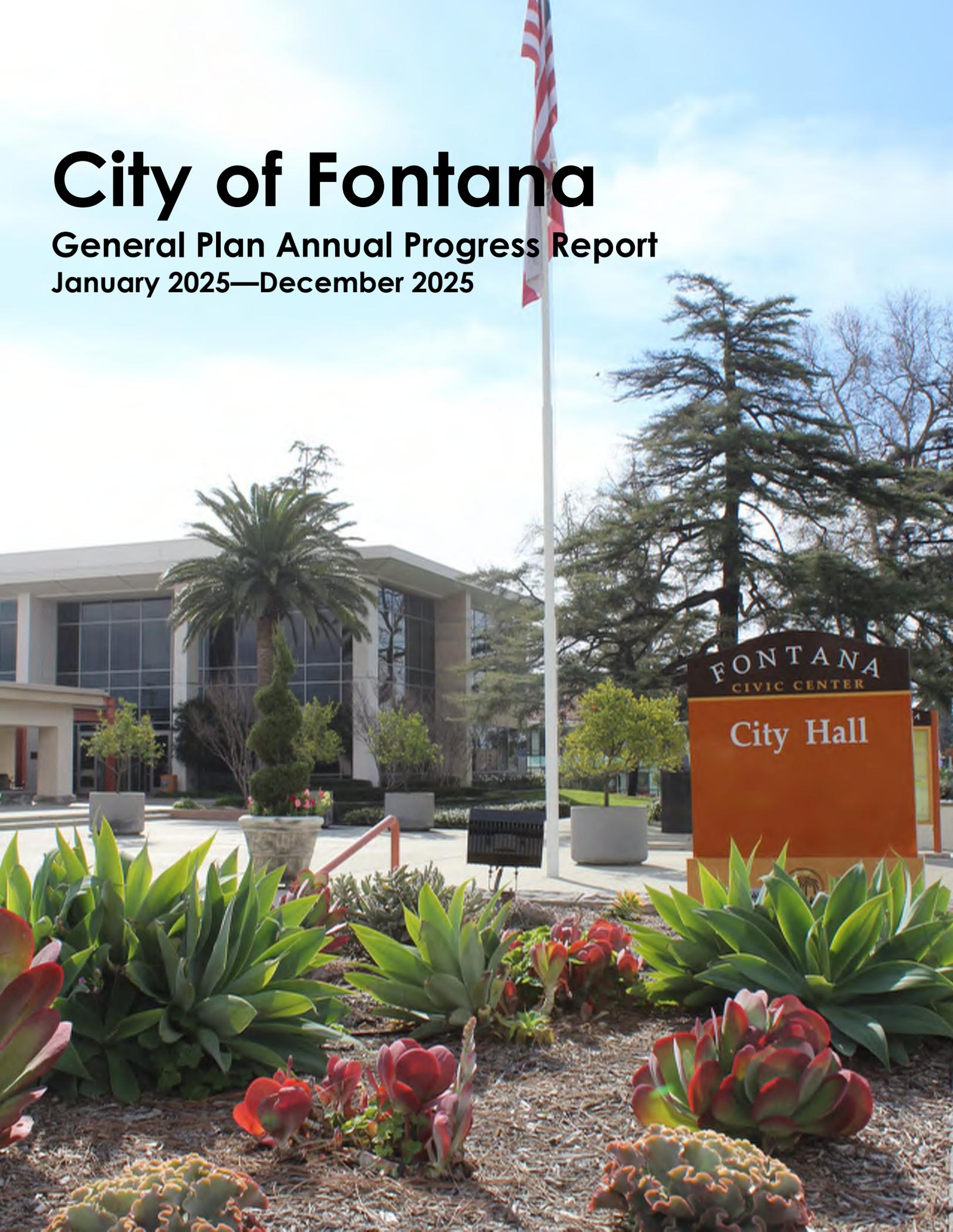


City of Fontana

General Plan Annual Progress Report
January 2025—December 2025



CITY OF FONTANA

2025 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, 2025, through December 31, 2025. 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 to 220,836.

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 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 2025, the City amended the General Plan one time to facilitate one residential development entitlement application.





PLANNING DEPARTMENT

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 2025 through December 2025.

The day-to-day planning activities include:

- Administering the City's Zoning Ordinance (Development Code)
- Answering public inquiries
- 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

Telephone/Entitlement Activity

Telephone activity represents the number of people calling for assistance to the Planning Department. Phone call records are kept and tracked on a monthly basis. In 2025, the Planning Department received 6,158 phone calls in total.

The Planning Department now offers government services through an online permitting resource known as Build Fontana, which is utilized to streamline the entitlement process for the applicant by allowing the submittal of new applications, the ability to check status of application processing and the ability to access documents associated with the application.

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 90 planning entitlement applications were received during this review period. Also, during this review period a total of 54 planning entitlements were approved.

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





BUILDING & SAFETY DEPARTMENT

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 2022 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

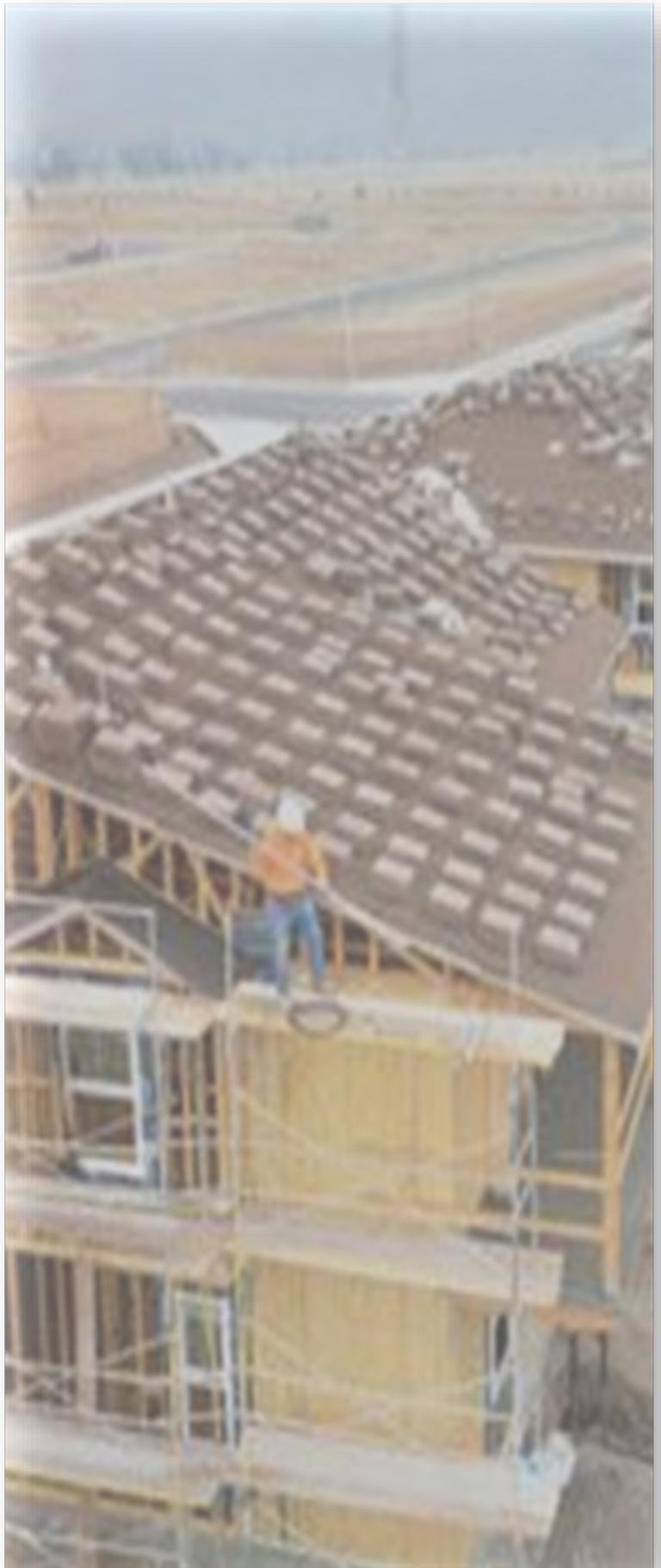
The City issued permits for 622 new single-family homes within calendar year 2025 and 242 permits for Accessory Dwelling Units (ADU's).

MULTI-FAMILY RESIDENCES

The City issued permits for 160 multi-family units within calendar year 2025.

COMMERCIAL

Commercial development for calendar year 2025 resulted in nine new building permits issued for 5,345 SF square feet of new commercial area with an approximate valuation of \$651,565.14.





HOUSING ELEMENT

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 | 658 | 803 | 0 | 0 | 0 | 0 | 0 | 0 | 3,842 |
| Totals | 17,519 | 1,182 | 658 | 803 | 0 | 0 | 0 | 0 | 0 | 0 | 14,876 |

The background image shows the Fontana Civic Center building, a sign that reads "FONTANA CIVIC CENTER" and "City Hall", and an American flag on a tall pole. The scene is set outdoors with trees and landscaping. The text "CAPITAL IMPROVEMENT PROGRAM" is overlaid in the center.

CAPITAL IMPROVEMENT PROGRAM

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 2025/2026 through 2031/2032 sets forth infrastructure needs and a capital plan involving 165 projects totaling approximately \$1,294,748 million. Of this, all projects and expenditures identified for future fiscal years beyond 2025/2026 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 25/26 – FY 31/32, 7-Year CIP Project Budget | | |
|--|--------------------|-----------------|
| CIP Category | Amount (Thousands) | No. Of Projects |
| Flood Control & Storm Drain | \$36,799 | 4 |
| Major Corridor/ Interchanges | \$227,986 | 11 |
| Open Space & Recreation | \$81,235 | 12 |
| Other Capital Improvements | \$77,194 | 8 |
| Public Building Improvements | \$99,224 | 17 |
| Resource Mgt/ Conservation | \$823 | 1 |
| Sewer Improvements | \$10,490 | 7 |
| Street Improvements | \$690,934 | 70 |
| Technology Projects | \$32,509 | 2 |
| Traffic | \$37,553 | 33 |
| Totals | \$1,294,748 | 165 |

The background image shows the Fontana Civic Center City Hall building, a tall American flag on a pole, and a sign that reads "FONTANA CIVIC CENTER City Hall". The scene is set outdoors with trees and landscaping. The text "GENERAL PLAN IMPLEMENTATION STATUS" is overlaid in large, bold, black capital letters across the middle of the image.

GENERAL PLAN IMPLEMENTATION STATUS

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 in 2025:

Goal: Adequate housing to meet the needs of all residents of Fontana.

Housing Policy Action 11: Infill Housing Program—The City will work with private industry to expand housing opportunities through new construction.

On April 15, 2025, entitlements were approved for the first development utilizing the Minor Planned Unit Development (PUD) provisions in the Zoning and Development Code. The Minor PUD program was designed to encourage development of infill sites five acres or smaller located in the Medium-Density Residential (R-2) zoning district. The Minor PUD incentivizes development with reductions of certain development standards, while requiring enhanced landscaping and hardscaping throughout the project. The approved development project consists of 12 single-family dwellings on a one-acre site that has remained largely vacant and undeveloped.

Goal: Affirmatively further fair housing in Fontana.

Housing Policy Action 4B: Participation and Support of Regional Fair Housing Efforts.

The Housing Department contracted with the Inland Fair Housing & Mediation Board to provide fair housing services in 2025. Discrimination investigation and assistance services were provided to 43 residents. Landlord-tenant mediation assistance (which includes the discussion of options, such as conciliation with a landlord, referral to a government enforcement agency, or private attorney) was provided to 264 residents.



Conservation, Open Space and Trails Element

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

Updates in 2025:

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

Action: 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.

Construction of Phase 1 of the San Sevaine Trail was completed in 2025. The trail is a 1.25 multi-purpose trail along the Etiwanda Creek/San Sevaine Channel between the Pacific Electric Trail in the City of Fontana and Banyan Avenue in the City of Rancho Cucamonga. Funding for the \$15,029,546 trail project came from grant and city funding. The ribbon cutting for the trail took place on November 3, 2025.

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.

Action: Provide sufficient funding to support adequate park maintenance.

In 2025, the City of Fontana allocated \$5,000,000 to the maintenance and improvements of parks in the city. Half of the funding was allocated from the capital improvement budget and included the construction of pickle ball courts and park security cameras with fiber. The other half of the funding was allocated from the operations and maintenance budget and included laser grading of baseball fields at Bill Martin Park, park restroom renovations, painting of facilities (light poles, fences and handrails) and backflow device replacements.



Community Mobility and Circulation Element

This element of the General Plan focuses on transportation policies.

Updates in 2025:

Goal: The city has attractive and convenient parking facilities, including electric charging stations, for both motorized and non-motorized vehicles that meet need that fit the context.

Action: Provide sufficient motor vehicle and secure bicycle parking in commercial and employment centers to support vibrant economic activity.

The first Downtown Parking Structure project completed construction in 2025. The 4.5 tier parking structure is located at 16948 Arrow Boulevard and is part of the civic center campus. The project complements the downtown revitalization underway and will provide parking for the Stage Red Theater and other businesses downtown. Additionally, a second parking structure was entitled in 2025. It will be located near the northeast corner of Arrow Boulevard and Nuevo Avenue.

Goal: 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.

Action: Maintain a designated truck route network that avoids residential and other sensitive uses, with arterial streets accommodating the efficient movement of trucks.

The Municipal Code and Community Mobility and Circulation Element of the General Plan were amended on December 9, 2025 primarily to incorporate Assembly Bill (AB) 98, which requires all cities and counties in the warehouse concentration region to update their General Plan Circulation Elements to identify and establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate truck traffic and avoid residential areas and sensitive receptors. The truck route map was updated to shift truck traffic to major City streets and state freeways and highways, which improving direct connectivity between regional transportation facilities and industrial related uses. As part of the update process, the City engaged with community members and stakeholders through online surveys, virtual surveys, and a social media and direct email communication campaign.



Land Use, Zoning, and Urban Design Element

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 in 2025:

Goal: Downtown is a dynamic center of activity with new housing options, walkable environments, and a mixture of uses attracting residents and visitors.

Action: Promote revitalization and redevelopment of downtown and older neighborhoods in the central area of the city.

In 2025, the City began positioning two City-owned buildings for conversion to restaurant spaces that are projected to be opened by early 2027. Additionally, permitting for, and preparation for the groundbreaking of, the previously entitled five-story mixed-use development at the northwest corner of Sierra Avenue and Arrow Boulevard took place in 2025.

Goal: Public and private development meets high standards in design.

Action: Support high-quality development in design standards and in land use decisions.

On May 13, 2025, the Zoning and Development Code was amended to establish the Entertainment Center Overlay District, which includes three key intersections : Valley Blvd. and Sierra Ave., Foothill Blvd. and Sierra Ave., and Foothill Blvd. and Cherry Ave. The amendments also included revision to the land use tables regarding commercial land uses, the requirement for public art, and signage/branding requirements. The goal of the amendment was creating hubs for dining, shopping and entertainment purposes to attract local and regional visitors that would help drive economic growth for the city.

