

Mentone, San Bernardino County

Community Profile

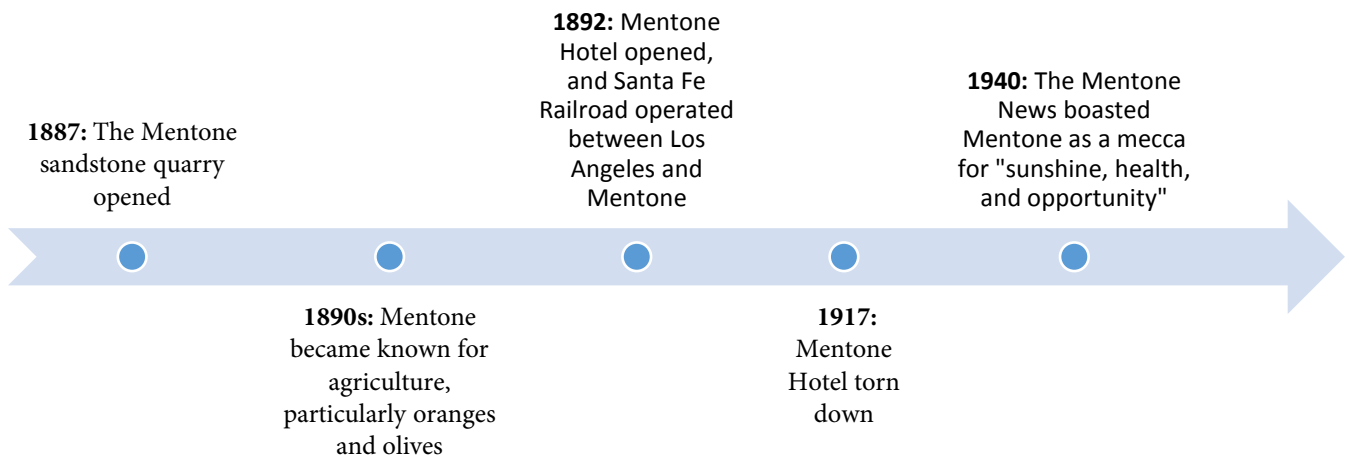
Purpose

The community profile is a summary of the social, cultural, economic, and historic dimensions of Mentone. It presents data collected through secondary sources to inform future actions. The profile, together with future studies and information gathered from residents, highlights essential facets and “tells the story” of the Mentone Community.

The initial objective research prepared for the community profile was provided to participants as a handout at each community workshop to provide a basis for discussion during the SWOT (Strengths, Weaknesses, Opportunities and Threats), values, and aspirations exercises. Workshop participants were asked to review the information and provide comments as a way to infuse local knowledge into the community plans process. Their feedback was used to finalize the community profile, which includes objective research and issue identification by community workshop participants.

The objective information, community stories, and public’s participation in the community profile, SWOT, values, and aspirations exercises were all used when developing the framework for the focus and action statements that make up the community plan.

History



Named after Menton, France, the Mentone town site was laid out in the late 1880s. The Mentone Hotel opened during this time, with other resorts geared toward tourists. Eventually, these resorts were turned into sanitariums for tuberculosis and asthma patients. Agriculture increased with an emphasis on citrus fruits. As the community experienced water uncertainties, residents dug deeper wells to sustain the agriculture. By the 1920s, the Mentone Hotel and others were torn down, and in the 1940s the train station was replaced with a smaller depot. Mentone today retains a rural character, but it has experienced some growth in the past few years.

Sources: Mentone Chamber of Commerce, Wikipedia, LA Times, Redlands Daily Facts

Location & Geography

The community is at the base of the foothills bordering the San Bernardino National Forest.



Figure 1: Area Map

Source: ESRI



Figure 2: Community Map

Source: ESRI

Key Census Data

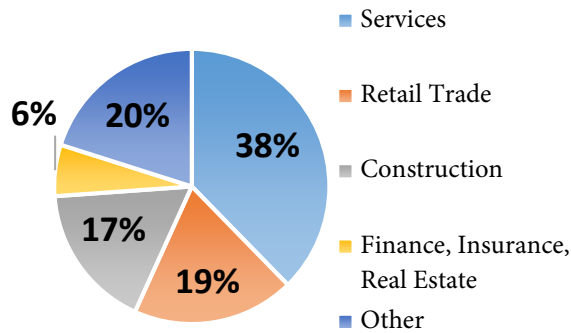
Category	Mentone		San Bernardino County		California		United States	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Population								
Total Population	8,877		2,078,586		38,066,920		314,107,084	
2020 Population Forecast	9,046 (+1.02%)		2,227,066 (+7.1%)		40,619,346 (+6.7%)		334,503,000 (+6.5%)	
Total Households	3,086		607,604		12,617,280		116,211,092	
Average Household Size	2.83		3.34		2.95		2.63	
Median Age	34.8		32.2		35.6		37.4	
Education								
High School Diploma	1,893	32.5%	330,613	26.3%	5,153,257	20.7%	58,440,600	27.95%
Education Past High School	2,239	38.5%	417,953	33.3%	7,400,714	29.8%	60,821,634	29.1%
Bachelor Degree or Higher	1,210	20.8%	336,315	26.8%	7,708,909	31.0%	61,206,147	29.3%
Housing								
Total Dwelling Units	3,338	n/a	703,737	n/a	13,781,929	n/a	132,741,033	n/a
Homeowner Occupied Units	1,809	54.2%	370,032	52.58%	6,908,925	50.1%	74,787,460	56.3%
Renter Occupied Units	1,276	38.2%	237,572	33.76%	5,708,355	41.4%	41,423,632	32.2%
Vacancy*	252	7.5%	96,133	13.7%	1,164,649	8.5%	16,529,941	12.5%
Median Year Structure Built	1975	n/a	1976	n/a	1974	n/a	1976	n/a
Income								
Median Household Income	\$51,171	n/a	\$54,100	n/a	\$61,489	n/a	\$53,482	n/a
Persons Below Poverty Level	548	9.4%	199,451	12.7%	3,354,518	11.2%	26,235,361	10.6%
Employed	4,506	90.7%	812,707	86.1%	16,890,442	89.0%	143,435,233	90.2%
Unemployed	464	9.3%	131,293	13.9%	2,084,564	12.3%	14,504,781	9.2%
Note: N/A indicates that the data is not available; n/a indicates that the category is not applicable								
*This figure may include seasonal households								

Table 1: Key Census Data

Source(s): 2014 American Community Survey 5-Year Estimates and ESRI

Community Economics

The 2016 ESRI Community Analysis Report showed that Mentone is home to approximately 1,665 jobs and 199 businesses in 10 industries. The majority of the businesses are oriented toward services (38%), retail trade (19%), and construction (17%). Approximately 34% of the Mentone labor force is employed within Mentone.



Community Existing Land Use

Mentone contains a wide variety of land uses spread over 5,044 acres. Most of that land is devoted to residential uses. Rural living accounts for 57% (2,882 acres), and single-family residential accounts for 16% (828 acres). Multi-family residential accounts for 4%, while other land uses in Mentone include regional industrial; special development; agricultural and resource conservation; rural, neighborhood, and general commercial; institutional, and floodways, each of which accounts for between 5% and 1% of the land area.

Land Use Type	Acres	% of Total Area
Rural Living	2,882	57%
Multiple Residential	231	45%
Single Residential	828	16%
Agriculture/Resource Conservation	318	6%

Regional Industrial	246	5%
Special Development	196	4%
Community Industrial	104	2%
Rural, Neighborhood, and General NG Commercial	96	2%
Floodway	69	1%
Institutional	74	1%
Mentone Total	5,044	

Table 3: Existing Land Use

Source(s): ESRI, County of San Bernardino

Community Groups

Mentone Chamber of Commerce (909) 362-7248 www.mentonechamber.com	Angels' Closet Charities (909) 794-7967 www.angels-closet.org
Mentone Senior Center (909) 794-5280 http://www.sbclib.org/	Mentone Area Community Association (MACA) (909) 974-8624 http://maca.mentone.realdlandsusd.net/modules/groups/integrated_home.php?gid=19569&sessionid=87f32fe15f1043faca08cea5b46e724f

Table 4: Community Groups Source(s): Listed in Table

Community Events

Mentone Community Chili Cook Off	Mentone Harvest Festival
Festa Do Espirito Santo	Mentone Community Boulevard Cleanup

Table 5: Community Events

Community Amenities

Parks and Trails	Santa Ana River Trail is proposed to connect from Redlands, through Mentone, to the San Bernardino National Forest.
Hospitals	None in Mentone, closest is Redlands Community Hospital
Fire Protection	San Bernardino County Fire Station #9, response times are 4 to 6 minutes
Police	San Bernardino County Sheriff's Department – Yucaipa Police Station
Public Schools	Redlands East Valley High School, Clement Middle School, Mentone Elementary School

Table 2: Community Services

Sources: Google Maps/Earth; County of San Bernardino (Fire Dept., Sheriff's Dept.); Wikipedia; Redlands Unified School District

Community Structure (Physical Characteristics)

Residential: The community consists primarily of single- and multi-family residential uses that range in density from 1 dwelling unit per 5 acres to 20 units per acre.

Commercial: Small commercial uses are concentrated along Mentone Boulevard, consisting of one-story buildings with surface parking in front.

Transportation: The main thoroughfare through the community is Mentone Boulevard (SR 38), which is a two-lane highway (one travel lane in each direction) with sidewalks.

Utilities: The City of Redlands provides water service to the area. Sewer service is primarily provided by septic tanks and leach field systems, with no regional wastewater treatment.

Public Health

Chronic Disease: Residents of the Mentone community generally experience fewer instances of hospitalization and emergency room visits than residents of San Bernardino County as a whole for the chronic diseases listed below, with the exception of hospitalization for chronic obstructive pulmonary disease (COPD) and asthma. The leading causes of death in Mentone (2012) were cancer, heart disease, and Alzheimer's disease.

	COPD Hosp./E.R.	Heart Failure Hosp./E.R.	Hypertension Hosp./ER	Diabetes Hosp./ E.R.	Asthma Hosp./E.R.
Mentone	16.2/17.5	23.2 / *	* /43.4	9.6/ *	10.6/44.5
San Bernardino County	16.0/19.9	32.3/10.6	5.6/46.9	23.3/42.4	9.6/52.6

Table 6: Rate of Hospitalization/Emergency Room Visits per 10,000 People

Source(s): Healthy San Bernardino County

* Indicates insufficient data

Air Quality: Table 7 below shows the air quality near Mentone, measured at the Redlands-Dearborn monitoring site, in terms of the number of days that area exceeded the federal standards for pollutants (exceedance days). The table shows that the monitoring site near Mentone had fewer exceedance days for each pollutant than that of the overall South Coast Air Basin, in which Mentone is located.

Air pollution is one of the contributing factors linked to the development of chronic diseases such as stroke, heart disease, lung cancer, and respiratory diseases. By reducing levels of ambient pollution (outdoor air pollution), communities can lessen the impact that it has on resident's health.

	Redlands-Dearborn Monitoring Site			South Coast Air Basin		
	2012	2013	2014	2012	2013	2014
Ozone Federal 8-hour standard	79	63	55	111	88	92
Course Particulate Matter (PM ₁₀) Federal 24-hour standard	0	0	0	0	2	1
Fine Particulate Matter (PM _{2.5}) Federal 24-hour standard	*	*	*	17	13	15

Table 7: Air Quality Exceedance Days

Source: California Air Resources Board

* Indicates insufficient data

Modified Food Index: The Modified Food Index maps the availability of healthy food in a census tract. The lower the score, the less available healthy options are in the area.

The entire community area of Mentone ranks within the two lowest categories for food access, meaning that there are access to 15 or less healthy food outlets within that area. Lower scores indicate that these areas contain many convenience stores and fast food restaurants compared to the number of healthy food markets.

Source(s): Modified Retail Food Environment Index Score Map

Public/Active Transportation: Mentone is served by Omnitrans, which connects Mentone to Crafton Hills College, Fontana, Colton, Redlands, and Yucaipa. Bike lanes and trails are limited within the community, with several around the periphery connecting to Yucaipa and Redlands.

Source: Omnitrans, Google Maps

Community Engagement Summary

As a part of the Community Plans Continuum process, community members from the Hilltop Communities were invited to participate in three community workshops. The first workshop, titled “What We Value”, took place on February 29th, 2016 from 6:30 – 8:30pm at the Mentone Portuguese American Club. This workshop was attended by 14 community members. Workshop participants performed a SWOT analysis to identify strengths, weaknesses, opportunities, and threats within the community. Following that exercise, participants used that information to share what they valued about the community (Values) and what they want to see the community become in the future (Aspirations).

The second workshop, titled “Our Roadmap”, took place on March 28th, 2016 from 6:30 – 8:30pm at the Mentone Portuguese American Club. This workshop was attended by 32 community members. The purpose of this workshop was to develop preliminary focus and action statements. The project team provided word for word summaries of the SWOT and Values and Aspirations exercises to use during the goal setting process. Additionally, an existing land use map was provided for each of the Detailed Plan Communities for participants to comment on and recommend changes. Participants made comments on where they would and would not like to see certain uses in the future, as well as what they saw as the true boundary of their community.

The third workshop, titled “Making it Happen”, took place on July 18th, 2016 from 6:30 – 8:30pm at the Mentone Portuguese American Club. This workshop was attended by 20 community members. The workshop was used to help prioritize the focus statements developed in the previous workshop while also identifying possible champions for each effort.

Information was also made available on project websites made specifically for each community. This information included:

- Background materials on the project
- Materials developed for each workshop
- Summaries of the information collected from past workshops
- Surveys developed to follow the process of each meeting and allow for further input

Community Identified Issues

SWOT Analysis

This section contains the results of the SWOT analysis conducted during the first workshop. A SWOT exercise stands for strengths, weaknesses, opportunities, and threats and is used to help gain insight into the community through local knowledge. In the first part, participants identify their communities’ biggest strengths, such as community assets like a library or community center, along with their biggest weaknesses, which could be a lack of open space or high rates of internal crime. Next, workshop participants looked at opportunities that the community could take advantage of as part of the community plans process. This builds off of what was identified in the strengths and weaknesses portion. Lastly, participants identify external threats to the community. These are generally concerns that are outside of the control of community members, such as natural disasters or changes in economic conditions. This information was then compiled and used throughout the rest of the community plans process to inform the values and aspirations exercises conducted at workshop #1, as well as the focus and actions statements.

Strengths

- Tight-knit community
- Agriculture/open space
- Family-owned businesses
- Rural community/small town
- Somewhat quiet
- Reservoirs
- Agricultural groves (oranges)
- Great schools (especially grade schools)
- Good library
- County-aid in helping keep large cities from taking over small communities
- Mentone Area Community Association
- Low murder rate
- Great views
- Low amount of traffic (except in winter months)
- Large properties (acreage)
- Older, established community members
- Land is inexpensive
- Santa Ana River Trail
- Low teacher/student ratio in community public schools
- Small town/rural feel, while close to Redlands for services
- High rates of homeownership
- Diverse group of community Psychodemographics from ESRI
- Generally healthier than San Bernardino County
- Experiences better air quality than the rest of the South Coast Air Basin
- Access to public transit and public transportation

Strengths (continued)

- Range of housing types available, from multi-family units to single family homes
- Good response times for police and fire services

Weaknesses

- Not open to change
- Better roads on Garnet (roads not maintained well)
- City of Redlands water service, which requires residents to sign an agreement that they will not protest annexation
- Few crosswalks
- Crime
- High water bills (broken pipes)
- Law enforcement (seem to borrow from other communities/cities)
- Too much traffic on Highway 38
- Cars moving too quickly on Highway 38
- Do not have own resources (rely on Redlands)
- Lack of solidarity
- Political infrastructure
- 7,200-square-foot lots
- Lack of lighting and traffic signals on roads
- Redlands stealing Mentone property
- Pulling out too many orchards
- Lack of bike lanes and other active transportation opportunities
- Low Walk Score indicating that most errands need to be completed by car
- Serviced by septic tanks and leach field systems with no regional wastewater treatment planned
- Higher rates of Chronic Obstructive Pulmonary Disease hospitalization and asthma hospitalization
- Low access to healthy foods

Opportunities

- Small business opportunities
- More law enforcement or citizen control

- Growth for business
- Community areas
- Take advantage of ski/Winter travel
- Potential of Harmony traffic opportunities for small businesses on Highway 38?
- Promote historic value of agriculture for the society
- Rich history of local farms (how they integrated or assimilated)
- Mentone Area Community Association
- Mill Creek power plant
- Jobs inland
- Juniper outside college?
- Community gardens (garden related education for school kids)
- Possibility of forming a township or town
- Bicycle trails through Mentone
- Stopping point for vacationers going to the mountains
- Medical facility and hospital
- Caltrans spending
- Outside private investment
- Small business and family oriented projects
- Bike trails and other trail facilities

Threats

- City of Redlands Water
- City of Redlands annexation
- Drugs/crime/theft
- Traffic
- Low income (section 8)
- Developers without a plan to assimilate into the community
- County allows private run boys home on nice avenue
- Asian Citrus Psyllid – Kills citrus
- Traffic issues from excess out of town vehicles
- Less places for better businesses
- Hookah lounges
- State and City takeover of Mentone



Threats (continued)

- Members of community who are not supportive
- Over-development
- Less new homes
- Loss of small town appeal (concern specifically regarding the Harmony housing project in the east end of Highland)
- Lack of healthy food could have detrimental effect on health in the long run