

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

WORKSHOP - 12:00 P.M.
CLOSED SESSION - 12:30 P.M.
REGULAR MEETING - 2:00 P.M

Tuesday, October 14, 2025

2:00 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 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 Grover W. Taylor Council Chambers 8353 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 Council Chambers 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 Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, 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.

WORKSHOP:**A. 12:00 P.M. City Council Workshop****A. Goal Update**[25-0561](#)**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. 12:30 P.M. CLOSED SESSION****A. 1. CONFERENCE WITH LEGAL COUNSEL – EXISTING
LITIGATION PURSUANT TO GOVERNMENT CODE**[25-0559](#)

SECTION 54956.9 (a)

Case: Inland Coalition for Immigrant Justice v. City of Fontana

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (a)

Case: Acevedo III, Constantino J. vs. City of Fontana; Civil Action No. 5:23-cv-01923-JGB (SHKx)

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (a)

Case: Alford, Diane vs. City of Fontana; Case No. CIVSB2401102

4. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6 City Negotiator: John Bakhit, Labor Counsel and Matt Ballantyne, City Manager. Employee Organization: Police Management Association

CALL TO ORDER/ROLL CALL:

- A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

- A. Invocation/Pledge of Allegiance:

CEREMONIAL ITEMS:

- A. Ceremonial Items:

- A. Mayor Warren and City Council to recognize, Jose Luis Ruiz, CEO of La Carniceria. [25-0576](#)
- B. Mayor Warren and City Council to proclaim Code Compliance Week and recognize Code Compliance Employee of the Year. [25-0574](#)
- C. Mayor Warren and City Council to proclaim October as National Community Planning Month and recognize Planning's Employee of the Year. [25-0575](#)

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 [25-0560](#)

Approve the minutes of the September 23, 2025, Regular City Council Meeting.

Attachments: [Attachment No. 1- City Council Meeting Minutes 09-23-2025.pdf](#)

B. Prohousing Designation Program Reapplication [25-0468](#)

1. Adopt **Resolution No. 2025-094**, a Resolution of the City Council of the City of Fontana authorizing re-application to, and participation in, the Prohousing Designation Program.
2. Authorize the City Manager to execute any documents necessary or appropriate as required for re-application to and participation in the program.

Attachments: [Attachment No. 1 - Draft City Council Resolution](#)

C. Acceptance of Final Map for Parcel Map No. 20669 and Abandonment of a Certain Portion of an Easement for Sewer and Drainage [25-0505](#)

1. Accept Parcel Map No. 20669, located at the southwest corner of Valley Boulevard Avenue and Juniper Avenue, north of Washington Drive.
2. Accept as public dedicated streets and easements associated with the map.
3. Authorize the Mayor and City Clerk to certify the abandonment of a certain portion of an easement for sewer and drainage.

Attachments: [Attachment No. 1- Vicinity Map.pdf](#)
[Attachment No. 2- Parcel Map No. 20669.pdf](#)

D. 2026 Selective Traffic Enforcement Program Grant Award [25-0506](#)

1. Accept the 2026 State of California Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant, number PT26030 in the amount of \$335,000.
2. Authorize the Chief of Police or his designee to sign all related grant documents including extensions or modifications for the grant; and expend funds as outlined in the grant agreement.

Attachments: [Attachment No. 1- DRAFT Grant Agreement - PT26030 Fontana.pdf](#)

E. Annual Placement of Weed Abatement Charges on the Property Tax Rolls [25-0513](#)

Adopt **Resolution No. 2025-095**, to replace and repeal Resolution No. 2025-041 of the City Council of the City of Fontana, California, directing the placement of weed abatement charges on the property tax bills for collection.

Attachments: [Attachment No. 1- Weed Abatement Resolution 2025.docx](#)

F. Annual Placement of Nuisance Abatement Charges on the Property Tax Rolls [25-0514](#)

Adopt **Resolution No. 2025-096**, of the City Council of the City of Fontana, California, directing the placement of Nuisance abatement charges on the property tax bills for collection for FY2025/2026.

Attachments: [Attachment No.1 - Nuisance Resolution 2025 - Revised 9.23.25.docx](#)

G. 2024 Homeland Security Grant Program (HSGP) [25-0531](#)

Accept the 2024 Homeland Security Grant Program subrecipient award in the amount \$57,927 from the Office of Homeland Security.
Authorize the Chief of Police or his designee to sign all related grant documents including extensions or modifications for the grant; and expend funds as outlined in the grant agreement.

Attachments: [Attachment No. 1- FY24 HSGP Subrecipient Application Notification Letter - Signed.pdf](#)
[Attachment No. 2- FY2024 HSGP LE Jurisdiction Allocations.pdf](#)

H. Award a Contract for Fire Station 77 Restroom Remodel Project (PW-26-02-SB) [25-0532](#)

Award and Authorize the City Manager to execute a contract with MCO Development Inc. of Irvine, CA in the amount of \$392,000.00 for the Fire Station 77 Restroom Remodel and authorize a contingency (10%) in the amount of \$39,200.00

Attachments: [Attachment No. 1 - Summary Bid Results II Template.pdf](#)
[Attachment No. 2- MCo Development Inc. Bid - PW-26-02-SB.pdf](#)
[Attachment No. 3 - Notified Vendors - PW-26-02-SB.pdf](#)

I. Final Acceptance of Perimeter Street and Sewer Improvements for Tract No. 20382 and Perimeter Street Improvements for Tract No. 20397 [25-0534](#)

1. Accept as complete the perimeter street and sewer improvements for Tract No. 20382 along Foothill Boulevard, and perimeter street improvements for Tract No. 20397 along Banana Avenue.
2. Adopt **Resolution No. 2025-097**, accepting sewers in Tract No. 20382 as part of the City sewer system.

Attachments: [Attachment No. 1- 20382-tr-Replacement Subdivision Improvement Agreement ELPC21-063.pdf](#)
[Attachment No. 2- 20397 TRACT - Serena Village East.pdf](#)
[Attachment No. 3- Tract No 20382 Sewer Resolution.docx](#)
[Attachment No. 4- VICINITY MAP.pdf](#)

J. Approve Invoice from the City of Rancho Cucamonga for Right of Way Services Related to the San Sevaine Trail Phase 1, Segment 2 Project [25-0543](#)

Authorize the City Manager to approve Invoice CINV-001415 from the City of Rancho Cucamonga for Right of Way Services related to the San Sevaine Trail Phase 1, Segment 2 Project.

Attachments: [Attachment No. 1- Reimbursement Request #002](#)
[Attachment No. 2- Vicinity Map](#)

K. Award a Construction Contract for the Bus Pad (Transit Stop Improvements) TDA 2023 Project (DE-25-182-CC) [25-0545](#)

1. Award bid and authorize City Manager to execute construction contract with Gentry General Engineering, Inc. for the construction of the Bus Pad (Transit Stop Improvements) TDA 2023 Project (Bid No. DE-25-182-CC) in the amount of \$99,346.80 and authorize a 10% contingency in the amount of \$9,934.68 (Bid No. DE-25-182-CC).
2. Approve and authorize the City Manager to execute any and all utility

agreements, utility easements, and subsequent agreements on behalf of the City of Fontana for the Bus Pad (Transit Stop Improvements) TDA 2023 Project (Bid No. DE-25-182-CC).

3. Appropriate \$40,000.00 from Measure I, Local Fund (Fund 246) to Project 37600069, Bus Pad (Transit Stop Improvements) TDA 2023 Project.

Attachments: [Attachment No.1 - Vicinity Map for Bus Pad \(Transit Stop Improvements\) TDA 2023 Project.pdf](#)
[Attachment No.2 - Bid Results for Bus Pad \(Transit Stop Improvements\) TDA 2023 Project.pdf](#)
[Attachment No.3 - Gentry Bidders Detail.pdf](#)

L. Authorize the Renewal of Managed Print Services Agreement with HP Inc. for Citywide Printing, Maintenance, and Repair Services [25-0547](#)

1. Approve and authorize the City Manager to execute a contract of the City's Managed Print Services Agreement with HP Inc., under the NASPO ValuePoint Master Agreement and California Participating Addendum, to maintain the established fixed-rate structure.
2. Authorize the City Manager to execute any future amendments to the Managed Print Services Agreement, as needed, during the renewal period.

Attachments: [Attachment No. 1- HP NASPO VP MFD Master Agreement fully executed.pdf](#)
[Attachment No. 2- Agreement City of Fontana 7.23.25 CPP.pdf](#)

M. Final Acceptance of the Courtplace Housing Development (Infrastructure Improvements) Project (DE-24-124-SB) [25-0548](#)

Accept as complete the work performed by Weka, Inc. for the construction of the Courtplace Housing Development (Infrastructure Improvements) Project (DE-24-124-SB).

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

N. Adoption of Homeless Solutions Action Plan Update [25-0563](#)

Adopt **Resolution No. 2025-098**, Homelessness Solutions Action Plan Update and direct staff to implement strategies laid out in plan.

Attachments: [Attachment No. 1- Homeless Action Plan Reso 25.pdf](#)
[Attachment No. 2- Single Page Action Plan Update 2025.pdf](#)

O. Approve Second Contract Change Order for Reconstructing Two Curb Ramps located at the Northeast [25-0577](#)

and Southeast Corners for the Construction of Traffic Signal at Duncan Canyon Road/Citrus Avenue, as part of the Reimbursement Agreement with HDO4, LLC

1. Approve second contract change order for reconstructing two curb ramps located at the northeast and southeast corners for the construction of traffic signal at Duncan Canyon Road/Citrus Avenue, as part of the Reimbursement Agreement with HDO4, LLC.
2. Approve appropriation and allocate the amount of \$3,901.14 from Fund 604 - Measure T.

Attachments: [Attachment No. 1- CONTRACT CHANGE ORDER 2 - Ventana Traffic Signal Improvements.pdf](#)
[Attachment No. 2- EXHIBIT - Ventana Traffic Signal Improvements - Curb Ramp Reconstruction.pdf](#)

P. Purchase and Sale Agreement-16641 & 16643 Orange Way [25-0585](#)

1. Approve a Purchase & Sale Agreement for the purchase of buildings and associated land located at 16641 & 16643 Orange Fontana, CA 92335 specifically described as APN 0191-251-21 & 0191-251-06 in the amount of \$7,500,000 plus escrow costs and related acquisition fees.
2. Authorize the purchase of that certain Real Property with APN 0191-251-21 & 0191-251-06 comprised of approximately 34,000 sq. ft. on two parcels of land totaling approx. 67,691 sq. ft ("Property") from Landexcorp, LLC, A California Limited Liability Company.
3. Authorize the City Manager to enter into the Purchase and Sale Agreement and/or any other documents necessary or appropriate to facilitate said purchase on behalf of the City of Fontana.

Attachments: [Attachment No. 1- Complete with Docusign Final PSA Addendum .pdf](#)

Q. Resolution of the City Council of the City Of Fontana, California Approving a Second Amendment to the First Amended and Restated Billboard Relocation Agreement Between the City Of Fontana and Lamar Central Outdoor LLC to Update Certain Relocated Sign Locations [25-0590](#)

City Council adopt **Resolution No. 2025-099**, approving the Second Amendment to the First Amended and Restated Billboard Relocation Agreement with Lamar Central Outdoor, LLC, to update the locations for Location 2 and Location 4, and authorizing the City Manager to execute all necessary documents to effectuate this amendment

Attachments: [Attachment No. 1- Second Amendment to First Restated Agreement with Lamar.-c1.docx](#)
[Attachment No. 2- Second Amendment to First Restated and Amendment Billboard Relocation Agreement-c1.docx](#)

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

- A. Master Case No. 25-0047 and Municipal Code Amendment No. 25-0008: Fontana Municipal Code amendments to Chapter 30 to modify multiple sections of the Zoning and Development Code, including modifications to the definition of and operating standards for restaurants, allowance for certain temporary buildings during commercial reconstruction or remodeling, development standards for the Multi-Family Medium/High Density Residential (R-4) zone, administrative procedures pertaining to administrative site plan and design review entitlements; modification to Chapter 26 pertaining to time extensions for tentative maps; and modification to Chapter 33 to provide additional delivery standards for cannabis retail storefront businesses, pursuant to a categorical exemption in accordance with CEQA Guidelines Sections 15060(C), 15061(B)(3) and Section 15378. [25-0441](#)**

1. Determine that this Ordinance is not a project pursuant to Sections 15060(C), 15061(B)(3) and 15378 of the State of California Environmental Quality Act (CEQA) Guidelines, Section No. 3.22 and 3.04 of the 2019 Local Guideline for Implementing CEQA, because it does not have potential for resulting in physical change in the environment, directly or indirectly, and it can be determined with certainty that there is no

possibility that the activity in question may have significant effect on the environment and is therefore not subject to CEQA; and

2. Read by title only and waive further reading of and introduce **Ordinance No. 1973**, an Ordinance of the City Council of the City of Fontana approving Master Case No. 25-0047 and Municipal Code Amendment No. 25-0008 to amend Chapters 26, 30 (Zoning and Development Code) and 33 of the Fontana Municipal Code, including modifications to the restaurant definition and operating standards, temporary use permits for temporary offices, development standards for the R-4 zone and overlay, administrative procedures for administrative site plan and design review entitlements, tentative parcel map and tentative tract map time extensions and curbside delivery for cannabis retail storefronts; and the reading of the title constitutes the first thereof.

Attachments: [Attachment No. 1 - Ordinance](#)
[Attachment No. 2 - PC Packet](#)
[Attachment No. 3 - PC Minutes of 09-16-2025](#)
[Attachment No. 4 - Notice of Exemption](#)
[Attachment No. 5 - Public Hearing Notice](#)

B. Quarterly Lien Action for Delinquent Sewer, Solid Waste and Weed Abatement Accounts [**25-0511**](#)

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. 2025-100**, 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. 2025-101** 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- Solid Waste and Sewer Fees Exhibit A and Exhibit B.pdf](#)
[Attachment No. 3- Weed Abatement Resolution September 2025 .docx](#)
[Attachment No. 4- Weed Abatement Exhibit A-c1.pdf](#)

C. **Adoption of the 2025 Edition of the California Building Standards Code and Corresponding Base Model Codes** [25-0556](#)

1. Determine that the adoption of the ordinance of the City of Fontana adding, amending and deleting certain articles, sections and subsections of Chapter 5 of the Code of the City of Fontana, California pertaining to the construction and maintenance of buildings, and adopting the 2025 Edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, consisting of the California Building Code, Volumes 1 & 2, based on the 2024 International Building Code; the California Plumbing Code, based on the 2024 Uniform Plumbing Code; the California Electrical Code, based on the 2023 National Electrical Code; the California Mechanical Code, based on the 2024 Uniform Mechanical Code; the California Wildland-Urban Interface Code based on the 2024 International Wildland-Urban Interface Code; the California Existing Building Code, based on the 2024 International Existing Building Code; the California Green Building Standards Code; the California Residential Code, based on the 2024 International Residential Code; and the 2024 Edition of the International Property Maintenance Code is exempt from further environmental review under Section 15061(b)(3) of the State CEQA guidelines, projects with no possibility of significant effects upon the environment, and direct staff to file a notice of exemption.
2. Waive further reading of and introduce **Ordinance No. 1975**, an ordinance of the City of Fontana adding, amending and deleting certain articles, sections and subsections of Chapter 5 of the Code of the City of Fontana, California pertaining to the construction and maintenance of buildings, and the 2025 Edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, consisting of the California Building Code, Volumes 1 & 2, based on the 2024 International Building Code; the California Plumbing Code, based on the 2024 Uniform Plumbing Code; the California Electrical Code, based on the 2023 National Electrical Code; the California Mechanical Code, based on the 2024 Uniform Mechanical Code; the California Wildland-Urban Interface Code based on the 2024 International Wildland-Urban Interface Code; the California Existing Building Code, based on the 2024 International Existing Building Code; the California Green Building Standards Code; the California Residential Code, based on the 2025 International Residential Code; and the 2025 Edition of the International Property Maintenance Code; and that the reading of the title constitute the first reading thereof.

Attachments: [Attachment No. 1- Code Adoption Ordinance 2025 Updated.docx](#)
[Attachment No. 2- Public Notice-2025 CA Codes Update.doc](#)

CITY MANAGER COMMUNICATIONS:

- A. City Manager Communications

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:

- A. Elected Officials Communications/Reports

ADJOURNMENT:

- A. Adjournment

Adjourn to the next Regular City Council Meeting on October 28, 2025 at 2:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.