

**RESOLUTION NO. PC 2025-042**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, PURSUANT TO STATE CEQA GUIDELINES SECTION 15303, MAKING CERTAIN FINDINGS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 FOR THE DISPOSITION OF LETTERED LOTS E AND I, ASSESSOR'S PARCEL NUMBERS 0228-151-66 AND 0228-151-62, ADJACENT TO 7028 CITRUS AVENUE AND LCPL FERNANDO TAMAYO DRIVE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.**

**WHEREAS**, the lettered lots are located adjacent to 7028 Citrus Avenue and LCPL Fernando Tamayo Drive, and is more particularly described and depicted in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property"); and

**WHEREAS**, the City proposes to vacate, abandon, and dispose of Lettered Lots E and I as the lots were intended to provide internal circulation taken from LCPL Fernando Tamayo Drive with the development of the property at 7028 Citrus Avenue; and

**WHEREAS**, Government Code Section 65402 states that a local agency may not vacate, abandon, nor dispose of real property or a street within the City until the location, purpose and extent of the vacation, abandonment, or disposition have been reported upon by the planning agency of the City regarding the conformity with the General Plan; and

**WHEREAS**, the Fontana City Council adopted the City of Fontana 2018-2035 General Plan (General Plan) on November 13, 2018 and

**WHEREAS**, the disposition of the Property aligns with the objectives of Goal Number 1 of the General Plan's Economy, Education, and Workplace Development Element, which supports initiatives for entrepreneurship in potential growth; and

**WHEREAS**, the disposition of the Property aligns with the objectives of Goal Number 1 and Goal Number 3 of the General Plan's Community Mobility and Circulation Element which provides for a comprehensive and balanced transportation system and multimodal accessibility and transportation planning, as well as accommodating freight movement; and

**WHEREAS**, disposition of the Property aligns with the objectives of Goal Number 1 of the General Plan's Economy, Education, and Workplace Development Element in that it promotes a diversified economy that builds on existing sectors and develops, attracts and retains future job-creating sectors; and

**WHEREAS**, the purpose of the Resolution is for the Planning Commission of the City of Fontana ("Planning Commission") to make a determination of General Plan conformance in accordance with California Government Code Section 65402 (a); and .

**WHEREAS**, on November 18, 2025, the Planning Commission reviewed the General Plan conformance findings.

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

**SECTION 1.** Recitals: the forgoing recitals are true, correct and incorporated herein.

**SECTION 2.** CEQA. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission finds that this Resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15303. Section 15303 covers the construction and location of limited numbers of new, small facilities or structures, including single-family residences. Because this project is limited to the construction of a single-family residence, it falls under this specific categorical exemption. Therefore, no environmental review is required and staff is directed to file a Notice of Exemption.

**SECTION 3. General Plan Conformance.** Based upon the entire record before it, the Planning Commission finds there is substantial evidence supporting a finding that the proposed disposition of the Property, in accordance with the details listed in the above recitals, is consistent with the goals, objectives and policies of the General Plan. This finding is based on the fact that Lettered Lots E and I are not part of the City's General Plan Community Mobility and Circulation Element, and in part, on the follow General Plan policies:

Community Mobility and Circulation Element Policy: Chapter 9, Section E: Policies and Actions to Achieve the Goals, Goal No. 1: "The City of Fontana has a comprehensive and balanced transportation system and multimodal accessibility the top of citywide transportation planning, as well as accommodating freight movement."

Economy, Education, and Workplace Development Element Policy: Chapter13: Section E: Policies and Actions to Achieve the Goals, Goal No. 1, Policy: 2<sup>nd</sup> Bullet, "Support initiatives for entrepreneurship in potential growth."

*The disposition of Lettered Lots E and I located adjacent to 7028 Citrus Avenue and LCPL Fernando Tamayo Drive will support initiatives for entrepreneurship in potential growth for future developers and business owners that will establish and expand their businesses.*

**SECTION 4.** Applicability of General Plan Conformance. The Planning Commission's General Plan conformance determination applies only to the vacation, abandonment, and disposition of the Lettered Lots as described in this Resolution, and to no other public street.

**SECTION 5. Approval:** Based on the foregoing, the Planning Commission hereby adopts this resolution and for purposes of reporting General Plan conformance pursuant to Government Code Section 65402 and finds that the proposed disposition of Lettered Lots E and I, located adjacent to 7028 Citrus Avenue and LCPL Fernando Tamayo Drive to be in conformance with the City of Fontana General Plan.

**SECTION 6. Resolution Regarding Custodian of Record.** The documents and materials that constitute the record proceeding 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 7. Certification.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**SECTION 8. Effective Date.** This Resolution shall become effective immediately upon adoption.

**SECTION 9. Severability.** If any provision of this Resolution or the application of any provision to any person or circumstance is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions or application of this Resolution are severable.

**APPROVED, AND ADOPTED** by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 18<sup>th</sup> day of November 2025.

**City of Fontana**

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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 the 18th day of November, 2025, by the following vote, to-wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Joseph Armendarez, Secretary