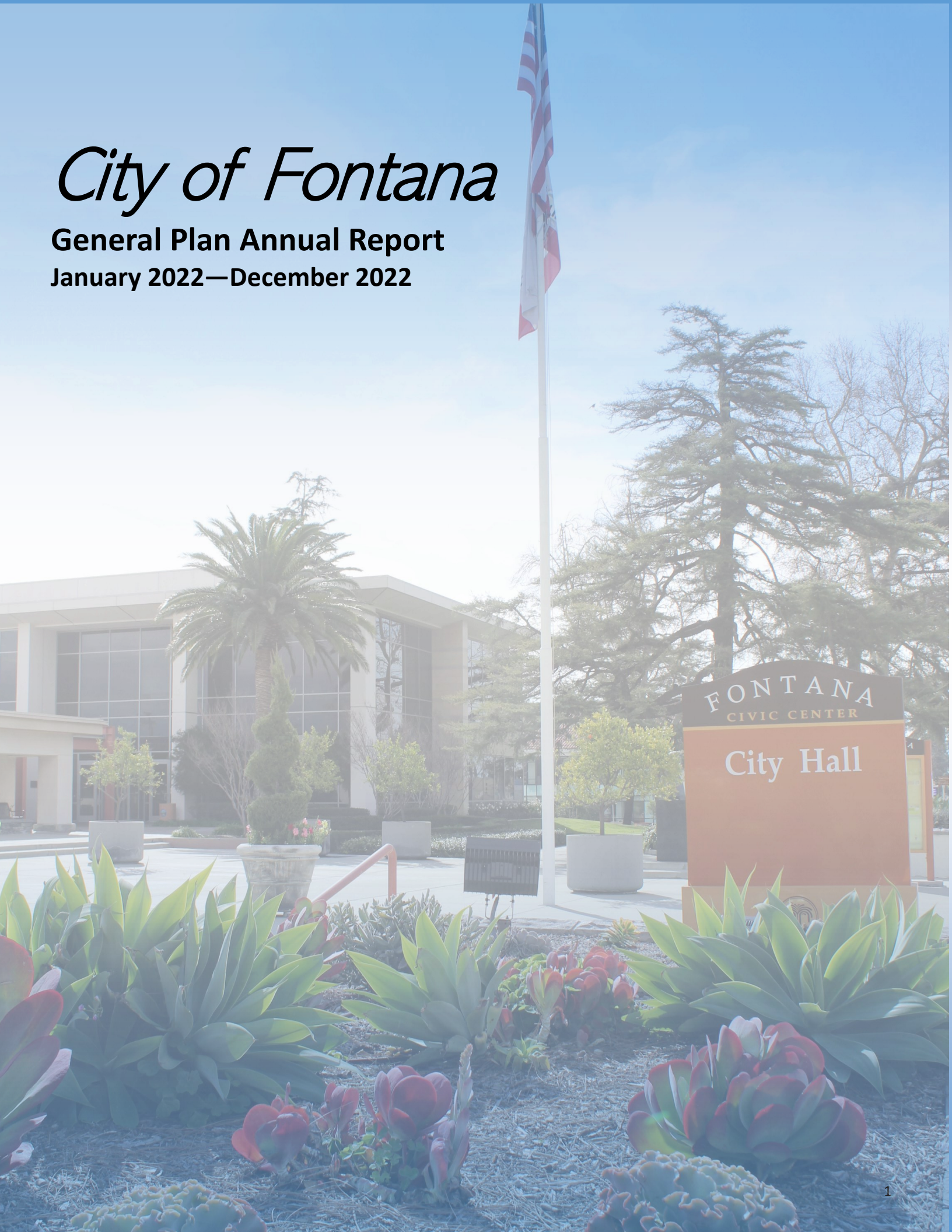


# *City of Fontana*

**General Plan Annual Report**  
**January 2022—December 2022**





# CITY OF FONTANA

## 2022 GENERAL PLAN ANNUAL

## PROGRESS REPORT



Prepared by the  
Planning Department



### *Vision Statement*

*Fontana is a dynamic, thriving community that supports education, growth, safety and a positive community fabric.  
Our community is creating the opportunities that courage social and economic investment.*



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# INTRODUCTION

## Purpose of this Document

Section 65400 (b) of the State of California government Code requires planning agencies provide an annual report to their legislative body, the Governor’s Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) of the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

The General Plan Annual Progress Report summarizes the City of Fontana’s progress towards implementing the goals, policies and programs of the 2015-2035 City’s General Plan. It covers the period of January 1, 2022, through December 31, 2022. The report provides for the annual review of the General plan to assess the level of implementation and effectiveness of the General Plan as a guide for orderly growth and development. The General Plan Progress Report also provides information regarding the City’s progress in meeting its share of regional housing needs.





## BACKGROUND

The City of Fontana was incorporated on June 25, 1952. Fontana is a general-law city governed by codes adopted by the legislators of the State of California. The City of Fontana is governed by an elected Mayor and four District Council Members. Located in the Inland Empire, Fontana is situated 110 miles north of San Diego, 50 miles east of Los Angeles, 50 miles northeast of the heart of Orange County and 15 miles west of the City of San Bernardino.

The Fontana planning area encompasses approximately 52.4 square miles (43.1 square miles-city limits/9.3 square miles-sphere of influence area). Since the last comprehensive update to the General Plan in 2018, the population of the City has increased from 209,895 (source: General Plan Chapter 2 and 2020 US Census—Quick facts) to 210,761.

The City of Fontana has extensively used the specific plan process for much of the undeveloped land in its planning area. Currently, the City of Fontana has adopted twenty-seven (27) specific plans and community plans. The specific plans and community plans within the city limits encompass almost 12,000 acres, representing over 26,000 dwelling units, 700 acres of commercial development, and 2,700 acres of industrial property.



## GENERAL PLAN BACKGROUND

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, air and water quality, noise, safety issues and other related physical, social and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision making, the General Plan establishes a clear set of development rules for citizens, developers, decision-makers, neighboring cities and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

In November of 2018, the City adopted a comprehensive update to the General Plan that contains a shared vision for the future community of Fontana, a plan outlining strategies on how to pursue and achieve that vision, and an action plan that assists in advancing the goals, policies, and implementation measures outlined in the general plan.

### AMENDMENTS TO THE GENERAL PLAN

State law allows the city to amend any single element of its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require a public hearing by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act (CEQA).

In 2022, the City amended the General Plan Land Use Element three times, to facilitate five development entitlement applications and for a comprehensive update to the Housing Element (6th Cycle Housing Element Update).







# PLANNING DEPARTMENT

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**The Planning Department of the Development Services Organization is the initial contact for development through the land entitlement process. From inception to completion, Planning works to ensure the highest standards for the use and design of any project submitted, while meeting the applicant's needs as well. This section outlines the activities of the Planning Department from January 2022 through December 2022.**

**The day-to-day planning activities include:**

- Administering the City's Zoning Ordinance (Development Code)**
- Answering public inquiries on the telephone and over the public counter**
- Processing planning applications for the Planning Commission and City Council**
- Reviewing and approving business license applications for zoning compliance**
- Preparing reports for the Planning Commission and City Council**
- Reviewing development plans for compliance with City standards (Plan Checks).**

## Counter/Telephone Activity

Public Counter activity represents the number of counter visits recorded in the Planning Department. During the this review period, the Planning Counter received a total of 2,721 visitors and e-mail correspondence was 103,818 for the year.

Telephone activity represents the number of people calling for assistance to the Planning Department. Phone calls are kept and tracked on a monthly basis. In 2022, the total number of calls received were 13,153.

## Planning Applications

The City of Fontana utilizes a Master Case Number (MCN) tracking system which is assigned to every unique formal entitlement request. The Master Case Number serves as a tracking mechanism for the number of projects that have been taken in the city. For example, a proposal for a new shopping development will be assigned an MCN. Underneath the number there will be all required entitlement applications for the project such as Conditional Use Permit requests, Variances, and Zone Changes. This number does not include amendments to previous entitlements such as Conditional Use Permits and Design Review Permits. Based on the Master Case Number (MCN) tracking system, a total of 175 planning entitlement applications were received during this review period. Also, during this review period a total of 230 planning entitlement were approved.

In addition to the applications, planning staff reviewed business licenses and conducted plan check review to ensure the proposed business, improvement and new construction are in compliance with the zoning code.







# BUILDING & SAFETY DEPARTMENT

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**The Building and Safety Department is responsible for a variety of tasks that include issuing permits, processing plan check submittals, and inspections. The Building and Safety Department provides professional plan checking, permitting, and inspections that assure adherence and compliance with the 2017 California Building Code. New building construction and tenant improvements require plan check review for zoning and Building Code compliance.**

## Building and Safety

### **SINGLE-FAMILY RESIDENCES**

Construction of new single-family homes within calendar year 2022 was 582 permits and 103 for Accessory Dwelling Units (ADU's).

### **MULTI-FAMILY RESIDENCES**

The City issued permits to 66 multi-family housing development projects totaling 586 units.

### **COMMERCIAL**

Commercial development for calendar year 2022, resulted in 24 new building permits issued for 342,919 square feet of new commercial area with an approximate valuation of \$50,588,274.26.

### **INDUSTRIAL**

Industrial development during calendar year 2022 resulted in 19 new building permits that were issued for 811,293 square feet of new industrial area with an approximate valuation of \$275,980,704.05 .





The background image shows the Fontana Civic Center City Hall, a modern building with large glass windows and a flat roof. In the foreground, there is a landscaped area with various plants, including large green agave-like plants and red flowers. A tall flagpole with an American flag stands to the left of the building. A large sign in the foreground reads "FONTANA CIVIC CENTER" and "City Hall".

# HOUSING ELEMENT

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# Housing Element Reporting Requirements

Housing Element law requires quantification of each jurisdiction’s existing and projected housing needs for all income levels. The City’s Department of Housing and Business Development continues to administer the Community Development Block Grant Funds in accordance with U.S. Department of Housing and Urban Development requirements. In addition, existing programs in the Zoning and Development Code (i.e. Accessory Dwelling Units) provides the City with the flexibility and standards to encourage future development of low income housing.

The Housing Element is one of the seven State mandated elements included in the City of Fontana’s General Plan. The purpose of the Housing Element is to identify and plan for the City’s existing and projected housing needs; it contains a detailed outline and work program of the City’s goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. On February 8, 2022 the City Council approved Resolution No. 2022-011 for the adoption of a comprehensive update to the Housing Element (6th Cycle Housing Element Update) that will plan for the 2021-2029 planning period.

Each eight-year planning cycle, the City is allocated a specific number of housing units called the Regional Housing Needs Allocation (RHNA) determined by the Southern California Association of Governments. The RHNA quantifies current and future housing growth within a City. The Table shows the median income limits established by HUD for the Fontana area with the associated affordable rent and affordable home sales prices for each income category along with number of building permits issued for years 2021 to 2029.

City of Fontana Housing Need by Income Category											
Income Category	Units Needed 2021-2029	Units 2021	Units 2022	Units 2023	Units 2024	Units 2025	Units 2026	Units Built 2027	Units Built 2028	Units Built 2029	Re-remaining Needed 2021-2029
Very Low (0-50%) <\$31,950	5,109	0	0	0	0	0	0	0	0	0	5,109
Low (51-80%) <\$51,100	2,950	60	0	0	0	0	0	0	0	0	2,890
Moderate (81-120%) <\$73,680	3,035	0	0	0	0	0	0	0	0	0	3,035
Above Moderate (>120%) >\$73,680	6,425	1,122	839	0	0	0	0	0	0	0	4,645
Totals	17,519	1,182	839	0	0	0	0	0	0	0	15,679



The background image shows the Fontana Civic Center, a modern building with large glass windows. In the foreground, there is a landscaped area with various plants, including large green succulents and red flowers. A sign in the middle ground reads "FONTANA CIVIC CENTER" and "City Hall". An American flag is visible on a tall pole to the left of the sign. The sky is blue with some clouds.

# CAPITAL IMPROVEMENT PROGRAM

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## CAPITAL IMPROVEMENT PROGRAM (CIP)

The State of California Government Code Section 66002 requires local agencies that have developed a fee program to adopt a CIP indicating the approximate location, size, timing and an estimate of the cost of all facilities or improvements to be financed by fees. The City of Fontana has such a fee program and the City's adopted seven-year Capital Improvement Program outlines the infrastructure needs for the future.

Projects and expenditures identified for future fiscal years are approved on a planning basis and do not receive expenditure authority until they are part of the capital budget for that fiscal year. The public, City Council, Planning Commission, Engineering, and Parks and Recreation Commission review of the overall seven-year program is performed annually for effective implementation of the City's Vision Statement as well as the City Council's more immediate goals and objectives.

The Seven-year Capital Improvement Program for FYs 2021/2022 through 2027/2028 sets forth infrastructure needs and a capital plan involving 141 projects totaling approximately \$806.8 million. Of this, all projects and expenditures identified for future fiscal years beyond 2021/2022 are approved on a planning basis and do not receive expenditure authority until they are part of the capital budget for that fiscal year. A review of the seven-year program is performed annually by the Parks and Community Services Commission, the Planning Commission and the City Council in order to ensure effective implementation of the City's Vision Statement as well as the City Council's Goals.

The City's seven-year CIP continues to advance the "City Council's Vision" and strive to accomplish the "City Council's Goals and Objectives". This vision statement and the goals and objectives adopted by the City Council will guide the development of policies, goals and objectives adopted in the City's General Plan.

### FY 21/22 – FY 27/28, 7-Year CIP Project Budget

CIP Category	Amount (Thousands)	No. Of Projects
Flood Control & Storm Drain	\$15,929	5
Major Corridor/Interchanges	\$135,432	12
Open Space & Recreation	\$68,511	7
Other Capital Improvements	\$40,706	3
Public Building Improvements	\$26,673	4
Resource Mgt/Conservation	\$7,110	2
Sewer Improvements	\$10,653	5
Street Improvements	\$450,625	60
Technology	\$23,954	2
Traffic	\$27,222	41
<b>Totals</b>	<b>\$806,815</b>	<b>141</b>



The background image shows the Fontana Civic Center City Hall building, a modern structure with large glass windows and a flat roof. In the foreground, there is a landscaped area with various plants, including large green agave-like plants and red flowers. A sign in the middle ground reads "FONTANA CIVIC CENTER" and "City Hall". A flagpole with a red and white flag is visible on the left. The sky is blue with some clouds.

# GENERAL PLAN IMPLEMENTATION STATUS

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## Chapter No. 5 – Housing Element

The State of California mandates that each county and city maintain a Housing Element in their General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element, including the City's share of the Regional Housing Needs Assessment (RHNA).

In addition to providing assistance and guidance for the City's Housing Element, the Housing Department administers a variety of community development activities including affordable housing activities and neighborhood improvement programs. Following are programs and activities supporting the goals of the Housing Element.

### Updates:

#### **CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CALIFORNIA'S CITY OF FONTANA'S PROHOUSING DESIGNATION.**

In December 2022 the city was awarded the Prohousing Designation, which is an award provided to local jurisdictions who have advanced numerous policy actions to remove barriers for affordable housing production and promote infill development that reduces negative climate change impacts. Affirmatively forward future fair housing opportunities and improve quality of life for all Californians.

#### **GENERAL PLAN AMENDMENT NO. 21-002– FOR THE 2021-2029 6TH CYCLE HOUSING ELEMENT**

On February 8, 2022 the City Council approved Resolution No. 2022-011 for the adoption of a comprehensive update to the Housing Element (6th Cycle Housing Element Update) that will plan for the 2021-2029 planning period.

#### **CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) ACT ASSISTANCE PROGRAMS**

The Coronavirus Aid, Relief, and Economic Security Act (CARES) Act, is a stimulus bill passed by Congress and signed into law that provides economic assistance for families struggling financially due to the effects of COVID-19 –19. Through an Emergency Rental/Mortgage Assistance program, the City was able to assist families struggling financially due to the effect of COVID-19 by paying up to six months rent or mortgage payments. At the end of 2022, a total of 1,474 checks were issued totaling \$1,625,511.09

#### **Other Housing Accomplishments**

**Provided Fair Housing Services to 618 residents**

**Acquired three single-family housing units to add to the City Housing Authority's rental inventory.**

**The Neighborhood Stabilization Program completed rehabilitation on four-single family homes.**

**Purchased one single-family property to be rehabbed and utilized as emergency transitional housing.**





## Chapter No. 7 – Conservation, Open Space and Trails

Open space and parks are key aspects to well being for Fontana residents.

### Updates:

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

**Action C: Consider wildlife value when planting public spaces.**

On July 26, 2022 the City Council approved Resolution No. 2022-083, where the city accepted a dedication of a property of approximately 70 acres to include 55.34 acres of open space and 16 acres of land aimed at restoration of the Riversidian Sage Scrub located at southeastern portion of the City of Fontana, located on the north by a Southern California Edison (SCE) utility corridor, on the west by Jurupa Hills, on the south by residential properties located within the City of Jurupa Valley, and on the east near Armstrong Road near the San Bernardino County community of Bloomington.

**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.**

**Action E: Implement the plan for a sports complex in the southern part of the city to provide recreational opportunities to residents there.**

### South Fontana Sports Park

During this review period, City worked to construct South Fontana Sports Park located in the southern part of the city, south on Santa Ana Avenue between Cypress and Juniper Avenues, comprised of four (4) lighted soccer/football fields with a tot lot, picnic areas, shade structures, parking lots, trellis, restroom, walking paths, concession buildings, and storage buildings. This project is listed as a priority one project in the Capital Improvement Program.

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

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

The Public Works Department regularly inspects parks and within this review period they had replaced rubber surfaces at Fernandez Park, Jurupa Park, Northgate Park, and Rosena West. Also, public facilities at Village of Heritage has been renovated to incorporate the following improvements: pool deck resurfacing, perimeter fence repair and repaint, and tot lot replacement. Other improvements during this review period at Walnut Village include Fence replacement and new exercise equipment at Seville Park.



## Chapter No. 8 – Community Mobility and Circulation

This element of the General Plan focuses on transportation policies.

### Updates:

**Goal 7: The City of Fontana participates in shaping regional policies to reduce traffic congestion and green house gas emissions.**

**Action D: Support the adoption and use of technologies that reduce emissions from passenger and transit vehicles.**

### Industrial Commerce Centers Sustainability Standards Ordinance

On January 25, 2020 the City Council adopted Ordinance No. 1879 to improve air and environmental quality by the creating a new Article (Industrial Commerce Centers Sustainability Standards) in Chapter 9 of the Municipal Code. This new section would include sustainability requirements for warehouse (industrial commerce center) projects to improve air and environmental quality.





## Chapter No. 15-Land Use, Zoning, and Urban Design

This element of the General Plan sets forth the policy framework for the physical development of Fontana. It is a guide for the decision-makers that sets the pattern, distribution, density and intensity of land uses that over time will assist the City in achieving the vision of Fontana for the future.

### Updates:

**Goal 2: Fontana development patterns support a high quality of life and economic prosperity.**

**Action A: Preserve, protect, and connect existing master-planned neighborhoods.**

#### **Foothill Mixed-Use Project**

Fontana's newest mixed-use development on Foothill Boulevard is comprised of 24 residential units, retail shops and a restaurant component along the Historic Route 66 Highway. It's located on the southside of Foothill Boulevard and east of Ilex Avenue.

#### **Alta Fontana Mixed-Use Project**

A mixed-use project that will create 340 units, 4 live work units and a commercial component. Within the project will included a pedestrian plaza, indoor courtyards, a clubroom, and pool courtyard. It's located on the southwest corner of Foothill Boulevard and Live Oak.

#### **Begonia Residential Development**

Begonia Residential Development will consist of 406 multi-family units with a pool and open lounge courtyard for its residents. It's located on the northwest corner of Foothill Boulevard and Tokay Avenue.

#### **Real Journey Academies, Inc. — Charter High School**

A new three-story, 51,000 square foot school that provides education grades 9th and 12th with a maximum capacity of 800 students.

#### **Citrus Crossroads**

A new shopping center that will host a grocery store, drive-thru establishments, and multi-tenant retail building that is located on the northeast corner of Citrus Avenue and South Highland Avenue.

#### **Three (3) Lennar Homes projects: Sobrato Community, Citrus East, and Citrus West**

The Sobrato Community will include 143 attached and detached residential dwelling units located in the north Fontana region located between Lytle Creek Road and Maloof Avenue, south of Sierra Lakes Parkway.

Citrus East is a gated residential community in the northern portion of the City that will consist of 75 cluster-style detached residential dwelling units. It's located on the northeast corner of Citrus Avenue and Summit Avenue.

Citrus West Project is a gated community that includes 85 residential units. The project is located in the Citrus Heights North Specific Plan on the northeast corner of Citrus Avenue and Summit Avenue.

