

RESOLUTION NO. PC 2026-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, DETERMINING THAT THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT SPRING STREET FACING THE PACIFIC ELECTRIC TRAIL, IDENTIFIED AS ASSESSOR PARCEL NUMBER 0191-161-25-0000, IS IN CONFORMANCE WITH THE CITY OF FONTANA 2015-2035 GENERAL PLAN AND MAKING CEQA FINDINGS PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(b)(3) AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, on November 13, 2018, the City Council of the City of Fontana updated the City of Fontana 2015-2035 General Plan (the “General Plan”); and

WHEREAS, the City of Fontana (“City”) has identified a critical need for affordable housing to support diverse and inclusive community development within the city; and

WHEREAS, the City desires to acquire that certain real property located at Spring Street facing the Pacific Electric Trail, identified as Assessor Parcel Number 0191-161-25-0000 (the “Subject Property”), for the purposes of affordable housing to support diverse and inclusive community development within the city; and

WHEREAS, California Government Code Section 65402 provides in part that a local agency shall not acquire or dispose of any real property until the location, purpose, and extent of such activity has been submitted to and reported upon by the local planning agency as to conformance with the adopted general plan applicable thereto; and

WHEREAS, the acquisition of the Subject Property is consistent with the general objectives set forth in Chapter 5 (Housing) of the General Plan, which emphasize the provision of adequate housing, the promotion of community well-being, and the advancement of fair and equitable housing opportunities. The proposed project supports these objectives in the following ways:

- It will provide a vital housing resource to meet the housing needs of all residents;
- It contributes to a high quality of life by promoting stability and well-being in the community; and
- It advances fair housing principles by creating equitable opportunities for individuals and families who have faced significant barriers to housing access; and

WHEREAS, the proposed project is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the common sense exemption that CEQA only applies to project that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. The acquisition of property for the purposes eliminating an

unused parcel, facilitate more orderly development, and secure land needed to promote housing growth not involve nor approve any physical change nor any reasonably foreseeable future change. Therefore, no environmental review is required; and

WHEREAS, on April 7, 2026, the Fontana Planning Commission (“Planning Commission”) has received and reviewed the entire administrative record pertaining to the location, purpose and extent of the disposition of the Property, and the manner in which it conforms to the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission:

Section 1. Recitals: The foregoing recitals are true, correct and incorporated herein.

Section 2. CEQA. The proposed project is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the common sense exemption that CEQA only applies to project that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. The acquisition of property for the purposes eliminating an unused parcel, facilitate more orderly development, and secure land needed to promote housing growth will not involve nor approve any physical change nor any reasonably foreseeable future change. Therefore, no environmental review is required. Staff is directed to file a notice of exemption.

Section 3. General Plan Conformance. Based on the entire record before it, the Planning Commission finds that the acquisition of the Subject Property is consistent with the goals, objectives and policies of the General Plan.

Section 4. No Project Approval. Based on the entire record before it, the Planning Commission finds that nothing of General Plan Conformance commits the City in any way to acquire or dispose of the Subject Property and in no way forecloses City’s future consideration of alternatives and mitigation measures regarding any use of the Subject Property pursuant to the environmental review process under CEQA.

Section 5. Resolution Regarding Custodian of Record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 6. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 8. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of

this Resolution are severable.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 7th day of April, 2026.

City of Fontana

Joseph Armendarez, Chairperson

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 7th day of April, 2026, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Torrie Lozano, Secretary