

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Ord. No. 1982 Reso. No. 2026-002

Tuesday, February 10, 2026

2:00 PM

Steelworkers' Auditorium

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 Key - City Clerk
Janet Koehler-Brooks, City Treasurer

Welcome to a meeting of the Fontana City Council.

Welcome to a meeting of the Fontana City Council. Meetings are held at the Steelworker's Auditorium 8437 Sierra Avenue, Fontana, CA 92335. To address the Council, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Steelworker's Auditorium is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

Para traducción en Español, comuníquese con la oficina, "City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Steelworker's Auditorium. All bags are subject to search. Face masks are prohibited in the Steelworker's Auditorium, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Steelworker's Auditorium, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

PUBLIC COMMUNICATION - CLOSED SESSION:

This is an opportunity for citizens to speak to the City Council for up to 3 minutes on the following Closed Session. The Mayor and City Council reserve the right to adjust this time limit based on the number of speakers who wish to address the Mayor and City Council.

A. Public Communications - Closed Session**CLOSED SESSION:****A. 1:30 P.M. CLOSED SESSION****A. 1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**[26-0774](#)

(Gov. Code section 54956.8)

Property: 15166 Foothill Blvd.

City Negotiator: Phillip Burum, Deputy City Manager

Negotiating Party: Aldea Fontana Foothill, LLC

Under Negotiation: Price and Terms of payment

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:**INVOCATION/PLEDGE OF ALLEGIANCE:****A. Invocation/Pledge of Allegiance:****CLOSED SESSION ANNOUNCEMENT**

Closed Session Announcement

SPECIAL PRESENTATIONS/CEREMONIAL ITEMS:**A. Special Presentations/Ceremonial Items**

- A. Mayor Warren and City Council to swear in new Fontana Police Officers, Arturo Guzman, Javier Guzman, Benjamin Renteria, and Jacob Velazquez. [26-0775](#)**
- B. Mayor Warren and City Council to recognize Police Administrative Analyst II Carynn Monto and Administrative Technician Taryn Sandford as November & December 2025 Employees of the month. [26-0776](#)**
- C. Mayor Warren and City Council to recognize the Pop Warner Football Coaches for recent National Championship Win. [26-0780](#)**
- D. San Antonio Hospital Healthcare Update [26-0741](#)**
- E. Annual Housing Department Report Presentation [25-0651](#)**

PUBLIC COMMUNICATIONS:

This is an opportunity for members of the public to address the City Council for up to three (3) minutes total on items either on the Agenda or items not on the Agenda, but within the City Council's jurisdiction. Note that Public Hearing items have individual and specific public input opportunities during the public hearing and testimony on those items will only be taken during the public hearing. The Council is prohibited by law from discussing or taking immediate action on non-agendized items. The Mayor and City Council reserve the right to adjust this time limit based on the number of speakers who wish to address the Mayor and City Council.

A. Public Communications**CONSENT CALENDAR:**

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for discussion.

Approve Consent Calendar Items as recommended by staff.

- A. Approval of Minutes [26-0772](#)**
Approve the minutes of the January 13, 2026, Regular City Council Meeting.
Attachments: [Attachment No. 1- City Council Meeting Minutes 01-13-2026.pdf](#)
- B. Award of Contracts for Biohazard Remediation Services for the Police Department [26-0744](#)**
1. Award bid (PD-26-38-SP) and authorize the City Manager to enter into a contract with the top two rated Biohazard Remediation Service companies and Bio-SoCal and Emergency Response, for one year with the option to renew four additional years.
 2. Authorize the City Manager to enter into any and all contract amendments on behalf of the City of Fontana for Biohazard Remediation Services.
- Attachments:** [Attachment No. 1- Notified Vendors.pdf](#)
[Attachment No. 2- Professional services agreement - Biohazard Remediation BioSoCal.pdf](#)
[Attachment No. 3- Professional services agreement - Biohazard Remediation Emergency Response.pdf](#)
[BioRanking.pdf](#)
- C. Police Department Donations July - December 2025 [26-0750](#)**
Accept monetary and gift donations from multiple donors including community programs, business, and citizens.
Attachments: [Attachment No. 1- PD July - Dec 2025 Donation List.pdf](#)
- D. Approve Purchase of Dell Server Hardware [26-0752](#)**
1. Authorize the Purchasing Office to procure server hardware utilizing the Purchasing Policy and Procedure Manual 3.1.5 Non-Competitive Proposal - Purchase by Another Agency.
 2. Authorize the Purchasing Office to use the National Association of State Procurement Officials (NASPO) contract 7-23-70-55-01 to purchase three Dell server systems from authorized reseller Sidepath of Laguna Hills, CA.
- Attachments:** [Attachment No. 1- 1731939166 PA 7-23-70-55-01 and AM 1.pdf](#)
[Attachment No. 2- dell-naspo-master-agreement-23026.pdf](#)
[Attachment No. 3- QUOTE-SIDQ56202-01-Fontana-SIDPROJECT52680-1120 2025.pdf](#)

E. Award Bid for Auto Body Repair Services PW-26-67-SB [26-0761](#)

Award bid and authorize the City Manager to enter into a contract with Inland Body and Paint Center, ProColor Collisions, and Gerber Collision Center, for autobody services (PW-26-27-SB), for a period of two (2) years, renewable for three (3) additional one (1) year increments at the City's sole discretion.

Attachments: [Attachment No. 1- Notified Vendors.pdf](#)

[Attachment No. 2- Professional services agreement - Gerber Collision.pdf](#)

[Attachment No. 3- Professional services agreement - Inland Body and Paint.pdf](#)

[Attachment No. 4- Professional services agreement - ProColor Collision Fontana.pdf](#)

[Attachment No. 5- Ranking.pdf](#)

F. Accept the 2025 TDA Article 3 Grant Awards for the Randall Pepper (O'Day Short) Elementary Safe Routes to School Sidewalk Gap Closure Project, Ted J. Porter Elementary Safe Routes to School Sidewalk Gap Closure Project, Fontana Middle School Safe Routes to School Sidewalk Gap Closure Project, and Citywide Transit Stop Improvements Project [26-0768](#)

1. Accept the 2025 Transportation Development Act (TDA) Article 3 Grant Award approved by San Bernardino County Transportation Authority (SBCTA) for the Randall Pepper (O'Day Short) Elementary Safe Routes to School (SRTS) Sidewalk Gap Closure Project in the amount of \$250,000.
2. Accept the 2025 Transportation Development Act (TDA) Article 3 Grant Award approved by San Bernardino County Transportation Authority (SBCTA) for the Ted J. Porter Elementary Safe Routes to School (SRTS) Sidewalk Gap Closure Project in the amount of \$250,000.
3. Accept the 2025 Transportation Development Act (TDA) Article 3 Grant Award approved by San Bernardino County Transportation Authority (SBCTA) for the Fontana Middle School Safe Routes to School (SRTS) Sidewalk Gap Closure Project in the amount of \$475,000.
4. Accept the 2025 Transportation Development Act (TDA) Article 3 Grant Award approved by San Bernardino County Transportation Authority (SBCTA) for the Citywide Transit Stop Improvements Project in the amount of \$149,400.
5. Adopt **Resolution No. 2026-002**, a Resolution of the City Council of the City of Fontana, authorizing the submittal of Claim Forms and

Reimbursement Request Forms, and designating the City Engineer to certify project completions for the Randall Pepper (O'Day Short) Elementary Safe Routes to School (SRTS) Sidewalk Gap Closure Project, Ted J. Porter Elementary Safe Routes to School (SRTS) Sidewalk Gap Closure Project, Fontana Middle School Safe Routes to School (SRTS) Sidewalk Gap Closure Project, and the Citywide Transit Stop Improvements Project related to TDA Article 3 Grant Awards.

Attachments: [Attachment No. 1- TDA 2025 Article 3 Resolution](#)
[Attachment No. 2- Randall Pepper \(O'Day Short\) Elementary STRS Vicinity Map](#)
[Attachment No. 3- Randall Pepper \(O'Day Short\) Elementary SRTS Award Letter](#)
[Attachment No. 4- Ted J Porter Elementary SRTS VicinityMap](#)
[Attachment No. 5- Ted J Porter Elementary SRTS Award Letter](#)
[Attachment No. 6- Fontana Middle School SRTS Vicinity Map](#)
[Attachment No. 7- Fontana Middle School SRTS Award Letter](#)
[Attachment No. 8- Citywide Transit Stop Improvements Vicinity Map](#)
[Attachment No. 9- Citywide Tranist Stop Improvements Award Letter](#)

- G. Adopt Resolution No. 2026-003, Declaring that City owned real property identified with Assessor's Parcel Numbers 0228-051-14-0000 and 0228-051-15-0000 (collectively the "Property") as exempt surplus land pursuant to the Surplus Land Act, Government Code section 54220, et seq.; authorizing the City Manager and his designee(s) to take all actions necessary to comply with the Surplus Land Act pursuant to State California Environmental Quality Act ("CEQA") Guidelines section 15312; and Authorize the City Manager to enter into a Purchase and Sale Agreement regarding the Property, conditioned on compliance with CEQA pursuant to CEQA Guidelines section 15004(b)(2); and directing staff to issue a notice of exemption. [26-0785](#)**
1. Adopt **Resolution No. 2026-003**, Declaring that City owned real property identified with Assessor's Parcel Numbers 0228-051-14-0000 and 0228-051-15-0000 (collectively the "Property") as exempt surplus land as exempt surplus land pursuant to the Surplus Land Act, Government Code section 54220, et seq.; and authorize the City Manager and his designee(s) to take all actions necessary to comply with the Surplus Land Act pursuant to State California Environmental Quality Act ("CEQA") Guidelines section 15312.

2. Authorize the City Manager to enter into a Purchase and Sale Agreement regarding the Property, conditioned on compliance with CEQA pursuant to CEQA Guidelines section 15004(b)(2); and directing staff to issue a notice of exemption.

Attachments: [Attachment No. 1- Exempt Surplus Land Resolution Draft-c1-c1.docx](#)
[Attachment No. 2- Purchase Agreement - 6578 6616 Knox Ave. DRAFT-c1-c1.docx](#)

H. Temporary Exemption from Municipal Code Section 20-43 43 and Purchasing Policy Section 7.0 Surplus Property to Allow Disposal of Surplus City Property at City Hall Prior to Demolition [26-0790](#)

Approve a temporary exemption to Municipal Code Section 20-43 and Purchasing Policy Section 7.0 Surplus Property for the limited purpose of allowing the City Manager to dispose of surplus city property from City Hall in a cost-effective manner prior to demolition, including permitting City employees and members of the public to acquire certain items for reuse at no cost or nominal consideration.

I. Proposed Business License Penalty Fee Waiver for The Previti Group [26-0792](#)

Consider proposal to waive delinquency fee

J. A Resolution of the City Council of the City of Fontana Approving A Development Impact Fee Deferral Agreement Between the City of Fontana and SA Golden Investments Inc. for a Multi-Family Residential Housing Apartment Complex Project and Authorizing the City Manager to enter into the Agreement and take certain actions to complete the transaction. [26-0804](#)

Adopt **Resolution No. 2026-004**, Approving a Development Impact Fee Deferral Agreement Between the City of Fontana and SA Golden Investments Inc. for a Multi-Family Residential Housing Apartment Complex Project and Authorizing the City Manager to enter into the Agreement and take certain actions to complete the transaction.

Attachments: [Attachment No.1- Reso 2026-004.docx](#)
[Attachment No. 2- SA Goldeb Fee Deferral Agreement 8153 Banana.docx](#)

K. Adopt Resolution and Authorize the City Manager to Award a Contract to Gentry General Engineering for Emergency Storm Drain Repair Work along Valley Boulevard [26-0801](#)

1. Adopt **Resolution No. 2026-007**, a resolution of the City Council of the

City of Fontana, recognizing that certain conditions exist in the storm drain system along Valley Boulevard requiring emergency repair work. This resolution is made in accordance with Fontana City Code Section 10-147(6).

2. Authorize the City Manager, or his designee, to execute a contract with Gentry General Engineering in the amount of \$258,472.00 with a 10% contingency in the amount of \$25,847.00 for the performance of emergency storm drain repair work along Valley Boulevard.

Attachments: [Attachment No. 1-Resolution No. 2026 GK.docx](#)
[Attachment No. 2-Cost Proposals](#)

PUBLIC HEARINGS:

To speak on Public Hearing Items, submit comments via e-mail at publiccomments@fontanaca.gov. In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 12:00 P.M. on the day of the meeting. Comments of no more than three (3) minutes will be read into the record at the appropriate time during the meeting. 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 delivered to the City at, or prior to, the Public Hearing.

All Public Hearings will be conducted following this format:

- | | |
|---|-----------------------|
| (a) hearing opened | (e) oral - favor |
| (b) written communication | (f) oral - opposition |
| (c) council/staff comments | (g) hearing closed |
| (d) applicant comments (applicant not limited to 5 minutes) | |

- A. Master Case (MCN) No. 25-0078 and Municipal Code Amendment (MCA) No. 25-0010: A request to amend Section 30 of the Fontana Municipal Code Regarding Emergency Shelter Overlay development standards and operating regulations and to incorporate property located at 11109 Jasmine Street into the overlay, pursuant to a categorical exemption from the California Environmental Quality Act ("CEQA") in accordance with CEQA Guidelines Sections 15060(c), 15378, and 15061(B)(3). [26-0713](#)**

Open the public hearing, receive public testimony, close the public hearing and by motion:

1. Find that the adoption of the proposed ordinance is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15060(c), 15378, and 15061(B)(3) (the

common-sense exemption), and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA.

2. Waive full reading and introduce for first reading by title only **Ordinance No. 1982** entitled: “An Ordinance Of The City Council Of The City Of Fontana Amending Section 30 Of The City Of Fontana Municipal Code Relating To Emergency Shelter Overlay Development Standards And Operating Regulations And Applying The Overlay On The Property At 11109 Jasmine Street And Finding The Action To Be Categorically Exempt From CEQA Under CEQA Sections 15060(C), 15378, and 15061(B)3.”

Attachments: [Attachment No. 1 - Ordinance](#)
[Attachment No. 2 - Planning Commission Report Packet](#)
[Attachment No. 3 - Planning Commission Minutes - December 2, 2025](#)
[Attachment No. 4 - Notice of Exemption](#)
[Attachment No. 5 - Public Hearing Notice](#)

- B. Master Case (MCN) No. 25-0080 and Municipal Code Amendment (MCA) No. 25-0011: A request to amend Section 30-467 of the Fontana Municipal Code regarding accessory dwelling units and junior accessory dwelling units to comply with recent changes in State law; and pursuant to a statutory exemption from CEQA Under Section 21080.17 of the Public Resources Code. [26-0715](#)**

Open the public hearing, receive public testimony, close the public hearing and by motion:

1. Find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act (“CEQA”) under Public Resources Code section 21080.17.
2. Waive full reading and introduce for first reading by title only **Ordinance No. 1983** entitled: “An Ordinance of The City Council Of The City Of Fontana Amending Section 30-467 Of The City Of Fontana Municipal Code Relating To Accessory Dwelling Units and Junior Accessory Dwelling Units and Pursuant to a Statutory Exemption Under CEQA Under Public Resources Code § 21080.17.”

Attachments: [Attachment No. 1 - Ordinance](#)
[Attachment No. 2 - Planning Commission Packet](#)
[Attachment No. 3 - Draft Planning Commission Minutes](#)
[Attachment No. 4 - Notice of Exemption](#)
[Attachment No. 5 - Public Hearing Notice](#)

- C. Appeal No. 25-0002: Request to overturn the Planning [26-0722](#)**

Commission's August 19, 2025 decision adopting a Categorical Exemption per Section 15332 (Class No. 32) and approving Conditional Use Permit No. 24-0022, and Design Review No. 23-0024 for the development of a mixed use project (163 multi-family units and 5,000 square feet of commercial retail) within the R-5 zoning district that includes a five-story 83,125 square foot mixed-use building and associate improvements, on a 3.5 acre site located on the northeast corner of Foothill Boulevard and Sultana Avenue and identified as Assessor Parcel Numbers 1110-331-13 and 1110-331-25.

Deny Appeal No. 25-0002, thereby upholding the Planning Commission's decision on August 19, 2025, approving, pursuant to a categorical exemption under California Environmental Quality Act (CEQA) Section No. 15332 (Class No. 32. Infill Development), Conditional Use Permit No. 24-0022 and Design Review No. 23-0024 for the development of a five-story mixed-use project including 163 multi-family units and 5,000 square feet of commercial retail within the R-5 zoning district and for the site and architectural review of a five-story 83,125 square foot mixed-use building and associated improvements on a 3.5 acre site located on the northeast corner of Foothill Boulevard and Sultana Avenue (APN Nos.: 1110-331-13 and 1110-331-25).

Attachments: [Attachment No. 1 - Vicinity Map](#)

[Attachment No. 2 - Appellant Letter- Lozeau Drury/Supporters Alliance for Environmental Responsibility August 26, 2025](#)

[Attachment No. 3 - Appellant Letter, October 27, 2025](#)

[Attachment No. 4 - Environmental Consultant Response Letter and Support.pdf](#)

[Attachment No. 5 - Planning Commission August 19, 2025, Report Packet](#)

[Attachment No. 6 - Planning Commission Minutes of August 19, 2025](#)

[Attachment No. 7 - Clerk of the Board Filing Receipt and NOE](#)

D. Quarterly Lien Action for Delinquent Sewer, Solid Waste and Weed Abatement Accounts [26-0779](#)

1. Authorize staff to complete and record lien against real property for those sewer accounts sixty days or more delinquent, solid waste accounts more than ninety days delinquent, and for properties with delinquent weed abatement charges outstanding as described in attached resolutions and written reports and to direct staff to file for the recording of liens for such properties.
2. Adopt **Resolution No. 2026-005**, of the City Council of the City of Fontana authorizing the collection of certain annual wastewater and solid

waste service charges, including delinquent charges for each service, on the County property tax rolls and determining and record liens against current delinquent parcels.

3. Adopt **Resolution No. 2026-006**, of the City Council of the City of Fontana adopting the statement of unpaid expenses for weed abatement and imposing a lien against real property for payment thereof.

Attachments: [Attachment No. 1- Resolution Authorizing Placing liens on Solid Waste and Sewer Fees -c1.doc](#)
[Attachment No. 2- Weed Abatement Resolution September 2025 .docx](#)

NEW BUSINESS:

A. New Business

- A. **Annual Comprehensive Financial Report for Fiscal Year [26-0762](#) Ended June 30, 2025.**

Receive and File the City of Fontana's Annual Comprehensive Financial Report (ACFR) for Fiscal Year ended June 30, 2025.

Attachments: [Attachment No. 1- City of Fontana 2025 Final ACFR.pdf](#)

CITY MANAGER COMMUNICATIONS:

A. City Manager Communications

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:

A. Elected Officials Communications/Reports

- A. **Discussion Regarding Appointment of an Alternate Member [26-0802](#) to the Fontana Industrial Development Authority.**

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular City Council Meeting on February 24, 2026 at 2:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.