

APPENDIX A-1

General Plan Compliance

City of Fontana General Plan Statement of Consistency

Purpose of this Appendix

The purpose of this appendix is to identify consistency between the West Valley Logistics Center Specific Plan and the City of Fontana's General Plan, as is required by the California Government Code.

Legal Framework for Consistency

A specific plan is a detailed land use plan that covers a selected area of a jurisdiction for the purpose of implementing a general plan. State and local regulations require consistency between these two planning documents. Consistency is defined by the Governor's Office of Planning and Research as follows. "An action, program or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment".

California State law authorizes cities with General Plans to prepare and adopt Specific Plans (Government Code § 65450 – § 65457). The California Government Code states, "after the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan" (§ 65450) and that "no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan" (§ 65454). A statement of consistency between an area's General Plan and the policies in the proposed Specific Plan is required by section 65451.(b) of the California Government Code which states, "the specific plan shall include a statement of the relationship of the specific plan to the general plan".

The City of Fontana Zoning and Development Code Sections 30-61 and 30-62, specify the purpose, requirements, regulations, and procedures for preparation of a Specific Plan in the City of Fontana. The submittal requirements outlined by these code sections call for a Specific Plan to include, "Planning framework including background and project history, purpose, existing and proposed on and off-site land uses, general plan conformance, [and] general plan consistency...".

In response to government requirements, the West Valley Logistics Center Specific Plan has been prepared to provide the essential link between City of Fontana General Plan policies and actual development in the Specific Plan area. The West Valley Logistics Center Specific Plan has been prepared in accordance with the provisions of California Government Code §65450 – § 65457 and the City of Fontana Code sections 30-61 and 30-62.

Document Organization

The following section, organized by General Plan element, states the goals and objectives outlined in Fontana's General Plan. Each General Plan goal is followed by a consistency statement highlighting the

provisions of the Specific Plan that will further the objectives and policies of the General Plan and not obstruct their attainment.

LAND USE ELEMENT

Goal #1:

Land Use in our community is balanced between residential, commercial, industrial, open space and recreational land uses that are developed to high standards of quality and provide diverse economic, social, and cultural opportunities for our citizens and those who wish to invest here.

Consistency Statement:

The Specific Plan supports logical, balanced growth in the southeastern Fontana area by providing employment-generating light industrial warehousing development. The Specific Plan will further this General Plan goal by adding diversity to the southeastern portion of the City, and establishing necessary development standards and guidelines for a high quality, well-designed logistics center that will be compatible with surrounding land use.

An amendment to the General Plan land use map from residential to light industrial (LI) will make the Specific Plan consistent with the Land Use Element of the General Plan.

Goal #2:

Quality of life in our community is supported by development that avoids negative impacts on residents and businesses and is compatible with, and enhances, our natural and built environment.

Consistency Statement:

With substantial building setbacks and carefully designed landscaped buffers and parkway improvements along Armstrong Road, Locust Avenue, Alder Avenue, and parts of Jurupa Avenue; preservation of hillside and habitat areas in natural open space; and enhanced plantings along the perimeter of the Specific Plan area, the West Valley Logistics Center will blend into the existing natural and built-out areas of the City and surrounding unincorporated areas.

Goal #3:

Our community is developing in a unified, orderly, logical, environmentally sound manner, which ensures that the City is unified and accessible to all residents, and results in economically sound commercial areas, vibrant neighborhoods, and jobs rich centers.

Consistency Statement:

This West Valley Logistics Center Specific Plan is a key tool in implementing orderly development that is environmentally and economically sound. Design and development of all elements within the Specific Plan helps to implement an attractive project on an undeveloped site. The warehousing industrial development also provides employment opportunities as well as open space near developed residential areas.

CIRCULATION ELEMENT

Goal #1:

A balanced transportation system for Fontana is provided that meets the mobility needs of current and future residents and ensures the safe and efficient movements of vehicles, people and goods throughout the City.

Consistency Statement:

The West Valley Logistics Center will be responsible for improvements to the area's circulation system needed to maintain applicable roadway performance standards. In addition, the West Valley Logistics Center will provide roadway improvements needed to support truck travel between the logistics center and the area's freeway system. These improvements will contribute to the safe and efficient movement of vehicles, people, and goods within the City and adjacent communities.

Goal #2:

A regional network of multi-modal transportation facilities including an improved citywide public transit system is provided that ensure the safe and efficient movement of vehicles, people and goods throughout the City of Fontana and to and from the region, and provides mobility to all City residents and helps reduce vehicular trips City-wide.

Consistency Statement:

The roadway improvements provided by the West Valley Logistics Center will include sidewalks for pedestrians and signage for Class III bicycle routes, as well as other traffic features contributing to the mobility and safety of vehicular and non-vehicular traffic.

Goal #3:

A circulation system is provided that reduces conflicts between commercial trucking, private/public transportation and land uses.

Consistency Statement:

The West Valley Logistics Center Specific Plan sets forth a Traffic Management Plan to minimize potential conflicts between the truck traffic that will be generated by the logistics center and the surrounding community. This plan includes provisions for routing of trucks between the logistics center and area freeways, along with roadway improvements along those routes to provide for the turning movements and roadway pavement sections needed to accommodate West Valley Logistics Center's truck traffic.

COMMUNITY DESIGN ELEMENT

Goal #1:

Our City has a unified overall community image and appearance with distinct districts and neighborhoods.

Consistency Statement:

The West Valley Logistics Center Specific Plan's design guidelines are designed to ensure a cohesive and attractive warehouse/distribution facility. The development standards and guidelines set forth in the Specific Plan are more stringent than those contained in the City's Development, recognizing the site's proximity to existing residential neighborhoods, and address:

- Promoting compatibility with surrounding neighborhoods;
- Employing high quality architecture to define the site's character;
- Facilitating safe access for vehicles, pedestrians, and bicycles;
- Providing landscape design supportive of the site's character and the character of the surrounding community; and
- Improving the streetscape experience.

Because of the evolving nature of architectural design, adherence to the guidelines for landscape elements, hardscape elements, and monument signage are important in creating a positive visual identity for the West Valley Logistics Center and surrounding neighborhoods.

Goal #2:

We preserve and use our open spaces as recreational amenities, visual boundaries and view corridors.

Consistency Statement:

The West Valley Logistics Center Specific Plan retains hillside areas in natural open space, and protects access to trails within the Specific Plan area.

Goal #3:

The major arterial thoroughfares of the City contribute to the overall image and diverse character of the community.

Consistency Statement:

The major arterial roads on or adjacent to the project site will include improvements consistent with the City's Circulation Master Plan including right-of-way width, sidewalks, and medians contributing to the overall image of the City.

Goal #5.1:

Existing and new development reflects extensive use of high-quality, contemporary design, incorporating unifying, community-wide design elements.

Consistency Statement:

They provide specific design criteria for proposed warehousing development, and encourage creativity, imagination, and a high level of harmony and consistency with the surrounding community. The development standards and guidelines set forth in the Specific Plan are more stringent than those contained in the City's Development, recognizing the site's proximity to existing residential neighborhoods. Adherence to the Design Guidelines will create a desirable asset to the community and enhance the project's overall value.

Goal #5.2:

Neighborhood organization and design reflect diverse and high quality development standards, strong integration into the broader community, and energy-efficient environmental siting standards.

Consistency Statement:

The West Valley Logistics Center Specific Plan Design Guidelines provide for an attractive, urban feeling that is compatible with its surroundings and enhances the aesthetics of its location in south

Fontana. The proposed design standards and landscape treatments are attractive from both within the development and outside of the community, and specifically address compatibility with the surrounding community. Siting a high-quality warehousing center close to a large employee base, truck routes, and interstate freeways contributes to energy-efficient siting standards.

Goal #6:

Conflict and spillover effects at the interface of differing land uses are minimized with appropriate design standards.

Consistency Statement:

West Valley Logistics Center Specific Plan Design Guidelines sets forth development standards and guidelines that recognize the interface between proposed industrial warehousing uses and existing residential neighborhoods. The potential for conflicts and spillover effects are minimized through development standards that are more stringent than those set forth in the Fontana Development Code for industrial uses, including a reduction in the maximum allowable building height from 100 feet in the Development Code to 75 feet in the West Valley Logistics Center Specific Plan. Setbacks adjacent to roadways and the residentially zoned properties are increased in the Specific Plan as compared to the standards set forth in the City's Development Code.

Development standards for plantings, walls, rooftops, streetscapes, colors, and other design elements will ensure a cohesive interface of surrounding residential, commercial, and open space land uses. Landscaping will be provided in nine general locations, including native habitat open space, slopes adjacent to native habitat open space, interior slopes, stormwater basins, streetscapes, hardscapes, planting around buildings, and parking lots.

All lighting will be designed and located to confine direct rays within the Specific Plan area, and not create glare to private streets or to nearby residential or open space uses. All exterior lighting will be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets.

Building materials and colors are key design elements in establishing an identity for the complexes within the Specific Plan area. While many materials and colors are appropriate for a particular building or segment, the amount of different materials and colors should be limited to 3-4 per building. Unfinished exterior surfaces are not allowed. All visible components of the building must be treated and finished in a manner consistent with the overall architectural expression.

ECONOMIC DEVELOPMENT ELEMENT

Goal #1:

A sustainable balance of residential, commercial and industrial uses supports our City's economy.

Consistency Statement:

The West Valley Logistics Center meets a growing demand for logistics space within the Inland Empire, and brings additional commerce and employment opportunities to Fontana.

Goal #2:

Fontana's industrial/manufacturing employment base is expanding and diversified.

Consistency Statement:

The West Valley Logistics Center provides meets a growing demand for logistics space within the Inland Empire, and brings additional commerce and employment opportunities to Fontana. The site plan includes varying building sizes to provide opportunities for different types of businesses to lease or own warehouse space in Fontana.

Goal #5:

Expanded commercial development at key locations throughout the City serves the needs of the community and captures earlier revenue losses to surrounding areas.

Consistency Statement:

By expanding the area's employment base and bringing new businesses to the community, the West Valley Logistics Center expands the support base for new commercial development in Fontana. The Specific Plan also provides a positive asset and revenue base for the City.

Goal #7:

Fontana's Economic Strategy continues to succeed in strengthening and diversifying our economic base, stimulating economic vitality, and making the City a net importer of dollars.

Consistency Statement:

The West Valley Logistics Center contributes to Fontana's Economic Strategy, and will assist in stimulating economic vitality and importing dollars into the community by bringing new businesses into the City and expanding its employment base.

PUBLIC FACILITIES, SERVICES & INFRASTRUCTURE ELEMENT

Goal #2:

Our law enforcement and fire protection services meet our population's public safety needs and contribute to a sense of safety and high quality of life in our community.

Consistency Statement:

The additional law enforcement and fire protection service demand created by development of the West Valley Logistics Center Specific Plan is covered by current levels of service provided by the City of Fontana. The Specific Plan complies with the City's Crime Prevention through Environmental Design guidelines and will implement measures to minimize crime occurrences and the need for additional police protection services, which includes: a comprehensive security plan that involving security related design, uniformed security, and video monitoring; a graffiti removal plan; establishment of a Business Coalition/Neighborhood Watch program, and a comprehensive traffic control plan. In addition, the Specific Plan will implement fire related design features that will meet the requirements of the Fontana Fire Protection District (FFPD).

Goal #5:

Careful planning ensures the timely, logical and cost-effective development of infrastructure facilities in our City.

Consistency Statement:

The West Valley Logistics Center will be responsible for installation and construction of new water and sewer facilities as well as street improvements. These improvements represent a logical, cost-effective extension of existing facilities in that area filling in an undeveloped site near existing roads, residential, and other development. All facilities will be constructed and maintained in accordance with applicable standards.

Goal #6:

Our City manages its wastewater in an environmentally sound and cost-effective manner.

Consistency Statement:

The West Valley Logistics Center Specific Plan makes use of existing sewer and water facilities and infrastructure near the site as well as extends those facilities into the site by installing new water and sewer lines. Water and sewer facilities will be installed in accordance with the requirements and specifications of the West Valley Water District's WVWD's 2012 Water Master Plan, City of Fontana Sewer Master Plan, State Department of Health Services, and the San Bernardino County Health Department.

Goal #8:

Our City's flood control and drainage system is equitably financed and offers exceptional protection of lives and property over a full range of minor to major floods.

Consistency Statement:

The West Valley Logistics Center will retain its drainage onsite. Most the drainage will be retained in an existing basin that will be improved by the Logistics Center. In addition, run-off retention and on-site water filtration/stormwater treatment features and bioswales will be a part of the overall landscape design.

Goal #9:

Public utility companies provide contemporary levels of service in our community at competitive rates.

Consistency Statement:

Public utility service will be provided in the West Valley Logistics Center Specific Plan area, consistent with City of Fontana and utility company requirements.

Goal #10:

Our City uses the latest in communication technology to conveniently link homes, businesses, schools and public facilities to a dynamic community Intranet.

Consistency Statement:

Building sites within the West Valley Logistics Center will be provided with access to high-speed internet infrastructure.

OPEN SPACE AND CONSERVATION ELEMENT

Goal #1.1:

Preserve Natural Open Space in the San Gabriel Mountains and Jurupa Hills

Consistency Statement:

The West Valley Logistics Center Specific Plan preserves its hillside areas in natural open space, and preserves views of the dramatic topography of the San Gabriel Mountains and Jurupa Hills.

Goal #1.2:

Conserve Natural Habitat and Protect Rare, Threatened and Endangered Species

Consistency Statement:

The West Valley Logistics Center concentrates development in the flatter portions of the project Specific Plan area. Approximately 55.23 acres of the hillside area where most of the natural habitat and sensitive species may be found will be preserved. An environmental review of the West Valley Logistics Center Specific Plan area was conducted and mitigation measures will be implemented to minimize impacts to biological resources.

Goal #2.1:

Provide public access to and allow joint recreational use of utility corridors, wherever feasible.

Consistency Statement:

As part of the Specific Plan, the existing 1.54-acre utility easement on the northern portion of the area and the SCE Easement located at the southernmost portion of the area will be retained for potential recreational uses. Access to existing trails will also be maintained.

Goal #3.1:

Maximize efficient allocation and water resource use for existing and future water consumers.

Consistency Statement:

The West Valley Logistics Center Specific Plan provides for water conservation through requirements for drought-tolerant landscaping and low volume irrigation pursuant to Title 24 and CAL Green standards. Any water features built in the specific plan area will be designed to minimize the use of excessive amounts of water.

Goal #3.2:

Protect water resources in the planning area from urban runoff and other potential pollution sources.

Consistency Statement:

Stormwater runoff will be directed to an existing detention basin to the east of the site, thereby preventing flooding in the event of heavy or extended rainfall. There are no known natural streams or water resources in the Specific Plan area. Site Design Best Management Practices will be included in the project-wide Storm Water Quality Management Plan and will include Low Impact Development standards. This includes run-off retention and on-site water filtration/stormwater treatment features and bioswales being part of the overall landscape design.

Goal #4.1:

The City will seek to identify and inventory all historical and archaeological resources within the City boundaries and its sphere of influence.

Goal #4.2:

The City will encourage and support the preservation, rehabilitation, and/or restoration of historical and archaeological resources within the City boundaries and its sphere of influence.

Consistency Statement (for Goals 4.1 - 4.2):

The West Valley Logistics Center Specific Plan EIR conducted an inventory of historical and archaeological resources within the Specific Plan area through records searches, examination of maps, and field surveys. There were no indications of cultural resources. Correspondence with the Native American Heritage Commission also concluded that there were no sacred lands recorded in the sacred lands files.

The West Valley Logistics Center will be constructed in accordance with regulations relating to any potentially significant archaeological resources discovered during implementation. If buried cultural resources are inadvertently discovered, mitigation measures are in place to stop work in the area of the find until a qualified archaeologist can assess the significance of the find.

Goal #4.3:

The City will seek to integrate preservation of historical and archaeological resources into economic development strategy.

Consistency Statement:

There are no indications of cultural resources within the Specific Plan area.

Goal #4.4:

The City will seek to increase public awareness and enjoyment of Fontana's heritage.

Consistency Statement:

There are no resources related to Fontana's heritage within the Specific Plan area.

PARKS, RECREATION, AND TRAILS ELEMENT (PARKS AND RECREATION)

Goal #2:

Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City.

Consistency Statement:

No City parks are proposed as part of the Specific Plan. However, recreation will continue to be allowed in the existing utility easement areas, and the West Valley Logistics Center will retain access to existing parks and trails, including the Jurupa Hills Trail and SCE Easement Trail.

Goal #3:

Our parks will be safe and well-maintained.

Consistency Statement:

City parks are not proposed as part of the Specific Plan. However, recreation will continue to be allowed in the existing utility easement areas, and the Specific Plan will retain access to existing parks and trails, including the Jurupa Hills Trail and SCE Easement Trail.

PARKS, RECREATION, AND TRAILS ELEMENT (TRAILS)

Goal #1:

There is extensive use of non-motorized transportation, such as bicycles, equestrian, and pedestrian activity, throughout our City for recreation, access to community facilities, and even local commuting.

Consistency Statement:

The West Valley Logistics Center Specific Plan includes construction of sidewalks along Locust Avenue, Alder Avenue, and Armstrong Road to facilitate pedestrian access throughout the Specific Plan area. Signs will be posted along roadway in the Specific Plan area to create Class III bicycle routes. The Specific Plan will retain access to the existing Jurupa Hills Trail and SCE Easement Trail.

Goal #2:

Bicycle and trail systems are connected to neighboring city facilities and to the regional network of trail and bikeways.

Consistency Statement:

Roadways within the Specific Plan area will be provided with signs to function as Class III bicycle routes. In addition, the Specific Plan will retain access to the Jurupa Hills Trail and SCE Easement Trail Bicycle. Sidewalks along Locust Avenue, Alder Avenue, and Armstrong Road would facilitate pedestrian movement throughout the Specific Plan area.

Goal #3:

Proper design, development and maintenance standards for bikeways and trails are used for all trails and bikeways within our City.

Goal #4:

Our City's bikeways and trails are uniformly safe and accessible.

Consistency Statement (Goals #3 and #4):

Roadways and signage to create Class III bicycle routes within the West Valley Logistics Center will meet applicable City standards.

Goal #5:

Our system of bikeways and trails is benefited by efficient use of utility easements, flood-control easements and railroad rights-of-way.

Consistency Statement:

Use of utility easements, flood control easements, and railroad rights of way are not proposed as part of the West Valley Logistics Center Specific Plan. The existing 1.54-acre utility easement in

the northern portion of the Specific Plan area and the SCE Easement located at the southernmost portion of the area will be retained for potential recreational uses.

SAFETY ELEMENT

Goal #1:

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 our City.

Goal #2:

The risk to life or limb, and property damage resulting from geologic hazards is minimized in our City.

Goal #3:

Injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards are minimized in our City.

Goal #4:

Threats to public and private property from urban and wildland fire hazards are reduced in our City.

Consistency Statement (Goals 1-4):

The West Valley Logistics Center will be developed in accordance with the Uniform Fire Code and the Municipal Fire Code for new construction in fire hazard areas. Adequate police and fire protection will be available to the site, consistent with City of Fontana requirements. The portion of Specific Plan area prone to wildland fire hazards will remain in natural open space, and will be buffered by setbacks from buildings.

The circulation system for the logistics center has been designed to facilitate emergency access consistent with the City of Fontana's Public Services requirements. The warehouse buildings proposed by the Specific Plan requires will be fire resistant and provided with fire suppression systems.

The WVLC Specific Plan site design incorporates appropriate grading and development design standards to protect the community from seismic, flood, and geological hazards.

Goal #5:

The potential for hazardous contamination is reduced in our City.

Consistency Statement:

The West Valley Logistics Center will be developed and operated in accordance with City of Fontana and San Bernardino County standards, and will comply with all state and federal standards to prevent hazardous contamination.

Goal #6:

Plans for emergency response and recovery from natural and urban disasters are prepared for our City.

Consistency Statement:

The West Valley Logistics Center will be developed in accordance with the Uniform Fire Code and the Municipal Fire Code for new construction in fire hazard areas. Adequate police and fire protection will be available to the site, consistent with City of Fontana requirements. The circulation system for the project has been designed to facilitate emergency access consistent with the City of Fontana's Public Services requirements.

The West Valley Logistics Center's site design incorporates appropriate grading and development design standards to protect the community from seismic, flood, and geological hazards.

NOISE ELEMENT

Goal #1:

Our City protects its sensitive land uses from excessive noise through diligent planning.

Consistency Statement:

The development standards set forth in the West Valley Logistics Center Specific Plan incorporate both State of California and City of Fontana interior and exterior noise standards for the development of light industrial areas, including standards protective of adjacent residential neighborhoods. Proper sound attenuation will be provided by a combination of building setbacks, building location, and landscaping throughout the site.

Goal #2:

Our City has a diverse and efficiently operated ground transportation system that generates the minimum feasible noise on its residents.

Consistency Statement:

Major arterials and roadways are located on the periphery of the site providing sound attenuation from the site. Noise analyses conducted as part of the Specific Plan EIR confirm that significant noise impacts will not result from development of the West Valley Logistics Center.

Goal #3:

Our City's residents are protected from the negative effects of "spill over" noise in our community.

Consistency Statement:

Major arterials and roadways are located on the periphery of the site providing sound attenuation from the site. The Specific Plan includes perimeter walls with a maximum height of 16 feet facing a public right of way, and may berm up to allow 14 feet of exposure on the inward-facing side. Walls and berming will be used to screen noise generated from the Specific Plan area. In addition, planting materials will be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction.

AIR QUALITY ELEMENT**Goal #1:**

Air quality improvements are achieved in our City while continued economic growth has been sustained.

Goal #2:

Our City has a diverse and efficiently operated ground transportation system that generates the minimum feasible pollutants.

Goal #3:

A concerted effort to reduce energy consumption in our City results in reduced emissions.

Goal #4:

The minimum practicable particulate emissions are released in our City from construction and operation of roads and buildings.

Consistency Statement (Goals 1-4):

The impacts affecting air quality and area traffic volumes and level of service were identified. The Specific Plan requires limitation of engine idling in compliance with Title 13 of the California Code of Regulations and the project will request contractors and building operators (by contract specifications) that on-road heavy-duty diesel trucks with a gross vehicle weight rating greater than 14,000 pounds will have a 2010 model year engine or newer or will be equipped with a particulate matter trap, as available. In addition, the EIR for the West Valley Logistics Center identifies all feasible mitigation measures and requires they be implemented to reduce air quality impacts.