria established in the CEQA Guidelines for important archaeological resources and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places. • Mitigation measures shall be proposed and conditions of approval (if a local government action) recommended to eliminate adverse project effects on significant, important, and unique historical resources, following appropriate CEQA and/or National Historic Preservation Act's Section 106 guidelines. • A technical resources management report shall be prepared, documenting the inventory, evaluation, and proposed mitigation of resources within the project site, following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, Preservation Planning Bulletin 4(a), December 1989. One copy of the completed report, with original illustrations, shall be submitted to the San Bernardino County Archaeological Information Center for permanent archiving. • If human remains are encountered on the project site, the San Bernardino County Coroner's Office shall be contacted within 24 hours of the find, and all work shall be halted until a clearance is given by that office and any other involved agencies. • All resources and data collected within the project site shall be permanently curated at an appropriate repository within the County.	Project proponent	Before construction	Document compliance with City
MM-CUL-2 If any prehistoric archaeological resources are encountered before or during grading, the developer shall retain a qualified archaeologist to monitor construction activities and to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Fontana shall: • Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value. • Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities at a theme or focal point. • Pursue educating the public about the area's archaeological heritage. • Proposal mitigation measures and recommend conditions of approval (if a local government action) to eliminate adverse project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines. • Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.	Project proponent	Before, during, and after construction	Document compliance with City
MM-CUL-3 Where consistent with applicable local, State and federal law and deemed appropriate by the City, future site-specific development projects shall consider the following: In the event Native American cultural resources are discovered during construction for future development, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this period; • Initiate consultation between the appropriate Native American tribal entity (as determined by a qualified archaeologist meeting Secretary of Interior standards) and the City/project applicant; Transfer cultural resources investigations to the appropriate Native American entity (as determined by a qualified archaeologist meeting Secretary of Interior standards) as soon as possible; Utilize a Native American Monitor from the appropriate Native American entity (as determined by a qualified archaeologist meeting Secretary of Interior standards) where deemed appropriate or required by the City, during initial ground disturbing activities, cultural resource surveys. and/or cultural resource excavations.	Project proponent	During construction	Document compliance with City

Table 2-2 Mitigation Monitoring and Reporting Program Guidance and Performance Standards

Mitigation Measure	Responsible Party	Implementation Timing	Reporting Requirements
MM-CUL-4 A qualified paleontologist shall conduct a pre-construction field survey of any project site within the Specific Plan Update area that is underlain by older alluvium. The paleontologist shall submit a report of findings that provides specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate.	Project proponent	Before construction	Submit Paleontological Survey Report to City for approval
MM-CUL-5 Should mitigation monitoring of paleontological resources be recommended for a specific project within the project site, the program shall include, but not be limited to, the following measures: • Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities. • Should fossils be found within an area being cleared or graded, earth-disturbing activities shall be diverted elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor shalt immediately divert construction and notify the monitor of the find. • All recovered fossils shall be prepared, identified, and curated for documentation in the summary report and transferred to an appropriate depository (i.e., San Bernardino County Museum). A summary report shall be submitted to City of Fontana. Collected specimens shall be transferred with copy of report to San Bernardino County Museum.	Project proponent	Before, during, and after construction	Document compliance with City
Greenhouse Gas Emissions			
MM-GHG-1 Prior to the issuance of building permits, future development projects shall demonstrate the incorporation of project design features that achieve a minimum of 28.5 percent reduction in GHG emissions from non-mobile sources as compared to business as usual conditions. With regard to expansions/modifications of existing facilities, this mitigation measure shall be applied to the resulting incremental net increase in enclosed floor area. Future projects shall include, but not be limited to, the following list of potential design features (which include measures for reducing GHG emissions related to Transportation and Motor Vehicles). *Energy Efficiency* • Design buildings to be energy efficient and exceed Title 24 requirements by at least 5 percent. • Install efficient lighting and lighting control systems. Site and design building to take advantage of daylight. • Use trees, landscaping and sun screens on west and south exterior building walls to reduce energy use. Install light colored "cool" roofs and cool pavements. • Provide information on energy management services for large energy users. • Install energy efficient heating and cooling systems, appliances and equipment, and control systems (e.g., minimum of Energy Star rated equipment). • Implement design features to increase the efficiency of the building envelope (i.e., the barrier between conditioned and unconditioned spaces). • Install light emitting diodes (LEDs) for traffic, street and other outdoor lighting. • Limit the hours of operation of outdoor lighting. *Renewable Energy* • Install solar panels on carports and over parking areas. Ensure all industrial buildings are designed to have "solar ready" roofs. • Use combined heat and power in appropriate applications. *Water Conservation and Efficiency* • Create water-efficient landscapes with a preference for a xeriscape landscape palette. • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Design buildings to be water-efficient. Install water-efficient fixtures and appliances (e.g., EPA WaterSense labeled products). • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. • Restrict the use of water for cleaning outdoor surfaces and vehicles. • Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site). • Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project. • Provide education about water conservation and available programs and incentives.	Project proponent	Before construction	Document compliance with City

Table 2-2 Mitigation Monitoring and Reporting Program Guidance and Performance Standards

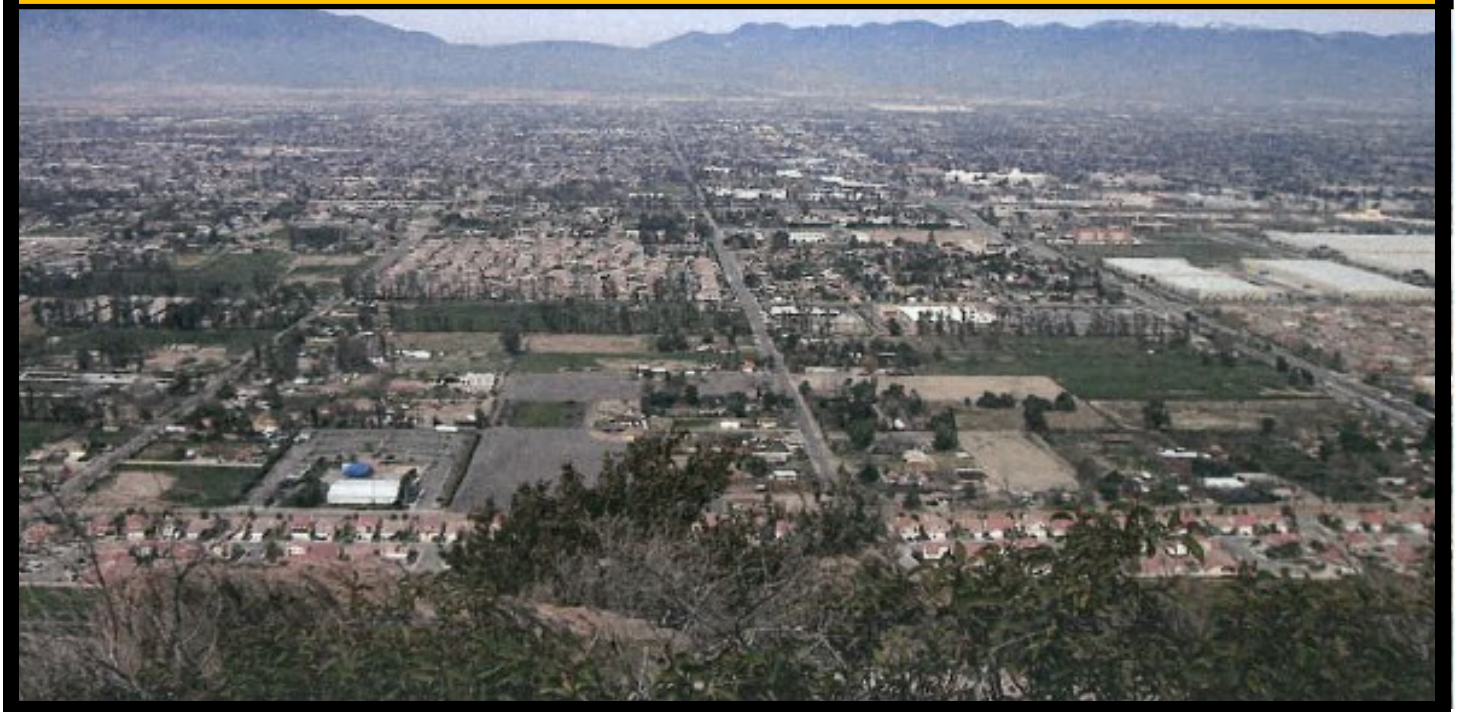
Mitigation Measure	Responsible Party	Implementation Timing	Reporting Requirements
Solid Waste Measures • Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). • Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. • Provide education and publicity about reducing waste and available recycling services. *Transportation and Motor Vehicles* • Limit idling time for commercial vehicles, including delivery and construction vehicles. • Promote ride sharing programs (e.g., by designating certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides). • Create local "light vehicle" networks, such as neighborhood electric vehicle (NEV) systems. • Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations). • Promote "least polluting" ways to connect people and goods to their destinations. • Incorporate bicycle lanes and routes into street systems, new subdivisions, and large developments. • Incorporate bicycle-friendly intersections into street design. • For commercial projects, provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. For large employers, provide facilities that encourage bicycle commuting (e.g., locked bicycle storage or covered or indoor bicycle parking). • Create bicycle lanes and walking paths directed to the location of schools, parks, and other destination points.			
Hazards and Hazardous Materials			
MM-HAZ-1 The City shall require that new proposed facilities involved in the production, use, storage, transport or disposal of hazardous materials be located a safe distance from land uses that may be adversely impacted by such activities. Conversely, new sensitive facilities, such as schools, child-care centers, and senior enters, shall not to be located near existing sites that use, store, or generate hazardous materials.	City of Fontana	Before construction	Annual General Plan Status Report
MM-HAZ-2 The City shall assure the continued response and capability of the San Bernardino County Fire Department/Fontana Fire Protection District to handle hazardous materials incidents in the City and along the sections of freeways that extend across the City.	City of Fontana	Before construction	Annual General Plan Status Report
MM-HAZ-3 The City shall require all businesses that handle hazardous materials above the reportable quantity to submit an inventory of the hazardous materials that they manage to the San Bernardino County Fire Department - Hazardous Materials Division in coordination with the Fontana Fire Protection District.	City of Fontana	Before construction	Annual General Plan Status Report
MM-HAZ-4 The City shall identify roadways along which hazardous materials are routinely transported. If essential facilities, such as schools, hospitals, child care centers or other facilities with special evacuation needs are located along these routes, identify emergency response plans that these facilities can implement in the event of an unauthorized release of hazardous materials in their area.	City of Fontana	Before construction	Annual General Plan Status Report
MM-HAZ-5 A Phase I Site Assessment shall be prepared in accordance with American Society of Testing and Materials Standards and Standards for Practice for All Appropriate Inquiries prior to issuance of a Grading Permit for future development. The Phase I Environmental Site Assessment shall investigate the potential for site contamination, and will identify Specific Recognized Environmental Conditions (i.e., asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc.) that may require remedial activities prior to land acquisition or construction.	Project proponent	Before construction	Submit Phase I Site Assessment to City for approval

Table 2-2 Mitigation Monitoring and Reporting Program Guidance and Performance Standards

Mitigation Measure	Responsible Party	Implementation Timing	Reporting Requirements
Noise			
MM-NOI-1 Prior to issuance of a grading permit, a developer shall contract for a site-specific noise study for the parcel. The noise study shall be performed by an acoustic consultant experienced in such studies and the consultant's qualifications and methodology to be used in the study must be presented to City staff for consideration. The site-specific acoustic study shall specifically identify potential noise impacts upon any proposed sensitive uses (addressing General Plan buildout conditions), as well as potential project impacts upon off-site sensitive uses due to construction, stationary and mobile noise sources. Mitigation for mobile noise impacts, where identified as significant, shall consider facility siting and truck routes such that project-related truck traffic utilizes existing established truck routes. Mitigation shall be required if noise levels exceed 65 dBA, as identified in Section 30-182 of the City's Municipal Code.	Project proponent	Before and during construction	Submit Noise Study to City for approval
MM-NOI-2 To reduce impacts related to heavy construction equipment moving and operating on site during project construction, grading, demolition, and paving prior to issuance of grading permits, the applicant shall ensure that the following procedures are followed: • Construction equipment, fixed or mobile, shall be properly outfitted and maintained with feasible noise-reduction devices to minimize construction generated noise. • Laydown and construction vehicle staging areas shall be located away from noise sensitive land uses if feasible. • Stationary noise sources such as generators shall be located away from noise sensitive land uses, if feasible. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent 24 hours a day to report noise and other nuisance-related issues, if necessary. The point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust after hours, on weekends, and on holidays. In the event that the City of Fontana receives a pattern of noise complaints, appropriate corrective actions shall be implemented, such as on site noise monitoring during construction activities, and a report of the action shall be provided to the reporting party.	Project proponent	Before and during construction	Document compliance with City
Transportation			
MM-TRA-2 Prior to the issuance of building permits, the project applicant shall participate in the City of Fontana's Development Impact Fee (DIF) program by paying the requisite DIF fee at the time of the building permit. The Measure I fee program relies upon local jurisdictions to implement mitigation programs by collecting fees for regional improvements; however, the San Bernardino County Transportation Authority (SBCTA) does not dictate how individual jurisdictions allocate their costs for regional improvements to new development. Instead, each jurisdiction, including the City of Fontana, is required to develop its own schedule of fees and implementation programs (often through a capital improvement program (CIP)) that can demonstrate achievement of contribution levels set in the Nexus Study for each jurisdiction. The Nexus study is based on having each jurisdiction subject to the Nexus Study fund its share of needed regional improvements by developing the facilities within its own jurisdiction. The Nexus Study does not rely on the exchange of impact fees between jurisdictions as a means of mitigating impacts of development occurring within one jurisdiction on the regional transportation facilities of another jurisdiction. As a result, there is no allocation of arterial improvement costs to jurisdictions outside the jurisdiction in which proposed development project is located. Impacts of development throughout the region addressed in the Nexus Study are instead mitigated by requiring each jurisdiction to be responsible for needed arterial improvements within its own jurisdiction, including the share of improvements in traffic generated in other jurisdictions. Thus, as development occurs within the various jurisdictions subject to Nexus Study fees, all of the regional improvements included within the Nexus Study throughout the County of San Bernardino will eventually be built.	Project proponent	Before construction	Document compliance with City
MM-TRA-3 Prior to issuance of a grading permit, applicants for future development associated with proposed projects shall prepare site-specific traffic studies, to the satisfaction of the City's Engineering Department. As determined by these subsequent traffic studies, traffic improvements identified as mitigation measures shall be implemented as a condition of the approved future development project, either through direct construction by the project applicant and/or through development impact fees.	Project proponent	Before construction	Submit Traffic Study to City for approval
MM-TRA-4 The City of Fontana shall perform monitoring of traffic generation and phasing of development within the project area to defer or eliminate identified improvements due to potential circulation impact changes or reduced land use intensities. This monitoring shall be achieved through project-specific traffic studies tied to future development within the General Plan Update area with land use in excess of 100,000 square feet of non-residential land use.	City of Fontana	Before construction	Annual General Plan Status Report

Environmental Justice

APPENDIX SIX



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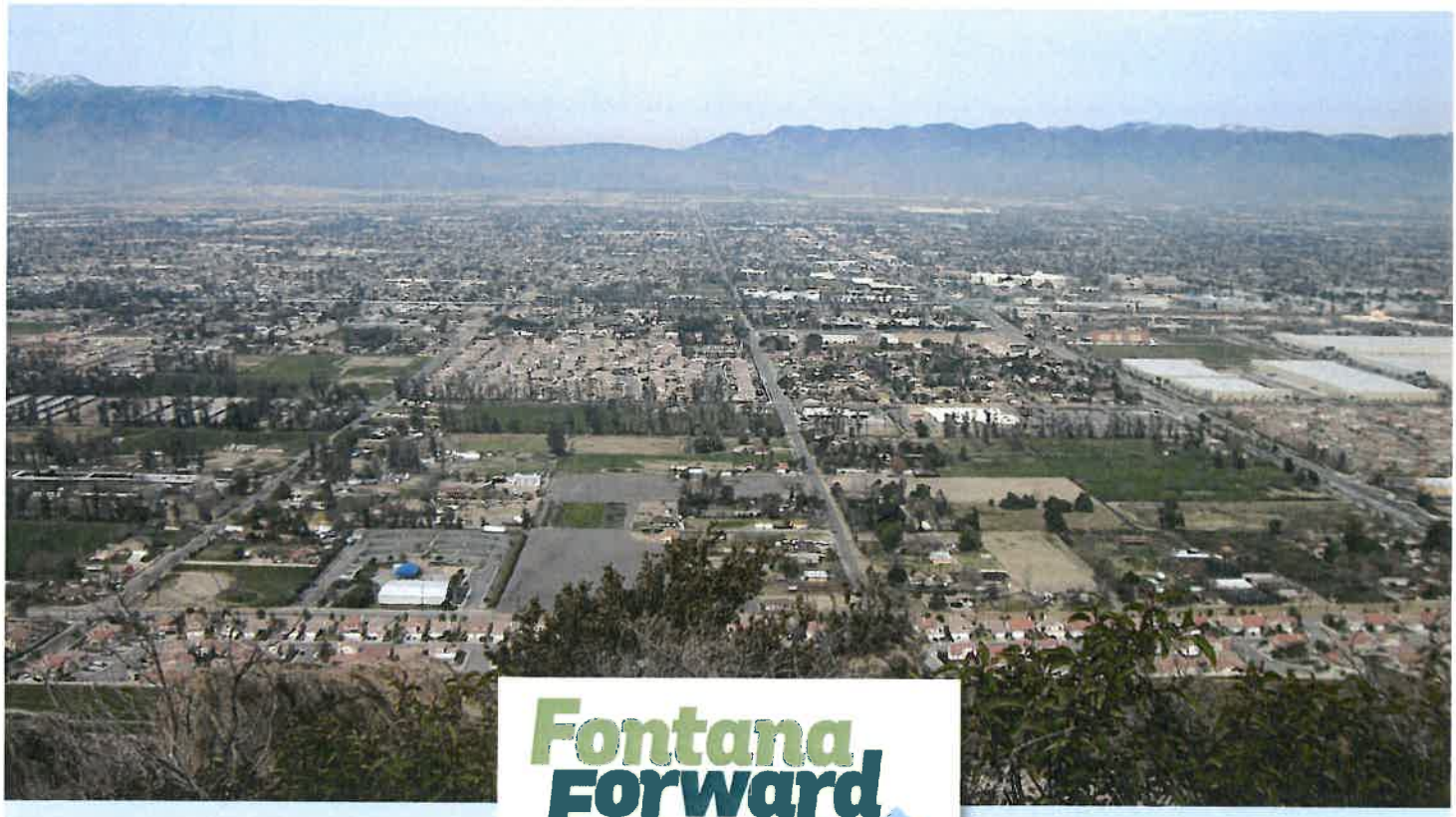

Fontana Forward
FONTANA GENERAL PLAN UPDATE 2015-2035

Fontana Forward

General Plan Update 2015 - 2035

Appendix Six Environmental Justice

CITY OF FONTANA, CALIFORNIA | 2018

Approved and Adopted by City Council November 13, 2018
Updated: July 25, 2023

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Environmental Justice

Senate Bill 1000 was adopted June 24, 2016 and requires inclusion of Environmental Justice principles in updated General Plans beginning January 1, 2018. This Bill requires both cities and counties that have disadvantaged communities to incorporate Environmental Justice policies into their general plans, either in a separate Environmental Justice element or by integrating related goals, policies, and objectives throughout the other elements.

The updated State General Plan Guidelines included a chapter on Environmental Justice based on the requirements of SB 1000 that provides guidance to agencies implementing the new Environmental Justice requirements during the updating of General Plans. The City followed the guidance provided in the General Plan Guidelines and California Government Code 65302[h][1] and incorporated environmental justice policies into the updated General Plans by integrating related goals, policies, and objectives throughout other elements.

Environmental Justice as defined by California Government Code Section 65040.12[e] "means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies."

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Because the City of Fontana contains multiple disadvantaged communities as defined by SB 1000, the City of Fontana has incorporated environmental justice principles as part of its General Plan Update process not only in the written text of the General Plan Update but also during the planning process by engaging the community in a series of public meetings, workshops, social media campaigns, project website, neighborhood open houses, a public opinion survey, and a Visioning Forum. Environmental justice background related to population, demographics, household makeup, household median income, education and existing zoning are identified in the General Plan Update Background Report, which is an integral part of the plan, and Environmental Justice goals, policies, and actions are contained in several General Plan Elements as provided for in SB 1000 and illustrated below.

ENVIRONMENTAL JUSTICE ISSUES	
GOVERNMENT CODE SECTION 65302(H)(1) ENVIRONMENTAL JUSTICE ISSUES	**WHERE ENVIRONMENTAL JUSTICE ISSUES ADDRESSED IN FONTANA GENERAL PLAN CHAPTER / ELEMENT**
(A) Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.	6. Health and Wellness
(B) Identify objectives and policies to promote civil engagement in the public decision making process.	3. Engaging the Fontana Community 16. Stewardship And Implementation
(C) Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.	4. Community and Neighborhoods 5. Housing 7. Open Space, Conservation, Parks and Trails 8. Downtown Area Plan 15. Land Use, Zoning, and Urban Design

During the development process for the updated General Plan the City in partnership with City residents during fall 2015 and winter 2016 developed a vision statement and principles to apply to the outcome of the General Plan updating process. The Fontana Forward Vision and Principles below are in alignment with Environmental Justice principles as described in SB 1000 and the State General Plan Guidelines and help to support the environmental justice goals, policies, and actions found in the updated General Plan.

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Fontana's Vision and Principles

Developing a vision statement is an essential early step in creating and updating a General Plan. Vision statements focus attention on a community's values, sense of identity, and aspirations. The Vision and Principles developed by Fontanans during fall 2015 and winter 2016 express the high expectations that they have for the future. The vision statement tells a story and paints a picture of an ideal future in 2035. Fontanans decided what they want to preserve and what they want to change, articulated their desires and hopes, developed a consensus on an ideal future, and committed themselves to working toward that ideal. The Fontana Forward Vision represents the guiding image for the community as it faces the future.

Fontana's Vision for the Future

In 2035...

Fontana is the Inland Empire's opportunity city. With welcoming neighborhoods, diverse job opportunities and housing choices, excellent parks, and a lively downtown, we are prosperous, safe, healthy, and thriving. Once a pioneer community, an agricultural center, a steeltown, and a bedroom community, Fontana has built its fifth identity as a live-learn-work-play city of opportunity where families, young adults, and older residents can all flourish: Fontana 5.0.

Fontana welcomes everyone and offers a high quality of life. Our housing stock meets the needs of families and individuals at every stage of life and all income levels: in traditional single-family neighborhoods, walkable mixed-use neighborhoods with housing and shops, senior-oriented developments, and a city core that combines revitalized historic neighborhoods with newer townhouses, condos, and apartments. Residents have many in-town options for entertainment and shopping, including locally-owned independent businesses. Excellent school systems and recreational opportunities attract new residents.

Fontana embraces lifelong learning. Our community promotes and supports educational achievement to create a highly qualified work force for 21st-century jobs. Working with our public and private schools and educators, our civic partnership of government, business, nonprofits, human services organizations, and faith-based organizations has made Fontana a leader in educational achievement.

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Our diversified economy has good jobs for Fontana residents, so they can work where they live. We partner with major employers to connect the community to local jobs and encourage employees to live in Fontana. Our business-friendly policies help small businesses and start-ups thrive. Our location on three interstate highways, freight and commuter rail lines, and public transit helps Fontana attract new businesses while continuing to support our health care, services, manufacturing, and logistics industries.

Our system of parks and natural open spaces, community centers, and recreational opportunities is second to none in the Inland Empire. Residents throughout the city have easy access to state-of-the-art facilities and a broad array of athletic and recreational activities in well-maintained parks, as well as trails for nature recreation in protected open spaces. Our park system is fully connected by a network of safe and attractive walking and biking routes for children, youth, and older residents.

Our revitalized downtown is a neighborhood, an arts, culture and entertainment center, and a walkable district of shopping and services. Downtown's renaissance is anchored by new and existing residents who want to live in a walkable center close to amenities, activities, and transportation options.

We take advantage of more transportation choices. We can walk and bike to nearby parks, schools, and stores; use transit and ride sharing; and drive longer distances as needed. Safe, convenient, and comfortable transportation choices connect us to community destinations and contribute to physical health, access to jobs and activities, and better air quality.

We have become one of the healthiest and most sustainable cities in San Bernardino County. We have taken many steps to improve our health indicators, which meet and increasingly surpass state averages. Our local infrastructure is resource-efficient and well-maintained. We work with our water and energy providers to establish the highest possible levels of resource conservation and energy-efficiency.

Fontana 5.0 is a complete and flourishing community of opportunity— with excellent quality of life and city services, high educational achievement and jobs for Fontana residents, transportation choices to connect city destinations, and local entertainment centers. Fontana's opportunities attract new residents, support successful businesses, and encourage empty nesters to stay and their children to settle in their home town.

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Principles to Guide the General Plan and Its Implementation

Pursue high-quality development by making public investments a model of excellent design, and maintain high-quality design standards for new development.

Connect people and places by providing safe and efficient transportation choices, including pedestrian, bicycle, and transit opportunities, along with well-maintained streets, to connect people to city destinations.

Make healthy lifestyles easy and fun by creating policies and physical conditions that promote healthy lifestyles through easy access to physical activity, healthy food, and medical care.

Pursue sustainability and resilience by making resource-efficient choices to conserve water, energy, and materials, improve air quality, and adjust to changing conditions.

Ensure fairness and opportunity for all parts of the city by making every neighborhood a "neighborhood of choice" with excellent infrastructure, services and amenities.

Establish cost-effective best practices and systems to support ongoing city services and infrastructure.

Support business growth and entrepreneurship while protecting environmental resources and quality of life.

Promote transparency through civic engagement to inform the community about the conditions, options, and opportunities to participate in decision making.

Pursue goals through partnerships connecting city government with businesses, institutions, regional agencies, nonprofits, and citizens to accomplish goals.

Prepare students for good jobs by establishing a citywide focus on educational achievement to create a skilled and well-educated workforce.

A. Incorporation of Environmental Justice Principles into the Planning Process

In order to implement the requirements of SB 1000 and incorporate the principles of Environmental Justice in the updated General Plan the City completed the following tasks:

1. Determination of the presence and location of disadvantaged communities

To determine the presence and location of disadvantaged communities, the City first determined where "low-income areas" existed as defined by SB 1000 as "an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093." In the Background Report to the General Plan (Background Report), which is an integral part of the plan even though presented as an appendix, the City analyzed four distinct planning districts throughout the City as well as the Central Sphere of Influence to identify characteristics related to population, demographics, household makeup, household median income, education, land uses, and existing zoning. Pertinent sections of the Background report are repeated here to provide the relevant information related to identification of disadvantaged communities.

> "Disadvantaged communities" means an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation."

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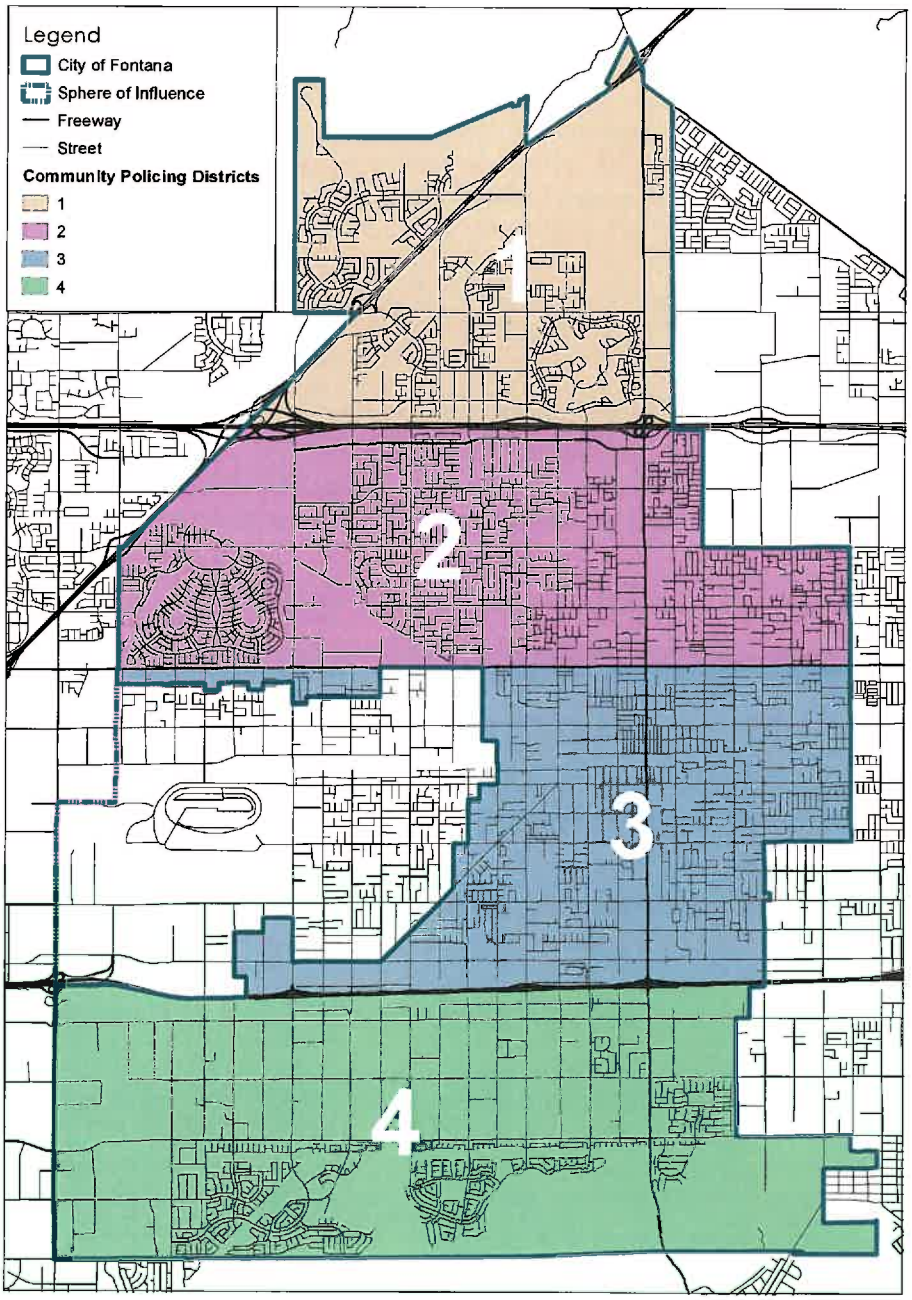
Community Areas/Planning Districts

The police department community policing program divides Fontana into four areas, which are used to determine disadvantaged communities and community outreach zones.

- **Area 1** (all areas north of the 210 freeway) is characterized by inward-focused planned communities and otherwise vacant and fallow land. To the north, the topography becomes hilly and transitions into open space with sparse estates. This area has the newest development and the highest median income and adult educational attainment in the city.
- **Area 2** (from the 210 freeway south to Foothill) has a mix of the planned communities found in Area 1 and the more traditional street grid of downtown found in Area 3. There are few vacant parcels in this area.
- **Area 3** (between Foothill and the 10 freeway) has a rectilinear street grid pattern that contains the downtown core, the civic campus, and some industrial uses to the west near the Sphere of Influence. Area 3 has neighborhoods with the highest residential density in the city. As the oldest part of the city, with the most multifamily housing, Area 3 has the lowest median income and adult educational achievement levels.
- **Area 4** (all areas south of the 10 freeway) contains remnants of Fontana's agricultural past, a significant industrial sector, and planned communities on the edge of the Jurupa Hills.



Community Policing Districts
September 2015
Data source: City of Fontana, Esri 2015

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DISTRICT 1

POPULATION CHARACTERISTICS

	DISTRICT 1	FONTANA
Total population	22,552*	204,950**
Total households	5,662*	48,130**
Total housing units	6,108*	51,857**

DEMOGRAPHIC CHARACTERISTICS

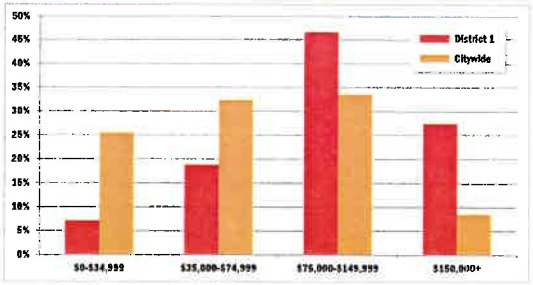
	DISTRICT 1	FONTANA
White	49%	47%
Black	15%	10%
American Indian	1%	1%
Asian	15%	6%
Pacific Islander	0%	0.3%
Some other race	15%	30%
Population reporting two or more races	5%	5%
Total Hispanic population, any race	40%	67%

HOUSEHOLD CHARACTERISTICS

	DISTRICT 1	FONTANA
Average household size	3.8	4.1**
% Family households	89%	87%
Median age	31	29
% Under age 18	28%	25%
% Age 65 or older	5%	6%
Median household income	$102,117*	$61,094**
Average household income	$116,290*	$74,894*
Owner-occupied	88%	68%**
Renter-occupied	13%	32%**
Overall vacancy rate	5%	5%

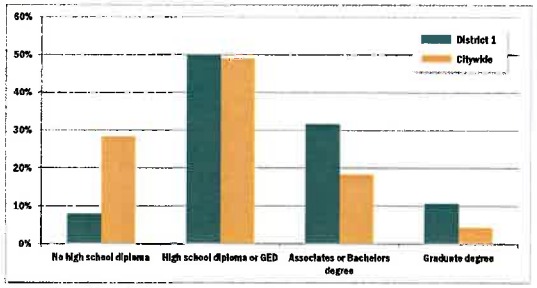
*Source: US Census Bureau American Community Survey 2009-2013 Estimate
**Source: US Census Bureau 2014 Estimate
All other data from: 2010 US Census Profile, ESRI Business Analyst Online

HOUSEHOLD MEDIAN INCOME CHARACTERISTICS



Source: 2009-2013 US Census American Community Survey Estimate

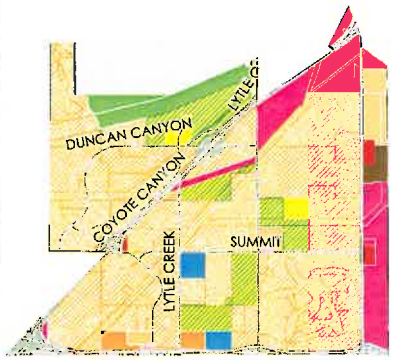
EDUCATIONAL ATTAINMENT (25+ YEARS OF AGE)



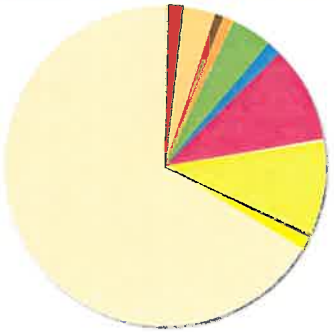
Source: 2009-2013 US Census American Community Survey Estimate

EXISTING ZONING

Source: City of Fontana, as of October 2015



ZONING "LAND BUDGET"



ZONING DISTRICT	AREA (ACRES)	% OF DISTRICT
Community commercial	15	0%
General commercial	86	2%
General industrial	–	0%
Light industrial	–	0%
Medium-density residential	168	3%
Multi-family high density residential	41	1%
Multi-family medium-/high-density residential	–	0%
Multi-family residential	63	1%
Open space—natural	218	4%
Open space—resource	–	0%
Public facility	69	1%
Public utility corridor	1	0%
Regional mixed-use	507	10%
Residential estates	11	0%
Residential planned community	491	9%
Right of way	22	0%
Single-family residential	67	1%
Specific plan	3,455	66%

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DISTRICT 2

POPULATION CHARACTERISTICS

	DISTRICT 2	FONTANA
Total population	70,383*	204,950**
Total households	16,652*	48,130**
Total housing units	17,243*	51,857**

DEMOGRAPHIC CHARACTERISTICS

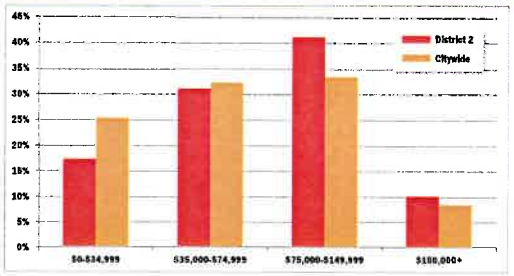
	DISTRICT 2	FONTANA
White	46%	47%
Black	12%	10%
American Indian	1%	1%
Asian	9%	6%
Pacific Islander	0%	0.3%
Some other race	27%	30%
Population reporting two or more races	5%	5%
Total Hispanic population, any race	62%	67%

HOUSEHOLD CHARACTERISTICS

	DISTRICT 2	FONTANA
Average household size	4.0	4.1**
% Family households	89%	87%
Median age	30	29
% Under age 18	26%	25%
% Age 65 or older	6%	6%
Median household income	$76,277*	$61,094**
Average household income	$84,143*	$74,894*
Owner-occupied	79%	68%**
Renter-occupied	21%	32%**
Overall vacancy rate	5%	5%

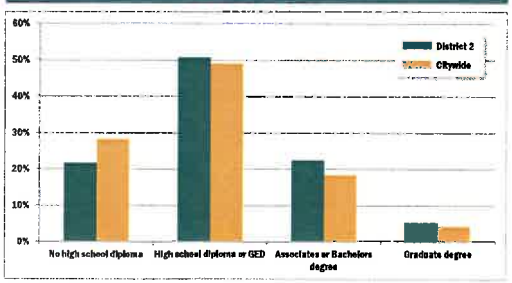
*Source: US Census Bureau American Community Survey 2009-2013 Estimate
**Source: US Census Bureau 2014 Estimate
All other data from: 2010 US Census Profile, ESRI Business Analyst Online

HOUSEHOLD MEDIAN INCOME CHARACTERISTICS



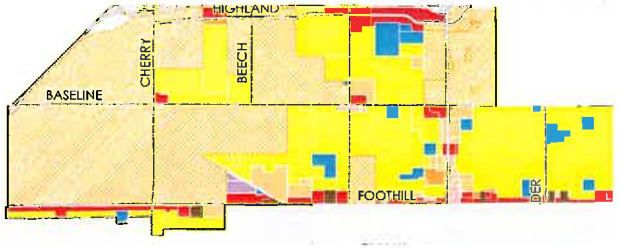
Source: 2009-2013 US Census American Community Survey Estimate

EDUCATIONAL ATTAINMENT (25+ YEARS OF AGE)



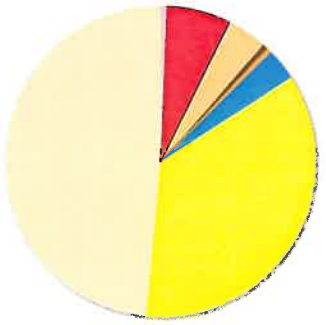
Source: 2009-2013 US Census American Community Survey Estimate

EXISTING ZONING



Source: City of Fontana, as of October 2016

ZONING "LAND BUDGET"



ZONING DISTRICT	AREA (ACRES)	% OF DISTRICT
Community commercial	47	1%
General commercial	468	7%
General industrial	–	0%
Light industrial	27	0%
Medium-density residential	273	4%
Multi-family high-density residential	41	1%
Multi-family medium-/high-density residential	–	0%
Multi-family residential	44	1%
Open space—natural	–	0%
Open space—resource	–	0%
Public facility	237	3%
Public utility corridor	–	0%
Regional mixed-use	–	0%
Residential estates	–	0%
Residential planned community	–	0%
Right of way	–	0%
Single-family residential	2,504	35%
Specific plan	3433	49%

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DISTRICT 3

POPULATION CHARACTERISTICS

	DISTRICT 3	FONTANA
Total population	68,659*	204,950**
Total households	16,868*	48,130**
Total housing units	17,832*	51,857**

DEMOGRAPHIC CHARACTERISTICS

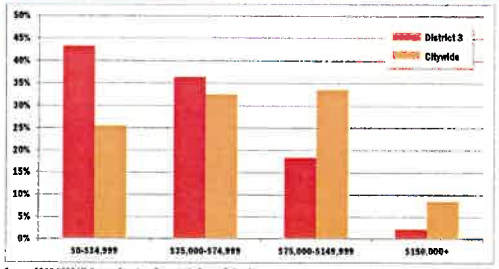
	DISTRICT 3	FONTANA
White	48%	47%
Black	6%	10%
American Indian	1%	1%
Asian	1%	6%
Pacific Islander	0%	0.3%
Some other race	39%	30%
Population reporting two or more races	5%	5%
Total Hispanic population, any race	80%	67%

HOUSEHOLD CHARACTERISTICS

	DISTRICT 3	FONTANA
Average household size	4.0	4.1**
% Family households	82%	87%
Median age	27	29
% Under age 18	28%	25%
% Age 65 or older	7%	6%
Median household income	$40,350*	$61,094**
Average household income	$51,137*	$74,894*
Owner-occupied	47%	68%**
Renter-occupied	53%	32%**
Overall vacancy rate	6%	5%

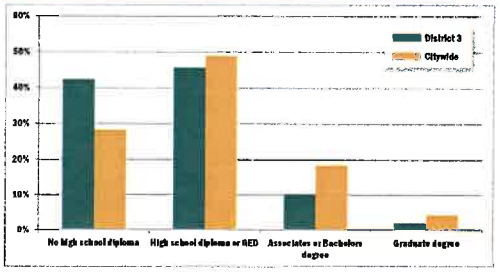
*Source: US Census Bureau American Community Survey 2009-2013 Estimate
**Source: US Census Bureau 2014 Estimate
All other data from: 2010 US Census Profile, ESRI Business Analyst Online

HOUSEHOLD MEDIAN INCOME CHARACTERISTICS



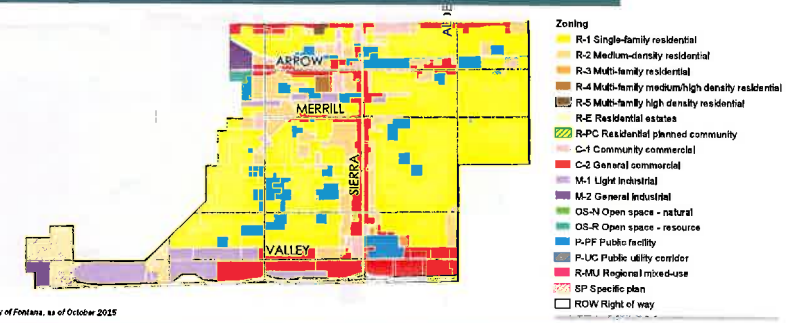
Source: 2009-2013 US Census American Community Survey Estimate

EDUCATIONAL ATTAINMENT (25+ YEARS OF AGE)



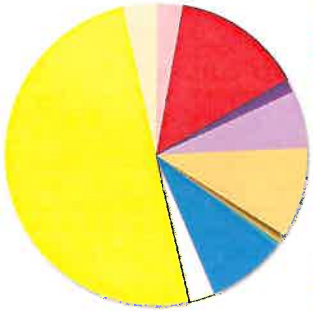
Source: 2009-2013 US Census American Community Survey Estimate

EXISTING ZONING



Source: City of Fontana, as of October 2015

ZONING "LAND BUDGET"



ZONING DISTRICT	AREA (ACRES)	% OF DISTRICT
Community commercial	172	3%
General commercial	794	14%
General industrial	78	1%
Light industrial	358	6%
Medium-density residential	558	10%
Multi-family high-density residential	8	0%
Multi-family medium-/high-density residential	21	0%
Multi-family residential	20	0%
Open space—natural	–	0%
Open space—resource	36	1%
Public facility	477	8%
Public utility corridor	–	0%
Regional mixed-use	2	0%
Residential estates	–	0%
Residential planned community	–	0%
Right of way	159	3%
Single-family residential	2,867	50%
Specific plan	192	3%

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DISTRICT 4

POPULATION CHARACTERISTICS

	DISTRICT 4	FONTANA
Total population	37,485*	204,950**
Total households	9,010*	48,130**
Total housing units	9,569*	51,857**

DEMOGRAPHIC CHARACTERISTICS

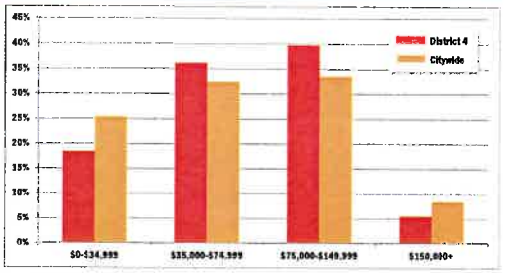
	DISTRICT 4	FONTANA
White	48%	47%
Black	10%	10%
American Indian	1%	1%
Asian	6%	6%
Pacific Islander	0%	0.3%
Some other race	29%	30%
Population reporting two or more races	5%	5%
Total Hispanic population, any race	71%	67%

HOUSEHOLD CHARACTERISTICS

	DISTRICT 4	FONTANA
Average household size	4.1	4.1**
% Family households	88%	87%
Median age	29	29
% Under age 18	28%	25%
% Age 65 or older	5%	6%
Median household income	$40,350*	$61,094**
Average household income	$51,137*	$74,894*
Owner-occupied	77%	68%**
Renter-occupied	23%	32%**
Overall vacancy rate	5%	5%

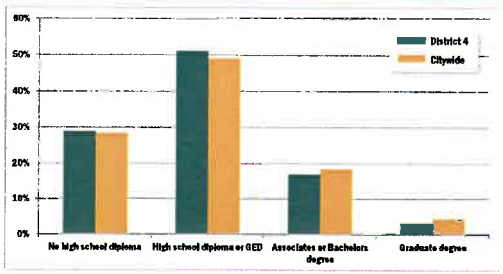
*Source: US Census Bureau American Community Survey 2009-2013 Estimate
**Source: US Census Bureau 2014 Estimate
All other data from: 2010 US Census Profile, ESRI Business Analyst Online

HOUSEHOLD MEDIAN INCOME CHARACTERISTICS



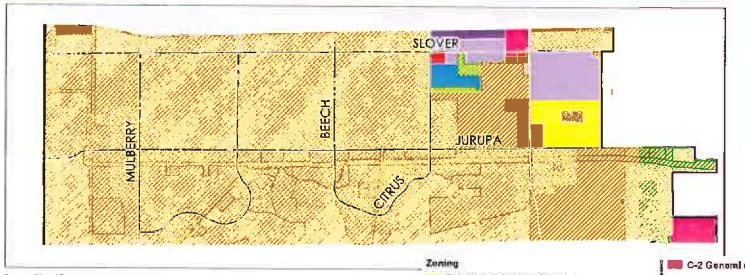
Source: 2009-2013 US Census American Community Survey Estimate

EDUCATIONAL ATTAINMENT (25+ YEARS OF AGE)



Source: 2009-2013 US Census American Community Survey Estimate

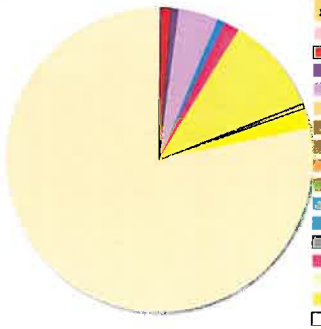
EXISTING ZONING



Source: City of Fontana, as of October 2015

Zoning
- R-1 Single-family residential
- R-2 Medium-density residential
- R-3 Multi-family residential
- R-4 Multi-family medium/high density residential
- R-5 Multi-family high density residential
- R-E Residential estates
- R-PC Residential planned community
- C-1 Community commercial
- C-2 General commercial
- C-2 General commercial
- M-1 Light Industrial
- M-2 General Industrial
- OS-N Open space - natural
- OS-R Open space - resource
- P-PF Public facility
- P-UC Public utility corridor
- R-MU Regional mixed-use
- SP Specific plan
- ROW Right of way

ZONING "LAND BUDGET"



ZONING DISTRICT	AREA (ACRES)	% OF DISTRICT
Community commercial	8	0%
General commercial	111	1%
General industrial	81	1%
Light industrial	355	4%
Medium-density residential	–	0%
Multi-family high density residential	–	0%
Multi-family medium/high density residential	–	0%
Multi-family residential	–	0%
Open space—natural	–	0%
Open space—resource	–	0%
Public facility	98	1%
Public utility corridor	–	0%
Regional mixed-use	132	1%
Residential estates	–	0%
Residential planned community	932	10%
Right of way	55	1%
Single-family residential	197	2%
Specific plan	7,079	78%

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SPHERE OF INFLUENCE

SOI

POPULATION CHARACTERISTICS	S.O.I.	FONTANA
Total population	25,340*	204,950**
Total households	5,106*	48,130**
Total housing units	5,361*	51,857**

DEMOGRAPHIC CHARACTERISTICS	S.O.I.	FONTANA
White	49%	47%
Black	3%	10%
American Indian	1%	1%
Asian	2%	6%
Pacific Islander	0.3%	0.3%
Some other race	40%	30%
Population reporting two or more races	4%	5%
Total Hispanic population, any race	87%	67%

HOUSEHOLD CHARACTERISTICS	S.O.I.	FONTANA
Average household size	4.8	4.1**
% Family households	89%	87%
Median age	27	29
% Under age 18	30%	25%
% Age 65 or older	5%	6%
Median household income	$69,071*	$61,094**
Average household income	$76,267*	$74,894*
Owner-occupied	94%	68%**
Renter-occupied	33%	32%**
Overall vacancy rate	5%	5%

*Source: US Census Bureau American Community Survey 2009-2013 Estimate
**Source: US Census Bureau 2014 Estimate
All other data from 2010 US Census Profile, ESRI Business Analyst Online

HOUSEHOLD MEDIAN INCOME CHARACTERISTICS

Source: 2009-2013 US Census American Community Survey Estimate

EDUCATIONAL ATTAINMENT (25+ YEARS OF AGE)

Source: 2009-2013 US Census American Community Survey Estimate

EXISTING ZONING

Source: City of Fontana as of October 2018

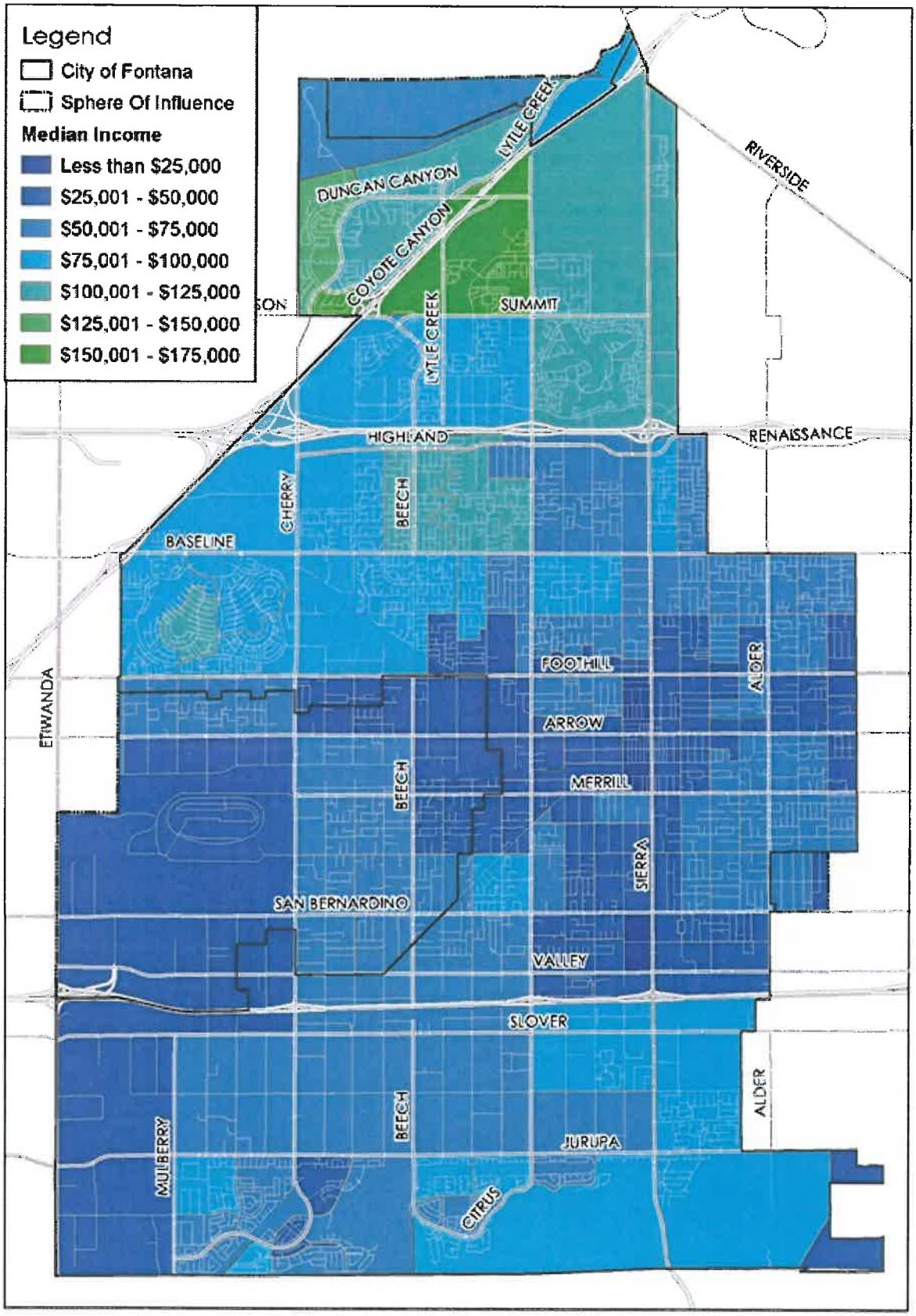
ZONING "LAND BUDGET"

ZONING DISTRICT	AREA (ACRES)	% OF DISTRICT
Community commercial	15	0%
General commercial	87	1%
General industrial	2,666	52%
Light industrial	526	10%
Medium-density residential	–	0%
Multi-family high-density residential	–	0%
Multi-family medium-/high-density residential	–	0%
Multi-family residential	–	0%
Open space—natural	41	1%
Open space—resource	94	2%
Public facility	80	2%
Public utility corridor	–	0%
Regional mixed-use	–	0%
Residential estates	–	0%
Residential planned community	–	0%
Right of way	61	1%
Single-family residential	1,552	30%
Specific plan	–	0%

The City further analyzed where "low-income areas" existed within its borders as described in Chapter 5 Prosperity and Opportunity of the Background Report. The City identified the median household income in the $60,000 to $65,000 range, slightly above the state median income. Using these criteria the City identified areas at or below $50,000 as low-income areas as indicated on the map on page 15.

The City also determined that 16% of all residents live in poverty within the City, the same percentage as the state, but lower than the poverty rate of San Bernardino County at 18.7%. As a result of this analysis and illustrated in the Poverty Map on page 16. The City identified Central Fontana and the Central Sphere of Influence as two of the disadvantaged communities based on the percentage of households living below the poverty line. Central Fontana and the Central Sphere of Influence had an average of 55% of households living below the poverty line. These statistics were based on the 2013 U.S. Census American Community Survey estimates.

The City further analyzed where disadvantaged communities are located based on the SB 1000 standard of areas with household incomes at or below 80% of the statewide median income. These areas are depicted on the map on page 17.



Median Income
October, 2015
Data source: US Census 2013 ACS Estimate

0 2,500 5,000 10,000
Scale 1:75,000 Feet

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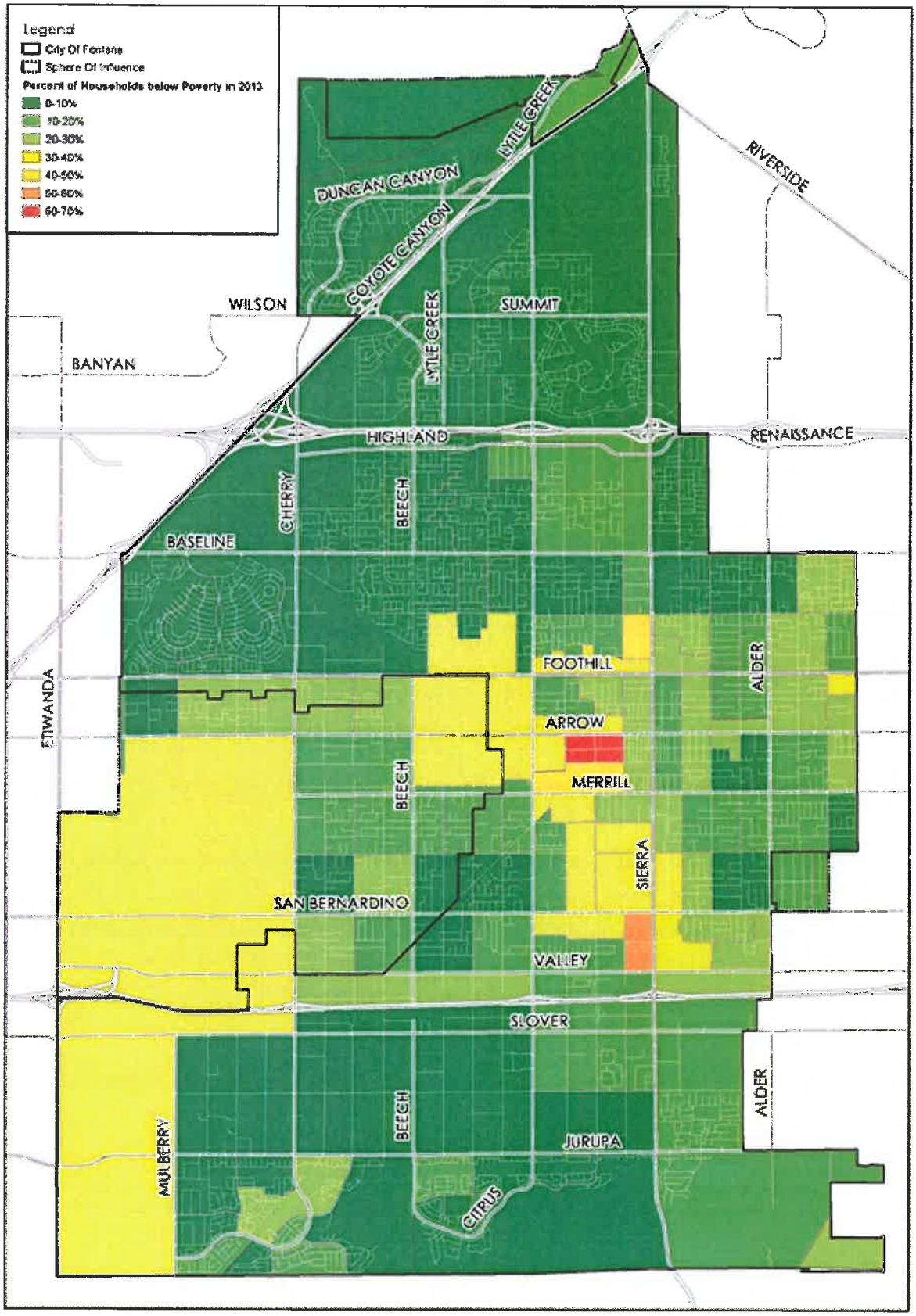

Poverty
October, 2015
Data source: US Census 2013 ACS Estimate

0 2,500 5,000 10,000
Scale 1:75,000 Feet

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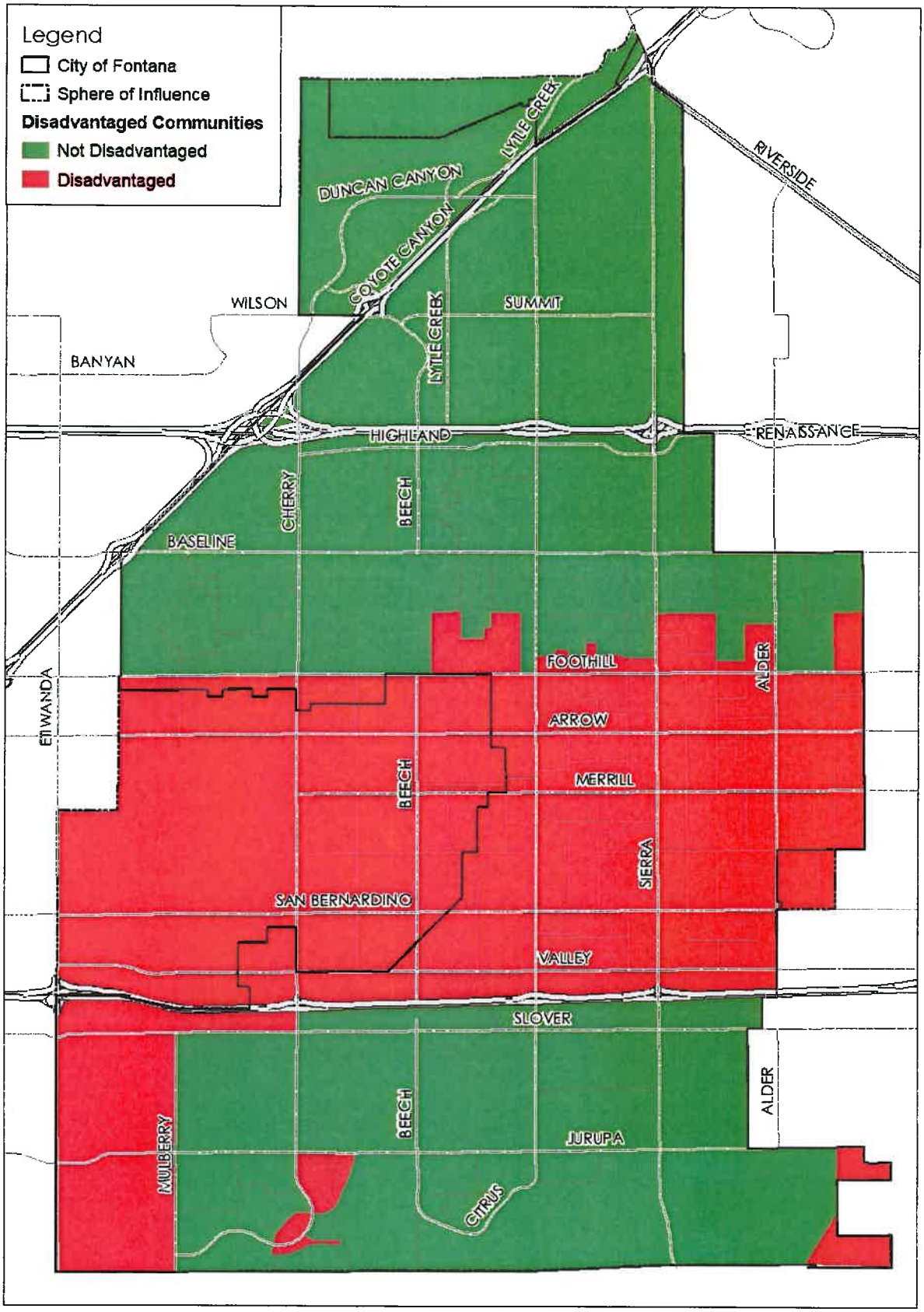

Disadvantaged Communities Based on Median Income
October 2018
Data source: US Census 2013 ACS Estimate

0 2,500 5,000 10,000
Scale 1:75,000 Feet

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2. Determination of where disproportionate pollution burdens are located with respect to disadvantaged communities.

The City analyzed health and wellness issues as part of its effort to identify communities that were disproportionately impacted by certain health conditions, as described in Chapter 4 of the Background Report. The table on page 19 provides health data by ZIP code and includes comparisons to the City as a whole, the county, and the state. The data comes from the Ask CHIS Neighborhood Edition, which provides health estimates at the local level through the California Health Interview Survey (CHIS) and the UCLA Center for Health Policy Research. Fontana health conditions that indicate worse outcomes than in San Bernardino County and California as a whole include child asthma; adult diabetes; adult food insecurity; fair or poor health in both children and adults; adult obesity; and overweight in children and teens. In general, health conditions are worse in central Fontana than in the north or the south. The northern part of Fontana tends to be more affluent, and health status is often tied to income levels. However, the data on page 19 indicates that this may not always be the case. For example, reported adult diabetes levels are lower in central Fontana than in the northern and southern parts of the city. This could also result from under diagnosis because of less access to health care in Central Fontana and the City's Central Sphere of Influence.

The City mapped and evaluated potential sources of localized pollution by identifying the location of light and heavy industrial land uses. As indicated on the Current Land Use map on page 21, industrialized land uses tend to be concentrated in the southwestern and a portion of the southeastern areas within the City. Commercial land uses tend to be located along Sierra Avenue and Foothill Boulevard in the central portion of the City.

The City also evaluated traffic volumes as a surrogate measure of excess pollution burden on disadvantaged communities due to the localized health effects from automobile and truck emissions. Traffic volumes are measured in Average Daily Trips and are indicated on the Average Daily Trip (ADT) map below. As shown on the map on page 22, ADT traffic volumes on City streets generally range from 1,000 to 35,000 ADT with the highest volumes occurring on major highways that carry traffic to and from the I-10, I-15, and SR-210 freeways. Sierra Avenue, just north of I-10 (between I-10 and Valley Boulevard) carries the most traffic of any single local roadway segment in the City at approximately 52,000 ADT. Sierra Avenue, Citrus Avenue, Cherry Avenue, and Etiwanda Avenue are the heaviest traveled roadways, and each have segments that carry volumes between 30,000 and 35,000 ADT. North of Valley Boulevard, Sierra Avenue drops to approximately 31,000 ADT. Freeway

COMPARISON OF HEALTH CONDITIONS IN FONTANA, SAN BERNARDINO COUNTY, AND THE STATE OF CALIFORNIA

	FONTANA					
CONDITION	92335 (CENTRAL AND S.O.I.)	92336 (NORTH OF FOOTHILL	92337 (SOUTH OF I-10)	CITYWIDE	SAN BERNARDINO COUNTY	CALIFORNIA
Asthma (children)	16.6%	18.4%	17.7%	17.7%	17.6%	15.4%
Asthma (adults)	10.8%	13.3%	14.5%	12.2%	13.6%	13.7%
Diabetes (adults)	12.4%	14.4%	15.5%	13.1%	10.3%	8.4%
Food Insecurity (adults)	22.8%	11.6%	14.0%	15.5%	11.3%	8.4%
Fair or poor health (children)	4.2%	3.1%	2.6%	3.2%	2.8%	6.0%
Fair or poor health (adults)	31.5%	24.5%	21.5%	26.0%	22.2%	17.9%
Heart Disease (adults)	5.4%	4.8%	4.7%	5.1%	6.5%	6.3%
Serious psychological distress (adults)	7.6%	7.0%	6.2%	7.1%	7.6%	7.9%
Obesity (adults)	40.0%	32.4%	36.9%	35.5%	32.7%	24.8%
Overweight for age (2-11 yrs)	24.4%	16.7%	18.2%	19.6%	16.3%	13.6%
Overweight for age (12-17 yrs)	42.5%	36.1%	37.7%	38.1%	34.7%	32.4%
Regular physical (5-17 yrs)	20.0%	21.2%	22.3%	21.2%	23.2%	20.8%
Walked at least 150 minutes (adults)	28.1%	29.0%	27.9%	28.6%	28.1%	33.3%
Less than high school (adults)	39.4%	18.1%	27.3%	27.0%	21.6%	18.7%
English only (adults)	27.9%	50.3%	36.3%	40.8%	59.0%	56.9%
Children living in poverty (0-17 years)	31.4%	12.2%	14.2%	20.3%	23.8%	20.9%
Adults living in poverty (adults)	19.5%	7.7%	9.3%	12.3%	14.5%	13.0%
Not working (adults)	46.7%	39.0%	42.4%	42.3%	46.1%	42.5%
Working (adults)	53.2%	61.0%	57.5%	57.6%	53.0%	57.0%

Sources: AskCHIS Neighborhood Edition, launched in 2014. All health estimates in AskCHIS Neighborhood Edition are based on data from the 2011-2012 California Health Interview Survey. All socio-demographic indicators come from the 2008-2012 American Community Survey (ACS) 5 year summary tables. Data retrieved June 30, 2015, at http://askchisne.ucla.edu/ask/_layouts/ne/dashboard.aspx#/

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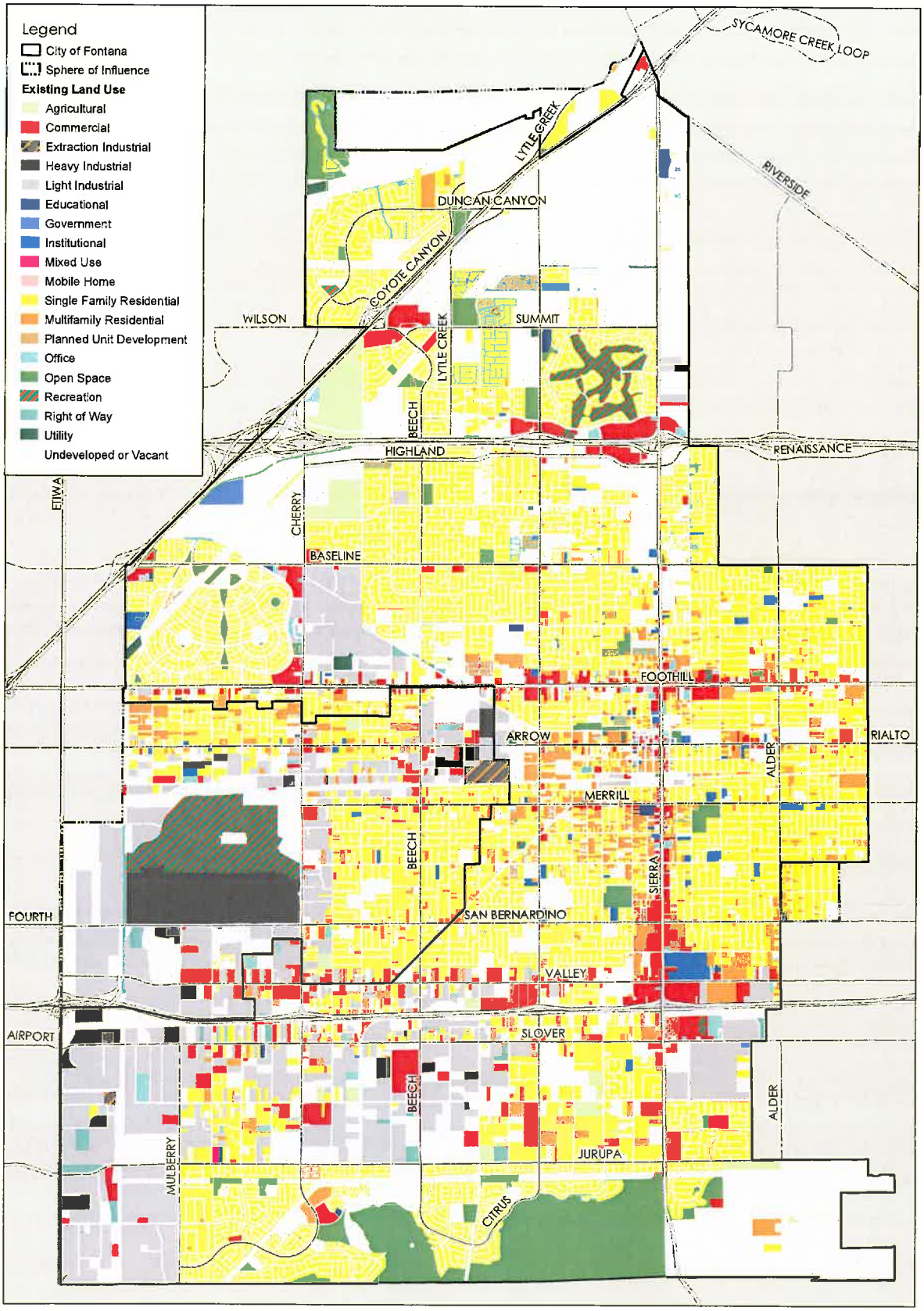
traffic volumes are highest on I-10, which carries over 200,000 ADT through the City and 250,000 ADT in the western portion of the City and the City of Ontario.

A comprehensive database search of businesses that are registered with federal, state, and local agencies that handle hazardous materials or wastes as well as listings of uncontrolled hazardous waste disposal sites in Fontana and the surrounding area (see Environmental Data Resources Fontana Forward Report) was conducted as part of the research to support the Background Report and Environmental Impact Report that evaluated potential environmental impacts from implementation of the General Plan goals, policies, and actions. No hazardous waste treatment or disposal facilities, uncontrolled hazardous waste sites, or solid waste handling facilities are located in Fontana. Business that handle hazardous materials or wastes are located throughout the commercial and industrial areas of Fontana and there is no concentration of these businesses in disadvantaged communities within Fontana.

Based on this information, the City concluded that the areas of concern for disadvantaged communities that could be experiencing disproportionate pollution burdens are located in Central Fontana, and immediately north of Interstate 10. This is due to the concentration of commercial land uses and high traffic volumes on Sierra Avenue which results in localized concentrations of air pollutants and the emission of air pollutants from vehicles traveling on this interstate highway.

The City consulted the California Office of Environmental Health Hazard Assessment (OEHHA) CalEnviroScreen website to compare the results of the City's determination of disadvantaged communities excessively burdened by pollution. The maps available on the CalEnviroScreen Website support the City's determination that Central Fontana, the Central Sphere of Influence, and the area immediately north of Interstate 10 are locations where disadvantaged communities with excessive pollution burden are located. The map on page 23 shows the results of the CalEnviroScreen scoring of disadvantaged communities with excess pollution burden in Fontana.



Current Land Use
April, 2016
Data source: San Bernardino County, 2015

0 2,500 5,000 10,000
Scale 1:75,000 Feet

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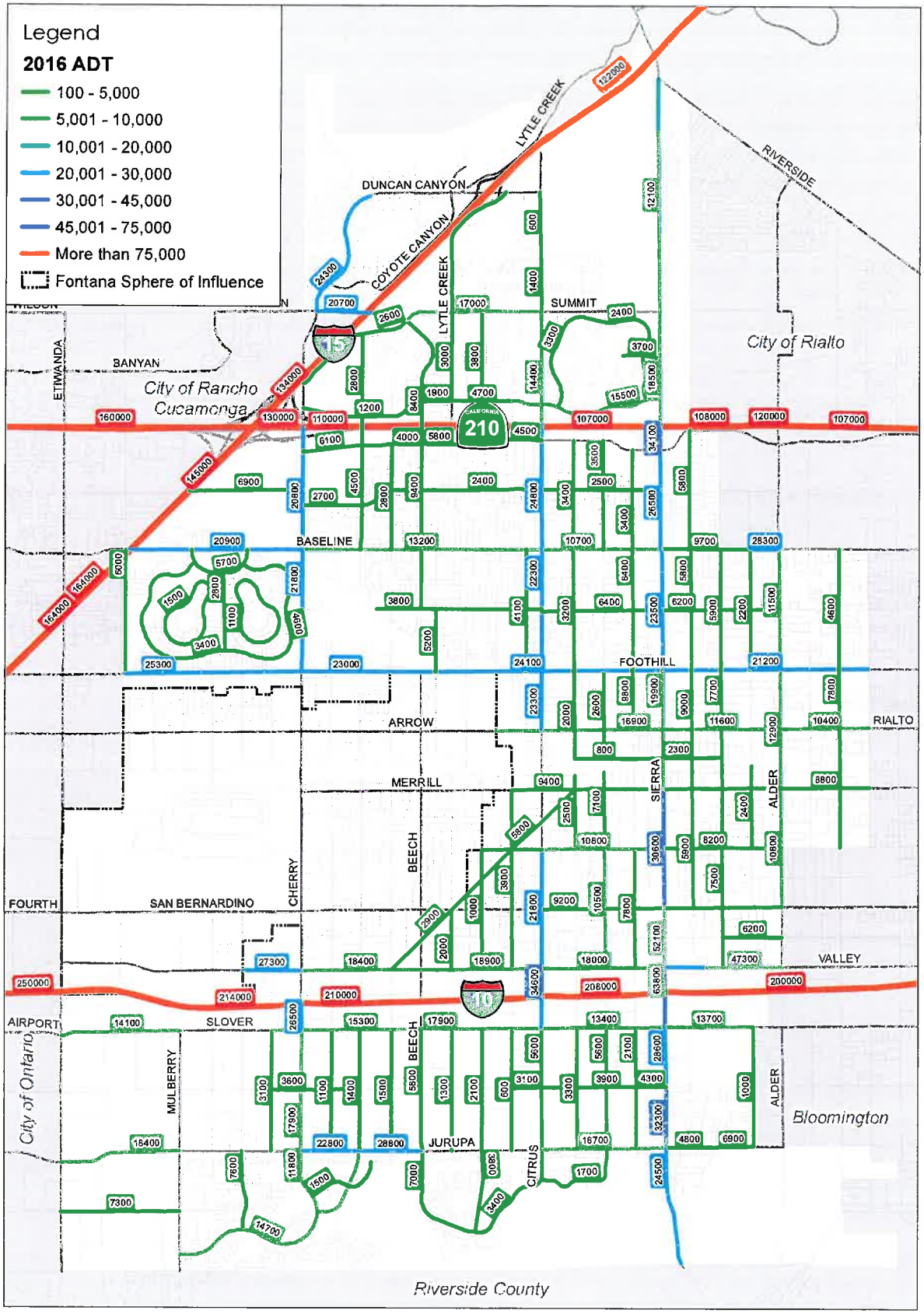

Average Daily Trips (ADT-2016) Baseline
March, 2017
Data Source: City of Fontana, 2016

0 2,500 5,000 10,000
Scale 1:75,000 Feet

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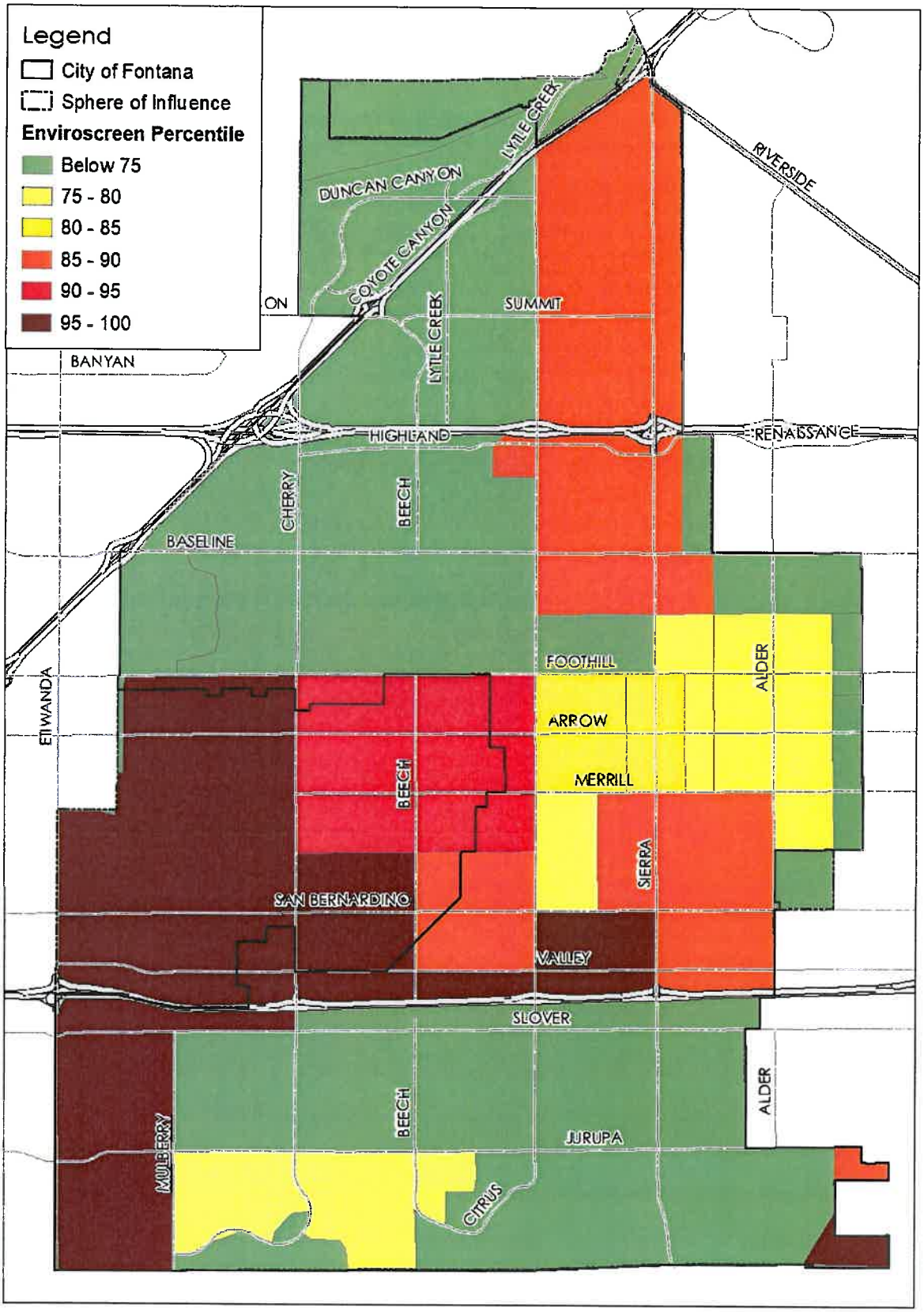

CalEnviroScreen Score Percentiles
October 2018
Data source: CalEnviroScreen 3.0, June 2018

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The CalEnviroScreen tool uses a scoring system based on pollution burden and population characteristics. The OEHHA considers the census tracts scoring in the top 25% of census tracts evaluated statewide to be considered as disadvantaged communities.

Note that due to the scale of measurement based on census tracts some anomalies exist with respect to identification of disadvantaged communities. For example, the area north of Foothill Boulevard between Sierra Avenue and Citrus Avenue is classified as a disadvantaged community. This is due to large, sparsely populated census tracts in the area extending east past city limits. The Mid-Valley Landfill in Rialto is a key CalEnviroScreen indicator and inflates the score of this census tract that would otherwise not be scored as a disadvantaged community.

3. Outreach and community involvement opportunities for disadvantaged communities to participate in the planning process.

As described in Chapter 3 of the General Plan Update and summarized in the table below, a community involvement program was implemented during the development of the General Plan Update and multiple public meetings, workshops, and social media campaigns occurred from 2015 to 2018. In addition, a General Plan Advisory Committee was created, a community opinion survey was conducted in English and Spanish, a Visioning Forum held, project website created, neighborhood open houses held, social media outreach (i.e. Facebook, Twitter, and mySidewalk), print and television outreach, e-mail blasts, announcement on the City website, flyers distributed though the school system and at public locations throughout the City, as well as other events occurred throughout the community as listed below that provided the citizens of Fontana with a robust opportunity to provide comment and input to the development of the General Plan Update. The City Council and Planning Commission held joint workshops in 2015, 2016, 2017, and 2018 to provide input and guidance to the General Plan updating process.

2015

- Announcements at City Council, Planning Commission, Community Service & Parks Commissioner
- Announcements at Fontana Unifed School District Board Meetings
- Announcements at local churches
- Beech Elementary Resource Fair Breakfast with Santa

- Healthy Fontana Stakeholder's Meeting
- Let's Move on the Trail Events
- Community Service Department Events
- Eat and Be Well Event Festival of Winter
- Police Department Community Meetings
- Breakfast with the Chief
- Mayor's State of the City Address
- Fontana Unifed School District Board Meeting
- Etiwanda School District Board Meeting
- Police Department District Meetings
- Rotary Club meeting
- Kiwanis Club meeting
- Exchange Club meeting
- Fontana Historical Society Quarterly Meeting
- Arts Carnival in Lewis Library
- American Legion
- Chaffey Community College
- Fontana Adult School
- Fontana Adult School Graduation Fair
- Farmers Market
- Mayor's Youth Advisory Council Teen Summit
- Black History Parade
- Fontana Car Show
- Youth Art Show
- Sunset on Sierra—Fontana Arts Festival

2016

- American Legion Club Meeting
- Black History Parade
- Chaffey College Student Area Outreach
- Etiwanda School District Board Meeting
- Farmers Market flyer distribution

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Meeting Type	Meeting Date	Discussion Topics
General Plan Advisory Committee	14 meetings from 2015 - 2017	General Plan development
Visioning Forum	October 24, 2015	Vision for the future of Fontana Develop priority elements to be part of the City's 20-year vision and statement of principles
Neighborhood Open Houses	December 7, 8, 9, 2015	Vision for the future of Fontana Develop priority elements to be part of the City's 20-year vision and statement of principles
Health and Wellness Workshop	February 22, 2016	Reviewing more options for a healthier city.
Placemaking and Community Design Workshop	February 25, 2016	Considering new design approaches to attract new investment, especially for the Foothill, Valley, and Sierra corridors.
General Plan Update Environmental Impact Report Notice of Preparation	February 29, 2015 to March 30, 2016	Receive public comment on the scope of the General Plan Update Environmental Impact Report
Fontana as a Complete Community Workshop	March 7, 2016	Can the future bring more and better jobs, stores, entertainment, living, and transportation choices?
Green and Sustainable Fontana Workshop	March 10, 2016	Improving green choices and meeting goals for conservation of water and energy.
General Plan Update Environmental Impact Report Scoping Meeting	March 10, 2016	Receive public comment on the scope of the General Plan Update Environmental Impact Report
Youth Art Show	May 26, 2016	Imagine the City's future through the Fontana Forward Art Contest
Mayor's Round Table Event	August 3, 2016	Official kick-off event for the Downtown Area Plan workshops
Planning Directions Open House	October 29, 2016	General Plan development
Downtown Area Plan Workshops	August 20, 2016 October 15, 2016 December 3, 2016	Downtown Character Economic Development Streetscape and Public Realm Improvements Transportation and Circulation Infill and Development Open Space Parking Organization and Management Planning Process and Regulation
Draft Environmental Impact Report Public Review	June 8, 2018 to July 23, 2018	In accordance with the California Environmental Quality Act the General Plan Update Draft Environmental Impact Report was available for public review and comment
Planning Commission Public Hearing	June 16, 2018	Public meeting on the General Plan Update and Environmental Impact Report
Planning Commission Public Hearing	August 21, 2018	Public meeting on the General Plan Update and Environmental Impact Report

- Fontana Car Show
- Fontana Historical Society Quarterly Meeting
- Fontana Unifed School District Board Meeting
- Kiwanis Club Meeting
- Mayor's State of the City Address
- Mayor's Youth Advisory Council Teen Summit
- Police Department Community Meetings
- Rotary Club Meeting
- Sunset on Sierra Event
- Let's Move on the Trail
- Healthy Fontana meeting
- Beech Elementary Resource Fair
- Eat and be Well
- Breakfast with Santa
- Festival of Winter
- Announcement at Fontana Adult School Graduation
- Fair Arts Carnival in Lewis Library

PROMOTING COMMUNITY ENGAGEMENT

Four public workshops were held in Fontana that provided opportunities for community members to contribute to the General Plan Update planning process in the Areas of Health and Wellness, Placemaking and Community Design, Complete Community, and Green-Sustainable-Resilient Fontana. Of particular interest to Environmental Justice, the Health and Wellness workshop held on February 22, 2016 at the City's Senior Center and attended by approximately 75 community members was focused on raising awareness among the participants about the connection between public health and the built environment, collecting input on preferences for prioritizing health topics to address in the General Plan, and provide an opportunity for community members to interact with each other and the General Plan development team. The feedback received at the meeting was used to set priorities for the General Plan's Health and Wellness Element. The following priorities were identified at the Health and Wellness forum and carried forward into the General Plan Update:

Personal well-being

- Education about healthy lifestyle options
- Healthier school lunch options
- More parks and recreation options
- More safe and convenient walking and biking options
- Expand the Pacific Electric Trail
- Offer more access to nature, more trees, and a greener Fontana
- Break generational poor health cycles

Neighborhoods and Place

- Sidewalks and traffic calming to promote walking
- Community gardens
- Mixed-use walkable districts
- More Safe Routes to Schools projects

PROMOTING PUBLIC SERVICES AND HEALTH

Community

- Expand community fitness options.
- Improve Code Enforcement.
- Organize more community clean-up days.
- Maintain a broad economic base.
- Promote civic engagement.

Learning

- More vocational training and internships
- Provide diverse local jobs at a living wage
- Affordable housing
- Mentorship programs for youth

Following receipt of comments from the California Attorney General Bureau of Environmental Justice on the City's inclusion of Environmental Justice in the General Plan Update, the City prepared this document to provide a summary of the community outreach activities associated with the treatment of Environmental Justice in the General Plan Update. The City distributed this document for public review on October 8, 2018 and held a public meeting with representatives of local Environmental Justice organizations and stakeholders mid-October 2018 to solicit additional feedback on Environmental Justice issues and suggestions for new or improved Environmental Justice goals, policies, or actions for inclusion in the General Plan Update.

4. Development of Goals, Policies, and Actions to Reduce the Disproportionate Pollution Burden on Disadvantaged Communities

The development of goals, policies, and actions to reduce pollution exposure, improve air quality, promote public facilities, improve food access, advance access to housing, and increase physical activity in identified disadvantaged communities—and in other parts of the city where needed—was guided by the required content of an Environmental Justice element as described in Government Code Section 65302(h) as summarized below.

Environmental Justice Required Topics to Address

- **Reduction of Pollution -** Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by reducing pollution exposure, including the improvement of air quality.
- **Promotion of Public Facilities -** Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by promoting public facilities.
- **Promotion of Food Access -** Identify objectives and policies to reduce the unique orcompounded health risks in disadvantaged communities by promoting food access.
- **Promotion of Safe and Sanitary Homes -** Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by promoting safe and sanitary homes.
- **Promotion of Physical Activity -** Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by promoting physical activity.
- **Promote Civil Engagement in the Public Decision Making Process -** Identify objectives and policies to identify objectives and policies to promote civil engagement in the public decision making process.
- **Prioritize improvements and programs that address the needs of disadvantaged communities -** Identify objectives and policies to prioritize improvements and programs that address the needs of disadvantaged communities.

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The Strategic Policy Map depicted in Exhibit 15.7 in the General Plan Update and associated goals, policies and actions calls for a focus on public investment and programs in Central Fontana, identified as the "i3—Infill + Infrastructure + Interconnection Neighborhoods," which had received less infrastructure and other investment than the specific plan neighborhoods developed in the 1980s-2000s. Similarly, the Downtown Area Plan includes numerous goals, policies and actions to improve environmental conditions and quality of life in the downtown disadvantaged area. The Plan also extended a continuing city policy of redesignating problematic residential land uses adjacent to Interstate 10 and its pollution burden, as light industrial and commercial or non-residential mixed uses. The Plan directs future industrial uses to the South West Industrial Park and the Interstate 10 corridor. In addition, the Plan's repeated focus on providing active and alternative transportation modes linked to city destinations and appropriate land uses is intended to reduce vehicle emissions and air pollution in disadvantaged as well as other parts of the city.

The General Plan treats these environmental justice issues, objectives, and policies with the same legal status as with all the other elements within the General Plan. The General Plan's goals, policies and actions related to Environmental Justice that implement the requirements of Government Code Section 65302(h) have been summarized in the following Environmental Justice Overview Matrix and are cross referenced in the relation to the seven topical categories listed above (i.e., Reduction of Pollution, Promotion of Public Facilities, Promotion of Food Access, Promotion of Safe and Sanitary Homes, Promotion of Physical Activity, Promote Civil Engagement in the Public Decision Making Process, Prioritize improvements and programs that address the needs of disadvantaged communities).

Goal 3 from Chapter 6 of the General Plan Update, Building a Healthier Fontana states that, "The City of Fontana Considers health at all levels of decision making," and Action E, "Engage and Collaborate with community members and public agencies in the development and implementation of plans and projects that promote health." Consistent with this General Plan Update Goal and Action, the City will convene an Environmental Justice Working Group and solicit participation from citizens and representatives of the local Environmental Justice stakeholder community and organizations representing Environmental Justice issues and concerns.

B. Fontana General Plan Update Environmental Justice Goals, Policies & Objectives

Note: The state-approved 2014-2021 Housing Element contains a program of implementation actions for the Housing Element and related measures as they pertain to Environmental Justice. Please refer to Appendix Three of the General Plan Update for details.

Government Code Section 65302(h)(1)(A): Identify objectives and policies to reduce the unique and compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: The City of Fontana considers health at all levels of decision making. (Chapter 6)					
• Encourage the incorporation of health initiatives and improvements in health conditions as goals in all City policies, programs, procedures, and actions. • Improve health for all residents by incorporating a "Health in All Policies" (HiAP) framework into policies, programs, and practices affecting all aspects of the built environment.	A. Incorporate health as a goal in all policies, programs, procedures, and actions by working across departments and agencies to ensure that City actions support improved health outcomes.	Healthy Fontana—Community Services Department	Short term and ongoing	Staff time	Promote physical activity
	B. Identify and address health inequities in Fontana on a regular basis and share the outcomes with City policy makers and staff on a regular basis.	Healthy Fontana—Community Services Department working with other City departments	Short term and ongoing	Staff time	Prioritize improvements that address disadvantaged communities
	C. Report on city-wide health conditions to City Council on an annual basis.	Healthy Fontana–Community Services Department	Short term and ongoing	Staff time	Reduce unique or compounded health risks
	D. Train key staff on the social determinants of health and HiAP (Health in All Policies).	Healthy Fontana—Community Services Department	Short term	Staff time	Reduce unique or compounded health risks
	E. Engage and collaborate with community members and public agencies in the development and implementation of plans and projects that promote health.	Healthy Fontana—Community Services Department	Short term and ongoing	Staff time; seek grants	Promote civil engagement

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
	F. Work with community partners to develop funding announcements, cooperative agreements, and contracts that include health criteria; coordinate investments; and review and score funding applications that weight the inclusion of health objectives.	Healthy Fontana—Community Services Department	Short term and ongoing	Staff time	Promote civil engagement
	G. Create new and foster existing health-related partnerships and collaborations with community groups and other public agencies to implement the Health and Wellness Element and pursue other healthy communities programs.	Healthy Fontana—Community Services Department	Short term and ongoing	Staff time; seek grants	Promote civil engagement
	H. Enhance the health and well-being of City employees through workplace wellness programs and policies to increase employee productivity, improve morale, decrease incidence of accidents and injuries and decrease medical costs.	Healthy Fontana—Community Services Department with Human Resources	Short term and ongoing	Staff time	
	I. Continue to identify and pursue funding streams that support improved community health outcomes.	Healthy Fontana—Community Services Department	Short term and ongoing	Staff time	Reduce unique and compounded health risks
	J. Continue to identify and pursue funding opportunities, working with community partners that support improved community health outcomes.	Healthy Fontana—Community Services Department	Short term and ongoing	Staff time	Reduce unique and compounded health risks
Goal: The city of Fontana incorporates health considerations into the development-review process. (Chapter 6)					
• Support including Healthy Fontana development analysis in relevant development project reviews.	A. Establish a Healthy Fontana Advisory Project Review process for substantive projects, such as large infrastructure projects, non-residential projects of at least 100,000 square feet, residential projects of at least 25 units, and mixed use projects of similar scale.	Planning Division; Healthy Fontana—Community Services Department; Planning Commission	Short term	Staff time	Equitable development and design
	B. Create Healthy Development Guidelines and a Checklist for reviewing new development.	Healthy Fontana—Community Services Department; Planning Division	Short term	Staff time	Reduce unique and compounded health risks

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: The average lifespan in Fontana is consistently within the top ten of all southern California cities. (Chapter 6)					
• Provide proactive city leadership in developing efforts to improve residents' health and extend their lifespans. • Support programs and strategies to reduce obesity and related diseases in Fontana. • Support local and regional initiatives to improve air quality in order to reduce asthma while actively discouraging development that may exacerbate asthma rates. • Support local and regional initiatives to improve air quality in order to reduce asthma while actively discouraging development that may exacerbate asthma rates. • Encourage programs to raise awareness of the dangers of alcohol and drug abuse. • Continue economic development efforts to develop a greater number and range of jobs in Fontana so as to reduce residents' need to commute out of the City. • Support a wide range of strategies and actions to increase residents' opportunities for physical activity. • Strongly encourage efforts to improve the safety of all roadway users, especially pedestrians and bicyclists. • Support initiatives that reduce inequity and social isolation of residents.	A. Continue to develop a health indicators monitoring and reporting system to integrate health considerations into City decision making.	Healthy Fontana - Community Services Department	Short term	Staff time	Reduce unique or compounded health risks
	B. Continue to collaborate with San Bernardino County Public Health to develop a local health indicators monitoring and reporting program.	Healthy Fontana - Community Services Department	Short term	Staff time	Reduce unique or compounded health risks
	C. Establish a system to measure the impact of Healthy Fontana programs on residents' health through surveys and other means.	Healthy Fontana - Community Services Department	Short term	Staff time; foundation grants (Kaiser; Robert Wood Johnson, others)	Reduce unique or compounded health risks
	D. Promote lifelong healthy lifestyles through parks and amenities.	Community Services Department	Short term	Staff time	Promote physical activity
	E. Update the city's Parks Master Plan to reflect needed improvements to service in the community.	Planning Division; Community Services Department; Public Works Department Department	Short term	Staff time	Promote public facilities
	F. Create or update park design guidelines to improve existing parks and open space facilities and expand recreational programs as a means of improving the health of Fontana residents.	Community Services Department	Short term	Staff time	Promote public facilities
	G. Collaborate with the School District to design joint use facilities.	Planning Division; Economic Development	Medium term	Staff time	Promote public facilities
	H. Explore regulatory or financial incentives in the zoning code and development approval process to encourage the location of private/ non-profit recreation facilities (e.g., gyms, yoga or dance studios, martial arts, etc.)	Planning Division; Economic Development	Medium term	Staff time	Promote physical activity
	I. Adopt the Active Transportation Plan (ATP).	Engineering Department; Planning Division	Short term	Staff time	Promote physical activity

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GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: Fontana has healthy and safe development patterns. (Chapter 6)					
• Support the planning, regulatory, and funding initiatives needed to provide a healthy, safe city comprised of safe streets, safe public spaces, highly accessible parks, highly accessible healthy food, and a clean environment.	A. Facilitate development patterns that enhance walking and biking access within a three-mile radius to neighborhood-serving retail, services, parks and recreation and amenities.	Planning Division; Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	B. Update the city Zoning Code and Subdivision Ordinance to prioritize neighborhood-serving retail, services, parks and recreation and amenities within three- mile neighborhood areas.	Planning Division; coordinate with Active Transportation Plan	Short term	Staff time	Promote physical activity
	C. Continue to evaluate and improve infrastructure around schools to ensure schools are highly connected to neighborhoods with safe access for pedestrians and bicyclists.	Engineering Department; Public Works Department Department	Short term and ongoing	Staff time; enterprise funds and general fund for improvements	Promote physical activity
	D. Develop a system of zoning, subdivision standards, roadway standards, and funding allocation that will lead to the development of a safe, walkable city.	Planning Division; Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	E. Update the city Zoning Code and Subdivision Ordinance to reflect walkable urban development patterns.	Planning Division; build on downtown zoning model	Short term	Staff time	Promote physical activity
	F. Adopt/use the National Association of City Transportation Officials (NACTO) Urban Streets guide to inform Complete Streets designs.	Engineering Department; coordinate with Planning Division	Short term	Staff time	Promote public facilities
	G. Revise roadway standards to incorporate Complete Streets principles into all of the City's roadway classifications, as feasible.	Engineering Department	Short term	Staff time	Promote public facilities
	H. Create funding allocation guidelines to prioritize capital funding towards the creation of Complete Streets and improved active transportation facilities.	Engineering Department; use Active Transportation Plan	Short term	Staff time	Promote public facilities
	I. Enhance existing streets of all types by adding shade structures or shade trees to improve the walking comfort of existing neighborhood streets.	Public Works Department Department; coordinate with Planning Division	Short term and ongoing	Staff time; general fund; possible "adopt a tree" programs	Promote physical activity
	J. Support pedestrian and bicyclist education, encouragement, and enforcement activities.	Engineering Department; Police Department	Short term and ongoing	Staff time; coordinate with Inland Empire Bicycle Alliance	Promote physiucal activity

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
	K. Develop traffic-calming policies such as clearly marked bike and pedestrian zones, bike boulevards, bulb outs, median islands, speed humps, traffic circles, speed tables, center island narrowings, raised crosswalks, blinking crosswalks, chicanes, chokers, raised intersections, realigned intersections, and textured pavements, among other effective enhancements.	Engineering Department; coordinate with Planning Division; use Active Transportation Plan	Short term and ongoing	Staff time	Promote public facilities
	L. Update the Zoning Code to encourage inclusion of health attributes at the sites of new commercial developments.	Planning Division	Short-term	Staff time	Promote physical activity
	M. Create a program to work with markets to promote healthier eating choices.	Healthy Fontana—— Community Services Department	Short to medium term	Staff time; seek grant funding	Promote food access
	N. Update the Zoning and Development Code to encourage development of healthy food stores, both large-format and small-scale neighborhood stores.	Planning Division; Healthy Fontana—— Community Services Department	Short to medium term	Staff time; seek grant funding	Promote food access
	O. Establish a Healthy Eating Menu Initiative that will set healthy menu criteria and standards and will encourage existing and new restaurants to add healthier menu options.	Healthy Fontana—— Community Services Department	Short to medium term	Staff time; seek grants	Promote food access
Goal: Fontana is a city in which all residents' basic needs are met. (Chapter 6)					
• Encourage the development of a wide variety of housing sizes and types to meet the needs of residents through all life stages. • Encourage programs that improve opportunities for educational attainment by Fontana's residents to help break the cycle of poverty. • Ensure that new policies, services, and programs support and are responsive to community members who are most in need.	B. Balance investment and physical improvements based on the geographic distribution of positive amenities and services as well as the concentration of incompatible land uses.	Planning Division; Housing Division		Staff time	Prioritize improvements that address disadvantaged communities
	C. Reduce disparities in life expectancy among different races/ ethnicities and income levels by working closely with the County to track trends and support targeted wellness programs.	Healthy Fontana—— Community Services Department	Short term and ongoing	Staff time	Prioritize improvements that address disadvantaged communities
	F. Create a monitoring system to track the geographic disparities that occur across the City's neighborhoods and zip codes and utilize that information in decision making.	Healthy Fontana—— Community Services Department	Medium term	Staff time	Prioritize improvements that address disadvantaged communities
	L. Create or support programs that offer job skills training to Fontana residents, ideally providing training for jobs in demand locally and that would pay a living wage.	Economic Development; San Bernardino County Workforce Development; Chaffey College	Short term and ongoing	Staff time	Prioritize improvements that address disadvantaged communities

Government Code Section 65302(h)(1)(B): Identify objectives and policies to promote civil engagement in the public decision making process.

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: Regular review of implementation progress is part of the City's annual calendar. (Chapter 16)					
• Establish public review of progress in implementing the General Plan.	A. Review implementation progress in a joint annual public hearing before the Planning Commission and City Council.	Planning Division	Short term and ongoing	Staff time	Promote civil engagement
	B. Update the General Plan thoroughly at least every 15 to 20 years.	Planning Division	Short term and ongoing	Staff time	Promote civil engagement
Goal: The General Plan is incorporated in decision-making at multiple levels. (Chapter 16)					
• Use the plan in preparing and approving other planning and implementation activities by City departments, decision-making bodies and agencies.	A. Designate an experienced staff planner as the Long-Range Planner in the Planning Division to serve as the City's expert on the General Plan and coordinator of review and implementation.	Planning Division	Short term and ongoing	Staff time	Promote civil engagement
	B. Use the plan annually in preparing and approving departmental work plans, operational budgets, and capital improvement plans.	City Manager's Office	Short term and ongoing	Staff time	Promote civil engagement
	C. Require consistency with the General Plan in work plans, project proposals, and similar documents and activities.	City Manager's Office	Short term and ongoing	Staff time	Promote civil engagement
	D. Require a statement of consistency with the General Plan for capital projects.	City Manager's Office; Planning Division	Short term and ongoing	Staff time	Promote civil engagement
	E. Use the Plan in preparing and approving One-Year and Five-Year HUD Consolidated Plan documents, grant proposals, transportation planning documents, and similar documents.	Housing Division; Engineering Department	Short term and ongoing	Staff time	Promote civil engagement
	F. Develop a user-friendly system, such as a checklist or dashboard, for City departments, divisions, and agencies to use to compare proposals with the goals of the General Plan.	Planning Division; IT Department	Short term	Staff time	Promote civil engagement
	G. Identify General Plan-related actions on agendas of the City Council, the Planning Commission, and other relevant commissions	City Manager's Office; City Clerk; Planning Division	Short term and ongoing	Staff time	Promote civil engagement
	H. Publicize actions and activities that implement the General Plan.	Planning Division; Public Information Officer	Short term and ongoing	Staff time	Promote civil engagement
Goal: Enhance internal and external transparency about government activities and performance. (Chapter 16)					
• Support e-government and digital open government systems.	A. Create a performance measurement system and share the results with the public.	City Manager's Office; IT Department	Medium term	Staff time	Promote civil engagement
	B. Create an online information warehouse open to the public and enhance the E-government capacity of Fontana City government.	IT Department	Medium term	Staff time	Promote civil engagement

Government Code Section 65302(h)(1)(C): Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: The City of Fontana has a comprehensive and balanced transportation system with safety and multimodal accessibility the top priority of citywide transportation planning, as well as accommodating freight movement. (Chapter 9)					
• Provide roadways that serve the needs of Fontana residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and walkways. • Apply the six "E's" of the Safe Routes to School program to transportation planning and implementation— Encouragement, Education, Engineering, Enforcement, Evaluation, and Equity. • Make land use decisions that support walking, bicycling, and public transit use, in alignment with the 2014-2040 Regional Transportation Plan and Sustainable Communities Strategy. • Monitor the development of autonomous vehicle systems and potential benefits and impacts on Fontana.	A. Establish and implement an integrated program of transportation management and intelligent transportation systems to maximize the efficiency of the existing street system and provide travel options to single-occupancy vehicles.	Engineering Department	Short term and ongoing	Staff time	Promote public facilities
	B. Make multimodal transportation a high priority by promoting pedestrian access, bicycle use, and transit options within Fontana and to the surrounding communities.	Planning Division; Engineering Department	Short term and ongoing	Staff time	Promote public facilities
	C. Integrate Complete Streets principles into street design guidelines, standards, and other construction guides to create a safe, comfortable, and efficient transportation system that is sensitive to the context of the area it serves.	Planning Division; Engineering Department	Short term	Staff time	Promote public facilities
	D. Use Multimodal Level of Service as a measurement in the rating of the performance of streets.	Engineering Department	Short term	Staff time	Equitable development and design
	E. Maximize available roadway capacity through technologies such as connected vehicle communication systems that link vehicles, the infrastructure, and personal communication devices.	Engineering Department	Medium to long term	Staff time; incorporate into design and constructions contracts	Equitable development and design
	F. Support continued development and improvement of the Fontana Metrolink Station as an important transportation node for the City and access to regional destinations and employment centers.	City Council; City Manager's Office; Planning Division; Downtown Manager; Metrolink	Short term and ongoing	Staff time	Promote public facilities
	G. Support car sharing services and the use of ride-hailing apps to reduce the need for households to own multiple vehicles.	City Council; City Manager's Office; Planning Division	Short term and ongoing	Staff time	Equitable development and design
	H. Encourage the provision of amenities such as seating, lighting, and signage (including real-time arrival information) at bus stops, shuttle stops and the Metrolink station to increase rider comfort, safety, and convenience.	City Council; City Manager's Office; Engineering Department; Planning Division; Omnitrans; Metrolink	Short term and ongoing	Staff time	Promote public facilities

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
	I. Collaborate with employers, the school districts, Omnitrans and other agencies to develop and expand programs to reduce dependence on single-passenger auto use and develop shared shuttle services, or provide transit passes, or partner with Omnitrans to provide service to employment areas with multi-modal transit stations.	City Manager's office; Engineering Department; transit agencies; schools and employers	Medium term and ongoing	Staff time	Promote public facilities
	J. Continue to designate and enforce truck routes to provide freight access while mitigating air pollution impacts on neighborhoods.	City Council; City Manager's Office; Engineering Department; Police Department; Planning Division	Short term and ongoing	Staff time	Promote public facilities
	K. Continue to support freight railroad access to serve Fontana industry.	City Council; City Manager's Office	Short term and ongoing	Staff time	Promote public facilities
	L. Make land use decisions that support walking, bicycling, and public transit use.	Planning Division; Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	M. Encourage and require, where feasible, new private developments to dedicate easements and provide improvements for bicycle and pedestrian paths.	Planning Division	Short term and ongoing	Staff time	Promote physical activity
	N. Encourage walkable, compact, higher-density, mixed-use development in downtown and on Livable Corridor areas through land use and zoning adjacent to and within walking distance of the Metrolink Station and the planned bus stops on Sierra Avenue, Foothill Boulevard, and sections of Valley Boulevard.	Planning Division	Short term	Staff time; build on new Downtown Area Plan zoning	Reduce impacts of climate change
	O. Explore the potential for multi-way boulevard segments along Livable Corridors.	Planning Division	Short to medium term	Staff time; possible consultant	Equitable development and design
	P. Encourage retrofits of connections internally and externally in established, master-planned neighborhoods to encourage safe walking, biking, and connections to neighborhood and city destinations.	Engineering Depart-ment; Active Transportation Plan; Planning Division	Medium to long term	Staff time; retrofit funding	Equitable development and design
	Q. Ensure that new development proposals include pedestrian and bicyclist connections within and between developments as an integral component of the site design, which may include seating, shading, lighting, directional signage, accessibility, bicycle parking and convenience.	Planning Division	Short term and ongoing	Staff time; development agreements	Equitable development and design

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
	R. Complete the Active Transportation Plan to guide the implementation of Complete Streets practices that improve transportation options for everyone—especially those who walk, bike and take transit.	Engineering Department	Short term	Staff time	Equitable development and design
	S. Include options in the Active Transportation Plan for non-work trips that connect neighborhoods to schools, parks, civic destinations, shopping, and entertainment.	Engineering Department	Short term	Staff time	Promote physical activity
	T. Maintain and enhance the existing trails such as Pacific Electric Trail and develop new trails.	Public Works Department; Engineering Department	Short term and ongoing	Staff time; seek grant funding for new trails	Promote physical activity
	U. Implement the San Sevaine Trail Master Plan through design and construction.	Engineering Department	Medium to long term	Staff time; seek grant funding	Promote physical activity
	V. Create an "Eastside Trail" Master Plan as a north-south designated pedestrian and bicycle route in the eastern part of the city that connects with the Pacific Electric Trail.	Engineering Department; use Active Transportation Plan	Medium to long term	Staff time; seek grant funding	Promote physical activity
	W. For existing walled subdivisions, support community efforts to enhance pedestrian and bicycle access to connect these neighborhoods to transit and services through public education and by facilitating retrofitted improvements.	Engineering Department; Planning Division	Medium to long term	Staff time	Equitable development and design
	X. Add attractive, secure bicycle parking at both public and private facilities.	Planning Division; Engineering Department	Short term and ongoing	Staff time; development agreements; capital funds	Promote physical activity
	Y. Maintain bicycle and pedestrian infrastructure at high levels to encourage use.	Public Works Department	Short term and ongoing	Staff time	Promote physical activity
	Z. Improve amenities such as seating, lighting, secure bicycle parking, street trees, and interpretive stations along public bicycle and pedestrian paths and in City parks to encourage walking and cycling and enhance the perception of safety.	Engineering Department; Community Services Department; Public Works Department	Short term and ongoing	Staff time and seek grants and development agreements for improved amenities	Equitable development and design
	AA. Cooperate with surrounding communities and other agencies to establish and maintain multi-jurisdictional bicycle facilities, pedestrian paths and multi-use trails using creek, utility, railroad rights-of-way and green spaces.	Engineering Department; Public Works Department	Short term and ongoing	Staff time	Equitable development and design
	BB. Monitor the development of autonomous vehicles (cars, trucks, shared vehicles) and potential impacts on Fontana.	Planning Division; Engineering Department; Economic Development Department	Short term and ongoing	Staff time	Equitable development and design

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: Fontana's street network is safe and accessible to all users, especially the most vulnerable, such as children, youth, older adults and people with disabilities. (Chapter 9)					
• Design roadway space for all users, including motor vehicles, buses, bicyclists, mobility devices (such as senior scooters) and pedestrians, as feasible and appropriate for the context of the area. • Support designated truck routes that avoid negative impacts on residential and commercial areas while accommodating the efficient movement of trucks on designated truck routes and arterial streets.	A. Avoid major increases in street capacity beyond existing programmed projects unless necessary to remedy severe traffic congestion or critical neighborhood traffic problems.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	B. Design streets, intersections, and parking areas with safety and all users in mind.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	C. Maintain acceptable levels of service for transit vehicles, bicyclists, and pedestrians on roads in Fontana.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	D. Prioritize pedestrian, bicycle, automobile safety and transit accessibility over vehicle level of service at intersections.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	E. Continue to work with Metrolink to increase safety at train crossings, including improving gate technology, grade separation, and signal coordination.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	F. Work with Metrolink and local bus service providers to identify opportunities to enhance bicycle and pedestrian accessibility to stations.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	G. Vigorously and consistently enforce speed limits and other traffic laws.	Police Department	Short term and ongoing	Staff time	
	H. Continue to give high priority to safe school travel routes and the safety and comfort of school children through Safe Routes to Schools projects and in-street modification projects that affect school travel routes.	Engineering Department; Planning Division	Short term and ongoing	Staff time; Safe Routes to Schools and city funding	Equitable development and design
	I. Identify and address the needs of people with disabilities and meet or exceed the requirements of the Americans with Disabilities Act (ADA) during the planning and implementation of transportation and parking improvement projects.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	J. Provide bicycle facilities and sidewalks on new roads when feasible and in a manner consistent with the context and needs of the area.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	K. Ensure that additional through lanes are not installed at the expense of bicycle lanes, sidewalks, or landscaping.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	L. Design intersections to minimize conflicts between motorized vehicles and the more vulnerable roadway users, such as pedestrians and bicyclists.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	M. Consider pedestrians and bicyclists when designing road surfaces, curbs, crossings, signage, landscaping, signals, and sight lines.	Engineering Department	Short term and ongoing	Staff time	Promote physical activity

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
	N. In new commercial development, provide for direct, clearly delineated, and preferably landscaped pedestrian walkways from transit stops and parking areas to building entries, and avoid placement of uses (such as drive-through facilities) in locations that would obstruct pedestrian pathways.	Planning Division	Short term and ongoing	Staff time	Equitable development and design
Goal: Local transit within Fontana represents a viable choice for residents, is easily accessible and serves destinations throughout the city. (Chapter 9)					
	J. Implement consistent design standards for transit shelters, benches, lighting, bicycle parking and other improvements for transit stops that are aesthetically pleasing and consistent with community character.	Planning Division; Omnitrans;	Short term	Staff time	Equitable development and design
	K. Enhance way-finding signage along walkways to direct pedestrians to transit stops.	Planning Division; Public Works Department	Short to medium term	Staff time; Capital Improvement Fund	Equitable development and design
	M. Support continued development and improvement of the Fontana Metrolink Station as an important transportation node for the City and access to regional destinations, and employment centers.	City Manager's Office; Metrolink	Short term and ongoing	Staff time	Reduce impacts of climate change
	N. Create a Bus Stop Master Plan to include bus shelters and other amenities and improvements for accessing and using bus stops.	Public Works Department	Short term	Staff time	Reduce impacts of climate change
	O. Explore the establishment of Quiet Zones to reduce train-horn noise at railroad crossings.	Planning Division; Engineering Department	Medium term	Staff time	Reduce pollution exposure
Goal: Fontana's neighborhood streets maintain a residential character and support a range of transportation options. (Chapter 9)					
• Balance neighborhood traffic circulation needs with the goal of creating walkable and bike-friendly neighborhoods. • Develop and implement Best Practice Street Design standards for new residential street development projects.	A. Minimize noticeable increases in traffic from new development within existing residential neighborhoods through traffic mitigation measures	Engineering Department	Short term	Staff time	Reduce pollution exposure
	B. Implement traffic calming measures to slow traffic on local and collector streets in residential neighborhoods when supported by affected residents.	Engineering Department; Planning Division; Public Works Department	Short term and ongoing	Staff time	Reduce pollution exposure
	C. Where sidewalks are directly adjacent to curbs and no planting strip exists, explore ways to add planting pockets with street trees to increase shade and reduce the apparent width of wide streets.	Planning Division; Engineering Department; Public Works Department	Medium term	Staff time; integrate in design of street improvements	Equitable development and design
	D. To preserve connectivity, keep neighborhood streets open to all traffic movements unless there is a demonstrated safety or overwhelming cut-through traffic problem and there are no acceptable alternatives; or the street is a part of a designated bicycle boulevard.	Planning Division; Engineering Department	Short term and ongoing	Staff time	Equitable development and design

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GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: Fontana's commercial and mixed-use areas include a multi-functional street network that ensures safe, comfortable, and efficient movement of people, goods, and services to support a high quality of life and economic vitality. (Chapter 9)					
• Provide a transportation network that is compatible with the needs of commerce and those who live, work, and shop in mixed-use areas. • Encourage mixed-use and commercial developments that support walking, bicycling, and public transit use while balancing the needs of motorized traffic to serve such developments.	A. Maintain levels of service for passenger vehicles, transit vehicles, trucks, bicyclists, and pedestrians that are appropriate for the context of the area.	Engineering Department	Short term and ongoing	Staff time	Equitable development and design
	B. Maximize available roadway capacity through technologies such as connected vehicle communication systems that link vehicles, the infrastructure, and personal communication devices.	Engineering Department	Medium to Long term	Staff time; regional and state transportation funds	Equitable development and design
	C. Implement access management techniques in commercial and mixed use areas that allow for smooth traffic flow while creating a safe environment for non-motorized users.	Planning Division; Engineering Department	Short term and ongoing	Staff time; development agreements	Equitable development and design
	D. Optimize traffic flow through the use of coordinated and synchronized traffic signals.	Engineering Department	Short term and ongoing	General fund	Equitable development and design
	E. Integrate Complete Streets principles into street design guidelines for mixed-use and commercial areas.	Engineering Department; Planning Division	Short term and ongoing	Staff time	Equitable development and design
	F. Encourage existing development and require new mixed-use and commercial development to create pedestrian and bicyclist connections within and between developments as an integral component of the site design.	Planning Division; use Active Transportation Plan	Short term and ongoing	Staff time	Reduce impacts of climate change
	G. Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.	Planning Division; Engineering Department	Short term and ongoing	Staff time; Capital Improvement Fund; development agreements	Equitable development and design
	H. Require safe and convenient off street bicycle parking as part of the approval process for new mixed use development	Planning Division; Planning Commission	Short term and ongoing	Staff time; development agreements	Promote physical activity

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: Fontana has modern, well-maintained public facilities that meet the needs of residents of all ages, businesses, and government. (Chapter 8)					
• Support development of a City facilities master plan and use an asset-management system for all City property. • Support initiatives to reduce energy costs in public facilities. • Develop an "Aging in Fontana" plan to prepare to serve an increasing number of senior citizens.	A. Develop a City facilities master plan and an asset-management system to plan for future needs.	City Manager's Office; Public Works Department	Short term	Staff time; full asset-management system	Promote safe and sanitary homes
	B. Identify needs for facility improvements, expansions, new facilities, potential decommissioning and cost-efficient improvements such as energy-efficiency as the city grows in population and complexity.	City Manager's Office; Public Works Department	Short term	Staff time	Promote safe and sanitary homes
	C. Use an asset-management system to manage repair and improvement schedules.	City Manager's Office	Short term	Staff time	Promote safe and sanitary homes
	D. Develop and showcase City facilities and buildings as models of resource-efficiency by establishing a set of policies for facility operations, maintenance, renovation and new construction.	City Manager's Office	Short term	Staff time	Reduce impacts of climate change
	E. Re-use existing buildings before building new, if possible, and use recycled and locally-sourced content in municipal construction where practical.	City Manager's Office; City Council; Public Works Department	Short term and ongoing	Staff time	Safe and sanitary homes
	F. Design municipal buildings to maximize energy-efficiency by attention to ventilation, windows, site orientation, use of trees on the south and west sides of buildings for shading, "green" roof construction where feasible, painting flat roofs white, and similar energy-efficient construction methods.	City Manager's Office; Planning Division; Public Works Department	Short term and ongoing	Staff time	Promote public facilities
	G. Establish a policy for using "universal design" criteria in the design of any new government buildings.	City Manager's office; City Council	Short term and ongoing	Staff time	Equitable development and design
	H. Develop facility and programming plans to support a growing senior population's needs.	Community Services	Short term and ongoing	Staff time	Promote safe and sanitary homes
	I. Create a holistic "Aging in Fontana" plan that includes attention to housing, transportation, services, activities, health care and other issues.	Planning Division; Community Services Department	Medium term	Staff time	Promote safe and sanitary homes
Goal: Each area of the city has sufficient, modern community centers to serve residents. (Chapter 8)					
• Identify funding strategies to provide an equal level of service in community centers in the north, central, and southern parts of the city.	A. Fund design and implementation of a community center in South Fontana.	Community Services Department; Public Works Department	Short term	Staff time; Park Development Fees	Promote public facilities
	B. Evaluate the need for additional community centers in the eastern part of the central city.	Community Services Department; Public Works Department	Short term	Staff time	Promote public facilities

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: New community centers, parks, and facilities are located in the context of multimodal networks for maximum accessibility. (Chapter 8)					
• Support location of new facilities in coordination with mobility planning.	A. Identify locations for new facilities that are consistent with the development of connectivity plans that provide multi-modal access to neighborhood residents.	Community Services Department; Planning Division; Engineering Department	Short term and ongoing	Staff time	Promote physical activity
	B. Coordinate planning for new facilities with the active transportation networks under development.	Community Services Department; Planning Division; Engineering Department	Short term and ongoing	Staff time	Promote physical activity
Goal: All residences, businesses, and institutions have a dependable, environmentally-safe means to dispose of solid waste. (Chapter 10)					
• Continue to use best practices for environmentally safe collection, transport and disposal of hazardous wastes. • Continue to maximize landfill capacity by supporting recycling innovations, such as organic waste recycling for compost.	A. Continue recycling and green programs.	City Manager's Office; Public Works Department	Short term and ongoing	Contract	Reduce pollution exposure
	B. Continue to work with San Bernardino County to minimize impacts from the landfill.	City Manager's Office; Public Works Department	Short term and ongoing	Contract	Reduce pollution exposure
	C. Explore establishing a public or private disposal station for RVs and trailers.	Public Works Department	Short term	Contract	Reduce pollution exposure
Goal: Up-to-date telecommunications technology is available to all developed areas in the city. (Chapter 10)					
• Ensure that Fontana remains competitive as a place to live, work, and learn in terms of available telecommunications and other technology.	A. Expand public Wi-Fi to districts where there is more compact development, such as downtown.	City Manager's Office; IT Department	Short term	Contract	Equitable development and design
	B. Explore whether installation of high-performance fiber or similar would give Fontana a competitive advantage in attracting employers with good jobs.	Economic Development Department; IT Department	Short term	General fund	Equitable development and design
Goal: Fontana uses the Envision rating system to evaluate infrastructure options and potential social, environmental and economic impacts. (Chapter 10)					
• Support use of the Envision system to make Fontana projects as cost-effective and beneficial as possible.	A. Develop a system for using Envision to evaluate projects from the beginning and as they progress, in order to maximize benefits.	Public Works Department; Engineering Department	Short term	Staff time	Equitable development and design
Goal: The city of Fontana consistently seeks reasonable rates from the city's drinking water providers. (Chapter 10)					
• Support City negotiations to keep drinking water rates reasonable for residents and other users.	A. Continue to advocate for reasonable drinking water rates.	City Council; City Manager's Office	Short term and ongoing	Staff time	Promote safe and sanitary homes

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: The City of Fontana protects its sensitive land uses from excessive noise through diligent planning through 2035. (Chapter 11)					
• New sensitive land uses shall be prohibited in incompatible areas. • Noise-tolerant land uses shall be guided into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors. • Where sensitive uses are to be placed along transportation routes, mitigation shall be provided to ensure compliance with state-mandated noise levels. • Noise spillover or encroachment from commercial, industrial and educational land uses shall be minimized into adjoining residential neighborhoods or noise-sensitive uses.	A. The following uses shall be considered noise-sensitive and discouraged in areas in excess of 65 dBA CNEL (Community Noise Equivalent Level): Residential Uses; Hospitals; Rest Homes; Long-Term Care Facilities; and Mental Care Facilities.	Planning Division	Short term and ongoing	Staff time	Equitable development and design
	B. The following uses shall be considered noise-sensitive and discouraged in areas in excess of 65 Leq(12) (Equivalent Continuous Sound Level): Schools; Libraries; Places of Worship; and Passive Recreation Uses.	Planning Division	Short term and ongoing	Staff time	Equitable development and design
	C. The State of California Office of Planning and Research General Plan Guidelines shall be followed with respect to acoustical study requirements.	Planning Division	Short term and ongoing	Staff time	Equitable development and design
Goal: The city of Fontana provides a diverse and efficiently-operated ground transportation system that generates the minimum feasible noise on its residents through 2035. (Chapter 11)					
• All noise sections of the State Motor Vehicle Code shall be enforced. • Roads shall be maintained such that the paving is in good condition and free of cracks, bumps, and potholes. • Noise mitigation measures shall be included in the design of new roadway projects in the city.	A. On-road trucking activities shall continue to be regulated in the city to ensure noise impacts are minimized, including the implementation of truck-routes based on traffic studies.	Engineering Department	Short term and ongoing	Staff time	Equitable development and design
	B. Development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses shall provide appropriate mitigation measures.	Planning Division	Short term and ongoing	Staff time; incorporate into development projects	Equitable development and design
	C. Noise mitigation practices shall be employed when designing all future streets and highways, and when improvements occur along existing highway segments.	Engineering Department	Short term and ongoing	Staff time	Equitable development and design
	D. Explore the use of "quiet pavement" materials for street improvements.	Engineering Department	Short term	Staff time	Equitable development and design

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: Fontana's residents are protected from the negative effects of "spill-over" noise. (Chapter 11)					
• Residential land uses and areas identified as noise-sensitive shall be protected from excessive noise from non-transportation sources, including industrial, commercial, and residential activities and equipment.	A. Projects located in commercial areas shall not exceed stationary source noise standards at the property line of proximate residential or commercial uses.	Planning Division	Short term and ongoing	Staff time; incorporate into development projects	Reduce pollution exposure
	B. Industrial uses shall not exceed commercial or residential stationary source noise standards at the most proximate land uses.	Planning Division	Short term and ongoing	Staff time	Reduce pollution exposure
	C. Non-transportation noise shall be considered in land use planning decisions.	Planning Division	Short term and ongoing	Staff time	Promote safe and sanitary homes
	D. Construction shall be performed as quietly as feasible when performed in proximity to residential or other noise sensitive land uses.	Code Enforcement	Short term and ongoing	Staff time	Promote safe and sanitary homes
Goal: Fontana's industrial uses are concentrated in a few locations that have easy access to regional transportation routes. (Chapter 15)					
• Avoid locating small areas of residential uses where they will be surrounded by intensive commercial or industrial uses.	B. Direct new industrial development to SWIP in order to build out this area designated for industrial development.	Economic Development; Planning Division	Short term and ongoing	Staff time	Reduce unique or compounded health risks
Goal: Traditional and master-planned neighborhoods of single-family houses continue to thrive and attract family households. (Chapter 4)					
• Continue to support existing traditional and master-planned neighborhoods with excellent City services.	A. Provide safe walking and biking conditions within traditional neighborhoods and in connections to citywide pedestrian and bicycle routes.	Planning Division; Engineering Department	Medium term	General Fund; transportation grants	Equitable development and design
Goal: A diverse stock of quality housing serves Fontana residents across the range of incomes, household types, and age groups. (Chapter 4)					
• Support a diversified housing stock that includes new options ranging from larger-lot single-family housing to "missing middle" housing types such as cottage developments, small-scale apartments and condos, and courtyard housing, as well as larger multifamily developments.	C. Explore establishing a flexible first-time homebuyer-assistance program for central Fontana and Livable Corridors areas as funding opportunities arise.	Housing Division	Medium term, as feasible	As feasible	Prioritize improvements that address disadvantaged communities
	D. Expand credit-repair programs as funding opportunities arise.	Housing Division	Medium term, as feasible	As feasible	Prioritize improvements that address disadvantaged communities

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: Promote a diversified economy that builds on existing business sectors and develops, attracts and retains future job-creating sectors. (Chapter 13)					
• Support resources for the City's economic development department to develop and implement strategies to attract and grow businesses that provide tax revenue and opportunities for diversified and high- paying jobs for Fontana residents. • Support initiatives for entrepreneurship in potential growth sectors. • Leverage the resources of organizations such as the San Bernardino County Economic Development Agency and the Workforce Investment Board to help Fontana businesses promote in-city jobs and help residents find local job opportunities.	A. Establish a balance of industrial and manufacturing development along with services, especially in sectors with living-wage jobs.	Economic Development Department	Short term and ongoing	Staff time	Equitable development and design
	B. Create and implement a work plan for the City's Economic Development Department to focus on retention and attraction of businesses in existing and emerging sectors, with attention to the potential creation of diverse and high-paying jobs for Fontana residents.	City Manager's Office; Economic Development Department	Short term and ongoing	Staff time	Equitable development and design
	C. Identify existing industries/businesses that the city would like to locate in the city and actively seek them to locate in Fontana.	Economic Development Department	Short term	Staff time	Equitable development and design
	D. Research potential emerging sectors and identify target sectors for Fontana.	Economic Development Department	Short term	Staff time	Equitable development and design
	E. Create a business-attraction strategy with incentives (such as expedited plan check) to encourage new retailers and restaurants to locate in the Downtown Area Plan district and other districts targeted for mixed-use development.	Economic Development Department; Downtown Manager	Medium term	Staff time	Equitable development and design
	F. Assist in publicizing job openings within Fontana to Fontana residents.	Economic Development Department	Short term	Staff time	Equitable development and design
	G. Collaborate with major employers and regional agencies and groups to host a Fontana Jobs Fair on a regular schedule that showcases in-city job opportunities and seeks to employ Fontana residents.	Economic Development Department	Medium term	Staff time	Equitable development and design
	H. Consider expediting infrastructure improvements at the Southwest Industrial Park (SWIP) to attract a diversified light industrial base that includes manufacturing and research and development as well as logistics firms, and at other Fontana locations targeted for certain business types.	Economic Development	Medium term	General fund; potential Enhanced Infrastructure Financing District	Equitable development and design
	I. Explore creating or partnering with others to support a business incubator, co-working space, or business accelerator program that provides low-cost facilities, services, mentorship, marketing and technology support and other assistance to attract new businesses and start-up companies to the city.	Economic Development Department; Downtown Manager; Chaffey College; Cal State San Bernardino;	Medium term	Staff time	Equitable development and design

GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: Support education and workforce development programs in Fontana to foster educational achievement and skill development that prepares students and workers for the higher-paying jobs of the future. (Chapter 13)					
• Make school completion and educational achievement a high civic priority with broad community support. • Promote educational programs that provide the skills and training necessary to fill jobs for Fontana employers. • Encourage youth to develop entrepreneurial talents. • Balance responding to immediate employer demand with the need to plan for longer-term changes in the labor market.	A. Encourage expansion of existing and new educational institutions in Fontana.	City Council; City Manager's office	Short term and ongoing	Staff time	Equitable development and design
	B. Support and promote education-business partnerships and alliances.	Economic Development Department	Short term and ongoing	Staff time	Equitable development and design
	C. Collaborate with regional education-business organizations to advance Fontana's ability to attract desired businesses.	City Council; Economic Development Department; Alliance for Education	Short term and ongoing	Staff time	Equitable development and design
	D. Provide a range of age-appropriate career exploration and experience opportunities for children beginning at the elementary level.	School Districts; Chaffey College; regional employers	Short term and ongoing	School and business funding	Equitable development and design
	E. Consider scheduling an annual City Council session with representatives of the school districts, the community college, and other local and regional education groups to communicate about goals, strategies, and activities related to workforce readiness.	City Council; City Manager's Office; school districts and institutions	Short term and ongoing	Staff time	Equitable development and design
Goal: Plan Fontana as a "complete community" with a balance of diverse neighborhoods, amenities, services, and infrastructure that supports a qualified workforce and attracts business. (Chapter 13)					
• Strengthen community institutions and development patterns that provide a high quality of life and that correspond to the values of the millennial generation——the majority of workers starting in 2016. • Ensure that essential support services, such as child care, enable workers to seek and maintain employment. • Seek partnerships with other governmental agencies to provide planning and funding resources to build infrastructure necessary to support new development.	A. Refine zoning to encourage mixed-use development where appropriate and create standards and procedures to implement connectivity improvements in new development areas.	Planning Division	Short term	Staff time	Reduce impacts of climate change
	B. Establish mixed-use zoning at key intersections, adjacent and new proposed bus stops, and along designated corridor segments.	Planning Division	Short term	Staff time	Reduce impacts of climate change
	C. Provide a balance of affordable and market-rate housing options for all stages of life.	Housing Division; Planning Division	Short term and ongoing	Staff time	Equitable development and design
	D. Explore the applicability of financing mechanisms such as enhanced infrastructure financing districts (EIFDs), community facilities districts (CFDs) and development opportunity reserves (DORs) to provide infrastructure financing necessary to support new development.	City Manager's Office; Planning Division; Economic Development Department	Short term and ongoing	Staff time	Equitable development and design

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GOALS & POLICIES	ACTION	WHO?	WHEN?	RESOURCES?	EJ GOAL
Goal: All Fontana residents live within walking or biking distance of a public park, and there are sufficient public parks to serve all areas of the city. (Chapter 7)					
• Establish park access by walking and biking as a criterion for locating parks and for design of active transportation networks. • Pursue park development where parkland is insufficient.	A. While continuing to use a minimum standard of 5 acres of park land per 1,000 persons, seek to exceed the minimum by increasing park opportunities in underserved areas.	Community Services Department	Medium term	Staff time	Prioritize improvements that address disadvantaged communities
	C. Identify opportunities for new or improved parks north of the I-10 Freeway, especially in the central part of the city.	Planning Division; Community Services Department	Short to medium term	Staff time	Promote public facilities
	E. Implement the plan for a sports complex in the southern part of the city to provide recreational opportunities to residents there.	Community Services Department	Short term	Staff time and Park Development Fees	Promote public facilities
	F. Identify existing park access by public routes and develop a plan to provide park access for pedestrians and bicyclists in existing neighborhoods where access is limited except by car.	Community Services Department; Engineering Department	Medium term	Staff time; Active Transportation Plan	Equitable development and design
	G. Identify barriers to access to parks, which may include gaps in the street network (such as cul-de-sacs), missing sidewalks, gaps in the sidewalk network, walls and fences, or high-traffic streets without safe crossings.	Engineering Department; Planning Division; use Active Transportation Plan	Short term	Staff time; Active Transportation Plan	Prioritize improvements that address disadvantaged communities

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