



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

**HEARING DATE:** October 9, 2025

**AGENDA ITEM 2**

## **Project Description**

**APN:** N/A  
**Applicant:** San Bernardino County  
**Community:** Countywide  
**Location:** Countywide  
**Project No:** PMISC-2024-00020  
**Staff:** Lauren Miracle, Colin Drukker, PlaceWorks, Inc.  
**Workshop Topic:** AB 98 Transportation and Mobility Study Session

Report Prepared By: Lauren Miracle, Planner

## **PROJECT DESCRIPTION:**

This item consists of a study session to provide opportunities for public involvement consistent with Government Code Section 65351 to discuss proposed locations of additional or amended truck routes to be included on Policy Map TM-5, Goods Movement, to the Transportation and Mobility Element of the Countywide Policy Plan (General Plan). Recent changes in state law enacted through Assembly Bill 98 (AB 98) require the County to review and revise its designated truck routes in the General Plan by January 1, 2026. To meet this deadline and avoid statutory-driven penalties, a General Plan Amendment is required to update Policy Map TM-5 of the Transportation and Mobility Element to add and/or revise, as appropriate, the County's designated truck routes, which will be brought forward for formal Planning Commission consideration on October 23, 2025, for a recommendation to the Board of Supervisors.

## **BACKGROUND:**

AB 98 was signed into law by Governor Gavin Newsom on September 24, 2024. The law establishes new requirements for warehouse design and building standards for logistics facilities and mandates local jurisdictions to, among other things, adopt/revise its circulation element to identify and establish local truck routes for the transport of goods to avoid residential areas and sensitive receptors, maximize the use of interstate or state divided highways, develop a publicly accessible Geographical Information System (GIS) layer of truck routes for warehouse operators, fleet operators, and truck drivers, and install signage along designated truck routes, including truck parking/idling areas.

AB 98 warehouse design and building standards are addressed during the entitlement process for a logistics facility. This study session is limited to AB 98 mandates requiring updates to the County's Transportation and Mobility Element. Pursuant to AB 98, the entirety of unincorporated San Bernardino County is designated a "warehouse concentration region". Other jurisdictions in the warehouse concentration region include unincorporated Riverside County and the cities of Chino, Colton, Fontana, Jurupa Valley, Moreno Valley, Ontario, Perris, Rancho Cucamonga, Redlands, Rialto, Riverside, and San Bernardino. Local jurisdictions within the warehouse concentration region face an accelerated timeline to complete the implementation of AB 98. As such, AB 98 requires San Bernardino County to review and adopt, as appropriate, revised truck routes within the County's unincorporated areas no later than January 1, 2026, **to safely accommodate truck traffic** and avoid residential areas and sensitive receptors. This study session will discuss potential truck routes, which will subsequently be brought forward for formal Planning Commission consideration on October 23, 2025.

## **OVERVIEW:**

Since AB 98 was adopted in late 2024, the County and other jurisdictions throughout California, have been evaluating the new law to understand its requirements and coordinate at a regional level. Evaluating potential changes to truck routes involves an understanding of:

- Existing and **potential future** regional truck routes across jurisdictions;
- **Existing roadways in unincorporated areas already designated by the County as weight-restricted;** and
- Patterns of existing and future land uses (both those that are served by heavy-duty trucks and those that are considered sensitive receptors).

In late 2024, the County began coordinating with other regional jurisdictions and the San Bernardino County Transportation Authority (SBCTA), state representatives, and others to understand the implications of the new law and options for coordination and compliance. In 2025, the County hired a consultant team, consisting of PlaceWorks (planning) and Fehr & Peers (transportation), to assist in outreach, technical analysis, and planning to update the Transportation and Mobility Element consistent with AB 98. The consultant team obtained and processed existing truck volume data across all jurisdictions in San Bernardino County this summer. This information was shared during community outreach activities and formed the basis for evaluating and recommending where new or adjusted truck routes are appropriate.

In order to meet the statutory deadline of updating local truck routes by January 1, 2026, while ensuring the County is conducting appropriate community engagement and analysis, Land Use Services (LUS), along with our consultant team, will proceed with a two-phased approach:

Phase 1 includes conducting background research, providing outreach, analyzing truck routing criteria, and updating **Policy Map TM-5**, Goods Movement, with local truck routes for unincorporated areas before the January 1, 2026 deadline. Minor policy adjustments and/or updates to the Countywide Plan Implementation Plan may also be desirable and/or necessary.

Phase 2 will require staff/consultant coordination with local jurisdictions to ensure all locally designated truck routes are continuous and consistent across all cities and unincorporated areas. The adopted truck routes from Phase 1 may need slight revisions, as the County of Riverside and cities in the warehouse concentration region will also be attempting to adopt truck routes within their own communities before the deadline. While the County has been coordinating with these other jurisdictions, the final pattern of adopted truck routes may still result in network gaps or inefficient connections that need to be addressed as part of Phase 2. Depending on the location and nature of identified adjustments, this second phase will incorporate appropriate public outreach and separate future Planning Commission and Board of Supervisors' approval. Phase 2 is expected to occur in the first half of 2026.

## **ANALYSIS:**

This study session is an opportunity for the Planning Commission and public to review and comment on the proposed designation of local truck routes within the County's unincorporated areas as part of Phase 1. This study session is divided into three parts, as outlined below.

### **1. TRUCK ROUTE DESIGNATION**

The Policy Plan's Transportation and Mobility Element was evaluated to create an inventory of existing truck routes within unincorporated areas of San Bernardino County. Coordination with incorporated cities and bordering unincorporated Riverside County areas was also conducted to ensure—to the greatest extent feasible given the time constraints—proper alignment of truck routes between jurisdictions. Consistent with AB 98, all new local truck routes will be proposed to safely accommodate additional truck

## Transportation and Mobility Element Amendment

PMISC-2024-00020/GPA

Countywide

Planning Commission Hearing: October 9, 2025

---

traffic along federal and state highways, major thoroughfares, and/or in areas that minimize exposure to sensitive receptors, such as residential neighborhoods and/or schools.

### **Proposed Truck Routes**

#### **Mountain, North Desert, and East Desert Regions**

**No new truck routes are proposed in these regions at this time.**

#### Valley Region

##### East Valley Area Plan (City of Redlands Sphere of Influence)

- Alabama Street
  - County: Major Arterial Highway, Caltrans: Principal Arterial
  - Land use: 100% Industrial/ Commercial
- California Street
  - County: Major Arterial Highway, Caltrans: Minor Arterial
  - Land use: 100% Industrial
- Palmetto Avenue
  - County: Major Highway, Caltrans: Local
  - Land use: 100% Industrial
- San Bernardino Avenue
  - County: Major Arterial Hwy, Caltrans: Minor Arterial
  - Land use: 100% Industrial/ Commercial
- Almond Avenue
  - County: Local, Caltrans: Local
  - Land use: 100% Industrial

##### Bloomington (City of Rialto Sphere of Influence)

- Cedar Avenue
  - County: Major Highway, Caltrans: Minor Arterial
  - Land use fronting road (linear feet)
    - Both sides (37,800): 67% Industrial/ Commercial & 33% Residential
    - Either side (18,900): 75% Industrial/ Commercial & 25% Residential
- Slover Avenue
  - County: Major Highway, Caltrans: Minor Arterial
  - Land use fronting road (linear feet)
    - Both sides (23,800): 60% Industrial/ Commercial & 40% Residential
    - Either side (11,900): 90% Industrial/ Commercial
- Agua Mansa Road
  - County: Major Highway, Caltrans: Minor Arterial
  - Land use fronting road (linear feet)
    - Both sides (6,800): 82% Industrial & 18% Residential
    - Either side (3,400): 65% Industrial & 35% Residential
- Santa Ana Avenue (east of Cedar to Bloomington boundary)
  - Land Use: Industrial (Rialto)
  - Weight-restricted Route

##### City of Fontana Sphere of Influence

- Arrow Route
  - County: Major Highway, Caltrans: Minor Arterial
  - Land use fronting road (linear feet)
    - Both sides (38,600): 58% Industrial/ Commercial & 42% Residential

## Transportation and Mobility Element Amendment

PMISC-2024-00020/GPA

Countywide

Planning Commission Hearing: October 9, 2025

---

- Either side (19,300): 59% Industrial/ Commercial & 41% Residential
- Valley Boulevard
  - County: Major Arterial Highway, Caltrans: Minor Arterial
  - Land use: 100% Industrial/ Commercial
- San Bernardino Avenue (Etiwanda Avenue to Redwood Avenue)
  - County: Major Divided Highway, Caltrans: Minor Arterial
  - Land use: 100% Industrial/ Commercial
- Cherry Avenue
  - County: Major Divided Highway, Caltrans: Minor Arterial
  - Land use fronting road (linear feet)
    - Both sides (25,200): 94% Industrial/ Commercial & 6% Residential
    - Either side (12,600): 90% Industrial/ Commercial & 10% Residential
- San Bernardino Avenue (Live Oak Avenue to Fontana Avenue)
  - Geotab data shows minimal truck traffic
  - Weight-restricted Route

Muscoy (City of San Bernardino Sphere of Influence)

- State Street (Nolan/Short Street to Highland Avenue)
- Weight-restricted Route

## 2. PUBLIC OUTREACH

Outreach related to the proposed local truck routes has and will continue to be accomplished utilizing three forums: LUS open houses, targeted outreach, and public hearings. Details on the first two outreach types are discussed below, while public hearings are outlined in the following section on Next Steps.

- a. LUS Open Houses: Community Open Houses is an initiative launched by LUS in 2023 to strengthen public engagement and educate communities in local land use issues. As part of these open houses, AB 98 informational materials were made available to the public at the open houses noted in the following table.

| Open House Location | Date   |
|---------------------|--------|
| Fontana             | Jun 11 |
| Joshua Tree         | Jun 25 |
| Twin Peaks          | Jul 9  |
| Big Bear Lake       | Jul 23 |
| Ontario             | Aug 6  |
| Bloomington         | Aug 20 |
| Apple Valley        | Sep 24 |

- b. Targeted Outreach: In-person or virtual meetings where staff/consultant presented/will present AB 98 information/truck routes, and where public can ask questions/provide input. These occur in areas of the County primarily affected by warehouse development where sensitive receptors such as schools and residences are nearby. The following table lists the targeted outreach meetings and dates.

| Meeting                           | Date   |
|-----------------------------------|--------|
| Bloomington MAC                   | Sept 3 |
| Bloomington MAC                   | Oct 1  |
| Countywide Virtual Public Meeting | Oct 7  |
| Planning Commission Study Session | Oct 9  |

## Transportation and Mobility Element Amendment

PMISC-2024-00020/GPA

Countywide

Planning Commission Hearing: October 9, 2025

---

|   |
|---|
| San Bernardino/Muscoy AB 617 Community Steering Committee Meeting |
|---|

|        |
|--------|
| Oct 16 |
|--------|

### 3. NEXT STEPS

The following actions will need to be completed by the dates listed below to ensure the County meets the state deadline to update its map/list of local truck routes by January 1, 2026, and bring the County into compliance with AB 98.

- a. Complete Public Outreach
- b. Planning Commission Approval – October 23, 2025
- c. Board of Supervisor Approval – December 16, 2025

As previously discussed, additional coordination will occur with surrounding jurisdictions to refine truck routes, as needed, across the warehouse concentration area in the first quarter of 2026.

### **ENVIRONMENTAL DETERMINATION**

Not applicable. A study session is not subject to the California Environmental Quality Act.