

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Minutes

Tuesday, July 26, 2022

7:00 PM

Grover W. Taylor Council Chambers

City Council Meeting

Acquanetta Warren - Mayor
Peter A. Garcia - Mayor Pro Tem
John B. Roberts - Council Member
Jesus "Jesse" Sandoval - Council Member
Phillip Cothran - Council Member
Germaine McClellan Key - City Clerk
Janet Koehler-Brooks, City Treasurer

CALL TO ORDER/ROLL CALL:

A. 7:00 P.M. Call To Order/Roll Call:

The Regular meeting of the Fontana City Council was held on Tuesday, July 26, 2022, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, CA, 92335. Mayor Warren called the meeting to order at 7:03 p.m.

ROLL CALL:

Present: Mayor Warren, Mayor Pro Tem Garcia, Council Members Cothran, Roberts, and Sandoval.

Absent: None

City Clerk McClellan Key and City Treasurer Koehler-Brooks were also in attendance.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

The invocation was led by Chaplain Angel Martinez from LSD Church, followed by the pledge of allegiance which was led by Council Member Cothran.

PROCLAMATION:

A.

[21-1604](#)

1. Mayor Warren and City Council to proclaim August as Sickle Cell Trait Prevention Month (Sickle Cell Trait Prevention Founder and Executive Director, Farron Dozier, to accept).

Mayor Warren and City Council presented a proclamation to Sickle Cell Trait Prevention Founder and Executive Director Dozier.

SPECIAL PRESENTATIONS:

A.

[21-1605](#)

1. Mayor Warren and City Council to recognize Officer Matthew Rodgers and Dispatcher Justine Mojarro as the Police Department's June 2022 Employees of the Month (Captain Dorsey and Lieutenant Kraut to present).

Mayor Warren and City Council congratulated and recognized Officer Rodgers and Dispatcher Mojarro as being selected as the Police Department's June 2022 Employees of the Month.

2. Special Recognition of Mayor Acquanetta Warren's Birthday (City Council to present).

Mayor Pro Tem Garcia and the City Council recognized Mayor Warren's Birthday.

PUBLIC COMMUNICATIONS:

A. Public Communications

The following individuals spoke under public communications:

1. Elizabeth Sena spoke in opposition of warehouse development and health side effects.
2. Jasmine Cunningham spoke in opposition of Consent Calendar Items 'I-L, N, P, X-AC, AE-AP'
3. Amparo Munoz wished Mayor Warren a Happy Birthday and commented on the Sickie Cell Proclamation.
4. Kristen Smith spoke in opposition of Consent Calendar Item 'E'.
5. Matt Slowik spoke in support of Consent Calendar Item 'H'.

CONSENT CALENDAR:

Prior to Council taking a motion, City Attorney Duran identified the following:

1. Memo was placed at the dais by staff identifying changes to Consent Calendar Item 'H'. Memo will be included in the final record.
2. Consent Calendar Item 'T' requires that all Executive Level salaries are read aloud for members of the public.

Mayor Warren asked staff to respond to questions made in public communications for Item 'E'. Deputy City Manager Burum provided clarification.

Council Member Roberts noted his need to abstain from item 'V' due to proximity to home residence.

ACTION: Motion was made by Mayor Pro Tem Garcia, seconded by Council Member Cothran, and passed unanimously by a vote of 5-0 to approve Consent Calendar Items 'A-AQ', with Council Member Sandoval voting 'NO' on Consent Calendar Items 'F' and 'H' and Council Member Roberts abstaining from Consent Calendar Item 'V'. The motion carried by the following vote: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN: None

- A.** Approval of Minutes [21-1588](#)
Approve the minutes of the July 12, 2022, City Council Meeting.
- B.** Authorization of the Recruitment and Retention Incentive Program [21-1286](#)
Authorize an incentive program to recruit and retain part-time staff members and amend the American Rescue Plan Act (ARPA) Expenditure Plan.
- C.** Amend Administrative Policy Section 20-13 (Public Records Requests) [21-1502](#)
Adopt **Resolution No. 2022-068**, of the City Council of the City of Fontana amending Administrative Policy Section 20-13 (Public Records Requests).

- D.** Resolution Ratifying the 2022-2025 Memorandum of Understanding for the Fontana Police Officers' Association [21-1520](#)
Adopt **Resolution No. 2022-069**, a resolution of the City Council of the City of Fontana ratifying the Memorandum of Understanding between the City of Fontana and the Fontana Police Officers' Association and Approving the Updated Corresponding Salary Table.
- E.** Accept Family Homelessness Challenge Grant from California Interagency Council On Homelessness [21-1523](#)
1. Authorize the City Manager to execute and transmit any documents necessary to ensure the City's timely receipt of Family Homelessness Challenge Grant Allocation; and
2. Authorize staff to increase revenue and expenditures in the amount of \$2,726,608 from the Family Homelessness Challenge Grant, Round 1 (FHC-1).
- F.** [21-1528](#)
Second Reading/Adopt **Ordinance No. 1896**, an Ordinance of the City Council of the City of Fontana, approving Specific Plan Amendment No. 21-003 for a comprehensive update to the Southwest Industrial Park Specific Plan (SWIP) Specific Plan as shown in Attachment No. 1.
- G.** Adoption of Ordinance No. 1898 (Second Reading) [21-1529](#)
Second Reading/Adopt **Ordinance No. 1898**, an Ordinance of the City Council of the City of Fontana that includes the original standards presented to Planning Commission approving Master Case No. 22-049, Master Case No. 22-071, Municipal Code Amendment No. 22-004, and Municipal Code Amendment No. 22-005 - Update to the Fontana Municipal Code for amendments to Chapter 26 Subdivisions and Chapter 30 Zoning and Development Code without the Planning Commission modifications.
- H.** Adoption of Ordinance No. 1899 (Second Reading) [21-1530](#)
Second Reading/Adopt **Ordinance No. 1899**, an Ordinance of the City Council of the City of Fontana, approving Municipal Code Amendment (MCA) No. 22-006 to amend Chapter 30 of the Fontana Municipal Code and add Chapter 33, "Cannabis Businesses and Activities", and the reading of the title constitutes the first reading thereof
- I.** Levy of a Special Tax in Community Facilities District No. 7 (Country Club Estates) for Fiscal Year 2022-2023. [21-1532](#)
Adopt **Resolution No. 2022-070**, of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 7 (Country Club Estates) for Fiscal Year 2022-2023.
- J.** Levy of a Special Tax in Community Facilities District No. 11 (Heritage West End) for Fiscal Year 2022-2023. [21-1534](#)
Adopt **Resolution No. 2022-071**, of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 11 (Heritage West End) for Fiscal Year 2022-2023.

- K.** Levy of a Special Tax in Community Facilities District No. 22 (Sierra Hills South) for Fiscal Year 2022-2023 [21-1536](#)
Adopt **Resolution No. 2022-072**, of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 22 (Sierra Hills South) for Fiscal Year 2022-2023.
- L.** Levy of a Special Tax in Community Facilities District No. 31 (Citrus Heights North) for Fiscal Year 2022-2023 [21-1538](#)
Adopt **Resolution No. 2022-073**, of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 31 (Citrus Heights North) for Fiscal Year 2022-2023.
- M.** Measure I Five Year Local Street Capital Improvement Program Amendment and Annual Adoption [21-1539](#)
Adopt **Resolution No. 2022-074**, Approving an Amendment to the Fiscal Years 2021/2022-2025/2026 Measure I Five Year Local Street Capital Improvement Program (CIP) and Adopting the Measure I Five Year Local Street Capital Improvement for Fiscal Years 2022/2023-2026/2027
- N.** Levy of a Special Tax in Community Facilities District No. 71 (Sierra Crest) for Fiscal Year 2022-2023 [21-1540](#)
Adopt **Resolution No. 2022-075**, Authorizing the Levy of Special Tax in Community Facilities District No. 71 (Sierra Crest) for Fiscal Year 2022-2023.
- O.** Police Department Monthly Information Update [21-1541](#)
Accept the Police Department monthly information update for June 2022.
- P.** Levy of a Special Tax in Community Facilities District No. 74B and 74M (Citrus/Summit) for Fiscal Year 2022-2023 [21-1542](#)
1. Adopt **Resolution No. 2022-076**, Authorizing the Levy of a Special Tax in Community Facilities District No. 74B (Citrus/Summit) for Fiscal Year 2022-2023.
2. Adopt **Resolution No. 2022-077**, Authorizing the Levy of a Special Tax in Community Facilities District No. 74M (Citrus/Summit) for Fiscal Year 2022-2023.
- Q.** Police Department Donations Jan - Jun 2022 [21-1543](#)
Accept monetary and gift donations from multiple donors including community programs, businesses, and citizens.
- R.** 2022 National Night Out Event [21-1546](#)
1. Accept monetary and gift donations from multiple donors for the 2022 National Night Out Event with a total value of \$936.00 and cash amount in \$600.00.
2. Adopt **Resolution No. 2022-078**, requesting to recognize August 2, 2022, as National Night Out.
- S.** Award Contract for Citywide Weed Abatement and Rubbish Removal Services SP-64-DS-22 [21-1571](#)
Award bid and authorize the City Manager to execute a contract with California

- Landscape and Design, Inc., for a period of two (2) years, renewable for three (3) one-year extensions at the City's sole discretion (SP-64-DS-22) for Weed Abatement and Rubbish Removal from city properties and code violations of property owners not to Exceed \$315,000.
- T.** Adopt Resolutions Approving the Updated Salary Table and the Executive Management Benefits Schedule for the Executive Management Team [21-1556](#)
1. Adopt **Resolution No. 2022-079**, a resolution of the City Council of the City of Fontana adopting the updated Executive salary table.
2. Adopt **Resolution No. 2022-080**, a resolution of the City Council of the City of Fontana adopting the Executive Management Benefits Schedule for the Executive Management Team.
- U.** Prohousing Designation Program Application [21-1573](#)
- Adopt **Resolution No. 2022-082**, a Resolution of the City Council of the City of Fontana authorizing application to, and participation in, the Prohousing Designation Program.
- Authorize the City Manager to execute any documents necessary or appropriate as required for application to and participation in the program.
- V.** Adoption of a Resolution Authorizing Acceptance of Certain Property and Execution of an Open Space Agreement [21-1599](#)
- Approve **Resolution No. 2022-083**, A Resolution of the City Council of the City of Fontana, California, Approving Acceptance of the Grant Deed from the IDIL West Valley Logistics Center, LP ("WVLC") of the Property Identified and Depicted in Exhibits A and B to this Resolution, and Execution of the Covenant and Agreement Regarding Open Space and Reimbursement Agreement ("Open Space Agreement") between WVLC, West Valley Logistics Center Owner's Association ("OA") and the City, and Further Authorizing the City Manager to Enter into any and all other Documentation in Furtherance of the City's Approval Contained Herein, and Finding the Same Exempt from CEQA
- W.** Authorization of the acceptance of \$60,000 from California Governor's Office of Emergency Services - High Frequency Communications Equipment Program. [21-1589](#)
- It is recommended that the Mayor and City Council accept funding in the amount of \$60,000.
- X.** Levy of a Special Tax in Community Facilities District No. 100 (Victoria) for Fiscal Year 2022-2023 [21-1590](#)
- Adopt **Resolution No. 2022-084**, Authorizing the Levy of Special Tax in Community Facilities District No. 100 (Victoria) for Fiscal Year 2022-2023.
- Y.** Levy of a Special Tax in Community Facilities Districts for Fiscal Year 2022-2023 [21-1586](#)
- Adopt **Resolution No. 2022- 085**, Authorizing the Levy of a Special Tax within Community Facilities Districts (Maintenance) for Fiscal Year 2022-2023.

- Z.** Resolution of Intent to form Community Facilities District No. 111 (Monterado) [21-1582](#)
1. Adopt **Resolution No. 2022-086**, of the City Council of the City of Fontana of Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes.
2. Adopt **Resolution No. 2022-087**, of the City Council of the City of Fontana to Incur Bonded Indebtedness of the Proposed City of Fontana Community Facilities District No. 111 (Monterado).
- AA.** Levy of a Special Tax in Community Facilities District No. 95 (Summit @ Rosena Phase 2) for Fiscal Year 2022-2023 [21-1574](#)
- Adopt **Resolution No. 2022-088**, Authorizing the Levy of Special Tax in Community Facilities District No. 95 (Summit @ Rosena Phase 2) for Fiscal Year 2022-2023.
- AB.** Resolution of Intent to Form Community Facilities District No. 110M (Tract 16897) [21-1583](#)
1. Adopt **Resolution No. 2022-089**, of Intent of the City Council of the City of Fontana with Respect to Establishment of Proposed Community Facilities District No. 110M of the City of Fontana, County of San Bernardino, State of California.
2. Set the Public Hearing for September 13, 2022, for the Formation of the District and call for the Special Election for September 13, 2022.
- AC.** Levy of a Special Tax in Community Facilities District No. 85 (The Meadows) for Fiscal Year 2022-2023 [21-1555](#)
- Adopt **Resolution No. 2022-090**, Authorizing the Levy of Special Tax in Community Facilities District No. 85 (The Meadows) for Fiscal Year 2022-2023.
- AD.** Approve an Amendment to the Operating Agreement between San Bernardino County Transportation Authority and the City of Fontana for the Fontana Metrolink Station. [21-1554](#)
- 1) Approve Amendment No. 1 to Cooperative Agreement No. 93-078 between the SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY and the CITY OF FONTANA regarding the management of jointly owned property at the Fontana Metrolink Station.
- 2) Authorize the City Manager to execute the agreement.
- 3) Authorize an allocation of \$2,800 from the General Fund.
- AE.** Levy of a Special Tax in Community Facilities District No. 89 (Belrose) for Fiscal Year 2022-2023 [21-1553](#)
- Adopt **Resolution No. 2022-091**, Authorizing the Levy of Special Tax in Community Facilities District No. 89 (Belrose) for Fiscal Year 2022-2023.
- AF.** Levy of a Special Tax in Community Facilities District No. 88 (Sierra Crest II) for Fiscal Year 2022-2023 [21-1552](#)
- Adopt **Resolution No. 2022-092**, Authorizing the Levy of Special Tax in Community Facilities District No. 88 (Sierra Crest II) for Fiscal Year 2022-2023.

- AG.** Levy of a Special Tax in Community Facilities District No. 86 (Etiwanda Ridge) for Fiscal Year 2022-2023. [21-1549](#)
Adopt **Resolution No. 2022-093**, Authorizing the Levy of Special Tax in Community Facilities District No. 86 (Etiwanda Ridge) for Fiscal Year 2022-2023
- AH.** Levy of a Special Tax in Community Facilities District No. 81 (Gabriella) for Fiscal Year 2022-2023 [21-1548](#)
Adopt **Resolution No. 2022-094**, Authorizing the Levy of Special Tax in Community Facilities District No. 81 (Gabriella) for Fiscal Year 2022-2023.
- AI.** Levy of a Special Tax in Community Facilities District No. 80 (Bella Strada) for Fiscal Year 2022-2023 [21-1547](#)
Adopt **Resolution No. 2022-095**, Authorizing the Levy of Special Tax in Community Facilities District No. 80 (Bella Strada) for Fiscal Year 2022-2023.
- AJ.** Levy of a Special Tax in Community Facilities District No. 87 (El Paseo) for Fiscal Year 2022-2023 [21-1572](#)
Adopt **Resolution No. 2022-096**, Authorizing the Levy of Special Tax in Community Facilities District No. 87 (El Paseo) for Fiscal Year 2022-2023.
- AK.** Levy of a Special Tax in Community Facilities District No. 70 (Avellino) for Fiscal Year 2022-2023 [21-1560](#)
Adopt **Resolution No. 2022-097**, of the City Council of the City of Fontana, California, authorizing the Levy of Special Tax in Community Facilities District No. 70 (Avellino) for Fiscal Year 2022-2023.
- AL.** Levy of a Special Tax in Community Facilities District No. 37 (Montelago) for Fiscal Year 2022-2023 [21-1559](#)
Adopt **Resolution No. 2022-098**, of the City Council of the City of Fontana, California, authorizing the Levy of Special Tax in Community Facilities District No. 37 (Montelago) for Fiscal Year 2022-2023.
- AM.** Levy of a Special Tax in Community Facilities District No. 12 (Sierra Lakes) for Fiscal Year 2022-2023. [21-1558](#)
Adopt **Resolution No. 2022-099**, of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 12 (Sierra Lakes) for Fiscal Year 2022-2023
- AN.** Levy of a Special Tax in Community Facilities District No. 1 (Southridge Village) for Fiscal Year 2022-2023 [21-1579](#)
Adopt **Resolution No. 2022-100**, Authorizing the Levy of a Special Tax in Community Facilities District No. 1 (Southridge) for Fiscal Year 2022-2023.
- AO.** Levy of a Special Tax in Community Facilities District No. 90 (Summit @ Rosena Phase 1) for Fiscal Year 2022-2023 [21-1576](#)
Adopt **Resolution No. 2022-101**, Authorizing the Levy of Special Tax in Community Facilities District No. 90 (Summit @ Rosena Phase 1) for Fiscal Year 2022-2023.
- AP.** Levy of a Special Tax in Community Facilities District No. 106 (Mountainview) for Fiscal Year 2022-2023 [21-1584](#)

Adopt **Resolution No. 2022-102**, Authorizing the Levy of Special Tax in Community Facilities District No. 106 (Mountainview) for Fiscal Year 2022-2023.

AQ. Enroll City in the California Contract Cities Association [21-1607](#)

Authorize City Manager to enroll City in the California Contract Cities Association

PUBLIC HEARINGS:

A. Second Combined General Plan Amendments and Projects for the [21-1422](#)
2nd General Plan Cycle of 2022; Part No. 1 (Sierra Summit Industrial Project), Part No. 2 (Citrus East Residential Development), and Part No. 3 (Ventana at Duncan Canyon Specific Plan Amendment)

The following public hearing was considered in three (3) parts.

Mayor Warren opened the public hearing for Part One (1).

Associated Planner Cecily Session-Goins presented the staff report on the Sierra Summit Industrial project and answered questions of the City Council.

City Clerk McClellan Key noted that the City Clerk's Department received a total of two (2) letters in opposition of Part One (1).

The following individuals spoke on Part One (1) under public communications:

1. Noah Garrison, Opposition
2. Matt Slowick, Support

Prior to Mayor Warren closing the public hearing for Part One (1), Deputy City Manager Burum interjected stating that he strongly disagreed with Mr. Garrison's comments in opposition of this item.

Mayor Warren closed the public hearing for Part One (1).

Mayor Warren opened the public hearing for Part Two (2).

Senior Planner Salvador Quintanilla provided the staff report on the Citrus East Residential Development and answered questions of the City Council regarding fencing.

City Clerk McClellan Key noted that there were no written correspondences received for Part Two (2).

The following individual spoke on Part Two (2) under public communications:

1. Matt Slowick, Support

Mayor Warren closed the public hearing for Part Two (2).

Mayor Warren opened the public hearing for Part Three (3).

Senior Planner Salvador Quintanilla provided the staff report on the Ventana at Duncan Canyon Specific Plan Amendment and answered questions of the City Council.

City Clerk McClellan Key noted that the City Clerk's Department received a total of one (1) letter in opposition of Part Three (3).

The following individual spoke on Part Three (3) under public communications:

1. Delshawn McClellon, Opposition

Mayor Warren closed the public hearing for Part Three (3).

Deputy City Manager Burum noted for the Mayor and City Council that all applicants are in attendance and available for questions or comment.

Mayor Warren re-opened the public hearing for Part Two (2).

The following applicant spoke in regards to Part Two (2):

1. Candyce Burnett, Kimley Horn, Support

Mayor Warren re-closed the public hearing for Part Two (2).

Prior to Council motion, Council Member Sandoval noted for the record that he will not be able to support Part 1 and Part 2 of this item and supports Part 3 only. Deputy City Clerk Arocho will note for the final record.

ACTION: Motion was made by Mayor Pro Tem Garcia, seconded by Council Member Roberts, and passed by the following votes:

Part No. 1 - Sierra Summit Industrial Project

Motion passed by a vote of 4-1: AYES: Warren, Garcia, Cothran and Roberts; NOES: Sandoval; ABSTAIN: None

1a. Adopt Resolution No. 2022-103 (Part No. 1 of General Plan Amendment cycle No. 2 of 2022), a Resolution of the City Council of the City of Fontana adopting the Mitigated Negative Declaration pursuant to Section 15070 of the California Environmental Quality Act (CEQA) and Section 6.04 of the 2019 Local Guidelines for Implementing CEQA, approving General Plan Amendment No. 21-001 (Part No. 1 of General Plan Amendment cycle No. 2 of 2022) amending the General Plan Land Use designation on approximately 4.49 adjusted gross acres (APN: 0239-161-28) from General Commercial (C-G) to Light Industrial (I-L) and approving Design Review No. 21-014 for the construction of a 102,330 square foot industrial commerce center and associated on-site and off-site improvements;

1b. Read by title only and waive further reading of and introduce Ordinance No. 1897, an Ordinance of the City Council of the City of Fontana, approving a Zoning District Map amendment changing the zoning designation for APN 0239-161-28 from General Commercial (C-2) to Light Industrial (M-1), and that the reading of the title constitutes the first reading thereof;

1c. Read by title only and waive further reading of and introduce Ordinance No. 1900, an Ordinance of the City Council of the City of Fontana, approving Development Agreement No. 22-001 for a public benefit fee.

Part No. 2 - Citrus East Residential Development

Motion passed by a vote of 4-1: AYES: Warren, Garcia, Cothran and Roberts; NOES: Sandoval; ABSTAIN: None

2a. Adopt Resolution No. 2022-104 (Part No. 2 of General Plan Amendment cycle No. 2 of 2022,) a Resolution of the City Council of the City of Fontana, adopting the Mitigated Negative Declaration pursuant to Section 15070 of the California Environmental Quality Act (CEQA) and Section 6.04 of the 2019 Local Guidelines for Implementing CEQA, approving General Plan Amendment No. 21-009 (Part No. 2 of General Plan Amendment cycle No. 2 of 2022) amending the General Plan Land Use designation on approximately 8.65 adjusted gross acres (APN: 0239-141-30) from Community-Commercial (C-C) to Medium Density Residential (R-M), approving Tentative Tract Map No. 20513 (TTM No. 21-008) to establish 76 detached “motorcourt” (cluster) residential lots, approving Conditional Use Permit No. 21-022 to establish a Planning Unit Development (PUD) which includes the establishing development standards for the motorcourt (cluster) units and approving Design Review No. 21-047 for the development of 76 detached motorcourt (cluster) units with amenities, landscaping and parking;

2b. Read by title only and waive further reading of and introduce Ordinance No. 1901, an Ordinance of the City Council of the City of Fontana, approving a Zoning District Map amendment to change the zoning on one parcel from Community Commercial (C-1) to Medium Density Residential (R-2) and that the reading of the title constitutes the first reading thereof.

Part No. 3 - Ventana at Duncan Canyon Specific Plan Amendment

Motion passed by a vote of 5-0: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN: None

3a. Adopt Resolution No. 2022-112, A Resolution of the City Council of the City of Fontana, certifying the final supplemental environmental impact report (SCH # 2021100400) for the Ventana at Duncan Canyon Specific Plan Amendment Project, adopting Environmental findings pursuant to the California Environmental Quality Act; Adopting a Statement of overriding considerations and mitigation monitoring and reporting program; and directing staff to file a Notice of Determination;

3b. Adopt Resolution No. 2022-105 (Part No. 3 of General Plan Amendment cycle No. 2 of 2022,) a Resolution of the City Council of the City of Fontana, to certify the Final Environmental Impact Report (FEIR), (State Clearinghouse No. 2021100400), adopt a Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of

Determination; (Part 3 of General Plan Amendment cycle No. 2 of 2020) amending the General Plan Land Use designation on approximately 102 adjusted gross acres from Medium-Density Residential (R-M) and General Commercial (C-G) to General Commercial (C-G), Medium-Family Residential (R-MF), Multi-Family Medium/High (R-MFMH), and Regional Mixed Use (RMU) to be consistent with the new Planning Areas of the proposed specific plan amendment;

3c. Read by title only and waive further reading of and introduce Ordinance No. 1902, an Ordinance of the City Council of the City of Fontana, approving a Specific Plan Amendment No. 21-001, for a comprehensive modification to the overall Ventana at Duncan Canyon Specific Plan to establish new Planning Areas that will have unique land uses, development standards, design guidelines, and create a special place for people to live, work, play, shop, and visit and that the reading of the title constitutes the first reading thereof.

- B.** Master Case No. 21-124; Specific Plan Amendment No. 21-007; [21-1508](#)
Tentative Tract Map No. 20512 (TTM No. 21-009); Design Review No. 21-046 - A request for entitlements supporting the construction of 85 detached residential units on a 9-acre lot at the northwest corner of Summit Avenue and Citrus Avenue.

Mayor Warren opened the public hearing.

City Clerk McClellan Key noted for the record that no public communications were received for this item.

Associate Planner Alex Rico provided the staff report and answered questions of the City Council regarding vinyl fencing.

There were no members of the public who wished to speak in favor or opposition of this item.

Mayor Warren closed the public hearing.

Prior to Council motion, Council Member Cothran asked staff to ensure that the applicant identify a designated trash location for the units.

ACTION: Motion was made by Mayor Pro Tem Garcia, seconded by Council Member Cothran, and passed by a vote of 4-1 to approve Public Hearing Item 'B' as follows:

1. Adopt Resolution No. 2022-106, a Resolution adopting an Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Citrus Heights North Specific Plan PEIR (SCH NO. 2003111125) 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, and approving Tentative Tract Map No. 20512 (TTM No. 21-009) to subdivide a parcel approximately 9 acres into a tract of 85 lots for single-family residential development; and approving Design Review No. 21-046 for the development of 85 cluster unit single-family units with amenities, landscaping and parking; and,

2. Read by title only and waive further reading of and introduce Ordinance No. 2022-1903, an Ordinance of the City of Fontana approving Specific Plan Amendment No. 21-007 to modify Specific Plan land use districts to allow the development of single-family residences in Planning Area 12 of the Citrus Heights North Specific Plan area.

The motion carried by the following vote: **AYES: Warren, Garcia, Cothran, and Roberts; NOES: Sandoval; ABSTAIN: None**

- C. Public Hearing to Establish Fiscal Year 2022-2023 Assessment Rates for Landscape and Lighting Maintenance Districts [21-1578](#)

Mayor Warren opened the public hearing.

City Clerk McClellan Key noted for the record that there were no written correspondences received on this item.

Accountant I Justin Marietta provided the staff report.

There were no members of the public who wished to speak in favor or opposition of this item.

Mayor Warren closed the public hearing.

ACTION: Motion was made by Council Member Roberts, seconded by Council Member Sandoval, and passed unanimously by a vote of 5-0 to approve Public Hearing Item 'C' as follows:

1. Adopt Resolution No. 2022-107, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 1 ("LMD #1" throughout the City) for Fiscal Year 2022-2023.

2. Adopt Resolution No. 2022-108, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 2 ("LMD #2" Village of Heritage) for Fiscal Year 2022-2023.

3. Adopt Resolution No. 2022-109, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying

the Assessment for Landscape Maintenance District No. 3 ("LMD #3" Hunter's Ridge) for Fiscal Year 2022-2023.

4. Adopt Resolution No. 2022-110, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 3-1 ("LMD #3-1" Empire Center) for Fiscal Year 2022-2023.

5. Adopt Resolution No. 2022-111, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Local Lighting Maintenance District No. 3 ("LLMD #3" Hunter's Ridge) for Fiscal Year 2022-2023.

The motion carried by the following vote: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN: None

NEW BUSINESS:

- A. Fiscal Year 2021/22 Fourth Quarter Budget Status Report [21-1592](#)

Chief Financial Officer Jessica Brown presented the staff report and answered questions of the City Council.

ACTION: Motion was made by Council Member Cothran, seconded by Council Member Sandoval, and passed unanimously by a vote of 5-0 to approve New Business Item 'A' as follows:

1. Approve the recommended Fourth Quarter Budget Adjustments
2. Approve and authorize the available 2021-22 budget at fiscal yearend for Project Funds, ARPA Funds and any budget identified by departments to be carried forward to the 2022-23 budget.
3. Adopt Resolution No. 2022 – 081, of the City Council of the City of Fontana adopting the updated salary range for classifications of Senior Civil Engineer and Senior Traffic Engineer and the updated Management Confidential salary table.

The motion carried by the following vote: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN:None

CITY MANAGER COMMUNICATIONS:

- A. City Manager Communications

Deputy City Manager Ray Ebert thanked the Mayor and City Council for allowing him to join them at the dais in City Manager Ballantyne's absence.

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:

- A.** Designation of Voting Delegate and Alternate for the League of California Cities Annual Conference, September 7-9, 2022, Long Beach, California [21-1587](#)

Appoint a voting delegate and an alternate voting delegate for the League of California Cities Annual Conference, in Long Beach, California, on September 7-9, 2022.

ACTION: Motion was made by Council Member Cothran, seconded by Mayor Pro Tem Garcia, to appoint Mayor Warren as voting delegate. The motion carried by a unanimous roll call vote of 5-0 as follows: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN: None

B. Elected Official Communications/Reports

City Treasurer Koehler-Brooks wished Mayor Warren and her sister, Nancy, a Happy Birthday.

City Clerk McClellan Key echoed the birthday wishes and announced the new mental health hotline.

Council Member Roberts complimented staff on presentations and wished Mayor Warren a Happy Birthday.

Council Member Sandoval asked staff to look into overnight parking at public parks and towing privileges; wished Nancy Koehler, and wife, Mary, a Happy Birthday.

Council Member Cothran wished Mayor Warren and Nancy Koehler a Happy Birthday.

Mayor Pro Tem wished Mayor Warren a Happy Birthday and asked Mayor Warren to share recent family achievement.

Mayor Warren announced that her son recently received the medal of valor by the San Bernardino County Sheriff's Department.

Mayor Warren reminded the public that there are no Council meetings for the month of August and announced upcoming community events.

ADJOURNMENT:

A. Adjournment

Mayor Warren and the City Council took a moment of silence for the following individuals who recently passed:

1. San Bernardino County Assessor Bob Dutton
2. Reggie Andrews
3. Wilma Callen, Fontana Resident since '53

Mayor Warren adjourned the meeting at 9:05 p.m. to the next Regular City Council Meeting on September 13, 2022, at 7:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Ashton R. Arocho, MMC
Deputy City Clerk

THE FOREGOING MINUTES WERE APPROVED AND ADOPTED BY THE FONTANA CITY COUNCIL ON SEPTEMBER 13, 2022.

Germaine McClellan Key
City Clerk