8437 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 26-0926
Agenda #: PH-C

Agenda Date: 5/5/2026
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. 19-000016R1: Development Agreement No. 19-000002R1 - A request to approve a first amendment to the Goodman Logistics Center Fontana III Development Agreement to extend the term and add sustainability features.

RECOMMENDATION:
Based on the information in the staff report and subject to the findings, conclusions, and information set forth therein, as well as in the resolution and the information presented in the public hearing, staff recommends that the Planning Commission adopt Resolution No. PC 2026 -____; and forward a recommendation to the City Council to:

1. Find, after review of this First Amendment to the Development Agreement, that 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 of the Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071), along with a subsequent March 2021 Addendum, no subsequent or supplemental EIR is required because there are no substantial changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and

2. Adopt an Ordinance approving a First Amendment to the Goodman Logistics Center Fontana III Development Agreement with GLC Fontana III LLC

APPLICANT:
GLC Fontana III, LLC
3333 Michelson Drive
Irvine, CA 92612

LOCATION:
The project site is generally located between Cypress Avenue and Juniper Avenue, north of Jurupa Avenue, (APNs: 0255-091-20, -23, -63, -64, and -65).

REQUEST:
Development Agreement (AGR) No. 19-000002-R1; A request to amend a previously approved Development Agreement for GLC Fontana III, LLC

PROJECT PLANNER:
Rina Leung, Senior Planner

BACKGROUND INFORMATION:

On April 21, 2020, the Planning Commission recommended that the City Council adopt Development Agreement No. 19-000002 under MCN No. 19-000016, for an industrial commerce center development comprised of three buildings and associated improvements, the Agreement to provide a public benefit fee in the amount of six million dollars ($6,000,000).

On June 23, 2020, the City Council adopted Development Agreement No. 19-000002 for an industrial commerce center development project, to provide a public benefit fee in the amount of six million dollars ($6,000,000) and certified the Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse (SCH) No. 2019039071).

On April 20, 2021, the Planning Commission approved MCN No. 21-000002, which included approval of Tentative parcel Map 20354, Conditional Use Permit 21-001 and Administrative Site Plan 21-002 along with an Addendum to the EIR to subdivide the southern portion of the site and establish a tractor trailer parking lot.

PROJECT DESCRIPTION:

The item currently before the Planning Commission for consideration is the GLC Fontana III, LLC DA first amendment. The land use approvals and entitlements for the underlying properties have been granted through prior Planning Commission and City Council actions.

ANALYSIS:

Development Agreements are voluntary, negotiated contracts between cities and property developers. They vest development rights by freezing existing land-use regulations, ensuring the project can proceed under rules in place at approval. In exchange for vested rights, property developers often provide public benefits through the payment of fees or the provision of public improvements.

The applicant, GLC Fontana III, LLC. is requesting an amendment to Development Agreement No. 19-000002. This aforementioned development agreement was approved as a part of with MCN No. 19-000016 which included the development of an industrial commerce center project consisting of three (3) buildings along with associated improvements. The applicant is requesting approval for a first amendment to this Agreement which includes a modification to extend the term and to add sustainability features.

The Development Agreement Amendment is in conformity with the public convenience, general welfare, and sound land uses practices, and will not be detrimental to the health, safety and general welfare of the City. The Amendment will not adversely affect the orderly development of property or the preservation of property values and will have a positive fiscal impact on the City. The provisions of the Development Agreement, along with the amendment, are consistent with the objectives, policies, general land uses and programs specified in City's General Plan, zoning code and municipal ordinances.

The key terms of the Amendment to the Development Agreement are as follows:

Time Extension

The initial Development Agreement approved by City Council on June 23, 2020, included a 10-year term that became effective on March 9, 2021. However, this first amendment to the Development Agreement provided for an extension for ten (10) additional years from the effective date for a total term of twenty (20) years from the previous effective date of March 9, 2021, to the new effective date of March 9, 2041.

Additional Sustainability Features

The project was approved prior to the adoption of Ordinance No. 1891 that required sustainability standards for industrial Commerce Centers. Thus, this project was not subjected to these requirements in Ordinance No. 1891 when it was approved on June 23, 2020.

The first amendment to the Development Agreement includes sustainability features to portions of the project that have not been constructed. Currently one (1) of the three (3) buildings for the project have been constructed and has been in operation since October 2021. The sustainability features to be included for the two (2) remaining buildings are summarized as follows: a requirement of a truck routing plan; additional signage; larger trees; improved emissions standards for on-site motorized operational vehicles; light colored and solar ready roofs; EV conduit infrastructure for future charging stations; cool driving surfaces, larger electrical rooms; lower VOC paints/coatings; incorporate highest available CARB Tier rating for construction equipment; implementation of a recycling program and property maintenance program; and property owner shall also provide facility operator with information on incentive programs such as the Carl Moyer Program, voucher incentive program, and United States Environmental Protection Agency's SmartWay Program. A complete detailed list of these features are included in the First Amendment to the Goodmand Logistics Center Fontana III Development Agreement (Exhibit A of Attachment No. 2).

The terms and conditions of the first amendment to the Development Agreement has undergone extensive review by City staff and have been found to be fair, just and reasonable. The project will best serve the interest of the City's citizens and the public health, safety, and welfare. The Zoning and Development Section 30-322 along with Government Code Section 65864 et. seq requires Planning Commission and City Council to consider this item at a public hearing.

Recommendation

Staff requests that the Planning Commission provide a recommendation to the City Council to approve and authorize the execution of the first amendment to the Development Agreement with the Applicant. Staff is of the opinion that the amendment will further implement the following goals of the City:

- To promote economic development by concentrating on job creation.
- To promote economic development by pursuing business retention, expansion and attraction.
- To promote economic development by striving to constantly improve the city's competitiveness

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 of the Goodman

Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071) along with a subsequent March 2021 Addendum has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on June 23, 2020 and Addendum approved by Planning Commission on April 20, 2021, and they anticipated the development of the site for a commerce center development and industrial uses along with a development agreement and they also adequately identified any potential impacts associated with this project. No new additional impacts beyond what was anticipated in the EIR mentioned above were identified.

Public Communications

A public communication received by the Planning Department is attached to the staff report. The communication includes a request to include an adjacent property at 16490 Jurupa Avenue for land use redesignation from Residential Planned Community (R-PC) to a Commercial Designation along with this current application. However, the current request is solely for an amendment to the Goodman Development Agreement and does not include any General Plan Amendments or Zone Changes to redesignate property.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

Attachment No. 1 - Vicinity Map
Attachment No. 2 - Planning Commission Resolution
Attachment No. 3 - Notice of Determination
Attachment No. 4 - Public Hearing Notice

N

CITY OF FONTANA PLANNING DEPARTMENT

VICINITY MAP

DATE: May 5, 2026

CASE: Development Agreement (AGR) No. 19-000002R1

ATTACHMENT NO. 1

RESOLUTION NO. PC 2026-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT NO. 19-000002R1, AS TO ASSESSOR'S PARCEL NUMBERS: 0255-091-20, -23, -63, -64, AND -65

WHEREAS, on June 23, 2020 the City of Fontana granted entitlements for the GLC Fontana III Project (MCN No. 19-000016) for an industrial commerce center project comprised of three buildings through its approvals of a General Plan Amendment (GPA 19-000001), Zone Change (ZCA 19-000001), Specific Plan Amendment (SPA 19-000001), Tentative Parcel Map (TPM 19-000002), and Design Reviews (DRP 19-000005) along with certification of Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse (SCH) No. 2019039071) (collectively, GLC Fontana III); and

WHEREAS, concurrent with the GLC Fontana III development (MCN No. 19-000016, the City Council of the City of Fontana approved Ordinance No. 1840 which authorized the city to enter into Development Agreement No. 19-000002 (DA) with Goodman Logistics Center Fontana III, LLC. (GLC III, LLC.); and

WHEREAS, on April 20, 2021, the Planning Commission approved MCN No. 21-000002 that included approval of Tentative parcel Map 20354, Conditional Use Permit 21-001 and Administrative Site Plan 21-002 along with an Addendum to the EIR to subdivide the southern portion of the site and establish a tractor trailer parking lot; and

WHEREAS, the Development Agreement gave GLC Fontana III vested rights to develop the GLC Industrial Center Project consistent with the SWIP, and in exchange obliged GLC III, LLC. to provide specified public benefit fees to the city; and

WHEREAS, the development agreement modifications together with the underlying project were adequately analyzed in the previously certified Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071) and its subsequent Addendum, and pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required because there are no substantial changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the Public Hearing; and a notice of the public hearing was published in the Fontana Herald newspaper on April 24, 2026, at City Hall and at the Project Site; and

WHEREAS, the Commission carefully considered all information pertaining to the proposed DA amendments, including the staff report, findings, and all the information, evidence, and testimony presented at its public hearing on May 5, 2026, and,

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true and correct and are incorporated by reference.

Section 2. Compliance with the California Environmental Quality Act. Based on the substantial evidence set forth in the record, including but not limited to, the Goodman Logistics Center Fontana III EIR and the subsequent Addendum thereto, and all related information presented to the Planning Commission, the Commission recommends that the City Council find pursuant to State CEQA sections 15162 and 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA that the preparation of a subsequent or supplemental EIR is not required for the proposed Projects because the Project:

A. Will not result in substantial changes that would require major revisions of the Goodman Logistics Center Fontana III EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. Will not result in substantial changes with respect to the circumstances under which the project is developed that would require major revisions of the Goodman Logistics Center Fontana III EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have known with the exercise of reasonable diligence at the time the Goodman Logistics Center Fontana III Project EIR documents were certified showing any of the following:

(i) The Modified Project would have one or more significant effects not discussed in the EIR;

(ii) That significant effects previously examined would be substantially more severe than shown in the EIR;

(iii) That mitigation measures or alternatives previously found not to be

feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

(iv) That mitigation measures or alternatives are considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the leady agency declined to adopt

Section 3. Recommendations. Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt an ordinance approving the first amendment to Development Agreement No. 19-000002, as to Assessor's Parcel Number 0255-091-20, -23, -63, -64, -65, in the form attached hereto as "**Exhibit A**," and,"

Section 4. 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.

Section 5. Certification. The Secretary of the Planning Commission shall certify the adoption of this Resolution.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

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.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California at a regular meeting held on the 5th day of May 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 5th day of May 2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Torrie Lozano, Secretary

Exhibit A

RECORDING REQUESTED BY:

Order No:

WHEN RECORDED MAIL
DOCUMENT TO:
City of Fontana
8353 Sierra Avenue
Fontana, California 92335
Attn: City Clerk

Space Above This Line for Recorder's Use Only
Exempt From Recording Fees Pursuant
To Govt. Code §§ 27383, 6103

FIRST AMENDMENT TO THE GOODMAN LOGISTICS CENTER FONTANA III DEVELOPMENT AGREEMENT

This First Amendment to the Goodman Logistics Center Fontana II Development Agreement ("First Amendment") is made and entered into as of _____ by and between the City of Fontana, a California municipal corporation ("CITY"), and GLC FONTANA III LLC, a Delaware limited liability company ("DEVELOPER").

Recitals

a. CITY, through its City Council, and DEVELOPER entered into that certain Goodman Logistics Center Fontana III Development Agreement ("DA"), dated June 23, 2020.

b. The Effective Date of the DA is March 9, 2021.

c. Unless otherwise set forth herein, the defined terms used in this First Amendment shall be as defined in the DA.

d. The DA allows for the Development of the Property in accordance with its terms and pursuant to the approved Development Plan and provides substantial benefits to CITY that will further important policies and goals of CITY.

e. The DA provides that DEVELOPER and CITY may mutually agree to extend the Term of the DA, provided such extension agreement is in writing.

f. The Parties mutually wish to extend the Term of the DA for an additional ten (10) years and to clarify additional design features that will be incorporated by DEVELOPER into the Project in exchange for the benefits set forth in this First Amendment.

g. Except for extending the Term of the DA and specifying those design features that DEVELOPER shall incorporate into the Project as set forth in Sections 1 and 2, below, this First Amendment does not otherwise modify any provisions of the DA.

Agreement

NOW THEREFORE, in consideration of the above Recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are true, correct and hereby incorporated into this First Amendment by this reference as though fully set forth herein.

2. Term Extension. The Term of the DA is extended by an additional ten (10) years from the Effective Date, for a total term of twenty (20) years from the Effective Date.

3. Project Design Features. The Project, having been approved prior to the adoption of Ordinance No. 1891 with the DA vesting same, is not subject to the requirements of Ordinance No. 1891. However, DEVELOPER agrees and covenants to incorporate the following design features (collectively, the "Design Features") into those portions of the Project that have not been constructed as of the date that the City approves this First Amendment:

a. Any new trees installed will be 36-inch box trees and shall be spaced no greater than 40 feet on center.

b. DEVELOPER will install signage indicating a three-minute diesel truck engine idling restriction shall be posted on site along entrances to the site and in the dock areas and shall be strictly enforced by the facility operator.

c. Prior to issuance of certificate of occupancy facility operators shall establish and submit for approval to the Planning Director a truck routing plan to and from the state highway system based on the city's latest truck route map. The plan shall describe the operational characteristics of the use of the facility operator, including, but not limited to, hours of operations, types of items to be stored within the building, and proposed truck routing to and from the facility to designated truck routes that avoids passing sensitive receptors, to the greatest extent possible. The plan shall include measures, such as signage and pavement markings, queuing analysis and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. Facility operator shall be responsible for enforcement of the plan. A revised plan shall be submitted to by the Planning Director prior to a business license being issued by the city for any new tenant of the property. The Planning Director shall have discretion to determine if changes to the plan are necessary including any additional measures

to alleviate truck routing and parking issues that may arise during the life of the facility.

d. Signs and drive aisle pavement markings shall clearly identify the on-site circulation pattern to minimize unnecessary on-site vehicular travel.

e. Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited. City may require facility operators to post signs on surface streets indicating that off-site truck parking is prohibited by city ordinance and/or the truck routing plan.

f. Signs shall be installed in public view with contact information for a local designated representative who works for the facility operator and who is designated to receive complaints about excessive dust, fumes, or odors, and truck and parking complaints for the site, as well as contact information for the SCAQMD's on-line complaint system and its complaint call-line: 1-800-288-7664. Any complaints made to the facility operator's designee shall be answered within 72 hours of receipt.

g. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan and state highway system.

h. On-site motorized operational equipment shall be ZE (zero emission equipment).

i. The office portion of a building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index ("SRI") of not less than .29. This material shall be the minimum solar reflective rating of the roof material for the life of the building.

j. The Project shall include a minimum 100 kilowatt (kw) solar generation facility. This facility shall incorporate decorative screening and facility along with screening shall be depicted on plans to be submitted for review and approval from the Planning Director prior to installation.

k. All building roofs shall be solar-ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the future installation of a rooftop solar photovoltaic (PV) system.

l. A minimum of 10% of all passenger vehicle parking will have EV conduit infrastructure for future charging stations. Signage shall be installed indicating EV charging stations and specifying that spaces are reserved for clean air/EV vehicles. Unless superior technology is developed that would replace the EV charging units, facility operator and any successors in interest shall be responsible

for maintaining the EV charging stations in working order for the life of the facility.

m. Bicycle racks are required per section 30-714 of the zoning and development code and in the amount required for warehouse uses by table 30-714 of the zoning and development code. The racks shall include locks as well as electric plugs to charge electric bikes. The racks shall be located as close as possible to employee entrance(s). Nothing in this section shall preclude the warehouse operator from satisfying this requirement by utilizing bicycle parking amenities considered to be superior such as locating bicycle parking facilities indoors or providing bicycle lockers.

n. Cool surface treatments shall be added to all drive aisles and parking areas or such areas shall be constructed with a solar-reflective cool pavement such as concrete.

o. To ensure that warehouse electrical rooms are sufficiently sized to accommodate the potential need for additional electrical panels, either a secondary electrical room shall be provided in the building, or the primary electrical room shall be sized 25 percent larger than is required to satisfy the service requirements of the building or the electrical gear shall be installed with the initial construction with 25 percent excess demand capacity.

p. DEVELOPER will install a conduit and associated infrastructure to charge future electric yard equipment and electric trucks.

q. Use of low VOC architectural and industrial maintenance coatings (e.g., paints) shall be required.

r. The facility operator shall incorporate a recycling program.

s. The following environmentally responsible practices shall be required during construction: (1)The contractor shall use reasonable best efforts to deploy the highest rated CARB Tier technology that is available at the time of construction. Prior to permit issuance, the construction contractor shall submit an equipment list confirming equipment used is compliant with the highest CARB Tier at the time of construction. Equipment proposed for use that does not meet the highest CARB Tier in effect at the time of construction, shall only be approved for use at the discretion of the planning director and shall require proof from the construction contractor that, despite reasonable best efforts to obtain the highest CARB Tier equipment, such equipment was unavailable.(2)Use of electric-powered hand tools, forklifts, and pressure washers.(3)Designation of an area in any construction site where electric-powered construction vehicles and equipment can charge.(4)Identification in site plans of a location for future electric truck charging stations and installation of a conduit to that location.(5)Diesel-powered

generators shall be prohibited except in case of emergency or to establish temporary power during construction.

t. A property maintenance program shall be submitted for review and approval by the Planning Director or his/her designee prior to the issuance of building permits. The program shall provide for the regular maintenance of building structures, landscaping, and paved surfaces in good physical condition, and appearance. The methods and maximum intervals for maintenance of each component shall be specified in the program.

u. Property owner shall provide facility operator with information on incentive programs such as the Carl Moyer Program and voucher incentive program and shall require all facility operators to enroll in the United States Environmental Protection Agency's SmartWay Program.

4. Exhibits. The following documents are attached hereto and, by this reference, are incorporated into and made a part of this Agreement and shall replace the DA exhibits:

Exhibit A — Legal Description of the Property
Exhibit B — Map showing Property and its location
Exhibit E — Existing Development Approvals

5. Recordation of Agreement. This Agreement shall be recorded with the San Bernardino County Recorder within the period required by Section 65868.5 of the Government Code.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF FONTANA,
a California municipal corporation

By: _____

GLC FONTANA III LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____
Dated: _____

UPDATED EXHIBIT A TO
DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF FONTANA AND GLC FONTANA III, LLC

Legal Description of the Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

1. THE NORTH 93.3 FEET OF THE WEST HALF OF LOT 775, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAID COUNTY.

   SAVING AND EXCEPTING THEREFROM THAT PORTION THEREIN LYING WITHIN THE EAST 6.17 ACRES OF THE WEST HALF OF SAID LOT.

2. THE NORTH 175 FEET OF THE WEST 300 FEET OF THE SOUTH HALF OF LOT 770, ACCORDING TO PLAT SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COPMNAY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

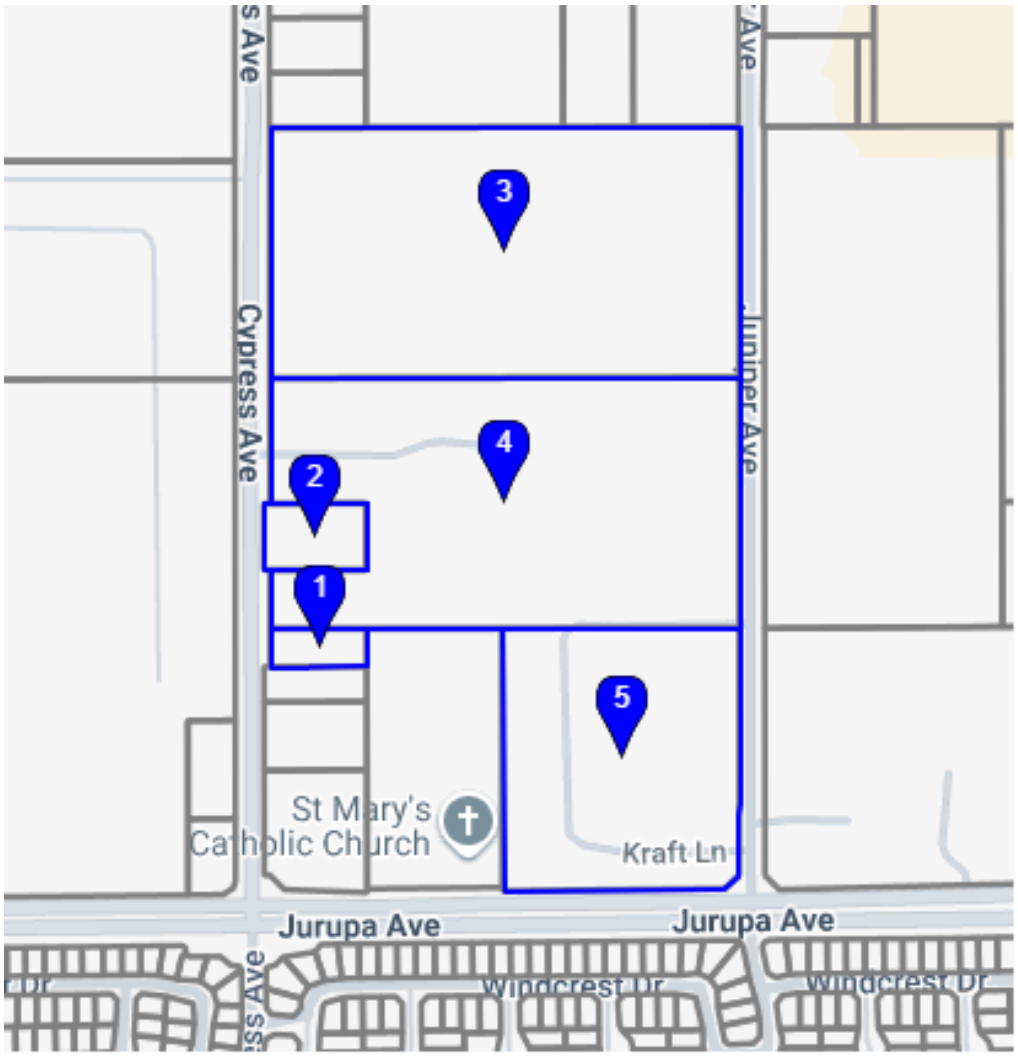
3. PARCEL 1 OF PARCEL MAP NO. 20084, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 255, PAGES 74 THROUGH 79, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

4. PARCEL 2 OF PARCEL MAP NO. 20084, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 255, PAGES 74 THROUGH 79, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

5. PARCEL 3 OF PARCEL MAP NO. 20084, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 255, PAGES 74 THROUGH 79, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UPDATED EXHIBIT B TO
DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF FONTANA AND GLC FONTANA III, LLC

Map showing Property and its location



UPDATED EXHIBIT E TO
DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF FONTANA AND GLC FONTANA III, LLC

Existing Development Approvals

A. General Plan Amendment No. 19-001, approved by City Council Resolution No. 2020-071 on June 23, 2020.

B. Southwest Industrial Park (SWIP) Specific Plan Amendment No. 19-002 approved by City Ordinance No. 1839 on June 23, 2020.

C. Zone Change No. 19-01, approved by City Council Ordinance No. 1838 on June 23, 2020.

D. Tentative Parcel Map No. 18109 (TPM No. 19-002), approved by the City Council on June 23, 2020.

E. Design Review No. 19-005, approved by the City Council on June 23, 2020.

F. Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (SCH No. 2019039071) certified by City Council Resolution No. 2020-071 on June 23, 2020.

G. Design Review Sign Program No. 19-007, approved by City Council on June 23, 2020.

H. Tentative parcel Map 20354, Conditional Use Permit 21-001 and Administrative Site Plan 21-002, approved by Planning Commission on April 20, 2021

NOTICE OF DETERMINATION

TO: ☒:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: Rina Leung, Senior Planner Phone: **(909) 350-6566**
			Email: **rleung@fontanaca.gov**
TO: ☒	San Bernardino - County Clerk (Include County name) Address: 222 W Hospitality Lane 1st Floor, San Bernardino, CA 92415	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2019039071
Project Title: **Master Case No. 19-000016R1: Development Agreement No. 19-000002R1**
Project Applicant (include address, telephone number and email address): Jeff Hamilton, Vice President, Development, Goodman Address: 3333 Michelson Drive Suite 1050, Irvine California 92612 email: Jeff.Hamilton@goodman.com Phone: 1 949 407 0167

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): **Located between Cypress Avenue and Juniper Avenue, north of Jurupa Avenue (APN:s 0255-091-20, -23, -63, -64, and -65)**
General Project Location (City and/or County): **City of Fontana, County: San Bernardino**

Project Description: **A request for a first amendment to a previously approved Development Agreement with GLC Fontana III, LLC.**
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. Jeff Hamilton, Vice President, Development, Goodman Address: 3333 Michelson Drive Suite 1050, Irvine California 92612 email: Jeff.Hamilton@goodman.com Phone: 1 949 407 0167

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **May 5, 2026** and has made the following determinations regarding the above described project:

	The project [☐ will ☒ will not] have a significant effect on the environment.	
X	An Environmental Impact Report was previously prepared and certified on June 23, 2020 [Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071)] by the City for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	Mitigation measures X were ☐ were not]made a condition of the approval of the project.	
☐	A Mitigation Monitoring or Reporting Plan [X was ☐ was not] adopted for this project.	
☐	A Statement of Overriding Considerations [X was ___ was not] adopted for this project.	
☐	Findings [X were ☐ were not] made pursuant to the provisions of CEQA.	
	Custodian: **City of Fontana, Planning Department**	Location: **8353 Sierra Ave, Fontana CA 92335**

Date:	_____ **DiTanyon Johnson** **Planning Manager**

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code

FONTANA
CALIFORNIA

NOTICE PUBLIC HEARING

Si desea información en Español referente a esta notificación o proyecto, favor de comunicarse al (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

MASTER CASE (MCN) NO. 19-000016R1/DEVELOPMENT AGREEMENT (AGR) NO. 19-000005R1

A request for the First Amendment to Goodman Logistics Center Fontana III Development Agreement AGR 19-005, applicable to the Goodman III property.

Environmental Determination: 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 of the Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071) along with a subsequent March 2021 Addendum has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on June 23, 2020 and Addendum approved by Planning Commission on April 20, 2021, and they anticipated the development of the site for a commerce center development and industrial uses along with a development agreement and they also adequately identified any potential impacts associated with this project. No new additional impacts beyond what was anticipated in the EIR mentioned above were identified.

Location of Property: The project site is generally located between Cypress Avenue and Juniper Avenue north of Jurupa Avenue (APNs: 0255-091-20, -23, -63, -64 and -65)

Date of Hearing: May 5, 2026

Place of Hearing: Steelworkers Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 pm

Should you have any questions concerning this project, please contact Rina Leung, Senior Planner, at (909) 350-6566 or by email at rleung@fontanaca.gov

Attachment No. 4

FONTANA
CALIFORNIA

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION AT THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish: April 24, 2026

Rina Leung

From: James wu <james.lilygao@gmail.com>
Sent: Tuesday, April 28, 2026 6:15 PM
To: Planning; Rina Leung
Subject: Formal Comment on Master Case 19-000016-R1 - 16490 Jurupa Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

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To: planning@fontanaca.gov
Cc:
Subject: Formal Comment on Master Case 19-000016-R1 - 16490 Jurupa Ave.

To the Fontana Planning Commission,

I am writing as the owner of the property located at **16490 Jurupa Ave.Fontana, CA 92337 (APN: [0255081270000])**, which is the corner lot immediately adjacent to the proposed Goodman Logistics Center project (19-000016-R1).

While I support the city's economic growth, the proposed rezoning of 70% of the surrounding land to "Light Industrial" will create a severe **land-use mismatch**. Leaving my corner lot as Residential (R-PC) while surrounded by massive industrial warehouses will make my property uninhabitable due to noise, air pollution, and heavy truck traffic.

As a condition of my support for this project, I formally request that the City include my parcel in the current rezoning application to be changed from R-PC to Commercial.

A unified zoning designation for this corner lot will:

1. Ensure planning consistency for the Southwest Industrial Park.
2. Provide a better transition/buffer for the neighboring church.
3. Prevent future CEQA-related complaints regarding residential "sensitive receptors."

I look forward to discussing this at the public hearing.

Sincerely,
[Weifeng Wu]
[626-3228322]