



Legislation Details (With Text)

File #: 25-0665 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Agenda Ready
File created: 11/6/2025 **In control:** Planning Commission
On agenda: 11/18/2025 **Final action:**

Title: Master Case No. (MCN) 25-0082: General Plan Amendment (GPA) No. 25-0001 and Municipal Code Amendment (MCA) No. 25-0012: General Plan Amendment to modify the Community Mobility and Circulation Element to incorporate the updated truck route map and modify existing policies and actions, as well as add new policies and actions under Goals 2 and 7 of the Circulation Element to meet the requirements of Assembly Bill 98. Fontana Municipal Code amendments to Chapter 17 (Motor Vehicles and Traffic), Article X (Truck Routes) to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments, pursuant to an Addendum to the General Plan Final Environmental Impact Report (FEIR).

RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2025-____, and forward a recommendation to the City Council to:

1. Adopt the Addendum to the City of Fontana General Plan Final Environmental Impact Report (FEIR), and direct staff to file a Notice of Determination; and,
2. Adopt a resolution approving General Plan Amendment (GPA) No. 25-0001; and,
3. Adopt an ordinance approving Municipal Code Amendment (MCA) No. 25-0012.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

Citywide

PROJECT PLANNER:

Ruben Hovanesian, Engineering Manager

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment No. 1 - Planning Commission Resolution, 2. Attachment No. 2 - General Plan Updates and Additional Considerations Memo, 3. Attachment No. 3 - Notice of Determination, 4. Attachment No. 4 - Public Hearing Notice

Date	Ver.	Action By	Action	Result
11/18/2025	1	Planning Commission	adopt	Pass

FROM:

Engineering

TITLE:

Master Case No. (MCN) 25-0082: General Plan Amendment (GPA) No. 25-0001 and Municipal Code Amendment (MCA) No. 25-0012: General Plan Amendment to modify the Community Mobility and Circulation Element to incorporate the updated truck route map and modify existing policies and actions, as well as add new policies and actions under Goals 2 and 7 of the Circulation Element to meet the requirements of Assembly Bill 98. Fontana Municipal Code amendments to Chapter 17 (Motor Vehicles and Traffic), Article X (Truck Routes) to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments, pursuant to an Addendum to the General Plan Final Environmental Impact Report (FEIR).

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3. Adopt an ordinance approving Municipal Code Amendment (MCA) No. 25-0012.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

Citywide

REQUEST:

General Plan Amendment (GPA) No. 25-0001 - a request to amend the City of Fontana General Plan Community Mobility and Circulation Element to incorporate the updated truck route map and modify existing policies and actions, as well as add new policies and actions under Goal 2 of the Circulation Element to meet the requirements of Assembly Bill 98.

Municipal Code Amendment (MCA) No. 25-0012 - a request to amend Chapter 17 (Motor Vehicles and Traffic), Article X (Truck Routes) to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments

PROJECT PLANNER:

Ruben Hovanesian, Engineering Manager

BACKGROUND INFORMATION:

On September 24, 2024, Assembly Bill (AB) 98 was signed into law requiring all cities and counties in the warehouse concentration region, which includes Fontana, to update their General Plan Circulation Elements with specific requirements for truck routes. More specifically, AB 98 requires the City 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 City is also required to maximize the use of interstate or state divided highways as preferred routes for truck routes, and maximize use of arterial roads, major thoroughfares, and predominantly commercially oriented City streets when state or interstate highways are not utilized. The law's Circulation Element requirement goes into effect by January 1, 2028. However, jurisdictions in the State's warehouse concentration region (such as the City of Fontana) must meet this requirement by January 1, 2026

PROJECT DESCRIPTION:

General Plan Amendment No. 25-0001 amends the Community Mobility and Circulation Element, as summarized below. A detailed list of the proposed amendments is provided within Exhibit "A" of the Planning Commission Resolution provided as Attachment No. 1.

Municipal Code Amendment No. 25-0012 provides updates to Chapter 17 (Motor Vehicles and Traffic), Article X (Truck Routes) to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments, as summarized below. A detailed list of the proposed amendments is provided within Exhibit "B" of the Planning Commission Resolution provided as Attachment No. 1.

ANALYSIS:

The City's Community Mobility and Circulation Element would be amended primarily to incorporate AB 98 requirements for a designated truck-route network, while keeping the broader multi-modal framework established in the Fontana Forward General Plan Update 2015-2035. The City's existing Truck Route Map (Exhibit 9.7, Truck Routes) would be updated to shift truck traffic away from residential uses and sensitive receptors to major City streets and state freeways and highways, while improving direct connectivity between regional transportation facilities and industrial and related uses. The update also clarify what facilities are officially part of the City-controlled local truck route network, removing references to streets under the jurisdiction of the County of San Bernardino or Cities adjacent to Fontana. The proposed updated truck route network would continue to provide access for industrial and similar uses, with parcels being within a short drive to either local or regional truck routes.

In addition, the General Plan Amendment proposes minor text changes to existing policies and actions in the Community Mobility and Circulation Element, as well as the addition of new policies and actions. The changes and additions would further address AB 98 requirements to provide specific truck route requirements and avoid residential areas and sensitive receptors, as well as direct the City towards meeting other AB 98 requirements. A detailed summary of the proposed text changes to General Plan policies and actions is provided as Attachment No. 2.

Chapter 17, Article X of the City's Municipal Code would modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments.

As part of the process, the City engaged with community members and stakeholders. The engagement process consisted of three components. First, as part of Senate Bill 18 (SB 18) requirements, staff mailed local California Native American tribes to inform them of these changes and allow them to request further consultation. Second, online map surveys provided an opportunity for the public to comment on the proposed changes to the truck route map. Four versions of the survey were available: English- and Spanish-language surveys for residents and community members, and English- and Spanish-language surveys for industrial/logistics stakeholders. Third,

virtual workshops were held to provide an additional opportunity to provide input. Two workshops were held - one for residents and community members, and one for industrial/logistics stakeholders. Social Media and direct email communication were used to notify individuals and groups of the surveys and workshops.

Environmental:

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines an Addendum to the General Plan Final Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2016021099) has been prepared for this proposed project. The aforementioned FEIR was adopted by the City Council on November 13, 2018, and this project does not propose any major revisions to the General Plan FEIR and none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of additional CEQA documentation has occurred. This Addendum to this FEIR determined that there are no new additional impacts beyond what was anticipated in the environmental document mentioned above. The General Plan FEIR Addendum can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

Attachment No. 1 - Planning Commission Resolution/Exhibit A and B

Attachment No. 2 - General Plan Updates and Additional Considerations Memorandum

Attachment No. 3 - Notice of Determination

Attachment No. 4 - Public Hearing Notice