

RESOLUTION NO. PC 2025 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF FONTANA, PURSUANT TO THE ADOPTION OF AN ADDENDUM TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, ADOPT GENERAL PLAN AMENDMENT NO 25-0001 TO AMEND CHAPTER 9, COMMUNITY MOBILITY AND CIRCULATION ELEMENT OF THE GENERAL PLAN, AND MUNICIPAL CODE AMENDMENT NO. 25-0012 TO AMEND CHAPTER 17 OF THE FONTANA MUNICIPAL CODE TO ESTABLISH A TRUCK ROUTE NETWORK CONSISTENT WITH THE REQUIREMENTS OF ASSEMBLY BILL 98

WHEREAS, on September 29, 2024, the State of California enacted Assembly Bill 98 (“AB 98”); and

WHEREAS, AB 98 establishes statewide standards and planning requirements intended to ensure that the development and operation of warehouses and logistics facilities occur in a manner that minimizes adverse impacts on surrounding communities and sensitive receptors; and

WHEREAS, the law identifies certain jurisdictions, including those located within the State’s “warehouse concentration region,” as being required to complete these Circulation Element updates by January 1, 2026, while all other jurisdictions must comply by January 1, 2028; and

WHEREAS, the City of Fontana (“City”) is located within the State-designated warehouse concentration region as defined by AB 98 and, as such, is required to update its Circulation Element to comply with the bill’s truck route planning requirements by January 1, 2026; and

WHEREAS, in compliance with AB 98, the City initiated General Plan Amendment (“GPA”) No 25-0001 to amend Chapter 9 (“Community Mobility and Circulation”) of the City of Fontana General Plan (“General Plan”), thereby incorporating an updated truck route and effectuating necessary modifications, and additions, to existing policies and actions under Goals 2 and 7; and

WHEREAS, the City also initiated Municipal Code Amendment (“MCA”) No. 25-0012 to modify Chapter 17 (“Motor Vehicles and Traffic”) of the Fontana Municipal Code (“FMC”) to ensure the listed city commercial truck route system is consistent with the amendments to the General Plan; and

WHEREAS, the proposed General Plan and Municipal Code amendments are collectively considered a “Project” as defined by the California Environmental Quality Act (CEQA); and

WHEREAS, an Addendum to the City of Fontana General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016020199) ("FEIR") which was adopted by the City Council on November 13, 2018 has been prepared for this proposed project pursuant to Sections 15162 and 15164 of the CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines; and

WHEREAS, a duly noticed public hearing was held by the City of Fontana Planning Commission ("Planning Commission") was held on November 18, 2025, at which time all interested persons were given an opportunity to be heard concerning GPA No. 25-0001 and MCA No. 25-0012; and

WHEREAS, by ensuring that the City's planning and zoning regulations are consistent with State law, the amendments substantially promote the goals of the General Plan by protecting public welfare and providing clear guidance for future land use decisions; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have been met.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Fontana, California, as follows:

Section 1: Recitals. The above recitals are true, correct and by this reference incorporated herein.

Section 2 CEQA. The Planning Commission has reviewed and considered the City of Fontana General Plan EIR and Addendum, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The Planning Commission finds that the Addendum and City of Fontana General Plan EIR contain a complete and accurate reporting of all of the environmental impacts associated with the Project. The Planning Commission further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Having considered the Addendum, the administrative record, the City of Fontana General Plan EIR and all written and oral evidence presented to the Planning Commission Commission finds that all environmental impacts of the proposed project have been addressed within the City of Fontana General Plan EIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record that the project may result in any significant environmental impacts beyond those analyzed in the City of Fontana General EIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the project and reflects the independent judgment and analysis of the Planning Commission.

Section 4. The Planning Commission hereby recommends that the City Council adopts the Addendum to the EIR for the City of Fontana General Plan (SCH No.

2016021099) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file and post a Notice of Determination.

Section 5: General Plan Amendment. The Planning Commission finds that GPA No. 25-0001 substantially promotes the goals of the City's General Plan and recommends that the City Council approve GPA No. 25-0001 to amend Chapter 9 of the General Plan in order to comply with the requirements of AB 98, as detailed in Exhibit A, which is attached hereto and incorporated herein by this reference.

Section 6: Municipal Code Amendment. The Planning Commission finds that MCN No. 25-0012 substantially promotes the goals of the City's General Plan and recommends that the City Council approve MCN No. 25-0012 to amend Chapter 17 of the FMC to comply with the requirements of AB 98, as detailed in Exhibit B, attached hereto and incorporated herein by this reference.

Section 7: Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Planning Commission declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 8: Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 9: Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 10: Custodian of Records. 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 **PASSED, APPROVED, AND ADOPTED** by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 18th day of November 2025.

City of Fontana

Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, 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 this 18th day of November 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary

“EXHIBIT A”

AMENDMENT TO GENERAL PLAN CHAPTER 9: COMMUNITY MOBILITY AND CIRCULATION

(*Additions shown in underline, deletions shown in ~~strikeout~~)

Goal 2: Fontana's street network is safe and accessible to all users, especially the most vulnerable such as children, youth, older adults and people with disabilities.

POLICIES:

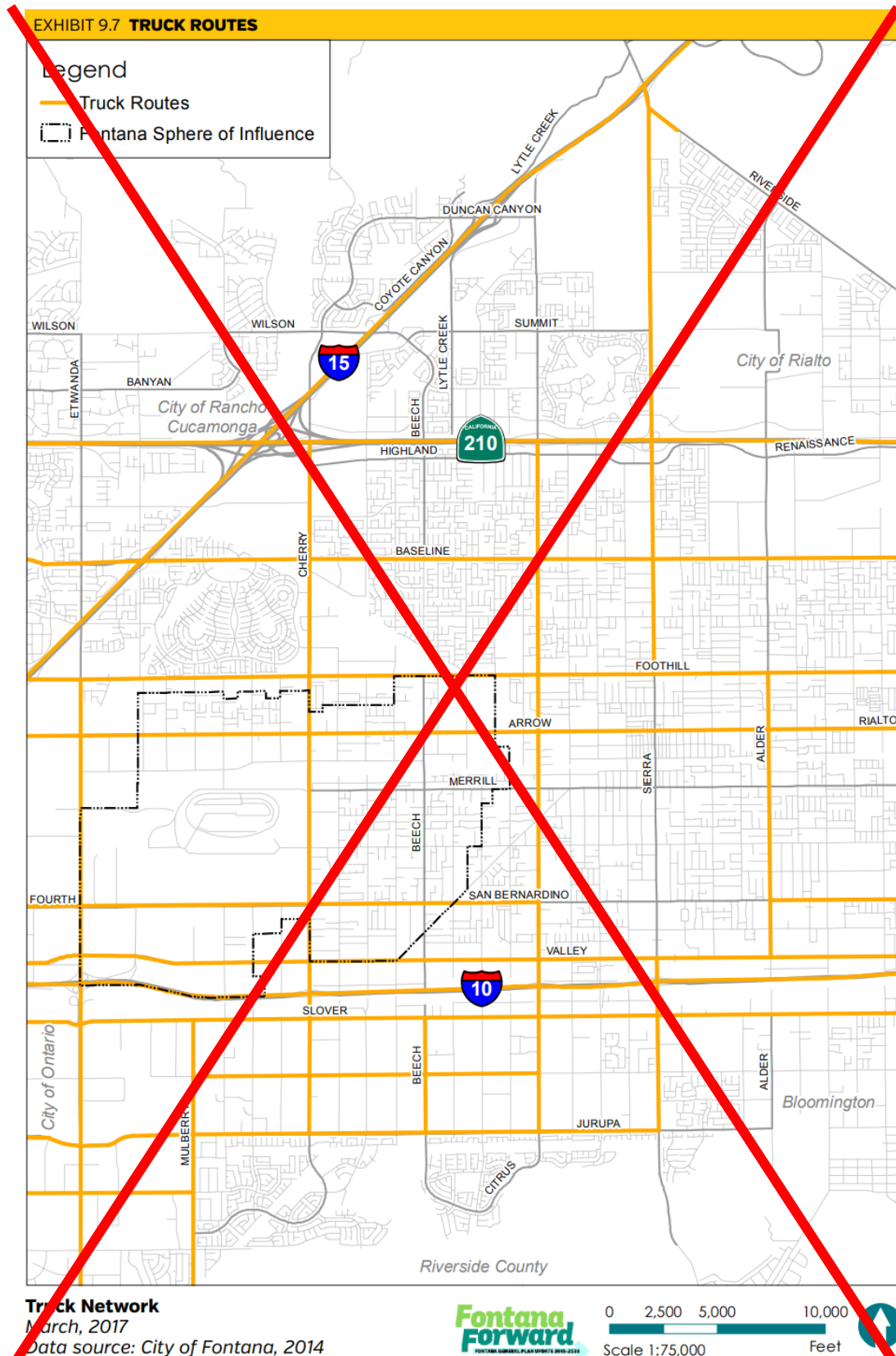
- When constructing or modifying roadways, design the roadway space for use by all users when feasible, including motor vehicles, buses, bicyclists, mobility devices, and pedestrians, as appropriate for the context of the area.
- ~~Support~~ Maintain a designated truck routes network that avoids negative impacts on residential and commercial areas and other sensitive uses, while with arterial streets accommodating the efficient movement of trucks on designated truck routes and arterial streets.

ACTIONS:

- G. Vigorously and consistently enforce speed limits, truck use of designated truck routes, and other traffic laws.
- O. Develop and maintain a citywide system of clear and conspicuous signage denoting truck routes and other truck requirements and restrictions.
- P. Maintain an up-to-date online map of citywide truck routes, and make available maps and source data to local warehouse operators, fleet operators, and truck drivers.
- Q. Regularly review the citywide truck route map to see if changes in land use or other conditions require updates to accommodate truck access and avoid sensitive uses.

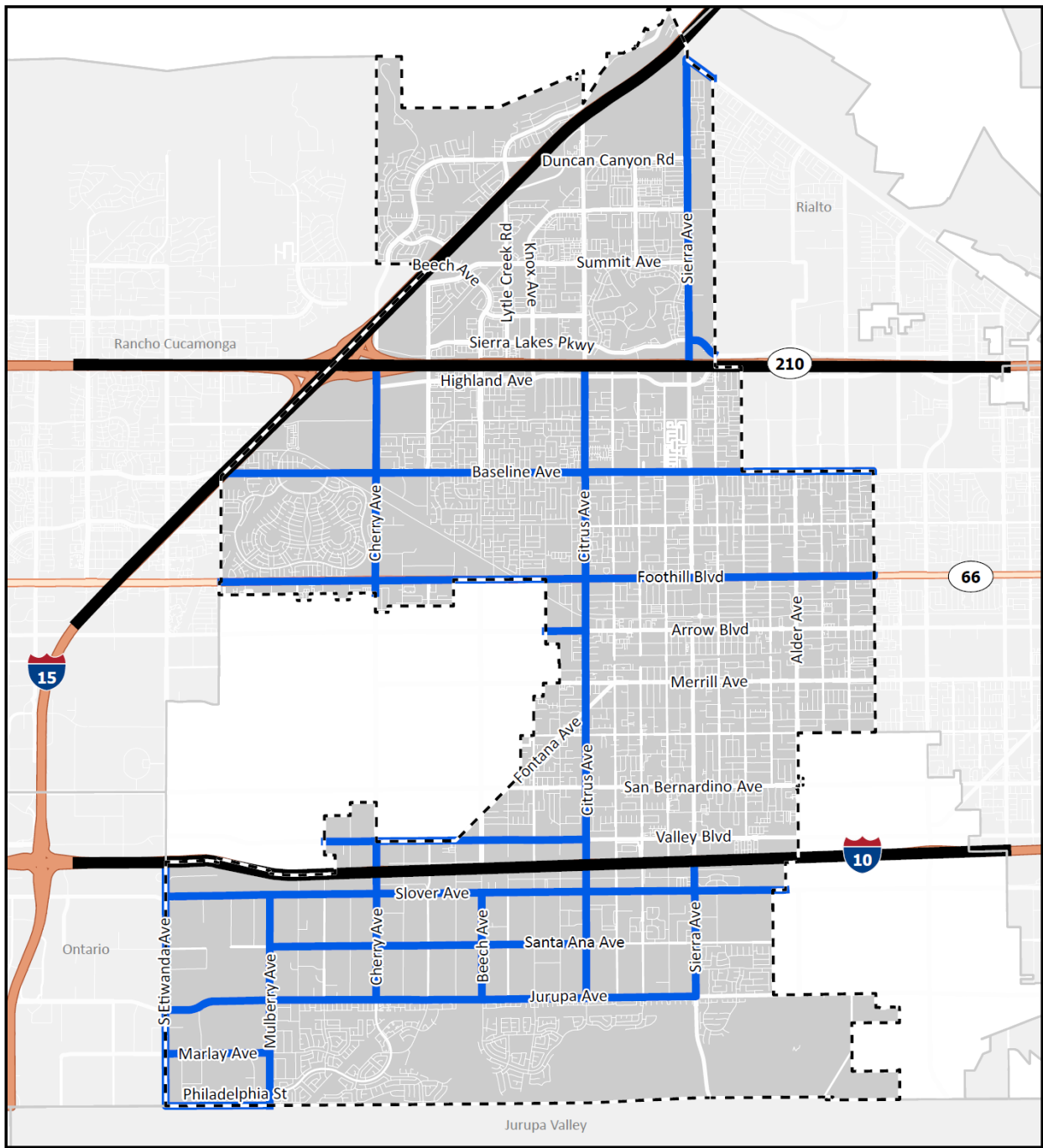
Existing Exhibit

EXHIBIT 9.7 TRUCK ROUTES



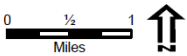
Proposed Exhibit

EXHIBIT 9.7 TRUCK ROUTES



Legend

- City of Fontana
- Other Incorporated Areas
- City of Fontana Local Truck Routes
- Freeways and Highways



Sources: San Bernardino County GIS; ESRI Community Map. Map date: August 13, 2025.

“EXHIBIT B”

AMENDMENT TO FONTANA MUNICIPAL CODE CHAPTER 17

(*Additions shown in underline, deletions shown in ~~strikeout~~)

Chapter 17 – TRUCK ROUTES

Sec. 17-428. Street segments that are part of city commercial truck route system.

Alder Avenue	Foothill Boulevard to Valley Boulevard
Arrow Boulevard	Hex <u>Almeria</u> Avenue to Maple <u>Citrus</u> Avenue
Baseline Avenue	Interstate 15 to Maple Avenue
Beech Avenue	Foothill Boulevard to Whittram Avenue
Beech Avenue	Slover Avenue to Jurupa Avenue
Cherry Avenue	Interstate 15 <u>State Route 210</u> to Jurupa Avenue <u>150 feet south of Owen Street</u>
<u>Cherry Avenue</u>	<u>50 feet north of Andel Drive to Jurupa Avenue</u>
Citrus Avenue	Baseline Avenue <u>State Route 210</u> to Jurupa Avenue
Etiwanda Avenue	1/4 mile south of Whittram Avenue <u>Interstate 10</u> to Philadelphia Avenue
Foothill Boulevard	East Avenue to Maple Avenue
Interstate 10	Etiwanda Avenue to Alder Avenue
Interstate 15	Baseline Avenue to Sierra Avenue
1-15 East Frontage Road	Cherry Avenue to Beech Avenue
Jurupa Avenue	Etiwanda Avenue to Sierra Avenue
Marlay Avenue	Etiwanda Avenue to Mulberry Avenue
Mulberry Avenue	Slover Avenue to Philadelphia Avenue

Philadelphia Avenue	Etiwanda Avenue to Mulberry Avenue
Riverside Avenue	Sierra Avenue to 1650 feet southeast of Sierra Avenue
State Route 30	Interstate 15 to Palmetto Avenue
San Bernardino Avenue	Etiwanda Avenue to Citrus Avenue
San Bernardino Avenue	Alder Avenue to Locust Avenue
Santa Ana Avenue	Mulberry Avenue to Citrus Avenue
Sierra Avenue	Interstate 15 to Foothill Boulevard State Route 210
Sierra Avenue	Valley Boulevard Interstate 10 to Jurupa Avenue
Sierra Lakes Parkway	Sierra Avenue to 525 feet east of Mango Avenue
Slover Avenue	Etiwanda Avenue to 660 feet west of Alder Avenue
South Highland Avenue	Sierra Avenue to Palmetto Avenue
South Highland Avenue	West of Sierra Avenue (temporary—Route 30 construction)
Summit Avenue	Interstate 15 to Beech Avenue
Valley Boulevard	Interstate 10 Banana Avenue to Alder Avenue Citrus Avenue