CITY OF FONTANA AGENDA
REGULAR CITY COUNCIL MEETING
February 25, 2020
Grover W. Taylor Council Chambers
8353 Sierra Avenue
Fontana, CA 92335
7:00 PM

Information in shaded boxes also pertains to meetings directly following the Council Meeting.

Welcome to a meeting of the Fontana City Council. A complete agenda packet is located in the binder on the table in the lobby of 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, the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335 is wheel chair accessible and a portable microphone is available. 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 in the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335.

Traduccion en Espanol disponible a peticion. Favor de notificar al Departamento "City Clerk". Para mayor informacion, favor de marcar el numero (909) 350-7602.

WORKSHOP:

A. 5:00 P.M. WORKSHOP

City Hall Executive Conference Room:
(A) AB 1486 Surplus Land Act (City Attorney, Ruben Duran to present)
(B) CoderDojo Presentation – Teaching kids how to program computers (Information Technology Director, Ray Ebert; Information Technology Supervisor, Jennifer Barcenas; and Software Development Supervisor, Dorian Moison to present);
(C) Agenda Review; and
(D) City Manager Comments.

PUBLIC COMMUNICATION - CLOSED SESSION:

This is an opportunity for citizens to speak to the City Council for up to 5 minutes on the following Closed Session. The Mayor and City Council reserve the right to
A. Public Communications - Closed Session

CLOSED SESSION:

A. 6:00 P.M. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9:
(Five potential cases)

CONFERENCE WITH REAL PROPERTY NEGOTIATOR PURSUANT TO
GOVERNMENT CODE SECTION 54956.8:
Property: 1100-111-51 (SCE Corridor north of South Heritage Circle and south of
Baseline Avenue)
Negotiating Parties: City of Fontana and Water of Life Community Church
Negotiator: Chuck Hays, Deputy City Manager
Under Negotiation: Price and Terms of Payment

PUBLIC EMPLOYEE APPOINTMENT pursuant to Government Code section 54957
Title: City Manager

CALL TO ORDER/ROLL CALL:

A. 7:00 P.M. Call the Meeting to Order

INVOCATION/PLEDGE OF ALLEGIANCE:

Invocation /Pledge of Allegiance

SPECIAL PRESENTATIONS:

A. Helen Putnam Award

Mayor Warren and City Council to accept the Helen Putnam Award for the Fontana
Walks! Program (League of California Cities Regional Public Affairs Manager Laura
Morales to present).

B. Police Department 2019 Employees of the Year

Mayor Warren and City Council to recognize Corporal Kyle Guthrie and Field Evidence
Technicians Andrea Boone, Aimee Gregory and Lisa Young as the Police
Department’s 2019 Employees of the Year (Chief Green to present).

C. Police Department Swearing In Ceremony

Mayor Warren and City Council to swear in new Fontana Police Officers Zachary
Bloom, Steven Gomez, and Mark Tucker (Chief Green to present).

PUBLIC COMMUNICATIONS:
This is an opportunity for citizens to speak to the City Council for up to 5 minutes on items not on the Agenda, but within the City Council's jurisdiction. 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. The Council is prohibited by law from discussing or taking immediate action on non-agendized items.

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. Does any member of the public wish to address the City Council regarding any item on the Consent Calendar before the vote is taken?

A. Approval of Minutes

Approve the Minutes of the February 11, 2020 Regular City Council Meeting.

B. Fiscal Year 2019-20 Mid-Year Budget Status Report

1. Approve the recommended Mid-Year Budget adjustments.
2. Adopt Resolution No. 2020-______ of the City Council of the City of Fontana adopting the new and updated job descriptions and salary ranges for the classifications of Economic Development Analyst, Records Coordinator and Senior Human Resources Analyst.

C. Adoption of Ordinance No. 1822


D. Adoption of Ordinance No. 1823

Second Reading/ Adopt Ordinance No. 1823, an Ordinance of the City Council of the City of Fontana, approving amendments to Chapter 30 (Zoning and Development Code) of the Fontana Municipal Code.

E. Accept Donation From Bel-Air Swap-Meet, Inc.

Accept donation from Bel-Air Swap-Meet, Inc. in the amount of $5,000.00 for use towards the 5th Annual Teen Leadership Summit hosted by the Mayor's Youth Advisory Council (MYAC).

F. Accept Donation From Kaiser Permanente-Kaiser Foundation Health Plan Inc.

Accept donation from Kaiser Permanente, Kaiser Foundation Health Plan Inc. in the amount of $1,000.00 for use towards ‘Let's Move On The Trail' 2020 sponsorship.

G. Approve a Development Impact Fee Credit Agreement for Parcel Map No.
Approve and authorize the City Manager to execute a Partial Satisfaction of Development Impact Fee Credit Agreement with Live Oak Avenue Industrial Owner, L.P., a Delaware limited partnership, for the construction of Storm Drain for Parcel Map No. 19964.

H. Approve a Development Impact Fee Credit Agreement for Parcel Map No. 20056

Approve and authorize the City Manager to execute a Development Impact Fee Credit Agreement with BCIF Sierra IC LP, a Delaware limited partnership, for Parcel Map No. 20056 located at the southeast corner of Sierra Avenue and Casa Grande Avenue.

I. Award Dell VxRail Systems RFP SB-62-IT-20

Approve and award bid SB-62-IT-20 to Sidepath in the amount of $857,103.39 to provide hardware, software, services, and training related to three (3) separate Dell VxRail systems to replace the City's three (3) existing HP server and 3PAR storage environments.

J. Donation and Placement of a Concrete Bench

1. Approve a request from the Baha’i Community of Fontana to donate a concrete bench to the City.

2. Approve the location and placement of this bench north of the main entrance of the Lewis Library and Technology Center.

K. Approve Employment Agreement for the Position of City Manager

1. Approve and authorize the Interim City Manager to sign the Employment Agreement for the position of City Manager.

2. Adopt Resolution No. 2020 -_______, a resolution of the City Council of the City of Fontana adopting the updated Executive Salary table

Approve Consent Calendar Items as recommended by staff.

PUBLIC HEARINGS:

To speak on Public Hearing Items, fill out a card at the microphone stand indicating favor or opposition and give it to the City Clerk. Each person will be allowed 5 minutes to address the Council. 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 No. 19-027, General Plan Amendment No. 19-003, Design Review Project No. 19-011, and Conditional Use Permit No. 19-009 - Arrowhead Regional Medical Center
   1. Find that the project will not have a significant effect on the environment; adopt an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and direct staff to file a Notice of Determination pursuant to the California Environmental Quality Act (CEQA) and 2019 Local Guidelines for Implementing CEQA; and
   2. Adopt Resolution No. 2020-_____ approving General Plan Amendment No. 19-003, to change the General Plan land use map on three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1), approve Design Review Project No. 19-011, and approve Conditional Use Permit No. 19-009 subject to the findings and conditions of approval.

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:
   A. Elected Officials Communications/Reports

CITY MANAGER COMMUNICATIONS:
   A. City Manager Communications

ADJOURNMENT:
   A. To the next Regular City Council Meeting on Tuesday, March 10, 2020, with a Workshop at 5:30 p.m. in the City Hall Executive Conference Room and the Regular Meeting at 7:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Ave, Fontana, California.
MINUTES OF THE CITY COUNCIL
OF THE CITY OF FONTANA
REGULAR CITY COUNCIL MEETING
February 11, 2020

WORKSHOP:

A. 5:30 P.M. WORKSHOP

A City Council Workshop was held on February 11, 2020, in the City Hall Executive Conference Room at 8353 Sierra Avenue, Fontana, California. Mayor Warren called the Workshop to order at 5:32 p.m., with Mayor Pro Tem Armendarez, Council Members Roberts, Sandoval and Cothran present.

The City Council Regular Meeting Agenda was reviewed, and City Manager comments were heard.

The Workshop adjourned at 5:45 p.m.

CLOSED SESSION:

A. 6:00 P.M. CLOSED SESSION

A Closed Session was held at 6:00 p.m. in the City Hall Executive Conference Room with Mayor Warren, Mayor Pro Tem Armendarez, Council Members Roberts, Sandoval and Cothran present.

PUBLIC COMMUNICATIONS:
There were no public communications received on the following closed session items:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1)
CITY OF FONTANA vs. CORONADO STONE MFG., INC., Superior Court of the State of California, County of San Bernardino
Case Number CIVDS1905568

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (d)(1)
Eddie Macias, Jr. v. City of Fontana
Name of Court: San Bernardino County Superior Court
Case Number CIVDS 1614243

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO
CALL TO ORDER/ROLL CALL:

A.  7:00 P.M. Call the Meeting to Order

The Regular Meeting of the Fontana City Council was held on Tuesday, February 11, 2020, in the Grover W. Taylor Council Chambers at 8353 Sierra Avenue, Fontana, California. Mayor Warren called the meeting to order at 7:03 p.m.

ROLL CALL:
Present: Mayor Warren, Mayor Pro Tem Armendarez, Council Members Roberts, Sandoval and Cothran.

Absent: None.

INVOCATION/PLEDGE OF ALLEGIANCE:
Following the Invocation by Fontana Police Department Chaplain Victor Nolen, the Pledge of Allegiance was led by Mayor Pro Tem Armendarez.

CLOSED SESSION ANNOUNCEMENT:
City Attorney Ruben Duran reported that there was no reportable action on the Closed Session Items. City Attorney Duran stated that there was no discussion on the second closed session item (Eddie Macias, Jr. vs. City of Fontana).

SPECIAL PRESENTATIONS:

A. Black History Month Artist Recognition

Mayor Warren and City Council recognized Dyamond Gordon as the Black History Month Artist, Community Services Supervisor Nathan Hunt accepted on behalf of Dyamond Gordon.

B. 2019 Public Works Department Employee of the Year

Mayor Warren and City Council recognized the Public Works Department 2019 employees of the Year: Jerry Stinson, Maintenance Services Crew Chief - Operations Division, Michael Springer, Landscape Technician - Parks & Landscape Division and Eddie Espinoza, Maintenance Services Crew Chief - Support Services Division. Public Works Manager Keith Kramer highlighted their accomplishments.

C. Police Department December 2019 Employees of the Month

Mayor Warren and City Council recognized Officer Joshua MacMillan and Training Specialist Sabrina Vega as the Police Department's December 2019 Employees of the Month. Captain Burton and Lieutenant Binks highlighted their accomplishments.
PUBLIC COMMUNICATIONS:

A. Public Communications

Julie Leyba from the office of Congresswoman Norma Torres spoke on grants and upcoming events.

Deborah Hall Lindsey spoke on the upcoming Black History parade to be held on Saturday, February 29, 2020.

CONSENT CALENDAR:

City Attorney Ruben Duran read into record CC Item "E" Ordinance No. 1822.

City Attorney Ruben Duran provided a staff report on CC Item "H".

Marketing Communications Assistant Devyn Fisher provided a staff report on CC item "F".

ACTION: Motion was made by Council Member Sandoval, seconded by Council Member Cothran, and passed unanimously by a vote of 5-0 to approve Consent Calendar Items "A-H" (AYES: Warren, Armendarez, Roberts, Sandoval and Cothran: NOES: None) as follows:

A. Approval of Minutes

Approve the Minutes of the January 28, 2020 Regular City Council Meeting.

B. Acceptance of Final Map for Tract No. 19957 located at the southeast corner of Tokay Avenue and Miller Avenue

Accept the Final Map for Tract No. 19957 located at the southeast corner of Tokay Avenue and Miller Avenue; accept as public dedicated streets and easements; and authorize the City Manager to enter into a Subdivision Agreement with the subdivider.

C. Acceptance of Final Map for Tract No. 20212 Located within the Summit at Rosena Specific Plan

Accept the Final Map for Tract No. 20212 located north of Casa Grande Avenue and east of Cypress Avenue within the Summit at Rosena Specific Plan; accept any and all public dedicated streets and easements; and authorize the City Manager to enter into a Subdivision Agreement with the subdivider.

D. Acceptance of Final Map for Tract No.'s 17039 and 17039-1 Located in within the Citrus Heights North Specific Plan (Shady Trails)

Accept the Final Map for Tract No.'s 17039 and 17039-1 located south of Knox Avenue and west of Citrus Avenue within the Citrus Heights North Specific Plan (Shady Trails); accept any and all public streets and easements; and authorize the City Manager to enter into a Subdivision Agreement with the subdivider.

E. Sidewalk Vending Amendment
1. Determine that the proposed sidewalk vending ordinance is not subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15060(c)(3) and 15061(b)(3). Pursuant to CEQA Guidelines Section 15060(c)(3) and Section 3.01 of the City of Fontana 2019 Local Guidelines, the proposed regulations do not constitute a project under CEQA and have no potential to result in a direct or reasonably foreseeable indirect physical change in the environment; and direct staff to file a Notice of Exemption.

2. Read by title only and waive further reading of and introduce Ordinance No. 1822, an Ordinance of the City of Fontana amending Section 15-819, 15-822, and 15-823 of Article II and Article XIV of Chapter 15 of the Fontana Municipal Code Relating to Sidewalk Vending; and that the reading of the title constitutes the first reading thereof.

F. 2020 Census Outreach Funding from State

1. Authorize the City Manager to execute a contractual agreement with San Bernardino County to opt-in to $12,500 in allocated funds by the California Complete Count Census 2020 to provide census outreach activities in the City of Fontana. The $12,500 will pay for a one-time event “Census Celebration” on Tuesday, March 31st at the Fontana Lewis Library to encourage participation in the census and ensure a complete and accurate count in Fontana.

2. Increase revenues by $12,500 and appropriate it into budget unit 10110400

G. 2020 Community Oriented Policing Services Hiring Program Grant - Authorization to Apply

1. Authorize the Fontana Police Department to apply for the Department of Justice (DOJ) 2020 Community Oriented Policing Services (COPS) Hiring Program grant;

2. Authorize the Chief of Police or his assigned designee to sign the application for the DOJ 2020 COPS Hiring Program Grant.

H. Approve Employment Agreement for the Position of Public Works Director

Approve and authorize the City Manager to sign the Employment Agreement for the position of Public Works Director.

PUBLIC HEARINGS:

A. Master Case No. 19-0116; Certificate of Appropriateness (HPA No. 19-001) for a Change of Use with Minor Interior Alterations on a Site that has been Locally Designated as a Historical Resource as listed in Section 5-365 of the Fontana Municipal Code located at 16880 Seville Avenue (Fontana Woman's Club)

Council Member Cothran recused himself due to the proximity of his place of business to the Public Hearing Item location.

Mayor Warren opened Public Hearing Item PH-A
Community Development Director Zai AbuBakar provided the staff report.

No one spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Council Member Roberts, seconded by Mayor Pro Tem Armendarez, and passed by a vote of 4-0-1 to approve Public Hearing Item "A" (AYES: Warren, Armendarez, Roberts, Sandoval: NOES: None; ABSTAIN: Cothran) as follows:

Adopt **Resolution No. 2020-011**, a Resolution of the City Council of the City of Fontana, California, approving Certificate of Appropriateness (HPA No. 19-001) and determining that the project is Categorically Exempt pursuant to Sections 15301 (Class No. 1 Existing Facilities) and 15332 (Class No. 32 Infill) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA.

**B. First Amendment to Operating Covenant Agreement with the Fontana Woman’s Club**

Council Member Cothran recused himself due to the proximity of his place of business to the Public Hearing Item location.

Mayor Warren opened Public Hearing Item PH-B.

Community Development Director Zai AbuBakar provided the staff report.

Council Member Sandoval asked for clarification as to why additional funds were needed.

James Barber spoke in opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Council Member Roberts, seconded by Mayor Pro Tem Armendarez, and passed by a vote of 3-1-1 to approve Public Hearing Item "B" (AYES: Warren, Armendarez, Roberts: NOES: Sandoval; ABSTAIN: Cothran) as follows:

1. Adopt **Resolution No. 2020-012** of the City Council of the City of Fontana approving the First Amendment to Operating Covenant Agreement (OCA) with the Fontana Woman’s Club and authorize the City Manager to execute the OCA amendment.

2. Find that the amendment to the Operating Covenant Agreement is exempt from the California Environmental Quality Act Review (CEQA) under Sections 15301, 15331, and 15332 of the State CEQA Guidelines and Section 3.22 (Class I, Class 31, and Class 32) of the 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Exemption within five days.

**C. Zoning and Development Code Cleanup**

Mayor Warren opened Public Hearing Item PH-C.
Community Development Director Zai AbuBakar provided the staff report.

Gordon Nichols with the Building Industry Association spoke in favor of the Public Hearing Item.

The Public Hearing was closed.

**ACTION:** Motion was made by Council Member Roberts, seconded by Mayor Pro Tem Armendarez, and passed by a vote of 5-0 to approve Public Hearing Item "C" (AYES: Warren, Armendarez, Roberts, Sandoval and Cothran; NOES: None) as follows:

1. Determine that the project has been reviewed under a previously approved Final Environmental Impact Report (State Clearinghouse No. 2016021099) for the General Plan, pursuant to Section 15162 through 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2020 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Determination; and

2. Read by title only and waive further reading of and introduce **Ordinance No. 1823**, an Ordinance of the City Council of the City of Fontana, approving amendments to Chapter 30 (Zoning and Development Code) of the Fontana Municipal Code, and that the reading of the title constitutes the first reading thereof.

**ELECTED OFFICIALS COMMUNICATIONS/REPORTS:**

**A. Elected Officials Communications/Reports**

City Treasurer Koehler-Brooks congratulated Keith Kramer on his appointment to Public Works Director.

Council Member Sandoval expressed his condolences to the families of Spotty Stevens, Dr. Logan and Ray Banks.

Council Member Sandoval announced his attendance to State of the City and the KB Homes Ribbon Cutting Ceremony.

Council Member Sandoval wished his wife a happy Valentine's Day.

Council Member Roberts expressed his condolences to the families of Spotty Stevens, Dr. Logan and Ray Banks.

Council Member Roberts congratulated Keith Kramer on his appointment to Public Works Director.

Council Member Roberts announced the birth of his grandson.

Council Member Cothran acknowledged the presence of Leeann Schneider and welcomed her to the meeting.

Mayor Pro Tem Armendarez announced his attendance at the State of the City event.
Mayor Pro Tem Armendarez wished his mother-in-law a happy birthday.

Mayor Pro Tem Armendarez congratulated Keith Kramer on his appointment to Public Works Director.

Mayor Pro Tem Armendarez wished his wife a happy Valentine’s Day.

Mayor Pro Tem Armendarez expressed his condolences to the families of Spotty Stevens, Dr. Logan and Ray Banks.

Mayor Pro Tem Armendarez congratulated Council Member Roberts on the birth of his 10th grandchild.

Mayor Warren spoke on the 2020 Census and the importance of being counted.

Mayor Warren spoke on the State of the City and announced the video is available at www.fontana.org.

Mayor Warren spoke on the loss of three remarkable community members: Spotty Stevens, Dr. Logan and Ray Banks.

CITY MANAGER COMMUNICATIONS:

A. City Manager Communications

Interim City Manager Michael Milhiser thanked the Mayor for the remarkable State of the City event.

Interim City Manager Milhiser thanked the Mayor and City Council for the opportunity to work as Interim City Manager.

Interim City Manager Milhiser commended staff for working hard at every City Council meeting and throughout the week.

ADJOURNMENT:

A moment of silence was held for Ray Banks, James Logan and Spotty Stevens.

The meeting adjourned at 7:58 p.m. in memory of Ray Banks, James Logan and Spotty Stevens to the next Regular City Council Meeting to be held on Tuesday, February 25, 2020, with a Workshop at 5:00 p.m. in the City Hall Executive Conference Room and the Regular Meeting at 7:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

______________________________
Karen Porlas
Deputy City Clerk

Tonia Lewis
City Clerk
RECOMMENDATION:

1. Approve the recommended Mid-Year Budget adjustments.

2. Adopt Resolution No. 2020 -______ of the City Council of the City of Fontana adopting the new and updated job descriptions and salary ranges for the classifications of Economic Development Analyst, Records Coordinator and Senior Human Resources Analyst.

COUNCIL GOALS:

* To operate in a businesslike manner by ensuring that the public debate is based on accurate information.
* To practice sound fiscal management by producing timely and accurate financial information.
* To practice sound fiscal management by living within our means while investing in the future.
* To practice sound fiscal management by fully funding liabilities and reserves.

DISCUSSION:

The Management Service Department prepares quarterly budget updates for the City Council. The purpose of the City's Mid-Year Budget Status Report is to:

1. Provide the City Council with an overview of all funds;
2. Comment on significant economic trends;
3. Provide an update of current projects;
4. Report on departmental activities for prior year;
5. Recommend budget changes to address known budget deficiencies which will materially impact fund balance; and
6. Propose budget development guidelines for Fiscal Year 2020/2021

Economic Update

- Despite all the turmoil of 2019, the United States economy is continuing to grow at the same steady rate that has now become the hallmark of the longest expansion on record. More importantly, there is little sign of any collapsing imbalances or rapid shift in aggregate demand that would presage economic issues in the year ahead according to the forecast by Beacon Economics.
- California’s economy reached a number of significant milestones in the most recent quarter. The state’s unemployment rate dipped to 3.9%, which represents a new record low, and employment and wages both reached all-
time highs. According to the experts, the longer the current expansion persists, the closer we are to the next recession.

City of Fontana
- Fiscal Year 2018/19 ended with 508 single family dwelling permits being issued. For the first half of 2019/20, 366 permits have been issued compared to 256 for the same period last year.
- Sales tax receipts continue to rise over the same quarters from the previous year.
- The Local Agency Investment Fund (LAIF) is currently paying 2.043% (daily rate) on City investments, up from 2.291% for the same time last year. The City's investment portfolio is currently earning 1.73%.

Key Points from the Mid-Year Budget Status Report are:

Net increase in General Fund inflows of $3,683,970:
- Increase to Sales tax of $2,270,000
- Increase to Property tax of $830,000
- Increase to Gain/loss real prop disposal of $450,000
- Increase to Reimbursable revenues of $98,470
- Increase to Miscellaneous revenues of $35,500

Net increase in General Fund outflows of $1,404,014:
- Net personnel adjustments of $179,885
- New requests of $1,083,356
- Carryovers of $140,773

Offsetting General Fund items:
- ECB spending requests (offset by Reserve) of $65,100
- 2020 Census outreach (offset by revenues) of $12,500
- Reimbursement for Imsomniac event overtime (offset by revenues) of $97,970

This report also recommends additional funding for the following projects:
- $730,000 Valley/Almond T/S Project (Measure I 2010-40 Local Fund #246)
- $577,800 Foothill:Hemlock-Almeria (Circulation Mitigation Fund #630)
- $535,000 Sierra Crest Landscape Project (Landscape Medians Fund #633)
- $520,000 McDermott Parking Lot Project (Park Development Fund #635)
- $505,000 License Plate Reader Ph II Proj (Federal Asset Seizure Fund #223)
- $400,000 Alder Middle School Sidewalk (Measure I 2010-40 Local Fund #246)
- $131,000 Cellular GEO Locator Project (Federal Asset Seizure Fund #223)
- $130,000 Neighborhood Traffic Mgmt Project (Measure I 2010-40 Fund
$100,000  Speed Hump Project (Measure I 2010-40 Local Fund #246)

This report also increases appropriations in several CFD Funds by $353,150 to cover increased landscape maintenance costs.

The budget recommendations included in this report comply with City Council's financial and budget policies.

FISCAL IMPACT:
The requested actions will impact City funds as outlined in the Mid-Year Budget Status Report and supporting schedules.

MOTION:
Approve staff recommendation.

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 19-20 Mid-Year Budget Status Report</td>
<td>Backup Material</td>
</tr>
<tr>
<td>CC Reso Mid-Year 2019-20</td>
<td>Backup Material</td>
</tr>
<tr>
<td>MC Salary Table 2-26-20</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Econ Development Analyst</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Records Coordinator</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Senior Human Resources Analyst</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>

ITEM: CC-B
**City of Fontana**

**Mid-Year Budget Status Report**  
Fiscal Year 2019/2020

<table>
<thead>
<tr>
<th>Quick Look Indicators</th>
<th>Mid-Year</th>
<th>See Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenues</td>
<td>↑</td>
<td>27</td>
</tr>
<tr>
<td>Expenditures</td>
<td>↑</td>
<td>28</td>
</tr>
<tr>
<td>Fund Balance</td>
<td>↑</td>
<td>30</td>
</tr>
</tbody>
</table>

Management Services Department  
February 25, 2020
Table of Contents

Report Objectives ........................................................................................................................................ 3
Summary of Key Points ................................................................................................................................. 4
Significant Economic Trends ......................................................................................................................... 5
Project Updates ............................................................................................................................................. 7
Departmental Activities ............................................................................................................................... 11
Summary of Proposed General Fund Adjustments ....................................................................................... 24
General Fund Revenues ............................................................................................................................... 27
General Fund Expenditures ............................................................................................................................ 28
Expenditure Control Budgeting ...................................................................................................................... 29
Fund Balance Review .................................................................................................................................. 30
Organizational Changes ................................................................................................................................. 31
Liability Claims ............................................................................................................................................. 32
Proposed Budget Development Guidelines ................................................................................................ 33
Conclusion ..................................................................................................................................................... 40

Schedules:

General Fund – Fund Balance Reconciliation .............................................................................................. 41
Unreserved Fund Balance – Other Funds ......................................................................................................... 42
Recommended Adjustments – General Fund ................................................................................................ 47
Recommended Adjustments – Other Funds .................................................................................................... 49
Report Objectives

The purpose of the Mid-Year Budget Status Report is to:

1. Provide the City Council with an overview of all funds;
2. Comment on significant economic trends;
3. Provide an update of current projects;
4. Report on departmental activities for prior year;
5. Recommend budget changes to address known budget deficiencies which will materially impact fund balance; and
Summary of Key Points

General Fund:

- Net increase in General Fund inflows of $3,683,970:
  - Increase to Sales tax of $2,270,000
  - Increase to Property tax of $830,000
  - Increase to Gain/loss real prop disposal of $450,000
  - Increase to Reimbursable revenues of $98,470
  - Increase to Miscellaneous revenues of $35,500

- Net increase in General Fund outflows of $1,404,014:
  - Net personnel adjustments of $179,885
  - New requests of $1,083,356
  - Carryovers of $140,773

- Offsetting General Fund items:
  - ECB spending requests (offset by Reserve) of $65,100
  - 2020 Census outreach (offset by revenue) of $12,500
  - Reimbursement for Imsomniac event O/T (offset by revenue) of $97,970

Other Funds:

- Additional funding for the following projects:
  - $730,000 Valley/Almond Traffic Signal Project (Measure I 2010-2040 Local Fund #246)
  - $577,800 Foothill:Hemlock-Almeria Project (Circulation Mitigation Fund #630)
  - $535,000 Sierra Crest Landscape Project (Landscape Medians Fund #633)
  - $520,000 McDermott Parking Lot Project (Park Development Fund #635)
  - $505,000 License Plate Reader PHII Project (Federal Asset Seizure Fund #223)
  - $400,000 Alder Middle School Sidewalk Project (Air Quality Mgmt District Fund #241)
  - $131,000 Cellular GEO Locator Project (Federal Asset Seizure Fund #223)
  - $130,000 Neighborhood Traffic Mgmt Loc Project (Measure I 2010-2040 Local Fund #246)
  - $100,000 Speed Hump Project (Measure I 2010-2040 Local Fund #246)

- This report also increases appropriations in several CFD Funds by $353,150 to cover increased landscape maint costs.
Significant Economic Trends

Nationally:

- Despite all the turmoil of 2019, the United States economy is continuing to grow at the same steady, uninspiring rate that has now become the hallmark of the longest expansion on record. More importantly, there is little sign of any collapsing imbalances or rapid shift in aggregate demand that would presage economic issues in the year ahead according to the forecast by Beacon Economics.

- According to the new forecast, U.S. GDP will see 2% plus real growth in 2020 and will move towards 2.5% real growth in 2021. To date, the first three quarters of 2019 have averaged 2.3% growth.

The State of California:

- Like the nation as a whole, California’s economy also continues along a steady growth path, even hitting a number of significant milestones in the last quarter. To date, the state’s unemployment rate has dipped to a historically low 3.9%, which represents a new record low, and employment and wages both reached all-time highs. Experts believe that the longer the current expansion persists, the closer we are to the next recession.

- Since October 2018, California’s economy has added 308,000 jobs, which is equivalent to a 1.8% year-over-year increase, exceeding the nation’s growth rate of 1.4% over the same period.

The City of Fontana:

- Fiscal Year 2018/19 ended with 508 single family dwelling permits being issued. For the first half of 2019/20, 366 permits have been issued compared to 256 for the same period last year.

- Sales tax receipts continue to rise each quarter.

- The Local Agency Investment Fund (LAIF) is currently paying 2.043% (daily rate) on City investments, up from 2.291% for the same time last year. The City’s investment portfolio is currently earning 1.73%.
Significant Economic Trends - continued

Development Related Activity
Activity tracked by the Development Services Organization is indicative of the City’s continued economic strength. Permits for single family dwellings continue to increase with a 52% increase over last year. Industrial development persists in declining while commercial valuations have increased. Additional inspections completed and permits issued reflects a steady increase in residential housing development. Approval from the State of California of $625,000 for the Planning Grant Program will accelerate housing production for the next few years. The stable stream of Planning projects will also contribute to an increase of inspections, permits and keep the Development Services Organization on track to meet the goals set for this fiscal year.

The following statistics apply through December 31, 2019:

<table>
<thead>
<tr>
<th></th>
<th>July - December 2019</th>
<th>July - December 2018</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family dwellings</td>
<td>399</td>
<td>264</td>
<td>52%</td>
</tr>
<tr>
<td>New commercial buildings - size</td>
<td>52,745 sq ft</td>
<td>47,201 sq ft</td>
<td>12%</td>
</tr>
<tr>
<td>New commercial buildings - cost valuation</td>
<td>$6,028,204</td>
<td>$6,391,590</td>
<td>-6%</td>
</tr>
<tr>
<td>New industrial buildings - size</td>
<td>368,947 sq ft</td>
<td>880,510 sq ft</td>
<td>-57%</td>
</tr>
<tr>
<td>New industrial buildings - cost valuation</td>
<td>$28.3 million</td>
<td>$118.3 million</td>
<td>-76%</td>
</tr>
<tr>
<td>Building inspections</td>
<td>9,430</td>
<td>7,865</td>
<td>20%</td>
</tr>
<tr>
<td>Total permits issued</td>
<td>2,846</td>
<td>2,726</td>
<td>5%</td>
</tr>
<tr>
<td>Total permit valuation</td>
<td>$238.7 million</td>
<td>$269.8 million</td>
<td>-31%</td>
</tr>
<tr>
<td>Plan checks</td>
<td>1172</td>
<td>1,891</td>
<td>-38%</td>
</tr>
<tr>
<td>New planning projects</td>
<td>277</td>
<td>283</td>
<td>-3%</td>
</tr>
<tr>
<td>Business license review</td>
<td>440</td>
<td>477</td>
<td>-8%</td>
</tr>
</tbody>
</table>
Project Updates

**Chaffey College Campus Expansion:** In November 2018, voters passed a college bond measure for Chaffey College. Part of these funds will be used to expand their Fontana campus on Sierra Ave. During this next phase of development, they will be looking to add three additional buildings and an entrance to their campus on Sierra Ave. Economic Development has been assisting Chaffey College to strategize the development and the campus expansion for Phase IV.

**Auto Center:** Economic Development has been assisting the new property owner in the Auto Center on the corners of Sierra Ave/So. Highland Ave & Citrus Ave/So. Highland Ave. We have coordinated meetings with the Planning Department and the developer/owner of Fontana Mazda & Fontana Hyundai. Construction has been completed on Fontana Mazda and opened for business in August 2019. The owner of Fontana Mazda is also in the process of submitting plans to develop an additional dealership, Fontana Hyundai. Construction is set to begin Fall 2020.

**Hotel Development:** Economic Development has been assisting the new property owner on Sierra Ave & Slover Ave to develop a Towne Place Suites by Marriott. Development will include a new four-story hotel with 115 guest rooms. The formal application has been approved by the Planning Department. The next step would be to submit construction documents to the Building & Safety Department. Ground breaking for the Towne Place Suites’ Hotel in South Fontana is planned for Fall 2020.

**Highland Village:** Economic Development has been working with a developer to facilitate bringing a high-quality commercial center to the North-end of Fontana. The development is located on Sierra and South Highland Ave. The shopping center opened for business in February 2019 and includes Sprouts Farmers Market, retail shopping, several eateries including Oggi’s Pizza & Brewing Company and other service-specific businesses. Additional retail stores have been added since the opening of the center to include a credit union, dental office, tire store, and a car wash.

**ENA for NWC So. Highland Ave & Sierra Ave:** An Exclusive Negotiation Agreement (ENA) between the City of Fontana and Jinder Singh and Balwinder Signh was executed in August 2019 to negotiate a Disposition and Development Agreement for the City-owned real property located at the NWC of Citrus Ave and So. Highland Ave, south of the I-210 Freeway. The developer has proposed the redevelopment of the property to include two 4-story business class hotels, a restaurant, and a banquet hall. A formal planning application is anticipated to be submitted in Spring 2020.

**NSP1 Program:** Funds spent for the Neighborhood Stabilization Program have allowed for the purchase of 35 foreclosed homes. The initial grant of $5,953,309 has been spent and sale proceeds are currently being utilized. To date, 19 homes have been sold, with 14 additional homes provided as low-income rental properties, the remaining 2 homes will be rehabilitated and will also become rental properties for low-income residents.
Project Updates – continued

**NSP3 Program:** The Neighborhood Stabilization Program Round 3 received a total of $2,695,735. These funds have been expended to purchase 12 single-family properties. Of the 12 homes purchased, four have been sold and six have been rehabilitated and are being utilized as low-income rental properties. The two remaining homes are being rehabilitated and will also become rental properties for low-income residents.

**Housing Rehabilitation Program (HRP):** The HRP program is funded annually with Community Development Block Grant (CDBG) funds. The program is designed to assist low- and moderate-income residents of owner-occupied homes, to preserve their housing by making needed repairs and code violation corrections. Assistance is offered as a grant and/or 0% interest, no payment loan. There are currently 32 applicants in various stages of processing. To date, approximately $1,317,000 has been spent for these applicants since 2016.

**Sierra & Ramona Proposed Multifamily Apartments:** The Housing Authority and Jamboree Housing Corp. have negotiated a Disposition and Development Agreement to develop a 60-unit affordable apartment community located on the southwest corner of Sierra & Ramona Avenues. Jamboree Housing was successful in obtaining Federal & State Tax Credits during the first round of applications. A groundbreaking ceremony took place in January 2020 and construction completion is anticipated in Spring 2021.

**Pavement Rehabilitation Program:** The program targeted various areas of the City and completed 6 lane miles of street segments with various treatments from minor overlays to complete reconstruction for a total expenditure of $1,265,601; also Slurry Seal Pavement Restoration completed 15 lane miles for a total expenditure of $1,250,858 since July 1, 2019.

**Sidewalk Rehabilitation Program:** The target Area 3 of the program was completed May 2019 with 82 locations for sidewalk remove and replace and 424 locations were horizontally cut. A total expenditure of $152,210 and 537 trip hazards were mitigated. Area 4 is currently being evaluated and expected to be completed May 2020.

**Electric Vehicle Charging Stations:** Mobile Source Air Pollution Reduction Review Committee (MSRC) grant funds are being used to install six (6) level 2 charging ports at both City Hall and Center Stage parking lots. Drawings have gone through the first round of plan check and work is to commence in March/April 2020 and installation will take approximately two (2) months.

**Central City Park:** Development and construction of a new 13-acre park with 3 lighted artificial turf fields for football and soccer use. New restroom, snack bar, playground and storage facilities will be included. The Community Garden and Horseshoe facilities will be relocated on-site. The groundbreaking for the Central City park project was held on October 17, 2018. Construction of the Park began in July 2019 with an estimated completion date of December 2020.
Project Updates – continued

South Fontana Sports Park: Development and construction of a new 17-acre sports park with 4 lighted artificial turf fields for football and soccer use. Will include parking, restroom, snack bar, playground and storage facilities. The groundbreaking for the South Fontana Sports Park was held on October 22, 2018. The conceptual design has been finalized and construction plans and documents are being drafted. The City has applied for a $7 million-dollar grant from the State of California Proposition 68 Grant Program to provide funding for this project. Grant awards are expected to be announced in March of 2020.

Veteran’s Memorial Wall: The memorial wall will honor Veterans from all our military branches. It will be both in the form of a monument to our Veterans, as well as include eight granite walls on which will be described the conflicts in which our Veterans have served. The design and construction documents have been finalized and approved. The project will be put out to bid in January 2019.

Microgrid Project: Through a grant from the California Energy Commission (CEC) the City will install microgrid systems at five (5) locations (City Hall, Police Department Senior Center, Public Works and Community Services Department). The microgrid systems will consist of battery storage, microgrid controllers, and two (2) bi-directional electric vehicle charging stations. The systems will utilize the solar photovoltaic (PV) carports and roof panels that are currently being installed. The project is still in the design engineering phase and has a tentative start date of April 2020 and installation will take approximately two (2) months.

ABS Energy Project: Includes the installation of energy efficient measures such as lighting, heating ventilation and air-conditioning (HVAC), system controls, cool roofing and solar photovoltaic (PV) energy at a variety of City-owned facilities. LED Retrofits: Retrofit all interior and exterior lighting at City facilities. Work started in May 2019 and was completed in October 2019. HVAC Replacements: Remove and replace approximately fifty (50) old mechanical units in City facilities with new energy efficient units. Work started in September 2019 and will be completed in February 2020. Re-Roofing: Removed and replaced existing roofs with new cool roofs at City Hall, Human Resources and Center Stage. Work started in October 2019 and it expected to be completed by April/May of 2020. Solar Project: Install solar photovoltaic (PV) carports and rooftop panels at seven (7) City facilities (City Hall, Police Department, East Annex, Senior Center, Public Works, Community Services Department, and Village of Heritage. Installation began in December 2019 and should finish in May/June of 2020.
Project Updates – continued

Police Dispatch/Facilities Upgrade: The Dispatch Communications Center is being refurbished in phases due to funding and the inability to close or temporarily relocate this critical unit and perform the work all at once. Phase I- Plumbing repairs, new storage area/breakroom and restroom upgrades are complete. Phase II- New energy efficient HVAC units have been installed. Phase III - Carpet, paint, wall treatments, lighting and security improvements to the main dispatch area and Communications Supervisor’s office are expected to begin in early March. Project completion is anticipated by June 2020.

Captain/Investigations Remodel Project: A reconfiguration of office space (approximately 963 sq. ft.) is being done in the Field Services Division. Current storage closets, office space and interview rooms will become offices to the Field Services Captain, Secretary and Fugitive Apprehension Team. This will allow the Captain to be in closer proximity and accessible to members of his division. The reconfiguration of the Investigation Unit is currently in the plan check phase. Once plan check is complete the formal bid process will begin.

Automated License Plate Reader (ALPR) Project PH III: Funding for the project is being requested with mid-year adjustments to install cameras in 3 intersections at various locations in the city. The intersections will be outfitted with stationary cameras to capture license plates in both North/South and East/West directions. These ALPR cameras can alert Officers and Dispatch when a license plate related to a crime, stolen vehicle, missing person etc. is in the database and has passed through that specific intersection.
Departmental Activities

Human Resources
- Processed over 3,500 applications from our online application system (CalOpps.org).
- Hired approximately 350 Full-Time and Part-Time employees.
- Maintained a digital presence by engaging with approximately 8,000 patrons through recruitment efforts via social media websites including Twitter, Instagram and Facebook.
- Held the Annual Employee Benefit Fair with over 300 employees in attendance.
- Met the January 31st Affordable Care Act deadline for dissemination of the Employer-Provided Health Insurance Offer and Coverage (1095-C).
- Conducted various LCW training workshops (89 attendees) and held various Safety Tailgate meetings (75 attendees).
- Successfully implemented January 1st minimum wage impacting those classifications below minimum wage.
- Recognized 92 employees at annual Service Awards ceremony (5 to 35 years).
- Processed 62 Liability and 38 Workers’ Comp claims.
- Working alongside the Fontana Police Department, appointed nine (9) Police Officers.
- Provided Reasonable Suspicion training for 95 employees.
- Implementation of the Americans Disability Act (ADA) Transition Plan.
- Upgrading HRIS System from eFinancePlus to Tyler-Munis.
- Revising & Implementing an updated Drug & Alcohol Program.
- Conducted a Department of Transportation (DOT) Audit.

City Clerk
- Completed 100% of agenda posting and completed 98% Public Record Requests and Subpoenas within ten days.
- Completed scanning of 64,500 pages of records.
- Processed and completed 346 public records requests.
- Processed 18 Ordinances, 68 Resolutions, 19 Proclamations, 442 Certificates, and 55 Claims.
Departmental Activities – continued

Administrative Services
- Continued to proactively promote the City of Fontana as “Open for Business” to the development and retail community.
- Continued marketing the City of Fontana at retail trade conferences in an effort to attract additional retail to the community.
- Co-authored the 2019 Annual Report along with Community Services.
- Ongoing meetings and dialogue with dealers in the Fontana Auto Center to actively promote the Center.
- Team leader for the State of the City coordination with Community Services assistance. Both Breakfast and Lunch Sessions were well attended.
- Continued assistance to the development and broker community in working with and understanding Fontana’s development process.
- Continued to be source for demographic research and site selection information to the development and retailer community.
- The Housing Authority Emergency Repair Grant Program (ERG) for seniors and disabled persons, has provided services/repairs for one senior and spent $1,475.00.
- The Housing Authority Housing Rehabilitation Program (HRP) for low- and moderate-income residents has provided services/repairs for 63 households and spent $1,317,000 since inception.

Community Services
Marketing and Public Relations
- Produced over 100 marketing pieces to increase the public’s awareness of all CSD programs and events.
- Distributed over 140,000 copies of the department’s three activity recreation guides/brochure, which are direct mailed to 70,000 Fontana homes and distributed at 20 sites citywide including the Fontana police department, the Fontana Chamber of Commerce and Lewis Library.
- Distributed 25 press releases notifying the public of City sponsored programs/events.
- Increased the Community Service Department’s “GovDelivery” email subscriptions to 9,400.
- Promoted the department on the City’s Facebook, Instagram and Twitter sites with 676 CSD-related posts which received 14,845 engagements (total number of likes, shares, comments across Facebook, Instagram and Twitter for the City of Fontana).
- Participated in 10 major community events to promote programs, services and resources to the community through printed materials and increase social media following and email subscribers.
Departmental Activities – continued

Cultural Arts

- Hosted 130 cultural art events at the Steelworkers' Auditorium in which the community had the opportunity to attend theatrical, educational, and entertaining showcases, including performances in partnership with the County Library and cultural art performances, with a total attendance of 12,308.
- Presented at the Steelworkers’ Auditorium one Youth Community Theater Production in partnership with Valverde School of Performing Arts with a total attendance of 1,580.
- Center Stage was host to 40 Stargazer Productions’ events and 22 private rentals. The total number of attendees at the events was 4,104. Additionally, the City hosted 7 Noches con Ritmo events at Center Stage Theater with a total of 834 attendees.
- Mobile Recreation engaged 5,988 community members at 9 FUSD elementary schools, 8 FELP school sites, weekly site visits at community centers, and 39 city special events.
- Hosted 70 Cultural Arts Classes at three locations with a total of 454 registered participants.
- Hosted the inaugural Hispanic Heritage Celebration: La Gran Fiesta in October at Miller Amphitheater. Provided five interactive art activities, a Kid Zone, interactive passport, food vendors, artisanal vendors, a live chalk artist, and performances for a crowd of 3,750 community members.
- Hosted the Annual Fontana Arts Festival held in July at Fontana Park and provided art demonstrations, variety of artisan booths, interactive art activities, a Kids Zone and performances for a crowd of 5,500 community members.
- The Art Depot hosted 6 Paint Night, 2 Tween Paint Nights, 2 Little Tyke Paint Nights and 1 Adult Paint Night for a total of 166.
- The Art Depot Gallery continue expanding its Imagination Studio program to visit more school sites for a total of 7 visits and 668 participants.
- The Art Depot Gallery visited 28 FUSD elementary and 5 middle schools through the Leading Educational Arts Program offered in conjunction with Fontana Expanded Learning Program. Hosted 68 school site visits with a total of 4,224 students participating. FAA also held 6 art show with a total of 862 people who viewed the shows.
- Fontana Arts Camp ran for 7 weeks with 247 participants enjoying the visual and performing arts camp.

Fontana Expanded Learning Program

- The program has served more than 2,600 participants at 37 sites between July and December.
- FELP hosted a summer staff development for about 150 staff members where they received training that focused on S.T.E.M. (science technology, engineering and mathematics) and various enrichment lessons/programming.
Departmental Activities – continued

Fontana Expanded Learning Program - continued

- FELP hosted Lights on After School program at 37 school sites, a nationwide event meant to call attention to the importance of after school programs.
- FELP hosted 37 Winter Celebration events/activities at their school sites in December.
- FELP has implemented NBA Math Hoops, Ozo Bots and Lego Mindstorm Curriculums in 33 school sites.
- FELP students attended Garner Holt Education through Imagination, the world leader in animatronics. FELP students were provided the opportunity to tour the imagination factory and then design and build their own pneumatic crane.
- Nobel Youth Program, funded by the San Bernardino County Superintendent of Schools’ office, recognized and awarded 85 students across the five middle school locations for their participation and completion of an 11-week course that focused on leadership development.

Mayors Youth Advisory Council

- The council has 55 active members.
- MYAC chairperson and co-chairperson participated in the Mayors National Youth Summit in July.
- MYAC members participated in the Leadership Challenge Rope Course at Cal State San Bernardino in October.
- MYAC members have volunteered in 7 citywide events.
- Council has held 12 general member meetings between July and December.
- Council has attended 6 City Council meetings between July and December.
- Council has attended 6 Parks, Community and Human Services Commission meetings between July and December.

Senior Services

- Between July and December, 656 renewal/new memberships issued for a total of 1,409 senior members.
- 12 events with participation totaling 2,448
- 22,367 meals were served, 14,780 senior passengers utilized transportation services, and 5,193 individuals utilized the senior resources programming.

Healthy Fontana

- 3,499 youth received nutrition and physical education.
- Participated in 102 outreach programs including Fontana Expanded Learning Program, Jr. Chef Cooking Classes, Community
Departmental Activities – continued

- Events (including Fontana Walks)/health fairs, retail events and Mobile Fresh.
- Let’s Move on the Trail had 3,000 in attendance.
- Received League of California Cities Helen Putnam Award for Fontana Walks.
- Received $25,000 donation from Herbalife which will provide increased services to the community including being a water sponsor for Fontana Walks, a Title Sponsor for the Fontana Days Run and webpage content for Healthy Fontana.

Neighborhood and Community Centers
- Class participant surveys reflect an overall approval rating of 94% for centers.
- Serviced over 1,603 Tiny Tot participants to date.
- Serviced 1,668 campers during the summer and winter months.
- The Neighborhood & Specialty Community Centers have attracted over 8,351 participants to date in contract classes.
- Through the Summer Lunch Program in collaboration with FUSD, provided 34,385 lunches and 14,147 snacks at no cost to Fontana children.
- The Neighborhood & Specialty Community Centers have had a combined total of 474 private rentals, 101 internal Rentals, and 37 co-sponsored rentals - a combined total of 612 rentals.
- Above the Limits, special needs programming, had 191 members and an additional 332 family and friends participate in programming for a total of 523 participants.

Aquatics
- 3,418 Swim Lessons registrations.
- 3,265 Drop-in Programs participants (Lap Swim, Aquarobics, Water Walking).
- 33,012 Recreational Swim participants.
- 143 Facility Rentals and Table Rentals at FPAC.
Departmental Activities – continued

Sports: Youth / Adults / Athletic Fields.
- 488 Camps participants.
- 156 Middle School Volleyball participants.
- 955 Pee Wee Sports - Summer Soccer, Fall T-ball & Winter Basketball participants.
- 679 Youth Fall Basketball, Fall Roller hockey, Winter Basketball participants.
- 692 Number of Permits Issued; 4,434 fields rented.
- 17,043 Number of hours allocated.
- 427 Picnic Shelter Rentals.

Nature Center
- Over 200 Volunteers for National Public Lands Day contributing a collective of 800 hours worked. Staff placed mulch over large areas to retain moisture and inhibit invasive weeds from taking hold in the gardens. Planted over 100 native trees and shrubs of the north side of the pond. Hand-pulled large amounts of invasive weeds throughout the garden. Also, performed graffiti removal on the rocks behind the center.
- 1,557 hours from volunteers.
- Visitors to the park 36,505.

Special Events
- Between July and December, a total of 29 events were conducted with more than 47,540 people participating in various events offered to the community.
- Summer Concerts concluded its second season at the Miller Amphitheater with over 7,550 attending three concerts in July and 1 in August.
- The Annual 4th of July event was attended by 4,900 community members who marveled at the great fireworks show and enjoyed all the family activities.
- The Fontana Arts Festival was a huge success with over 5,500 people in attendance at Fontana Park.
- The Tree Lighting ceremony attracted over 450 community members to bring in the holidays.
- The Festival of Winter was held at the Miller Amphitheater for the 2nd time with over 4,500 residents in attendance.

Audio Visual Productions/KFON
- Open for Business continues with its seventh year of production along with a sixth year show Local Matters. Both Shows are hosted by the Mayor with 16 shows completed.
- Continued production of Eat Healthy, Cooking Program Fontana in its fourth year, 12 episodes highlighting Healthy Eating.
Departmental Activities – continued

▪ Worked collaboratively with Communication and Marketing Manager to produce PSA’s, Department Spotlight segments and Press Conferences.
▪ Continued to cover meetings, city events, Town Hall/Community Meetings and providing live sound support.

Grant Efforts
▪ OmniTrans grant- Brings $300,000 in capital and operating expenses to expand transportation service hours and increase program efficiency.

Information Technology

▪ Enterprise Resource Planning (ERP) System - On May 1, 2019 the Financial functions of our new ERP system went live. The project is now 19 months into an anticipated 28 total project timeline. Staff are currently preparing to go live with the Human Resources functions around the end of the year. The payroll functions are expected to go live in the second quarter of 2020 followed by analytics and Resident Self Service by mid-year 2020.

▪ Computer Aided Dispatch and Records Management System – The Police Department is undergoing an upgrade of their core software systems, Computer Aided Dispatch (CAD) and Records Management System (RMS). This will keep pace with the release of Windows 10 and other software and security advancements. This will also allow for new and expanded capabilities. The RMS system will be completely web based which allows for greater flexibility in how we use and deploy the system. New capabilities will allow the Police Department to simplify and streamline many processes over time as well. This means getting better data sooner and whole new levels of analytics about that data. CAD will continue to be a reliable system that experiences virtually no downtime. Officers will see improved mapping capabilities, refined integration to their report writing, and more information available in the field.

▪ Bluebeam Electronic Plan Check – The Development Services group requested assistance in finding a solution that would allow the city to review submitted plans electronically. Today developers and residents who need to submit plans with their permit requests must bring those plans in paper form to the Development Services counter. Working with Development Services the IT Department found software Bluebeam as the best solution for their needs. Over the last year the IT Department has helped coordinate training, process definition and optimization, and a safe file intake process that is easy to use. This system went live in November 2019 and should lead to an improved process for applicants.
Departmental Activities - continued

▪ Lobby Management System – The IT Department received a request from several departments to help them find a system that would provide structure and data analysis for lobby visits. After evaluating a number of commercial offerings, it was determined that an in-house solution could provide the specific functionality and customization that was needed. Through several interviews IT Department's Application Development group generated a specification for the system. They worked with the IT Service Desk group who helped define the hardware requirements and produced the software to match the requested features and the hardware available. The system went live in October 2019 and has been a great success. The various departments currently using the system have seen an improvement in customer service while allowing customers to comfortably wait in provided seating instead of standing in line. Additionally, they are collecting data that will provide clarity on visitor volume, wait times, types of visits and more which will be used to further improve the customer experience.

▪ Bluebeam Electronic Plan Check – The Development Services group requested assistance in finding a solution that would allow the city to review submitted plans electronically. Today developers and residents who need to submit plans with their permit requests must bring those plans in paper form to the Development Services counter. Working with Development Services the IT Department found software Bluebeam as the best solution for their needs. Over the last year the IT Department has helped coordinate training, process definition and optimization, and a safe file intake process that is easy to use. This system went live in November 2019 and should lead to an improved process for applicants allowing for plan submission from home or office or at the Development Services counter; and provide a streamlined, more efficient process for plan reviewers.

▪ Recreational Vehicle Permits System - The IT Department received a request to help the Police Department find or develop a system to improve the RV Permit process. After performing research into the RV Permit process, availability of commercial solutions, and evaluating the IT Department’s workload and skillset; it was determined that an in-house developed solution would provide the specific features being requested. Traditionally when residents need to park their RV on a Fontana street overnight, they had to come into the Police Station and fill out a form to get their permit. The new RV Permit system allows the request to be made via a website and once approved allows the requester to download and print their permit from home. This solution has dramatically improved the customer experience while providing the city with data that can be analyzed to further improve customer experience as well as provide clarity into the quantity and types of permits being requested.
Departmental Activities – continued

▪ New City Intranet – CityNet - The IT Department is excited to have awarded an RFP for a new Intranet for city staff use. The new Intranet will provide improved communication and collaboration features, a reporting environment for city KPI (Key Performance Indicators), Project Management features, and a more valuable set of information and news for staff members. The project was awarded to Sacramento based AgreeYa which has completed dozens of similar projects across the state and country.

▪ New Planning and Permitting System – The IT Department has been working on an RFP to replace the current Planning and Permitting system, TrakIT. TrakIT has been in place for more than 10 years and the city now needs more modern and integrated features from a Permitting System. We will be working closely with the entire Development Service Organization as we shepherd the project from planning to implementation to completion over the next 18 months.
Departmental Activities – continued

Development Services
The Development Services Organization consistently strives to provide a high level of customer service. Customer surveys are available at our front counters and are mailed to customers on a monthly basis requesting a rating of service received in addition to welcoming comments. The possible rating is from one to five, with five being the highest. Using a sample of 150 surveys mailed each month and based on an average monthly response rate of 11% the City staff is rated at an average of 4.5. These responses and the accompanying comments help the Development Services Organization to improve the quality of service provided, which also gives management the tools to know specifically which areas may need to be targeted for improvement/enhancement.

The monthly responses for July through December 2019 are as follows:

<table>
<thead>
<tr>
<th>Month</th>
<th>Average Rating</th>
<th>Response</th>
<th>Total Customers Assisted</th>
<th>Average Customers Assisted per Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>JULY</td>
<td>4.4</td>
<td>10%</td>
<td>1,804</td>
<td>95</td>
</tr>
<tr>
<td>AUGUST</td>
<td>4.7</td>
<td>14%</td>
<td>1,813</td>
<td>107</td>
</tr>
<tr>
<td>SEPTEMBER</td>
<td>4.7</td>
<td>14%</td>
<td>1,897</td>
<td>119</td>
</tr>
<tr>
<td>OCTOBER</td>
<td>4.1</td>
<td>6%</td>
<td>2,107</td>
<td>111</td>
</tr>
<tr>
<td>NOVEMBER</td>
<td>4.4</td>
<td>8%</td>
<td>1,547</td>
<td>111</td>
</tr>
<tr>
<td>DECEMBER</td>
<td>4.5</td>
<td>12%</td>
<td>1,357</td>
<td>104</td>
</tr>
</tbody>
</table>

- The Development Services front counter staff assisted 10,525 customers in the first half of Fiscal Year 2019/2020, an average of 108 customers per day, with a 6% increase over the first half of 2018/2019.
- The monthly Customer Service Surveys responses indicate an overall rating of 4.5, based on a scale of 1 – 5, with 5 being superior.
- Quarterly Development Customer Appreciation days implemented to increase customer satisfaction and encourage new business.
Departmental Activities – continued

Community Development

Planning
- Ongoing work related to the Development Code Update.
- Ongoing work related to the Sign Code Update.
- Ongoing work related to the I-15 Logistics, a 1,175,720 square foot “high-cube” Warehouse.
- Approved for $625,000 State Planning Grant Program to accelerate housing production.
- Processed Design Review for Casa Grande, a 188,338 square foot warehouse and logistics facility.
- Processed form-based code for Downtown Area Plan district and walkable mixed-use.
- Processed Summit at Rosena design review for 533 multi-family units.
- Processed Specific Plan Amendment for Citrus Heights North and a proposed 151 attached and detached condominiums.
- Processed Design Review for new 76,809 square foot Hilton Warehouse.
- Assisted 2,918 customers at the Planning Counter.

Building and Safety
- Issued 399 permits for single family dwellings, including 23 accessory dwelling (ADU) and 15 multiple family dwelling permits and 2,846 total permits overall.
- Reviewed and processed 1,762 plan checks in the first half of the fiscal year; this includes new as well as subsequent submittals.
- Performed 9,430 inspections on residential, commercial, and industrial projects.
- Helped over 5,104 Building and Safety customers at the public counter.
- Issued 3 industrial building permits at 368,947 square feet and a total valuation of $28,281,090.

Engineering
- Completed Foothill Blvd widening and landscaped median between Oleander Ave and Cypress Ave.
- Completed Foothill Blvd widening between Sierra Ave and Mango Ave.
- Completed San Bernardino Ave at Cypress Ave traffic signal project.
- Completed Philadelphia Ave construction over San Sevaine channel.
Departmental Activities – continued

**Engineering - continued**
- Completed Merrill Ave, Oleander Ave and Fontana Ave traffic signal project.
- Completed Auto center monument sign project.
- Completed Citrus Ave improvements between Santa Ana and Slover Ave.
- Completed Amphitheater Parking lot expansion project.
- Completed bus stops construction at various locations throughout the City (TDA Article 3).
- Completed Juniper Ave blank out sign near PE trail.
- Completed Flashing Beacon at Fire Station 74.
- Completed design and advertised for the TMC fiber optic project.
- Awarded Jurupa Ave at Live Oak Ave Traffic Signal.
- Awarded South Highland Ave at Cypress Ave Traffic Signal
- Continued Design for the Valley Ave at Almond Ave project
- Continued Design for the Valley Ave at Oleander Ave project
- Completed Design for the Apple Lane drainage improvement project
- Completed design and environmental document for Sierra Ave between Foothill and Baseline including acquisition.
- Completed environmental document for Foothill Blvd and Beech Ave Improvement Project.
- Completed environmental document for Ramona Ave, Alder Ave, and Locust Ave Safe Routes to School project (ATP Cycle 3).
- Continued design for Alder Middle school sidewalk project (TDA Article 3).
- Continued design for the Cypress Storm Drain project.
- Continued design for the San Sevaine Trail project.
- Continued design for the Sierra Ave at Riverside Ave. Traffic signal.
- Continued design for Foothill Blvd and Alder Ave. curb ramp improvements.
- Began right of way coordination for the Foothill Blvd. and Beech Ave Improvement Project.
- Began right of way coordination for the Etiwanda Ave at Slover Ave traffic signal project.
- Began design for Arrow Ave and Tokay Ave traffic signal project.
- Began design for Citrus Ave and Ceres Ave traffic signal project.
- Began design for Highland Ave and Mango Ave traffic signal project.
- Began design for Fire Station 81 project.
- Began design for Foothill from Almeria to Hemlock (Malaga Bridge).
Departmental Activities – continued

**Public Works**
- Trimmed 1,686 street trees.
- Conducted 6 park clean-up events with the assistance of 461 volunteers.
- Removed 174,726 square feet of graffiti City-wide.
- Swept 82,002 curb miles of streets.
- Filled 1,508 potholes on City streets and replaced or repaired 1,564 street signs.
- Conducted 34 commercial and industrial pretreatment inspections.
- Completed 348 curb-side used oil pickups collecting 1,737 gallons of used oil and 638 oil filters.
- Cleaned 674,327 lineal feet of sewer mainlines.

**Police Department**
- Completed the Automated License Plate Reader (ALPR) Project PH II.
- Implemented the Computer Aided Dispatch (CAD) and Records Management System (RMS) software upgrade.
- Awarded $75,000 grant from the State of California 9-1-1 Emergency Communications Office to be utilized for Geographic Information System (GIS) imaging and aerial mapping services.
- Awarded the 2019 Homeland Security Grant in the amount of $ 37,164.
- Applied for the 2020 Homeland Security Grant in the amount of $ 38,912.
- Applied for the Office of Traffic Safety (OTS) Grant in the amount of $ 330,06
Summary of Proposed General Fund Adjustments

The Mid-Year Budget Report recommends the following General Fund budget adjustments:

<table>
<thead>
<tr>
<th>Fund Balance Impact</th>
<th>Revenues</th>
<th>Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Adjust revenue estimates to reflect mid-year collections:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Increase Sales tax</td>
<td>2,270,000</td>
<td></td>
</tr>
<tr>
<td>Increase Property tax</td>
<td>830,000</td>
<td></td>
</tr>
<tr>
<td>Increase Gain/loss real prop disposal</td>
<td>450,000</td>
<td></td>
</tr>
<tr>
<td>Increase Reimbursables revenues</td>
<td>98,470</td>
<td></td>
</tr>
<tr>
<td>Increase Miscellaneous revenues</td>
<td>35,500</td>
<td></td>
</tr>
<tr>
<td><strong>Net personnel adjustments:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cafeteria plan / health cost increases</td>
<td>125,900</td>
<td></td>
</tr>
<tr>
<td>Two new intern positions (City Manager)</td>
<td>32,000</td>
<td></td>
</tr>
<tr>
<td>Reclass PC#9 to Sr. Human Resources Analyst (Human Resources)</td>
<td>1,250</td>
<td></td>
</tr>
<tr>
<td>Reclass PC#552 to Housing Economic Analyst (Administrative Services)</td>
<td>3,290</td>
<td></td>
</tr>
<tr>
<td>Reclass PC#100 to Records Coordinator (City Clerks)</td>
<td>1,780</td>
<td></td>
</tr>
<tr>
<td>Downgrade vacant PC#99 to GIS Technician (Information Technology)</td>
<td>(14,805)</td>
<td></td>
</tr>
<tr>
<td>Reclass PC#623 to IT Business Analyst II (Information Technology)</td>
<td>2,640</td>
<td></td>
</tr>
<tr>
<td>Reclass PC#683 to IT Sr Business Analyst (Information Technology)</td>
<td>3,690</td>
<td></td>
</tr>
<tr>
<td>Reclass PC#797 to GIS Analyst (Information Technology)</td>
<td>2,030</td>
<td></td>
</tr>
<tr>
<td>Reclass PC#901 to Payroll Technician (Management Services)</td>
<td>1,270</td>
<td></td>
</tr>
<tr>
<td>Downgrade vacant PC#404 to Real Property Analyst (Engineering)</td>
<td>(5,580)</td>
<td></td>
</tr>
<tr>
<td>Add one new full-time position (Engineering)</td>
<td>30,310</td>
<td></td>
</tr>
<tr>
<td>Eliminate two part-time positions (Police)</td>
<td>(25,000)</td>
<td></td>
</tr>
<tr>
<td>Add one new full-time position (Police)</td>
<td>21,110</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,683,970</strong></td>
<td></td>
</tr>
</tbody>
</table>
## Summary of Proposed General Fund Adjustments

(continued)

<table>
<thead>
<tr>
<th>New requests:</th>
<th>Fund Balance Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Revenues</td>
</tr>
<tr>
<td>City Administration</td>
<td>Marketing &amp; outreach materials for new initiatives</td>
</tr>
<tr>
<td>Human Resources</td>
<td>Verification of employment services</td>
</tr>
<tr>
<td>Admin Services</td>
<td>Charley's Tastee sewer charges</td>
</tr>
<tr>
<td>Admin Services</td>
<td>Historical Society annual contract increase</td>
</tr>
<tr>
<td>Admin Services</td>
<td>Economic Development consultant</td>
</tr>
<tr>
<td>Admin Services</td>
<td>HSN, Fontana Mazda &amp; Pacific Auto Center OCAs</td>
</tr>
<tr>
<td>City Clerk</td>
<td>New Chapter 30 Zoning &amp; Development code</td>
</tr>
<tr>
<td>Comm Development</td>
<td>General Plan Housing Element update</td>
</tr>
<tr>
<td>Comm Development</td>
<td>Additional funding for plan checking services</td>
</tr>
<tr>
<td>Engineering</td>
<td>Additional funding for map checking services</td>
</tr>
<tr>
<td>Engineering</td>
<td>Funding needed for appraisal on City owned property</td>
</tr>
<tr>
<td>Engineering</td>
<td>Capital recovery not allowed in Measure I Fund 246</td>
</tr>
<tr>
<td>Public Works</td>
<td>Tree trimming &amp; landscape maint contractual increases</td>
</tr>
<tr>
<td>Police</td>
<td>Riverside Animal Service contractual Increases</td>
</tr>
<tr>
<td>Police</td>
<td>Breaching tools for Gang Unit</td>
</tr>
<tr>
<td>Police</td>
<td>Annual capital recovery and O&amp;M for new Ford unit #7210</td>
</tr>
<tr>
<td>Police</td>
<td>Annual O&amp;M for swapped blue unit #0853 &amp; #7494</td>
</tr>
<tr>
<td>ECB spending requests (offset by Reserve):</td>
<td>1,083,356</td>
</tr>
<tr>
<td>City Administration</td>
<td>20/20 Network Contract</td>
</tr>
<tr>
<td>CD/Engineering</td>
<td>Development Impact Fee Study</td>
</tr>
<tr>
<td>Engineering</td>
<td>Conference &amp; training for new Senior Engineer - Traffic</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Summary of Proposed General Fund Adjustments
*(continued)*

<table>
<thead>
<tr>
<th>Fund Balance</th>
<th>Impact</th>
<th>Revenues</th>
<th>Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Offsetting adjustments:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Administration</td>
<td>2020 Census outreach (offset by revenue increase)</td>
<td>12,500</td>
<td></td>
</tr>
<tr>
<td>Police</td>
<td>Reimb for Imsomniac event O/T (offset by rev increase)</td>
<td>97,970</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>110,470</td>
</tr>
</tbody>
</table>

| Carryovers: |                 |          |              |
| City Administration | Carryover PO #21900310 – Organization Consulting | 17,923 |              |
| City Administration | Carryover PO #21900481 – Open Door Partners | 77,760 |              |
| Public Works | Carryover PO #21900601 - Caltrop Engineering Corp | 45,090 |              |
| | | | 140,773 |

**Net adjustments** 3,683,970 1,579,584

**Transfers:**
- Xfer to Cap Reinvestment Fund #601 for Spring & Nuevo prop 2,150,000
- Xfer to GF Operating Proj Fund #110 for Military Banner prog 4,900

**Reserves:**
- Use of City Administration ECB (51,000)
- Use of Community Development ECB (6,250)
- Use of Engineering ECB (7,850)
- Increase to Economic Uncertainty Reserve 14,586

**3,683,970 3,683,970**

Although budget adjustments are recommended across all City funds, the emphasis of the Mid-Year Budget Report is directed at the General Fund. The General Fund provides most of the services commonly associated with government (public safety, recreation, parks, building and planning). This report concentrates on budget trends and issues that impact the delivery of services.
**General Fund Revenues**

Revenues continue to be monitored on a monthly basis. A net General Fund revenue increase of $3,683,970 is recommended as part of the Mid-Year Budget Report. See page 47 for details of the revenue adjustments.

<table>
<thead>
<tr>
<th>Revenue Source</th>
<th>Adopted Budget</th>
<th>Current Budget Before Adjustments</th>
<th>Received as of 12/31/2019</th>
<th>Percent of Current Budget Received</th>
<th>Recommended Mid-Year Adjustments</th>
<th>Recommended Budget After Adjustments</th>
<th>Percent of Recommended Budget Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales Tax</td>
<td>$42,230,000</td>
<td>$42,230,000</td>
<td>$22,840,399</td>
<td>54.09%</td>
<td>$2,270,000</td>
<td>$44,500,000</td>
<td>51.33%</td>
</tr>
<tr>
<td>Property Tax</td>
<td>27,430,000</td>
<td>27,430,000</td>
<td>3,608,177</td>
<td>13.15%</td>
<td>830,000</td>
<td>28,260,000</td>
<td>12.77%</td>
</tr>
<tr>
<td>Interest &amp; Rentals</td>
<td>4,083,400</td>
<td>4,083,400</td>
<td>399,121</td>
<td>9.77%</td>
<td>4,083,400</td>
<td>9.77%</td>
<td></td>
</tr>
<tr>
<td>Business Related</td>
<td>6,800,000</td>
<td>6,800,000</td>
<td>2,206,348</td>
<td>32.45%</td>
<td>6,800,000</td>
<td>32.45%</td>
<td></td>
</tr>
<tr>
<td>Franchises</td>
<td>6,998,500</td>
<td>6,998,500</td>
<td>2,898,709</td>
<td>41.42%</td>
<td>6,998,500</td>
<td>41.42%</td>
<td></td>
</tr>
<tr>
<td>Development Related</td>
<td>9,174,600</td>
<td>9,174,600</td>
<td>4,787,450</td>
<td>52.18%</td>
<td>9,174,600</td>
<td>52.18%</td>
<td></td>
</tr>
<tr>
<td>Recreation</td>
<td>3,591,000</td>
<td>3,591,000</td>
<td>1,481,554</td>
<td>41.26%</td>
<td>3,591,000</td>
<td>41.26%</td>
<td></td>
</tr>
<tr>
<td>Motor Vehicle in-Lieu</td>
<td>1,000,000</td>
<td>1,000,000</td>
<td>0</td>
<td>0.00%</td>
<td>1,000,000</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>Misc Revenues</td>
<td>6,816,890</td>
<td>5,366,890</td>
<td>1,439,506</td>
<td>26.82%</td>
<td>485,500</td>
<td>5,852,390</td>
<td>24.60%</td>
</tr>
<tr>
<td>Reimbursables</td>
<td>1,736,550</td>
<td>1,736,550</td>
<td>500,721</td>
<td>28.83%</td>
<td>98,470</td>
<td>1,835,020</td>
<td>27.29%</td>
</tr>
<tr>
<td>From Other Agencies</td>
<td>5,453,770</td>
<td>5,453,770</td>
<td>2,734,215</td>
<td>50.13%</td>
<td>5,453,770</td>
<td>50.13%</td>
<td></td>
</tr>
<tr>
<td><strong>Total General Fund</strong></td>
<td><strong>$115,314,710</strong></td>
<td><strong>$113,864,710</strong></td>
<td><strong>$42,896,201</strong></td>
<td><strong>37.67%</strong></td>
<td><strong>$3,683,970</strong></td>
<td><strong>$117,548,680</strong></td>
<td><strong>36.49%</strong></td>
</tr>
</tbody>
</table>

**NOTE:** Property Tax in-lieu of VLF collections are lagging due to the State’s distribution which provides for lump-sum payments in January and May. Interest revenue is received starting in October and is followed by a year-end accrual for a full twelve months of interest. A large number of Business Licenses are renewable in December. A large share of Franchise revenues are received annually in the month of April. When adjusted for these anomalies, the percent of recommended budget received is 47.68%.
General Fund Expenditures

General Fund expenditures for mid-year are on track and within budget. Staff recommends a net increase in appropriations of $1,579,584. See page 47 for details of the expenditure adjustments.

<table>
<thead>
<tr>
<th>Department</th>
<th>Adopted Budget</th>
<th>Current Budget Before Adjustments</th>
<th>Spent as of 12/31/2019</th>
<th>Percent of Current Budget Spent</th>
<th>Recommended Mid-Year Adjustments</th>
<th>Recommended Budget After Adjustments</th>
<th>Percent of Recommended Budget Spent</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Administration</td>
<td>$2,784,780</td>
<td>$2,796,780</td>
<td>$1,619,744</td>
<td>57.91%</td>
<td>$196,803</td>
<td>$2,993,583</td>
<td>54.11%</td>
</tr>
<tr>
<td>Human Resources</td>
<td>1,093,410</td>
<td>1,093,410</td>
<td>502,047</td>
<td>45.92%</td>
<td>50,470</td>
<td>1,143,880</td>
<td>43.89%</td>
</tr>
<tr>
<td>Administrative Services</td>
<td>1,394,710</td>
<td>1,595,050</td>
<td>641,870</td>
<td>40.24%</td>
<td>412,970</td>
<td>2,008,020</td>
<td>31.97%</td>
</tr>
<tr>
<td>Office of the City Clerk</td>
<td>792,140</td>
<td>792,140</td>
<td>323,910</td>
<td>40.89%</td>
<td>24,610</td>
<td>816,750</td>
<td>39.66%</td>
</tr>
<tr>
<td>Community Services</td>
<td>13,263,720</td>
<td>13,265,285</td>
<td>6,063,094</td>
<td>45.71%</td>
<td>11,440</td>
<td>13,276,725</td>
<td>45.67%</td>
</tr>
<tr>
<td>Information Technology</td>
<td>3,541,000</td>
<td>3,550,820</td>
<td>1,692,570</td>
<td>47.67%</td>
<td>(9,555)</td>
<td>3,541,265</td>
<td>47.80%</td>
</tr>
<tr>
<td>Management Services</td>
<td>2,883,250</td>
<td>2,903,250</td>
<td>1,474,276</td>
<td>50.78%</td>
<td>21,180</td>
<td>2,924,430</td>
<td>50.41%</td>
</tr>
<tr>
<td>Development Services</td>
<td>1,014,840</td>
<td>1,037,217</td>
<td>491,897</td>
<td>47.42%</td>
<td>(41,400)</td>
<td>995,817</td>
<td>49.40%</td>
</tr>
<tr>
<td>Community Development</td>
<td>4,322,080</td>
<td>4,474,818</td>
<td>2,034,700</td>
<td>45.47%</td>
<td>225,380</td>
<td>4,700,198</td>
<td>43.29%</td>
</tr>
<tr>
<td>Engineering</td>
<td>3,196,440</td>
<td>3,320,815</td>
<td>1,612,350</td>
<td>48.55%</td>
<td>166,300</td>
<td>3,487,115</td>
<td>46.24%</td>
</tr>
<tr>
<td>Public Works</td>
<td>6,782,410</td>
<td>6,971,625</td>
<td>3,226,954</td>
<td>46.29%</td>
<td>241,070</td>
<td>7,212,695</td>
<td>44.74%</td>
</tr>
<tr>
<td>Police</td>
<td>60,908,820</td>
<td>62,818,874</td>
<td>30,485,854</td>
<td>48.53%</td>
<td>280,316</td>
<td>63,099,190</td>
<td>48.31%</td>
</tr>
<tr>
<td><strong>Total General Fund</strong></td>
<td><strong>$101,977,600</strong></td>
<td><strong>$104,620,084</strong></td>
<td><strong>$50,169,265</strong></td>
<td><strong>47.95%</strong></td>
<td><strong>$1,579,584</strong></td>
<td><strong>$106,199,668</strong></td>
<td><strong>47.24%</strong></td>
</tr>
</tbody>
</table>

NOTE: The above amounts do not include project expenditures.
Expenditure Control Budgeting

Consistent with City Council’s goals and objectives, the City Council approved an Expenditure Control Budget (ECB) Policy. ECB provides an incentive to achieve efficiencies in providing funded service levels by using a portion of those cost savings for future years’ one-time expenditures designed to increase operational efficiency. The following schedule reflects the current Expenditure Control Budget Reserve, adjustments and the recommended ECB Reserve.

<table>
<thead>
<tr>
<th>Department</th>
<th>Beginning ECB Reserve</th>
<th>Allocation from Prior FY Savings</th>
<th>First Quarter Adjustments</th>
<th>Mid Year Adjustments</th>
<th>Third Quarter Adjustments</th>
<th>Fourth Quarter Adjustments</th>
<th>Ending ECB Reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Administration</td>
<td>$54,445</td>
<td>$50,596</td>
<td>($51,000)</td>
<td></td>
<td></td>
<td></td>
<td>$54,041</td>
</tr>
<tr>
<td>Human Resources</td>
<td>79,111</td>
<td>6,472</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>85,583</td>
</tr>
<tr>
<td>Administrative Services</td>
<td>84,157</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>84,157</td>
</tr>
<tr>
<td>Office of the City Clerk</td>
<td>52,753</td>
<td>15,074</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>67,827</td>
</tr>
<tr>
<td>Community Services</td>
<td>522,626</td>
<td>227,001</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>749,627</td>
</tr>
<tr>
<td>Information Technology</td>
<td>57,241</td>
<td>16,032</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>73,273</td>
</tr>
<tr>
<td>Management Services</td>
<td>118,328</td>
<td>33,935</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>152,263</td>
</tr>
<tr>
<td>Development Services</td>
<td>4,322</td>
<td>1,879</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6,201</td>
</tr>
<tr>
<td>Community Development</td>
<td>2,974</td>
<td>14,208</td>
<td>(6,250)</td>
<td></td>
<td></td>
<td></td>
<td>10,932</td>
</tr>
<tr>
<td>Engineering</td>
<td>11,502</td>
<td>0</td>
<td>(7,850)</td>
<td></td>
<td></td>
<td></td>
<td>3,652</td>
</tr>
<tr>
<td>Public Works</td>
<td>154,014</td>
<td>349,235</td>
<td>(29,700)</td>
<td></td>
<td></td>
<td></td>
<td>473,549</td>
</tr>
<tr>
<td>Police</td>
<td>56,492</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>56,492</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,197,965</strong></td>
<td><strong>$714,432</strong></td>
<td><strong>($29,700)</strong></td>
<td><strong>($65,100)</strong></td>
<td><strong>$0</strong></td>
<td><strong>$0</strong></td>
<td><strong>$1,817,597</strong></td>
</tr>
</tbody>
</table>

See page 48 for complete listing of items recommended to be offset by the Expenditure Control Budget Policy (ECB).
Fund Balance Review

The City Council has established an Undesignated General Fund Balance goal of 15% of adopted recurring annual appropriations. The Mid-Year Report recommendations maintain this balance. The City’s Undesignated General Fund Balance represents the available resources to provide funding for future contingencies such as earthquakes, economic fluctuations, major infrastructure repairs and investment in capital for improved productivity and efficiencies.

The Mid-Year Budget Report recommends the following:

- $65,100 reduction in Reserve for Expenditure Control Budgeting
- $14,586 increase in Reserve for Economic Uncertainty

<table>
<thead>
<tr>
<th>Fund Balance Reserves After Adjustments</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>15% Contingency Reserve</td>
<td>$15,297,000</td>
</tr>
<tr>
<td>Economic Uncertainty Reserve</td>
<td>8,514,643</td>
</tr>
<tr>
<td>PERS Stability Reserve</td>
<td>5,700,690</td>
</tr>
<tr>
<td>Expenditure Control Budgeting</td>
<td>1,817,597</td>
</tr>
<tr>
<td>Total</td>
<td>31,329,930</td>
</tr>
</tbody>
</table>
Organizational Changes

Quarterly Budget Reports are routinely used to recommend organizational and/or personnel changes within a fiscal year. Upon approval, the total recurring costs for these organizational changes will be added to or deducted from the department’s target numbers. The changes have been reviewed by Human Resources and comply with City personnel rules.

The City’s Organizational Chart has been updated with the following changes:

<table>
<thead>
<tr>
<th>Department</th>
<th>Position Number</th>
<th>Action</th>
<th>Description</th>
<th>General Fund Impact FY 2019/20</th>
<th>Other Funds Impact FY 2019/20</th>
<th>Total Impact FY 2019/20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Human Resources</td>
<td>9</td>
<td>Reclass</td>
<td>HR Analyst to Sr HR Analyst</td>
<td>1,250</td>
<td>3,590</td>
<td>1,250</td>
</tr>
<tr>
<td>City Clerk</td>
<td>10</td>
<td>Reclass</td>
<td>Admin Clerk II to Records Coordinator</td>
<td>1,780</td>
<td>5,130</td>
<td>1,780</td>
</tr>
<tr>
<td>Admin Services</td>
<td>552</td>
<td>Reclass</td>
<td>Project Specialist to Housing Economic Analyst</td>
<td>3,290</td>
<td>9,690</td>
<td>3,290</td>
</tr>
<tr>
<td>Comm Services</td>
<td>29</td>
<td>Reclass</td>
<td>Admin Aide to Admin Tech</td>
<td></td>
<td>1,800</td>
<td>1,800</td>
</tr>
<tr>
<td>Info Technology</td>
<td>99</td>
<td>Downgrade</td>
<td>GIS Engineering Technician to GIS Technician</td>
<td>(14,805)</td>
<td>(42,770)</td>
<td>(22,715)</td>
</tr>
<tr>
<td>Info Technology</td>
<td>623</td>
<td>Reclass</td>
<td>Public Safety System Specialist to IT Business Analyst II</td>
<td>2,640</td>
<td>7,620</td>
<td>2,640</td>
</tr>
<tr>
<td>Info Technology</td>
<td>683</td>
<td>Reclass</td>
<td>IT Business Analyst II to Sr Business Analyst</td>
<td>3,690</td>
<td>10,650</td>
<td>3,690</td>
</tr>
<tr>
<td>Info Technology</td>
<td>797</td>
<td>Reclass</td>
<td>GIS Tech to GIS Analyst</td>
<td>2,030</td>
<td>5,870</td>
<td>2,030</td>
</tr>
<tr>
<td>Mgmt Services</td>
<td>351</td>
<td>Reclass</td>
<td>Customer Service Supervisor to Accounting Technician (2)</td>
<td></td>
<td>6,660</td>
<td>6,660</td>
</tr>
<tr>
<td>Mgmt Services</td>
<td>901</td>
<td>Reclass</td>
<td>Payroll Clerk to Payroll Technician</td>
<td>1,270</td>
<td>3,660</td>
<td>1,270</td>
</tr>
<tr>
<td>Engineering</td>
<td>404</td>
<td>Downgrade</td>
<td>Assistant Engineering to Real Property Analyst</td>
<td>(5,580)</td>
<td>(16,110)</td>
<td>(5,580)</td>
</tr>
<tr>
<td>Engineering</td>
<td>P/T</td>
<td>Eliminate</td>
<td>Traffic Signal Maint Assistant</td>
<td></td>
<td>(20,600)</td>
<td>(20,600)</td>
</tr>
<tr>
<td>Engineering</td>
<td>New</td>
<td>Add</td>
<td>Traffic Signal Maint Tech I</td>
<td>30,310</td>
<td>87,560</td>
<td>30,310</td>
</tr>
<tr>
<td>Police</td>
<td>New</td>
<td>Add</td>
<td>Police Records Specialist II</td>
<td>21,110</td>
<td>60,980</td>
<td>21,110</td>
</tr>
<tr>
<td>Police</td>
<td>P/T</td>
<td>Eliminate</td>
<td>Office Assistants</td>
<td>(25,000)</td>
<td>(35,000)</td>
<td>(25,000)</td>
</tr>
</tbody>
</table>

Total Impact: $21,985 | $100,870 | ($20,050) | ($17,745) | $1,935 | $83,125
Liability Claims

The City Council has authorized the Director of Human Resources and the City Manager to settle liability claims within specified dollar amounts as follows:

- City Manager with the concurrence of the City Attorney: $25,000
- Director of Human Resources/Risk Management with concurrence of the City Attorney: $10,000

The City Council has directed staff to report claim settlements as part of each quarterly budget report. Four claims were settled during the Second Quarter of Fiscal Year 2019/2020:

<table>
<thead>
<tr>
<th>Claim Number</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019-88</td>
<td>Property</td>
<td>$5,144</td>
</tr>
<tr>
<td>2019-84</td>
<td>Property</td>
<td>$2,023</td>
</tr>
<tr>
<td>2019-93</td>
<td>Property</td>
<td>$1,523</td>
</tr>
<tr>
<td>2019-92</td>
<td>Property</td>
<td>$750</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>$9,440</strong></td>
</tr>
</tbody>
</table>
Proposed Budget Development Guidelines

The following guidelines were structured to reflect the City Council goals and objectives and provide the framework in which the Operating Budget for Fiscal Year 2020/2021 will be prepared in accordance with the City of Fontana Mission Statement adopted February 7, 2006:

"Fontana is a dynamic, thriving community that supports education, growth, safety and a positive community fabric. Our community is creating the opportunities that encourage social and economic investment."

GOAL #1  TO CREATE A TEAM

- Work together to provide stability and consistent policy direction
- Communicate goals and objectives to all sectors of the community
- Support the decisions of the majority once made
- Ensure commissions work within clear guidelines to achieve Council goals

Guideline: Reflect the City’s Vision Statement, City Council Goals and Objective and City Council priorities in the proposed budget.

Guideline: Communicate policies established with the adoption of the annual budget to the community using brochures, monthly Financial Performance Reports and Quarterly Budget Reports.

GOAL #2  TO OPERATE IN A BUSINESS-LIKE MANNER

- Become more service oriented
- Improve services through the effective use of technology
- Ensure that the public debate is based on accurate information
- Emphasize staff training and development
- Correct problems immediately

Guideline: Consider privatization and contracting out programs and services that demonstrate measurable cost effectiveness.

Guideline: Use community responsiveness as a top priority for all contracting decisions.

Guideline: Invest in the utilization of new technologies and staff training to enhance efficiency.
**Proposed Budget Development Guidelines – continued**

**GOAL #3 TO PRACTICE SOUND FISCAL MANAGEMENT**

- *Produce timely and accurate financial information*
- *Emphasize capital formation*
- *Live within our means while investing in the future*
- *Fully fund liabilities and reserves*
- *Developing long-term funding and debt management plans*

**Guideline:** Update and present budgetary information to the City Council through the issuance of monthly Financial Performance Reports and Quarterly Budget Reviews.

**Guideline:** Strive to reinvest in infrastructure in an amount equal to 10% of recurring appropriations.

**Guideline:** Set proposed General Fund departmental budgets at a spending level that will be free from reliance upon non-recurring revenue sources or deficit spending.

**Guideline:** Maintain an Undesignated General Fund Balance equal to 15% of adopted recurring appropriations.

**Guideline:** Continue to maintain an “Expenditure Control Budget (ECB)” approach to reward departments for not spending their entire budget by providing saving incentives.

**Guideline:** Prepare a balanced budget that fully funds the City’s retiree health benefit costs, the Self Insurance Fund, fleet and equipment replacement costs and debt service obligations.
Proposed Budget Development Guidelines – continued

GOAL #4  TO PROMOTE ECONOMIC DEVELOPMENT

- Concentrate on job creation
- Pursue business retention, expansion and attraction
- Establish a quick, consistent development process
- Be business friendly at all levels of operations
- Strive to constantly improve the City’s competitiveness
- Aggressively pursue annexations

Guideline: Provide for sufficient operational and capital expenditures to adequately service the business and development communities.

Guideline: Provide specific funding for economic development activities such as annexations, business attraction, marketing, expansion and retention.

GOAL #5  TO IMPROVE PUBLIC SAFETY

- Increase operational efficiency, visibility and availability
- Emphasize community oriented policing and community involvement
- Utilizing other City programs to help reduce crime
- Combat gang and drug activity
- Maximizing fire and emergency medical service resources
- Minimize community impact from disaster events with emergency disaster preparedness and community awareness

Guideline: Maintain as a top priority a sworn officer ratio sufficient to achieve a 40% proactive patrol time.

Guideline: Absorb sworn and non-sworn police positions back into the General Fund as grants end and recurring revenues permit.
GOAL #6  TO INVEST IN THE CITY’S INFRASTRUCTURE (STREETS, SEWERS, PARKS, ETC.)

- Maintain and improve the City’s existing infrastructure
- Provide for the development of new infrastructure
- Improve the aesthetics of the community
- Focus on relief of traffic congestion
- Create and promote community through people, parks and programs

Guideline: Prepare the City’s Seven-Year Capital Improvement Program (CIP) as part of the Operating Budget process.

Guideline: Provide specific funding to maintain aggressive graffiti removal and proactive Code Compliance functions.

Guideline: Continue to elevate building standards within the community.

Guideline: Retain the historic and natural elements of the community as Fontana continues to develop.

Guideline: Continue to set aside funding for freeway interchange and corridor projects.

Guideline: Provide Measure I outreach to address transportation issues and to bring awareness to residents and businesses of how the City utilizes Measure I funds.
Proposed Budget Development Guidelines – continued

GOAL #7 TO CONCENTRATE ON INTER-GOVERNMENTAL RELATIONS

- Working cooperatively with neighboring jurisdictions
- Establish partnerships with other public agencies providing services to residents
- Pursue financial participation from county, state and federal governments
- Advocate Fontana’s position in regional, state and federal organizations

Guideline: Continue to work with the League of California Cities to keep local revenues “local” in order to provide the services our residents and businesses expect and deserve.

Guideline: Seek financial assistance such as grants and relief from unfunded mandates.

GOAL #8 TO INCREASE CITIZEN INVOLVEMENT

- Seek community input
- Inform the public about issues, programs and accomplishments
- Develop future leaders
- Utilize technology to promote communication and linkages in the community
- Promote healthy lifestyle opportunities to Fontana residents of all ages

Guideline: Provide an opportunity for public review and comment of the proposed budget.

Guideline: Provide easy access to the budget and other financial documents through the City’s website.

Guideline: Expand community awareness through Fontana’s Government Access Channel “KFON.”

Guideline: Hold community meetings throughout the City and meet regularly with faith-based organizations.

Guideline: Enhance the Intra-City Marketing Program.
Proposed Budget Development Guidelines – continued

GOAL #9  TO PROMOTE AFFORDABLE HOUSING

- Facilitate construction of high-quality multi-family housing which also serves to address the affordability needs of this community
- Acquisition, substantial rehabilitation and professional management of selected multi-family properties as a vehicle to reduce crime and code enforcement activity.

Guideline: Facilitate the acquisition, substantial rehabilitation and professional management of selected apartment buildings and/or neighborhoods located throughout the City.

GOAL #10  TO PRESERVE THE LOCAL ENVIRONMENT FOR GENERATIONS TO COME AND TO CREATE A HEALTHY ECONOMIC AND ENVIRONMENTAL FUTURE

- Commit to conservation and efficiency in city buildings and equipment
- Reduce water use in city operations and in the community
- Outreach to businesses and residents to promote energy efficiency in the community
- Enhance existing waste reduction and recycling activities
- Commit to purchasing specific products and goods that are climate friendly
- Create communities and neighborhoods that are attractive, safe and convenient for walkers and bicyclists
- Implement sustainable landscaping and the use of recycled water
- Adopt policies that promote compact and efficient development in new and existing communities
- Promote an environment that encourages healthy eating, regular physical activity and responsible individual choices
- Promote programs that encourage reducing greenhouse gas emissions
- Adopt policies that will attract new green business technologies to Fontana

Guideline: Continue efforts to ensure projects incorporate Federal guidelines for “Green policies and environmental friendliness.”

Guideline: Utilize drought-tolerant landscaping where possible to comply with approved Water Conservation ordinances.
City Council’s Top Priorities

Maintaining the City’s 15% Fund Balance Reserve is critical to the ongoing financial stability of the City of Fontana. The following prioritized list will be used to evaluate all future funding alternatives generated from new revenue and savings achieved:

1. **Economic Development Strategy.** Focus on continuing the City Council’s Economic Development Strategy.

2. **Public Safety.** Maintain 40% proactive patrol time and absorb as many previously grant-funded sworn and non-sworn positions into the General Fund when the grant ends as recurring revenues will allow.

3. **Neglected Infrastructure.** Apply a minimum of 10% of annual General Fund adopted recurring appropriations to discretionary infrastructure projects as defined in the Seven-Year Capital Improvement Program. These funds are to be used whenever possible to leverage outside funding alternatives.

4. **Community Based Recreational and Cultural Services.** Expand and enhance recreational and cultural services which are key factors to the ongoing health, welfare and quality of life within the community.

5. **Public Services and Public Works Projects.** Maintain sufficient funding to adequately maintain parks, streets, open space, storm drains and buildings.

6. **Long-Term Financial Stability.** Live within our means and maintain adequate reserves for emergencies.

7. **Investment in Newly Annexed Areas.** Invest tax dollars generated from newly annexed areas in those same areas.

8. **Legislative Advocacy.** Return and reinvest as many tax dollars paid by the City’s residents at the State and Federal levels back into this Community as possible.

9. **Investment in Productivity Enhancing Equipment.** Strive to achieve and excel in efficiency enhancements.
Conclusion

The City Council has provided fiscal policy direction that has laid the foundation for the 2019/2020 Operating Budget’s conservative approach to revenues and expenditures. The recommended budget changes included in the Mid-Year Budget Report continue to adhere to City Council Policy.

As stated by the City Council’s Vision Statement below, the City of Fontana is a dynamic, thriving community, due to its committed elected leadership and the talents and ingenuity of the individuals in this community and organization. The key is through a well-planned, long-term fiscal plan, based upon economic development that will continue to generate high paying long-term employment opportunities, bring in new and stable sales tax revenue sources, and maintaining intergovernmental relations. Though there are still great challenges ahead, the City is firmly committed to meeting each and every challenge that comes our way.
## General Fund - Fund Balance Reconciliation

### Five-Year Summary

<table>
<thead>
<tr>
<th>Year</th>
<th>Revenues</th>
<th>Expenditures</th>
<th>Revenues over (under) expenditures</th>
<th>Other sources &amp; uses</th>
<th>Total other sources &amp; uses</th>
<th>Revenues &amp; other sources over (under) expenditures and other uses</th>
<th>Fund balance, beginning of year</th>
<th>Projected expenditure savings from current year</th>
<th>GASB 31 adjustment</th>
<th>Eliminate RDA receivables</th>
<th>Prior period adjustment</th>
<th>Fund balance, end of year</th>
<th>FUND BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Audited</td>
<td>Audited</td>
<td>Estimated</td>
<td>Proposed</td>
<td>Proposed</td>
<td>Proposed</td>
<td>Fund balance, end of year</td>
<td>Prior period adjustment</td>
<td></td>
<td></td>
<td></td>
<td>Available for Contingencies (15%)</td>
<td></td>
</tr>
<tr>
<td>2015/16</td>
<td>100,507,918</td>
<td>96,205,867</td>
<td>115,286,615</td>
<td>115,314,710</td>
<td>113,864,710</td>
<td>3,683,970</td>
<td>$32,077,661</td>
<td>$2,857,181</td>
<td>1,200,000</td>
<td>2,500,000</td>
<td>446,201</td>
<td>$19,629,661</td>
<td>Reserved</td>
</tr>
<tr>
<td></td>
<td>2016/17</td>
<td>96,205,867</td>
<td>115,286,615</td>
<td>115,314,710</td>
<td>113,864,710</td>
<td>3,683,970</td>
<td>28,066,366</td>
<td>1,200,000</td>
<td>0</td>
<td>2,500,000</td>
<td>446,201</td>
<td>31,175,668</td>
<td>$2,821,581</td>
</tr>
<tr>
<td></td>
<td>2017-18</td>
<td>96,205,867</td>
<td>115,286,615</td>
<td>115,314,710</td>
<td>113,864,710</td>
<td>3,683,970</td>
<td>32,077,661</td>
<td>2,821,581</td>
<td>0</td>
<td>2,500,000</td>
<td>446,201</td>
<td>32,116,136</td>
<td>$2,849,801</td>
</tr>
<tr>
<td></td>
<td>2018-19</td>
<td>96,205,867</td>
<td>115,286,615</td>
<td>115,314,710</td>
<td>113,864,710</td>
<td>3,683,970</td>
<td>39,272,847</td>
<td>2,849,801</td>
<td>0</td>
<td>2,500,000</td>
<td>446,201</td>
<td>39,272,847</td>
<td>$2,849,801</td>
</tr>
<tr>
<td></td>
<td>2019/20</td>
<td>96,205,867</td>
<td>115,286,615</td>
<td>115,314,710</td>
<td>113,864,710</td>
<td>3,683,970</td>
<td>33,948,435</td>
<td>2,849,801</td>
<td>0</td>
<td>2,500,000</td>
<td>446,201</td>
<td>33,948,435</td>
<td>$2,849,801</td>
</tr>
</tbody>
</table>

### FUND BALANCE

#### Reserved
- **Inventories**
  - 2015/16: $357,181
  - 2016/17: $321,581
  - 2017-18: $349,801
  - 2018-19: $330,543
  - 2019/20: $330,543
- **Jr. Lien Bonds**
  - 2015/16: 2,500,000
  - 2016/17: 2,500,000
  - 2017-18: 2,500,000
  - 2018-19: 2,500,000
  - 2019/20: 2,500,000
- **Total reserved**
  - 2015/16: $2,857,181
  - 2016/17: $2,821,581
  - 2017-18: $2,849,801
  - 2018-19: $2,830,543
  - 2019/20: $2,830,543

#### Unreserved
- **Economic Uncertainty**
  - 2015/16: 6,122,887
  - 2016/17: 6,795,437
  - 2017-18: 6,919,867
  - 2018-19: 8,500,057
  - 2019/20: 8,514,643
- **Designated for ECB**
  - 2015/16: 1,967,740
  - 2016/17: 1,968,353
  - 2017-18: 1,760,877
  - 2018-19: 1,267,965
  - 2019/20: 1,817,597
- **PERS**
  - 2015/16: 2,759,258
  - 2016/17: 3,446,363
  - 2017-18: 3,446,364
  - 2018-19: 6,033,612
  - 2019/20: 5,700,690
- **Future projects and commitments**
  - 2015/16: 5,922,595
  - 2016/17: 2,212,934
  - 2017-18: 3,582,227
  - 2018-19: 8,685,367
  - 2019/20: 0

- **Unappropriated**
  - 2015/16: 5,922,595
  - 2016/17: 2,212,934
  - 2017-18: 3,582,227
  - 2018-19: 8,685,367
  - 2019/20: 0

- **Available for Contingencies (15%)**
  - 2015/16: $12,448,000
  - 2016/17: $12,931,000
  - 2017-18: $13,557,000
  - 2018-19: $14,670,000
  - 2019/20: $15,297,000
  - **Available for Contingencies (15%)**
    - 2015/16: $15,297,000
    - 2016/17: $15,297,000
    - 2017-18: $15,297,000
    - 2018-19: $15,297,000
    - 2019/20: $15,297,000

---

**Mid-Year Budget Status Report - 2019/2020**

**City of Fontana**

**February 25, 2020**
### City of Fontana

#### Mid-Year Budget Status Report - 2019/2020

**February 25, 2020**

### Unreserved Fund Balance

<table>
<thead>
<tr>
<th>Estimated Budget</th>
<th>Net Proposed Adjustments</th>
<th>Estimated Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>July 1, 2019</strong></td>
<td><strong>Revenues</strong></td>
<td><strong>Transfers In</strong></td>
</tr>
<tr>
<td><strong>Other General Funds:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>102 City Technology</td>
<td>$573,225</td>
<td>$0</td>
</tr>
<tr>
<td>103 Facility Maintenance</td>
<td>571,076</td>
<td>18,000</td>
</tr>
<tr>
<td>104 Office of Emergency Services</td>
<td>13,817</td>
<td>36,000</td>
</tr>
<tr>
<td>105 KFON</td>
<td>1,236,229</td>
<td>227,700</td>
</tr>
<tr>
<td>106 Self Insurance</td>
<td>1,677,263</td>
<td>5,633,328</td>
</tr>
<tr>
<td>107 Retirees Medical Benefits</td>
<td>24,671,256</td>
<td>568,360</td>
</tr>
<tr>
<td>108 Supplemental Retirement</td>
<td>4,646</td>
<td>40</td>
</tr>
<tr>
<td>110 General Fund Operating Projects</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>125 Storm Water Compliance</td>
<td>169,300</td>
<td>115,500</td>
</tr>
<tr>
<td><strong>Total Other General Funds</strong></td>
<td><strong>$28,916,818</strong></td>
<td><strong>$6,598,928</strong></td>
</tr>
<tr>
<td><strong>Special Revenue Funds:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>201 Muni Svcs Fiscal Impact Fee</td>
<td>$18,926,355</td>
<td>$1,441,570</td>
</tr>
<tr>
<td>222 Crime Prev Asset Seizure</td>
<td>40,608</td>
<td>16,790</td>
</tr>
<tr>
<td>223 Federal Asset Seizure</td>
<td>4,369,759</td>
<td>1,194,980</td>
</tr>
<tr>
<td>224 State Asset Seizure</td>
<td>198,330</td>
<td>104,820</td>
</tr>
<tr>
<td>225 PD Traffic Safety</td>
<td>1,487,231</td>
<td>337,900</td>
</tr>
<tr>
<td>241 Air Quality Mgmt District</td>
<td>905,840</td>
<td>369,790</td>
</tr>
<tr>
<td>242 Measure I - TCR</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>243 Traffic Safety</td>
<td>118,576</td>
<td>83,260</td>
</tr>
<tr>
<td>244 Prop 1B</td>
<td>135,596</td>
<td>1,860</td>
</tr>
<tr>
<td>245 Measure I Reimb 2010-2040</td>
<td>(271,600)</td>
<td>4,483,200</td>
</tr>
<tr>
<td>246 Measure I Local 2010-2040</td>
<td>7,197,606</td>
<td>3,701,350</td>
</tr>
<tr>
<td>281 Gas Tax (State)</td>
<td>(49,399)</td>
<td>5,517,680</td>
</tr>
<tr>
<td>282 Solid Waste Mitigation</td>
<td>2,649,677</td>
<td>3,034,960</td>
</tr>
<tr>
<td>283 Road Maintenance &amp; Rehab</td>
<td>553,672</td>
<td>4,040,261</td>
</tr>
<tr>
<td>301 Grants</td>
<td>0</td>
<td>1,034,728</td>
</tr>
<tr>
<td>321 Fed Law Enf Block Grant</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
## City of Fontana

### Unreserved Fund Balance

**FY 2019/2020**

<table>
<thead>
<tr>
<th>Fund Balance</th>
<th>Revenues</th>
<th>Transfers In</th>
<th>Expenditures</th>
<th>Transfers Out</th>
<th>Available</th>
<th>Adjustments</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 1, 2019</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Estimated Net Fund Balance

| | Estimated Fund Balance | Net Proposed Adjustments | Estimated Fund Balance |
| | FY 2019/2020 | | June 30, 2020 |

#### Special Revenue Funds:

- **State COPS AB 3229**
  - Estimated Revenues: $436,032
  - Transfers In: $350,000
  - Expenditures: $0
  - Transfers Out: $0
  - Available: $230,859
  - Adjustments: $152,480

- **CDBG**
  - Estimated Revenues: $698,276
  - Transfers In: 2,942,116
  - Expenditures: 0
  - Transfers Out: (2,562,994)
  - Available: 985,598

- **Home Program**
  - Estimated Revenues: 830,587
  - Transfers In: 733,460
  - Expenditures: 0
  - Transfers Out: (731,998)
  - Available: 832,049

- **After School Program**
  - Estimated Revenues: 1,800
  - Transfers In: 3,845,889
  - Expenditures: (3,440,789)
  - Transfers Out: (405,100)
  - Available: (1,800)

- **LMD #1 City Wide**
  - Estimated Revenues: 2,910,738
  - Transfers In: 938,660
  - Expenditures: 0
  - Transfers Out: (910,685)
  - Available: 2,819,713

- **LMD #2 Village of Heritage**
  - Estimated Revenues: 998,322
  - Transfers In: 2,241,060
  - Expenditures: 526,070
  - Transfers Out: (2,686,460)
  - Available: 769,892

- **LMD #3 Empire Center**
  - Estimated Revenues: 221,688
  - Transfers In: 64,820
  - Expenditures: 0
  - Transfers Out: (58,910)
  - Available: 222,698

- **LMD #3 Hunter's Ridge**
  - Estimated Revenues: 2,719,084
  - Transfers In: 831,520
  - Expenditures: 121,690
  - Transfers Out: (724,606)
  - Available: 2,842,188

- **LLMD #3 Hunter's Ridge**
  - Estimated Revenues: 34,749
  - Transfers In: 34,370
  - Expenditures: 0
  - Transfers Out: (32,000)
  - Available: 33,019

- **CFD #1 Southridge Village**
  - Estimated Revenues: 7,250,431
  - Transfers In: 5,599,770
  - Expenditures: 0
  - Transfers Out: (4,212,985)
  - Available: 6,599,016

- **CFD #6-3A Bellgrove II**
  - Estimated Revenues: 237,754
  - Transfers In: 229,710
  - Expenditures: 0
  - Transfers Out: (120,695)
  - Available: 307,469

- **CFD #6-2 N Morningside**
  - Estimated Revenues: 244,683
  - Transfers In: 192,160
  - Expenditures: 0
  - Transfers Out: (100,550)
  - Available: 275,438

- **CFD #6-1 Stratham**
  - Estimated Revenues: 604,084
  - Transfers In: 192,160
  - Expenditures: 0
  - Transfers Out: (105,100)
  - Available: 590,594

- **CFD #6 The Landings**
  - Estimated Revenues: 3,098,926
  - Transfers In: 362,760
  - Expenditures: 0
  - Transfers Out: (131,450)
  - Available: 2,753,925

- **CFD #7 Country Club Estates**
  - Estimated Revenues: 427,572
  - Transfers In: 117,680
  - Expenditures: 0
  - Transfers Out: (143,230)
  - Available: 304,922

- **CFD #8 Presley**
  - Estimated Revenues: 1,096,519
  - Transfers In: 85,840
  - Expenditures: 0
  - Transfers Out: (184,250)
  - Available: 1,073,739

- **CFD #9M Morningside**
  - Estimated Revenues: 418,662
  - Transfers In: 168,040
  - Expenditures: 0
  - Transfers Out: (101,900)
  - Available: 374,447

- **CFD #10M Jurupa Industrial**
  - Estimated Revenues: 255,034
  - Transfers In: 40,830
  - Expenditures: 0
  - Transfers Out: (31,160)
  - Available: 255,604

- **CFD #11 Sierra Lakes**
  - Estimated Revenues: 1,375,124
  - Transfers In: 913,850
  - Expenditures: 0
  - Transfers Out: (264,880)
  - Available: 1,443,579

- **CFD #13M Summit Heights**
  - Estimated Revenues: 1,640,679
  - Transfers In: 450,650
  - Expenditures: 0
  - Transfers Out: (91,580)
  - Available: 1,505,799

- **CFD #14M Sycamore Hills**
  - Estimated Revenues: 564,707
  - Transfers In: 375,270
  - Expenditures: 0
  - Transfers Out: (214,300)
  - Available: 359,802

- **CFD #15M Silver Ridge**
  - Estimated Revenues: 338,933
  - Transfers In: 252,910
  - Expenditures: 0
  - Transfers Out: (194,500)
  - Available: 281,013

- **CFD #16M Ventana Pointe**
  - Estimated Revenues: 166,889
  - Transfers In: 45,330
  - Expenditures: 0
  - Transfers Out: (12,570)
  - Available: 157,849

- **CFD #18M Badiola Homes**
  - Estimated Revenues: 37,349
  - Transfers In: 7,280
  - Expenditures: 0
  - Transfers Out: (2,700)
  - Available: 37,999

- **CFD #20M**
  - Estimated Revenues: 154,606
  - Transfers In: 34,200
  - Expenditures: 0
  - Transfers Out: (18,705)
  - Available: 151,601

- **CFD #21M**
  - Estimated Revenues: 202,448
  - Transfers In: 41,660
  - Expenditures: 0
  - Transfers Out: (14,685)
  - Available: 209,823

- **CFD #23M**
  - Estimated Revenues: 53,336
  - Transfers In: 8,170
  - Expenditures: 0
  - Transfers Out: (3,530)
  - Available: 47,976

- **CFD #24M**
  - Estimated Revenues: 164,008
  - Transfers In: 46,590
  - Expenditures: 0
  - Transfers Out: (12,570)
  - Available: 172,028

- **CFD #25M**
  - Estimated Revenues: 327,924
  - Transfers In: 85,490
  - Expenditures: 0
  - Transfers Out: (27,750)
  - Available: 337,564

- **CFD #27M**
  - Estimated Revenues: 42,385
  - Transfers In: 50,600
  - Expenditures: 0
  - Transfers Out: (37,590)
  - Available: 27,895

- **CFD #28M**
  - Estimated Revenues: 570,786
  - Transfers In: 153,660
  - Expenditures: 0
  - Transfers Out: (45,900)
  - Available: 579,696

- **CFD #29M**
  - Estimated Revenues: 68,360
  - Transfers In: 24,060
  - Expenditures: 0
  - Transfers Out: (16,055)
  - Available: 57,265
### City of Fontana

#### Unreserved Fund Balance

**FY 2019/2020**

<table>
<thead>
<tr>
<th>Fund Balance</th>
<th>Revenues</th>
<th>Transfers In</th>
<th>Expenditures</th>
<th>Transfers Out</th>
<th>Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 1, 2019</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>430 CFD #30M</strong></td>
<td>$726,867</td>
<td>$243,110</td>
<td>$0</td>
<td>($92,290)</td>
<td>$759,347</td>
</tr>
<tr>
<td><strong>431 CFD #31 Citrus Heights North</strong></td>
<td>548,082</td>
<td>300,730</td>
<td>0</td>
<td>(133,190)</td>
<td>548,922</td>
</tr>
<tr>
<td><strong>432 CFD #32M</strong></td>
<td>86,526</td>
<td>18,930</td>
<td>0</td>
<td>(3,030)</td>
<td>88,726</td>
</tr>
<tr>
<td><strong>433 CFD #33M Empire Lighting</strong></td>
<td>137,110</td>
<td>42,480</td>
<td>0</td>
<td>(36,820)</td>
<td>140,270</td>
</tr>
<tr>
<td><strong>434 CFD #34 Empire Detention Basin</strong></td>
<td>214,501</td>
<td>23,800</td>
<td>0</td>
<td>(10,190)</td>
<td>227,111</td>
</tr>
<tr>
<td><strong>435 CFD #35M</strong></td>
<td>1,639,960</td>
<td>518,620</td>
<td>35,040</td>
<td>(502,365)</td>
<td>1,619,855</td>
</tr>
<tr>
<td><strong>436 CFD #36M</strong></td>
<td>58,578</td>
<td>22,810</td>
<td>0</td>
<td>(5,350)</td>
<td>58,638</td>
</tr>
<tr>
<td><strong>437 CFD #37 Montelago</strong></td>
<td>305,408</td>
<td>90,810</td>
<td>0</td>
<td>(67,275)</td>
<td>285,243</td>
</tr>
<tr>
<td><strong>438 CFD #38M</strong></td>
<td>799,231</td>
<td>184,570</td>
<td>0</td>
<td>(48,860)</td>
<td>829,041</td>
</tr>
<tr>
<td><strong>439 CFD #39M</strong></td>
<td>64,115</td>
<td>22,200</td>
<td>0</td>
<td>(13,895)</td>
<td>57,820</td>
</tr>
<tr>
<td><strong>440 CFD #40M</strong></td>
<td>51,536</td>
<td>11,170</td>
<td>0</td>
<td>(1,050)</td>
<td>54,256</td>
</tr>
<tr>
<td><strong>441 CFD #41M</strong></td>
<td>112,162</td>
<td>16,470</td>
<td>0</td>
<td>(6,025)</td>
<td>113,470</td>
</tr>
<tr>
<td><strong>442 CFD #42M</strong></td>
<td>268,881</td>
<td>47,000</td>
<td>0</td>
<td>(7,151)</td>
<td>240,766</td>
</tr>
<tr>
<td><strong>443 CFD #43M</strong></td>
<td>33,876</td>
<td>9,350</td>
<td>0</td>
<td>(5,150)</td>
<td>32,776</td>
</tr>
<tr>
<td><strong>444 CFD #44M</strong></td>
<td>390,429</td>
<td>104,170</td>
<td>0</td>
<td>(48,080)</td>
<td>396,819</td>
</tr>
<tr>
<td><strong>445 CFD #45M</strong></td>
<td>265,998</td>
<td>51,820</td>
<td>0</td>
<td>(27,440)</td>
<td>268,787</td>
</tr>
<tr>
<td><strong>446 CFD #46M</strong></td>
<td>21,233</td>
<td>11,670</td>
<td>0</td>
<td>(7,395)</td>
<td>20,108</td>
</tr>
<tr>
<td><strong>447 CFD #47M</strong></td>
<td>392,567</td>
<td>78,100</td>
<td>0</td>
<td>(38,545)</td>
<td>403,922</td>
</tr>
<tr>
<td><strong>448 CFD #48M</strong></td>
<td>38,203</td>
<td>13,200</td>
<td>0</td>
<td>(9,390)</td>
<td>36,713</td>
</tr>
<tr>
<td><strong>449 CFD #49M</strong></td>
<td>94,110</td>
<td>36,260</td>
<td>0</td>
<td>(14,070)</td>
<td>89,000</td>
</tr>
<tr>
<td><strong>450 CFD #50M</strong></td>
<td>185,649</td>
<td>67,460</td>
<td>0</td>
<td>(39,495)</td>
<td>180,014</td>
</tr>
<tr>
<td><strong>451 CFD #51M</strong></td>
<td>58,336</td>
<td>9,540</td>
<td>0</td>
<td>(3,800)</td>
<td>59,676</td>
</tr>
<tr>
<td><strong>452 CFD #52M</strong></td>
<td>82,312</td>
<td>25,060</td>
<td>0</td>
<td>(9,755)</td>
<td>86,017</td>
</tr>
<tr>
<td><strong>453 CFD #53M</strong></td>
<td>46,162</td>
<td>7,590</td>
<td>0</td>
<td>(4,820)</td>
<td>46,232</td>
</tr>
<tr>
<td><strong>454 CFD #54M</strong></td>
<td>106,457</td>
<td>27,450</td>
<td>0</td>
<td>(400)</td>
<td>109,907</td>
</tr>
<tr>
<td><strong>455 CFD #55M</strong></td>
<td>63,954</td>
<td>14,830</td>
<td>0</td>
<td>(9,100)</td>
<td>64,284</td>
</tr>
<tr>
<td><strong>456 CFD #56M</strong></td>
<td>11,831</td>
<td>4,560</td>
<td>0</td>
<td>(500)</td>
<td>12,091</td>
</tr>
<tr>
<td><strong>457 CFD #57M</strong></td>
<td>5,035</td>
<td>2,470</td>
<td>0</td>
<td>(1,600)</td>
<td>5,905</td>
</tr>
<tr>
<td><strong>458 CFD #58M</strong></td>
<td>79,229</td>
<td>13,530</td>
<td>0</td>
<td>(8,050)</td>
<td>79,154</td>
</tr>
<tr>
<td><strong>459 CFD #59M</strong></td>
<td>334,593</td>
<td>57,460</td>
<td>0</td>
<td>(17,350)</td>
<td>348,603</td>
</tr>
<tr>
<td><strong>460 CFD #60M</strong></td>
<td>24,184</td>
<td>5,950</td>
<td>0</td>
<td>(150)</td>
<td>29,984</td>
</tr>
<tr>
<td><strong>461 CFD #61M</strong></td>
<td>384,225</td>
<td>58,520</td>
<td>0</td>
<td>(7,230)</td>
<td>435,115</td>
</tr>
</tbody>
</table>

**Net Proposed Adjustments**

<table>
<thead>
<tr>
<th>Estimated Fund Balance</th>
<th>June 30, 2020</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>754,947</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Unreserved Fund Balance

**FY 2019/2020**

<table>
<thead>
<tr>
<th>Special Revenue Funds:</th>
<th>Estimated Net Fund Balance</th>
<th>Proposed Adjustments</th>
<th>Estimated Net Fund Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>July 1, 2019</td>
<td></td>
<td>June 30, 2020</td>
</tr>
<tr>
<td></td>
<td>Revenues</td>
<td>Transfers In</td>
<td>Expenditures</td>
</tr>
<tr>
<td>CFD #64M</td>
<td>$50,260</td>
<td>$5,200</td>
<td>0</td>
</tr>
<tr>
<td>CFD #65M</td>
<td>169,883</td>
<td>22,040</td>
<td>0</td>
</tr>
<tr>
<td>467 CFD #67M</td>
<td>184,566</td>
<td>44,380</td>
<td>0</td>
</tr>
<tr>
<td>468 CFD #68M</td>
<td>118,613</td>
<td>25,490</td>
<td>0</td>
</tr>
<tr>
<td>CFD #69M</td>
<td>591,909</td>
<td>171,690</td>
<td>0</td>
</tr>
<tr>
<td>Avellino</td>
<td>211,552</td>
<td>79,630</td>
<td>0</td>
</tr>
<tr>
<td>#71M Sierra Crest</td>
<td>364,847</td>
<td>121,270</td>
<td>0</td>
</tr>
<tr>
<td>#72M</td>
<td>32,348</td>
<td>11,130</td>
<td>0</td>
</tr>
<tr>
<td>#73M</td>
<td>233,381</td>
<td>68,020</td>
<td>0</td>
</tr>
<tr>
<td>#74M</td>
<td>160,156</td>
<td>85,070</td>
<td>0</td>
</tr>
<tr>
<td>#75M</td>
<td>47,476</td>
<td>14,710</td>
<td>0</td>
</tr>
<tr>
<td>#76M</td>
<td>114,163</td>
<td>34,430</td>
<td>0</td>
</tr>
<tr>
<td>#77M</td>
<td>42,538</td>
<td>12,540</td>
<td>0</td>
</tr>
<tr>
<td>#78M</td>
<td>128,225</td>
<td>70,650</td>
<td>0</td>
</tr>
<tr>
<td>#79M</td>
<td>68,838</td>
<td>21,650</td>
<td>0</td>
</tr>
<tr>
<td>#80M</td>
<td>441,597</td>
<td>216,400</td>
<td>0</td>
</tr>
<tr>
<td>#81M</td>
<td>118,299</td>
<td>110,660</td>
<td>0</td>
</tr>
<tr>
<td>#82M</td>
<td>27,105</td>
<td>27,000</td>
<td>0</td>
</tr>
<tr>
<td>#83M</td>
<td>90,564</td>
<td>61,760</td>
<td>0</td>
</tr>
<tr>
<td>#84M</td>
<td>24,667</td>
<td>19,240</td>
<td>0</td>
</tr>
<tr>
<td>#85 THE MEADOWS</td>
<td>0</td>
<td>74,360</td>
<td>0</td>
</tr>
<tr>
<td>#86 ETIWANDA RIDGE</td>
<td>64,307</td>
<td>63,000</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Special Revenue Funds</strong></td>
<td><strong>$75,371,360</strong></td>
<td><strong>$50,226,664</strong></td>
<td><strong>$1,287,040</strong></td>
</tr>
</tbody>
</table>

### Debt Service Funds:

| General Debt Service | $803 | $193,770 | $2,934,010 | ($3,127,770) | $0 | $813 | $813 |

**Total Debt Service Funds: $803 | $193,770 | $2,934,010 | ($3,127,770) | $0 | $813 | $813 |

### Capital Project Funds:

| Capital Reinvestment | ($5,005,024) | $1,441,850 | $6,405,000 | ($5,328,286) | ($188,540) | ($2,675,000) | $2,675,000 | $0 |
| Capital Improvements  | (619,489)   | 1,525,770  | 0          | 0            | (90,500)   | 815,781     | 0           | 815,781     |
| Future Capital Projects| 12,025,850 | 341,240    | 0          | (1,109,000)  | 0          | 11,258,090  | 1,800,000   | 13,058,090  |
## Unreserved Fund Balance
### FY 2019/2020

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>July 1, 2019 Revenues</td>
<td>Transfers In</td>
<td>Expenditures</td>
<td>Transfers Out</td>
</tr>
<tr>
<td>City of Fontana Unreserved Fund Balance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Capital Project Funds:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>620 San Sevaine Flood Control</td>
<td>$365,460</td>
<td>$332,160</td>
<td>0</td>
</tr>
<tr>
<td>621 Upper Etiwanda Flood Control</td>
<td>45,868</td>
<td>630</td>
<td>0</td>
</tr>
<tr>
<td>622 Storm Drain</td>
<td>3,379,521</td>
<td>2,780,280</td>
<td>0</td>
</tr>
<tr>
<td>623 Sewer Expansion</td>
<td>1,199,399</td>
<td>2,414,200</td>
<td>0</td>
</tr>
<tr>
<td>630 Circulation Mitigation</td>
<td>(735,651)</td>
<td>7,528,600</td>
<td>0</td>
</tr>
<tr>
<td>631 Fire Assessment</td>
<td>186,095</td>
<td>259,720</td>
<td>0</td>
</tr>
<tr>
<td>632 General Government</td>
<td>8,115,498</td>
<td>858,090</td>
<td>0</td>
</tr>
<tr>
<td>633 Landscape Improvements</td>
<td>2,934,792</td>
<td>913,860</td>
<td>0</td>
</tr>
<tr>
<td>634 Library Capital Improvement</td>
<td>248,445</td>
<td>132,000</td>
<td>0</td>
</tr>
<tr>
<td>635 Parks Development</td>
<td>465,248</td>
<td>1,832,660</td>
<td>0</td>
</tr>
<tr>
<td>636 Police Capital Facilities</td>
<td>1,707,193</td>
<td>348,930</td>
<td>0</td>
</tr>
<tr>
<td>637 Underground Utilities</td>
<td>124,770</td>
<td>20,620</td>
<td>0</td>
</tr>
<tr>
<td>638 CFD #2 Village of Heritage</td>
<td>125,112</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>639 CFD #3 Hunter’s Ridge</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>640 CFD #31 Citrus Heights North</td>
<td>12,307</td>
<td>170</td>
<td>0</td>
</tr>
<tr>
<td>641 CFD #37 Montelago</td>
<td>5,933</td>
<td>80</td>
<td>0</td>
</tr>
<tr>
<td>642 CFD #70 Avellino</td>
<td>782</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>643 CFD #71 Sierra Crest</td>
<td>2,351</td>
<td>500</td>
<td>0</td>
</tr>
<tr>
<td>644 CFD #80 Bella Strada</td>
<td>1,855</td>
<td>5,000</td>
<td>0</td>
</tr>
<tr>
<td>645 CFD #81 Gabriella</td>
<td>2,882,567</td>
<td>10,000</td>
<td>0</td>
</tr>
<tr>
<td>646 CFD #74B Citrus/Summit</td>
<td>3,890,792</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Capital Project Funds</strong></td>
<td>$31,359,674</td>
<td>$20,746,370</td>
<td>$6,405,000</td>
</tr>
<tr>
<td><strong>Enterprise Funds:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>701 Sewer Maintenance &amp; Operations</td>
<td>$2,594,253</td>
<td>$23,333,740</td>
<td>0</td>
</tr>
<tr>
<td>702 Sewer Capital Projects</td>
<td>574,817</td>
<td>321,920</td>
<td>502,240</td>
</tr>
<tr>
<td>703 Sewer Replacement</td>
<td>9,358,454</td>
<td>1,174,040</td>
<td>0</td>
</tr>
<tr>
<td>710 Water Utility</td>
<td>430,093</td>
<td>6,310</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Enterprise Funds</strong></td>
<td>$12,960,617</td>
<td>$24,836,010</td>
<td>$502,240</td>
</tr>
<tr>
<td><strong>Internal Service Fund:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>751 FLEET OPERATIONS</td>
<td>$6,392,500</td>
<td>$6,404,274</td>
<td>$342,070</td>
</tr>
<tr>
<td><strong>TOTAL ALL FUNDS</strong></td>
<td>$155,001,772</td>
<td>$109,006,016</td>
<td>$27,506,546</td>
</tr>
</tbody>
</table>
## Recommended Adjustments

### FY 2019/2020

#### Budget Unit
- **Project #**
- **Dept Description**
- **Account**
- **Description**
- **Recommended Adjustments**

<table>
<thead>
<tr>
<th>Project #</th>
<th>Dept Description</th>
<th>Account</th>
<th>Description</th>
<th>Recommended Adjustments</th>
</tr>
</thead>
<tbody>
<tr>
<td>10110400</td>
<td>CA Mitg &amp; Communications</td>
<td>6450</td>
<td>Miscellaneous income</td>
<td>12,500</td>
</tr>
<tr>
<td>10110400</td>
<td>CA Mitg &amp; Communications</td>
<td>8010</td>
<td>Departmental expense</td>
<td>12,500</td>
</tr>
<tr>
<td>10140231</td>
<td>PDL Patrol</td>
<td>6483</td>
<td>Reimb exp - personal</td>
<td>97,970</td>
</tr>
<tr>
<td>10140231</td>
<td>PDL Patrol Unit</td>
<td>7113</td>
<td>Overtime</td>
<td>97,970</td>
</tr>
</tbody>
</table>

#### New requests (recurring):
- **CA Marketing & Comm**
- **8011**
- **Advertising**
- **5,000**

#### Offsetting adjustments:
- **10110400**
- **CA Mitg & Communications**
- **6450**
- **Miscellaneous income**
- **12,500**
- **12,500**
- **Agreement with the County of San Bernardino to opt-in to the 2020 Census Outreach Funding from State**

#### Revenue adjustments:
- **10126000**
- **MS Management Svcs**
- **5016**
- **Prop tax in-lieu of VLF**
- **725,000**
- **725,000**
- **Increase revenue projections based on receipts to date**

#### Personnel requests (recurring):
- **Various**
- **7017**
- **Cafeteria reimb**
- **125,900**
- **(125,900)**
- **Cafeteria plan/health cost increases**

#### Offseting adjustments: (continued)
- **10110400**
- **CA Mitg & Communications**
- **8010**
- **Departmental expense**
- **12,500**
- **12,500**
- **the 2020 Census Outreach Funding from State**

#### New requests (recurring):
- **CA Marketing & Comm**
- **8011**
- **Advertising**
- **5,000**
- **Marketing & outreach materials for new initiatives**
- **5,000**
- **Verification of employment services**
- **5,000**
- **Charley's Taste beer charges**
- **1,000**
- **Historical Society annual contract increase**
- **1,500**
- **Landscape maintenance contract increase**
- **34,980**
- **Landscape maintenance contract increase**
- **23,000**
- **Riverside Animal Services contract increase (annual $148,630)**
- **125,900**

---

City of Fontana

Recommended Adjustments

FY 2019/2020

<table>
<thead>
<tr>
<th>Budget Unit</th>
<th>Project #</th>
<th>Dept Description</th>
<th>Account</th>
<th>Description</th>
<th>Appropriations</th>
<th>Revenues</th>
<th>Transfers In</th>
<th>Transfers Out</th>
<th>FR Impact</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>10110400</td>
<td>CA</td>
<td>Mitg &amp; Communications</td>
<td>6450</td>
<td>Miscellaneous income</td>
<td>12,500</td>
<td>12,500</td>
<td>12,500</td>
<td>Agreement with the County of San Bernardino to opt-in to the 2020 Census Outreach Funding from State</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10110400</td>
<td>CA</td>
<td>Mitg &amp; Communications</td>
<td>8010</td>
<td>Departmental expense</td>
<td>12,500</td>
<td>12,500</td>
<td>12,500</td>
<td>the 2020 Census Outreach Funding from State</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10140231</td>
<td>PDL Patrol</td>
<td>6483</td>
<td>Reimb exp - personal</td>
<td>97,970</td>
<td>97,970</td>
<td>97,970</td>
<td>Reimb for Inmosinic Event overtime</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10140231</td>
<td>PDL Patrol Unit</td>
<td>7113</td>
<td>Overtime</td>
<td>97,970</td>
<td>97,970</td>
<td>97,970</td>
<td>Reimb for Inmosinic Event overtime</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

Page 63 of 273
## Mid-Year Budget Status Report - 2019/2020

### City of Fontana

**February 25, 2020**

**City of Fontana**

### Recommended Adjustments

**FY 2019/2020**

<table>
<thead>
<tr>
<th>Budget Unit</th>
<th>Project #</th>
<th>Dept</th>
<th>Description</th>
<th>Account</th>
<th>Description</th>
<th>Appropriations</th>
<th>Revenues</th>
<th>Transfers In</th>
<th>Transfers Out</th>
<th>FB Impact</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New requests (one-time):</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10130000 DS</td>
<td>Develop Svs Admin</td>
<td>8790</td>
<td>Operating transfers out</td>
<td>10130000 DS</td>
<td>Develop Svs Admin</td>
<td>Operating transfers out</td>
<td>2,150,000</td>
<td>(2,150,000)</td>
<td>Purchase prop @ Spring &amp; Nuevo (CC-E 11/12/19)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10120000 AS</td>
<td>Admin Svcs Admin</td>
<td>8790</td>
<td>Operating transfer out</td>
<td>10120000 AS</td>
<td>Business Development</td>
<td>Consultant services</td>
<td>4,900</td>
<td>(4,900)</td>
<td>Xfer to Fund 110 for banner hanging hardware</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10121000 AS</td>
<td>Business Development</td>
<td>8115</td>
<td>Consultant services</td>
<td>10121000 AS</td>
<td>Business Development</td>
<td>Consultant services</td>
<td>20,000</td>
<td>(20,000)</td>
<td>Addf funding for Economic Development consultant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10122000 CC</td>
<td>Records and Elections</td>
<td>8130</td>
<td>Other professional services</td>
<td>10122000 CC</td>
<td>Records and Elections</td>
<td>Other professional services</td>
<td>13,000</td>
<td>(13,000)</td>
<td>New Chapter 30 Zoning &amp; Development Code</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10134100 CD</td>
<td>Planning</td>
<td>8130</td>
<td>Other professional services</td>
<td>10134100 CD</td>
<td>Planning</td>
<td>Other professional services</td>
<td>100,000</td>
<td>(100,000)</td>
<td>Addf funding for General Plan Housing Element update</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10134302 CD</td>
<td>Plan Check Services</td>
<td>8130</td>
<td>Other professional services</td>
<td>10134302 CD</td>
<td>Plan Check Services</td>
<td>Other professional services</td>
<td>120,000</td>
<td>(120,000)</td>
<td>Addf funding for plan check consultant due to vacancies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10136000 ENG</td>
<td>Engineering Admin</td>
<td>8114</td>
<td>Appraisal</td>
<td>10136000 ENG</td>
<td>Engineering Admin</td>
<td>Consultant Services</td>
<td>10,000</td>
<td>(10,000)</td>
<td>Addf funding for appraisal on City owned property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10136004 ENG</td>
<td>Land Development</td>
<td>8130</td>
<td>Other professional services</td>
<td>10136004 ENG</td>
<td>Land Development</td>
<td>Other professional services</td>
<td>65,000</td>
<td>(65,000)</td>
<td>Addf funding for map checking services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10140354 POL</td>
<td>FLIP Unit</td>
<td>8210</td>
<td>Vehicle maintenance</td>
<td>10140354 POL</td>
<td>FLIP Unit</td>
<td>Vehicle maintenance</td>
<td>9,500</td>
<td>(9,500)</td>
<td>Capital recovery not allowed in Measure I fund</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10140354 POL</td>
<td>FLIP Unit</td>
<td>8210</td>
<td>Vehicle maintenance</td>
<td>10140354 POL</td>
<td>FLIP Unit</td>
<td>Vehicle maintenance</td>
<td>8,950</td>
<td>(8,950)</td>
<td>Addf funding for appraisal on City owned property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10140366 POL</td>
<td>Gang Unit</td>
<td>8113</td>
<td>Equip non-comp - $5000</td>
<td>10140366 POL</td>
<td>Gang Unit</td>
<td>Equip non-comp - $5000</td>
<td>10,000</td>
<td>(10,000)</td>
<td>Addf funding for appraisal on City owned property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10140368 POL</td>
<td>Narcotics Unit</td>
<td>8210</td>
<td>Vehicle maintenance</td>
<td>10140368 POL</td>
<td>Narcotics Unit</td>
<td>Vehicle maintenance</td>
<td>11,500</td>
<td>(11,500)</td>
<td>Addf funding for appraisal on City owned property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10140368 POL</td>
<td>Narcotics Unit</td>
<td>8210</td>
<td>Vehicle maintenance</td>
<td>10140368 POL</td>
<td>Narcotics Unit</td>
<td>Vehicle maintenance</td>
<td>8,590</td>
<td>(8,590)</td>
<td>Swapping blue unit #8881 due to extensive engine failure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10140368 POL</td>
<td>Narcotics Unit</td>
<td>8210</td>
<td>Vehicle maintenance</td>
<td>10140368 POL</td>
<td>Narcotics Unit</td>
<td>Vehicle maintenance</td>
<td>25,636</td>
<td>(25,636)</td>
<td>Swapping blue unit #8881 due to extensive engine failure</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Carryovers:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10110200 CA</td>
<td>City Manager's Office</td>
<td>8115</td>
<td>Consultant Services</td>
<td>10110200 CA</td>
<td>City Manager's Office</td>
<td>Consultant Services</td>
<td>17,923</td>
<td>(17,923)</td>
<td>Carryover PO #21900310 Organization Consulting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10110200 CA</td>
<td>City Manager's Office</td>
<td>8130</td>
<td>Other professional services</td>
<td>10110200 CA</td>
<td>City Manager's Office</td>
<td>Other professional services</td>
<td>77,760</td>
<td>(77,760)</td>
<td>Carryover PO #21900481 Open Door Comm Partners</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10138106 PW</td>
<td>Concrete</td>
<td>8117</td>
<td>Inspection</td>
<td>10138106 PW</td>
<td>Concrete</td>
<td>Inspection</td>
<td>45,000</td>
<td>(45,000)</td>
<td>Carryover PO #21900601 Caltop Engineering Corp</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Expenditure control budget:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10110200 CA</td>
<td>City Manager's Office</td>
<td>8130</td>
<td>Other professional services</td>
<td>10110200 CA</td>
<td>City Manager's Office</td>
<td>Other professional services</td>
<td>51,000</td>
<td>(51,000)</td>
<td>20/20 Network Contract as approved by CC-B 8/13/19</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10130000 DS</td>
<td>Develop Svc Admin</td>
<td>8130</td>
<td>Other professional services</td>
<td>10130000 DS</td>
<td>Develop Svc Admin</td>
<td>Other professional services</td>
<td>12,500</td>
<td>(12,500)</td>
<td>Addf funding for completion of Dev Impact Fee Study</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10130005 ENG</td>
<td>Traffic/Streets</td>
<td>8018</td>
<td>Meetings &amp; conference</td>
<td>10130005 ENG</td>
<td>Traffic/Streets</td>
<td>Meetings &amp; conference</td>
<td>1,600</td>
<td>(1,600)</td>
<td>Annual training for Senior Engineer - Traffic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10130005 ENG</td>
<td>Traffic/Streets</td>
<td>8018</td>
<td>Meetings &amp; conference</td>
<td>10130005 ENG</td>
<td>Traffic/Streets</td>
<td>Meetings &amp; conference</td>
<td>1,600</td>
<td>(1,600)</td>
<td>Engineering ECB reserve</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Recommended Adjustments FY 2019/2020

#### Budget Unit

<table>
<thead>
<tr>
<th>Project #</th>
<th>Dept</th>
<th>Description</th>
<th>Account</th>
<th>Description</th>
<th>Appropriations</th>
<th>Revenues</th>
<th>Transfers In</th>
<th>Transfers Out</th>
<th>FB Impact</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>106</td>
<td>HR</td>
<td>Self Insurance</td>
<td>6429</td>
<td>Worker's comp charges</td>
<td>768,000</td>
<td>285</td>
<td>0</td>
<td>0</td>
<td>(767,715)</td>
<td>Adjust W/C rev based on new personnel requests</td>
</tr>
<tr>
<td>10615001</td>
<td>HR</td>
<td>Risk Liability</td>
<td>8026</td>
<td>Settlement claims</td>
<td>500,000</td>
<td>285</td>
<td>285</td>
<td>0</td>
<td>(500,000)</td>
<td>Addtl funds needed to cover cost of pending claims</td>
</tr>
<tr>
<td>10615200</td>
<td>HR</td>
<td>Risk Liability</td>
<td>8130</td>
<td>Other professional services</td>
<td>268,000</td>
<td>285</td>
<td>0</td>
<td>0</td>
<td>(268,000)</td>
<td>Addtl funds needed to cover cost thru 6/30/2020</td>
</tr>
<tr>
<td>110</td>
<td>AS</td>
<td>Military Banner Program</td>
<td>6900</td>
<td>Operating transfer in</td>
<td>4,900</td>
<td>0</td>
<td>4,900</td>
<td>0</td>
<td>4,900</td>
<td>Transfer from GF - new funding for Banner hanging hardware</td>
</tr>
<tr>
<td>223</td>
<td>POL</td>
<td>NARC - Federal Seizures</td>
<td>6483</td>
<td>Reimb exp - personnel</td>
<td>731,390</td>
<td>1,318,600</td>
<td>0</td>
<td>0</td>
<td>587,210</td>
<td></td>
</tr>
<tr>
<td>22340368</td>
<td>POL</td>
<td>NARC - Federal Seizures</td>
<td>8319</td>
<td>Vehicles</td>
<td>78,180</td>
<td>78,180</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22340369</td>
<td>POL</td>
<td>Rapid Response Team</td>
<td>8010</td>
<td>Departmental expense</td>
<td>700</td>
<td>700</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22340369</td>
<td>POL</td>
<td>Rapid Response Team</td>
<td>8014</td>
<td>Computer hardware &gt;$5000</td>
<td>8,300</td>
<td>8,300</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22340373</td>
<td>POL</td>
<td>Federal Seizures</td>
<td>6019</td>
<td>Seizures - federal</td>
<td>1,300,000</td>
<td>1,300,000</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22340373</td>
<td>POL</td>
<td>Federal Seizures</td>
<td>8018</td>
<td>Conference &amp; meetings</td>
<td>8,000</td>
<td>8,000</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40300004-223-A</td>
<td>POL</td>
<td>Cellular GEO-Locator</td>
<td>8318</td>
<td>Office equip furn &amp; fixture</td>
<td>131,210</td>
<td>131,210</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40300005-223-A</td>
<td>POL</td>
<td>License Plate Reader PH III</td>
<td>Various expenditure accounts</td>
<td>505,000</td>
<td>505,000</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>241</td>
<td>ENG</td>
<td>Air Quality Mgmt District</td>
<td>8329</td>
<td>Other construction</td>
<td>455,798</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(455,798)</td>
<td></td>
</tr>
<tr>
<td>36003297-241-A</td>
<td>ENG</td>
<td>Sierra @ Metrolink Xing</td>
<td>8329</td>
<td>Other construction</td>
<td>9,099</td>
<td>9,099</td>
<td>0</td>
<td>0</td>
<td></td>
<td>Project completed send remaining funds back to FB</td>
</tr>
<tr>
<td>36003311-241-A</td>
<td>ENG</td>
<td>Juniper @ Metrolink</td>
<td>8329</td>
<td>Other construction</td>
<td>293</td>
<td>293</td>
<td>0</td>
<td>0</td>
<td></td>
<td>Project completed send remaining funds back to FB</td>
</tr>
<tr>
<td>36003367-241-A</td>
<td>ENG</td>
<td>Alder Middle School S/W</td>
<td>8329</td>
<td>Other construction</td>
<td>400,000</td>
<td>400,000</td>
<td>0</td>
<td>0</td>
<td></td>
<td>Additional funding for ROW services &amp; construction</td>
</tr>
<tr>
<td>36003393-241-A</td>
<td>ENG</td>
<td>Alder-Locust-Ramona SRTS</td>
<td>8329</td>
<td>Other construction</td>
<td>68,000</td>
<td>68,000</td>
<td>0</td>
<td>0</td>
<td></td>
<td>Additional for construction phase for Safe Route to School project @ Alder-Locust-Ramona</td>
</tr>
<tr>
<td>243</td>
<td>ENG</td>
<td>Traffic Safety</td>
<td>8118</td>
<td>Environmental services</td>
<td>(2,672)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2,672</td>
<td>Return unused project funding to fund balance</td>
</tr>
<tr>
<td>245</td>
<td>ENG</td>
<td>Measure I 2010-2040 Riemb</td>
<td>5348</td>
<td>Measure I 2010-2040</td>
<td>1,243,298</td>
<td>21,098</td>
<td>0</td>
<td>0</td>
<td>21,098</td>
<td>Additional funds needed to cover payroll during construction and close out</td>
</tr>
<tr>
<td>36003257-245-A</td>
<td>ENG</td>
<td>Foothill: Cleander to Cypress</td>
<td>8329</td>
<td>Other construction</td>
<td>19,231</td>
<td>19,231</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>36003257-245-B</td>
<td>ENG</td>
<td>Foothill: Cleander to Cypress</td>
<td>8329</td>
<td>Other construction</td>
<td>1,867</td>
<td>1,867</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>36003257-245-C</td>
<td>ENG</td>
<td>Foothill: Cleander to Cypress</td>
<td>8113</td>
<td>Design/architect service</td>
<td>1,222,200</td>
<td>1,222,200</td>
<td>0</td>
<td>0</td>
<td></td>
<td>Project qualified for Measure I funds, requesting funds to cover costs for ROW &amp; construction</td>
</tr>
</tbody>
</table>
## Recommended Adjustments

**FY 2019/2020**

<table>
<thead>
<tr>
<th>Budget Unit</th>
<th>Project #</th>
<th>Dept</th>
<th>Description</th>
<th>Account</th>
<th>Description</th>
<th>Appropriations</th>
<th>Revenues</th>
<th>Transfers In</th>
<th>Transfers Out</th>
<th>FB Impact</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>246</strong></td>
<td>Measure I 2010-2040 Local</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>861,541</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(861,541)</td>
<td></td>
</tr>
<tr>
<td>24636012</td>
<td>ENG</td>
<td>Local Vehicle Maintenance</td>
<td>8210</td>
<td>Vehicle maintenance</td>
<td>(9,070)</td>
<td>9,070</td>
<td>Capital Recovery costs not allowed in Measure I grant before construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000007-246-A</td>
<td>ENG</td>
<td>Bridlepath @ Oxer RRFB</td>
<td>8329</td>
<td>Other construction</td>
<td>30,000</td>
<td>30,000</td>
<td>Funding for construction in front of D.W. Long Elementary</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000005-246-A</td>
<td>ENG</td>
<td>Neighborhood Trl Mgmt Loc #1</td>
<td>8113</td>
<td>Design/architect services</td>
<td>8,000</td>
<td>(8,000)</td>
<td>Design and construction of speed lumps at Neighborhood Traffic Mgmt Program Area #1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000005-246-A</td>
<td>ENG</td>
<td>Neighborhood Trl Mgmt Loc #1</td>
<td>8329</td>
<td>Other construction</td>
<td>122,000</td>
<td>(122,000)</td>
<td>Speed lumps at various locations in the City</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000009-246-A</td>
<td>ENG</td>
<td>Speed Hump Project</td>
<td>8329</td>
<td>Other construction</td>
<td>100,000</td>
<td>(100,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000307-246-A</td>
<td>ENG</td>
<td>ValleyAlmond Traffic Signal</td>
<td>8329</td>
<td>Other construction</td>
<td>7,679</td>
<td>7,679</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000329-246-A</td>
<td>ENG</td>
<td>Sierra @ Metrolink Xing</td>
<td>8329</td>
<td>Other construction</td>
<td>(5,761)</td>
<td>5,761</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000329-246-A</td>
<td>ENG</td>
<td>Sierra @ Metrolink Xing</td>
<td>8331</td>
<td>Construction contingency</td>
<td>(3,009)</td>
<td>3,009</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000311-246-A</td>
<td>ENG</td>
<td>Juniper @ Metrolink</td>
<td>Various expenditure accounts</td>
<td>(7,679)</td>
<td>7,679</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000319-246-A</td>
<td>ENG</td>
<td>East/Miller Traffic Signal</td>
<td>8329</td>
<td>Other construction</td>
<td>(41,820)</td>
<td>41,820</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000343-246-A</td>
<td>ENG</td>
<td>Baseline: Cit-Amer Fiber</td>
<td>Various expenditure accounts</td>
<td>(40,408)</td>
<td>40,408</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000336-246-A</td>
<td>ENG</td>
<td>Jurupa/Live Oak TS</td>
<td>8329</td>
<td>Other construction</td>
<td>25,000</td>
<td>(25,000)</td>
<td>Addit funding needed for Jurupa/Live Oak TS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000340-246-B</td>
<td>ENG</td>
<td>PE Trail @ Maple Ped Sign</td>
<td>8329</td>
<td>Other construction</td>
<td>(15,985)</td>
<td>15,985</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000340-246-B</td>
<td>ENG</td>
<td>PE Trail @ Maple Ped Sign</td>
<td>Various expenditure accounts</td>
<td>(52,912)</td>
<td>52,912</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000344-246-A</td>
<td>ENG</td>
<td>Sierra Adaptive TMS</td>
<td>8329</td>
<td>Other construction</td>
<td>20,020</td>
<td>(20,020)</td>
<td>Appropriate for software exp not covered by grant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000345-246-A</td>
<td>ENG</td>
<td>San Sevaines PH I</td>
<td>8329</td>
<td>Other construction</td>
<td>(193,598)</td>
<td>193,598</td>
<td>Decrease exp since new grant funding will cover it</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000363-246-A</td>
<td>ENG</td>
<td>TMC Earmark</td>
<td>8329</td>
<td>Other construction</td>
<td>(24,378)</td>
<td>(24,378)</td>
<td>Increase 20% local match for payroll expenses not covered by grant before construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000363-246-B</td>
<td>ENG</td>
<td>TMC Earmark</td>
<td>8329</td>
<td>Other construction</td>
<td>(113,732)</td>
<td>(113,732)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>03600364-246-A</td>
<td>ENG</td>
<td>SSARP</td>
<td>8113</td>
<td>Design/architect services</td>
<td>(50)</td>
<td>50</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>03600367-246-B</td>
<td>ENG</td>
<td>Alder Middle School S/W</td>
<td>8329</td>
<td>Other construction</td>
<td>(90,000)</td>
<td>(90,000)</td>
<td>Additional funding for ROW services &amp; construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000371-246-A</td>
<td>ENG</td>
<td>Sierra So. Highland T.S Cabinet</td>
<td>8329</td>
<td>Other construction</td>
<td>(5,389)</td>
<td>5,389</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000374-246-A</td>
<td>ENG</td>
<td>No. Fontana Bucket Truck</td>
<td>8319</td>
<td>Vehicles</td>
<td>(4,441)</td>
<td>4,441</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36000377-246-A</td>
<td>ENG</td>
<td>Juniper Seville Blank TS</td>
<td>8329</td>
<td>Other construction</td>
<td>(868)</td>
<td>868</td>
<td>Project completed send remaining funds back to FB</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>282</strong></td>
<td>Solid Waste Mitigation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>108,340</td>
<td>0</td>
<td>0</td>
<td>20,000</td>
<td>(128,340)</td>
<td></td>
</tr>
<tr>
<td>28238107</td>
<td>PW</td>
<td>Roadside Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>108,340</td>
<td>(108,340)</td>
<td>Final draw request p/reimb agreement on Sierra Ave AHS project</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28238107</td>
<td>PW</td>
<td>Roadside Maintenance</td>
<td>8790</td>
<td>Operating transfer out</td>
<td>20,000</td>
<td>(20,000)</td>
<td>To Fleet to purchase replacement unit #1249</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>283</strong></td>
<td>Road Maintenance &amp; Rehab</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>398,183</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>398,183</td>
<td></td>
</tr>
<tr>
<td>38104130-283-C</td>
<td>PW</td>
<td>RMRA Pavement Rehab</td>
<td>5364</td>
<td>Gasoline tax RMRA</td>
<td>398,183</td>
<td>398,183</td>
<td>Appropriate additional revenue received over the original estimate based on January 2020 projections</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Mid-Year Budget Status Report - 2019/2020

### City of Fontana

#### Recommended Adjustments

**FY 2019/2020**

<table>
<thead>
<tr>
<th>Budget Unit</th>
<th>Project #</th>
<th>Dept</th>
<th>Description</th>
<th>Account</th>
<th>Description</th>
<th>Appropriations</th>
<th>Revenues</th>
<th>Transfers In</th>
<th>Transfers Out</th>
<th>FB Impact</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>301</strong> Grants</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>03400001-301-A</td>
<td>CD</td>
<td>HC Planning Grant</td>
<td>5390</td>
<td>Misc grant reimbursement</td>
<td>4,475,794</td>
<td>4,475,794</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>03400001-301-A</td>
<td>CD</td>
<td>HC Planning Grant</td>
<td>8130</td>
<td>Other professional services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>625,000</td>
</tr>
<tr>
<td></td>
<td>36000008-301-A</td>
<td>ENG</td>
<td>Calabash &amp; Almond Sewer Pipe</td>
<td>6450</td>
<td>Misc income</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>300,000</td>
</tr>
<tr>
<td></td>
<td>36000008-301-A</td>
<td>ENG</td>
<td>Calabash &amp; Almond Sewer Pipe</td>
<td>8329</td>
<td>Other construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>300,000</td>
</tr>
<tr>
<td></td>
<td>36003344-301-A</td>
<td>ENG</td>
<td>Sierra Adaptive TMS</td>
<td>5347</td>
<td>HSP federal fund grants</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>37,678</td>
</tr>
<tr>
<td></td>
<td>36003344-301-A</td>
<td>ENG</td>
<td>Sierra Adaptive TMS</td>
<td>8329</td>
<td>Other construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(5)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>36003344-301-A</td>
<td>ENG</td>
<td>Sierra Adaptive TMS</td>
<td>8330</td>
<td>Construction contract</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(37,673)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>36003345-301-A</td>
<td>ENG</td>
<td>San Sevaine PH I</td>
<td>5311</td>
<td>Federal grant funds</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,992,519</td>
</tr>
<tr>
<td></td>
<td>36003345-301-A</td>
<td>ENG</td>
<td>San Sevaine PH I</td>
<td>8329</td>
<td>Other construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,992,519</td>
</tr>
<tr>
<td></td>
<td>36003363-301-A</td>
<td>ENG</td>
<td>TMC Earmark</td>
<td>6480</td>
<td>Miscellaneous reimbursement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>121,890</td>
</tr>
<tr>
<td></td>
<td>36003363-301-A</td>
<td>ENG</td>
<td>TMC Earmark</td>
<td>8329</td>
<td>Other construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>121,890</td>
</tr>
<tr>
<td></td>
<td>36003364-301-A</td>
<td>ENG</td>
<td>SSARP</td>
<td>6480</td>
<td>Miscellaneous reimbursement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(450)</td>
<td>Project completed send remaining funds back to FB</td>
</tr>
<tr>
<td></td>
<td>36003364-301-A</td>
<td>ENG</td>
<td>SSARP</td>
<td>8113</td>
<td>Design/architect services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(450)</td>
<td>Project completed send remaining funds back to FB</td>
</tr>
<tr>
<td></td>
<td>30140104</td>
<td>POL</td>
<td>911 Aerial Mapping Grant</td>
<td>5390</td>
<td>Misc grant reimbursement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>75,000</td>
</tr>
<tr>
<td></td>
<td>30140104</td>
<td>POL</td>
<td>911 Aerial Mapping Grant</td>
<td>8130</td>
<td>Other professional services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>75,000</td>
</tr>
<tr>
<td></td>
<td>04010002-301-A</td>
<td>POL</td>
<td>2018 Homeland Security Grant</td>
<td>5349</td>
<td>Homeland security grant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>37,349</td>
</tr>
<tr>
<td></td>
<td>04010002-301-A</td>
<td>POL</td>
<td>2018 Homeland Security Grant</td>
<td>8013</td>
<td>Equip non-comp &lt;$5000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>37,349</td>
</tr>
<tr>
<td></td>
<td>04010003-301-A</td>
<td>POL</td>
<td>2019 Homeland Security Grant</td>
<td>5349</td>
<td>Homeland security grant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>37,164</td>
</tr>
<tr>
<td></td>
<td>04010003-301-A</td>
<td>POL</td>
<td>2019 Homeland Security Grant</td>
<td>8013</td>
<td>Equip non-comp &lt;$5000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>37,164</td>
</tr>
<tr>
<td></td>
<td>04030003-301-A</td>
<td>POL</td>
<td>2020 Step Grant</td>
<td>5325</td>
<td>Police OTS reimb</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>325,000</td>
</tr>
<tr>
<td></td>
<td>04030003-301-A</td>
<td>POL</td>
<td>2020 Step Grant</td>
<td>Various expenditure accounts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>325,000</td>
<td></td>
</tr>
<tr>
<td><strong>322</strong> State COPS AB 3229</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>04020002-322-A</td>
<td>POL</td>
<td>State COPS AB 3229 Grant</td>
<td>5324</td>
<td>State COPS AB 3229</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>152,480</td>
</tr>
<tr>
<td><strong>362</strong> CDBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>02023838-362-A</td>
<td>AS</td>
<td>Neighborhood Stab Prog NSP-1</td>
<td>8119</td>
<td>Construction non-capital</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(64,820)</td>
<td>Decrease exp budget to match HUD allocation</td>
</tr>
<tr>
<td><strong>363</strong> Home Program</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>02023861-363-A</td>
<td>AS</td>
<td>Home Project TBD</td>
<td>5328</td>
<td>CDBG grant reimbursement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>52,378</td>
</tr>
<tr>
<td></td>
<td>02023861-363-A</td>
<td>AS</td>
<td>Home Project TBD</td>
<td>8130</td>
<td>Other professional services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>52,378</td>
</tr>
<tr>
<td></td>
<td>02023861-363-A</td>
<td>AS</td>
<td>Home Project TBD</td>
<td>8130</td>
<td>Other professional services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>73,538</td>
</tr>
<tr>
<td></td>
<td>02023864-363-A</td>
<td>AS</td>
<td>Ramona Family Apts</td>
<td>8119</td>
<td>Construction non-capital</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>73,538</td>
</tr>
<tr>
<td><strong>385</strong> After School Program</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>38524101</td>
<td>CS</td>
<td>FASP-After School Admin</td>
<td>Various personnel accounts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,800</td>
<td>Reclass PC #29 to Administrative Technician</td>
</tr>
<tr>
<td><strong>395</strong> LMD #1 (Citywide)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>39538275</td>
<td>PW</td>
<td>Annexation No.25</td>
<td>8130</td>
<td>Other professional services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>247,260</td>
</tr>
<tr>
<td></td>
<td>395383XX</td>
<td>PW</td>
<td>Various Annexations</td>
<td>8130</td>
<td>Other professional services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>20,500</td>
</tr>
</tbody>
</table>

### February 25, 2020
## Mid-Year Budget Status Report - 2019/2020

**City of Fontana**  
February 25, 2020

### Recommended Adjustments

**FY 2019/2020**

<table>
<thead>
<tr>
<th>Budget Unit Project #</th>
<th>Dept</th>
<th>Description</th>
<th>Account</th>
<th>Description</th>
<th>Appropriations</th>
<th>Revenues</th>
<th>Transfers In</th>
<th>Transfers Out</th>
<th>FB Impact</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>396</strong> LMD #2 Village of Heritage</td>
<td>PW Parks</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>122,390</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(122,390)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>398</strong> LMD #3 Hunter’s Ridge</td>
<td>PW Landscape Maintenance</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>42,800</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(42,800)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>401</strong> CFD #1 Southridge Village</td>
<td>PW Trees</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>5,510</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(5,510)</td>
<td>CPI tree trimming increase</td>
</tr>
<tr>
<td><strong>405</strong> CFD #6-1 Stratham</td>
<td>PW Landscape Maintenance</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>4,560</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(4,560)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>406</strong> CFD #6 The Landings</td>
<td>PW Landscape Maintenance</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>19,860</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(19,860)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>408</strong> CFD #8 Presley</td>
<td>PW Parks</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>13,150</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(13,150)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>409</strong> CFD #9M Morningside</td>
<td>PW Landscape Maintenance</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>4,330</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(4,330)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>412</strong> CFD #12 Sierra Lakes</td>
<td>PW Parks</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>45,400</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(45,400)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>413</strong> CFD #13M Summit Heights</td>
<td>PW Landscape Maintenance</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>36,370</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(36,370)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>415</strong> CFD #15M Silver Ridge</td>
<td>PW Landscape Maintenance</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>3,540</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(3,540)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>430</strong> CFD #30M</td>
<td>PW Landscape Maintenance</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>4,400</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(4,400)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>431</strong> CFD #31 Citrus Heights North</td>
<td>PW Landscape Maintenance</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>6,330</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(6,330)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>435</strong> CFD #35M</td>
<td>PW Parks</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>19,760</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(19,760)</td>
<td>Landscape maintenance contract increase</td>
</tr>
</tbody>
</table>
## Mid-Year Budget Status Report - 2019/2020

### City of Fontana

February 25, 2020

### City of Fontana

#### Recommended Adjustments

**FY 2019/2020**

<table>
<thead>
<tr>
<th>Budget Unit</th>
<th>Project #</th>
<th>Dept</th>
<th>Description</th>
<th>Account</th>
<th>Description</th>
<th>Appropriations</th>
<th>Revenues</th>
<th>Transfers In</th>
<th>Transfers Out</th>
<th>FB Impact</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>470</strong></td>
<td>CFD #70M Avellino</td>
<td>PW</td>
<td>Landscape Maintenance</td>
<td>8130</td>
<td>Other professional services</td>
<td>4,080</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(4,080)</td>
<td>Landscape maintenance contract increase</td>
</tr>
<tr>
<td><strong>601</strong></td>
<td>Capital Reinvestment</td>
<td>MS</td>
<td>Mgmt Service Admin</td>
<td>6900</td>
<td>Operating transfers in</td>
<td>(525,000)</td>
<td>0</td>
<td>2,150,000</td>
<td>0</td>
<td>2,675,000</td>
<td>Xfer from GF to purchase property located @ Spring St &amp; Nuevo Ave (CC-E 11/12/19)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MS</td>
<td>Miscellaneous Project</td>
<td>8330</td>
<td>Construction contract</td>
<td>(525,000)</td>
<td>0</td>
<td>2,150,000</td>
<td>0</td>
<td>2,675,000</td>
<td>Xfer for land purchase (Spring &amp; Nuevo)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AS</td>
<td>Business Class Hotel</td>
<td>8120</td>
<td>Development incentives</td>
<td>(200,000)</td>
<td>0</td>
<td>2,150,000</td>
<td>0</td>
<td>2,350,000</td>
<td>Transfer funds from Business Class Hostel to Special Proj Admin for Fontana Women's Club</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AS</td>
<td>Special Project Admin</td>
<td>8311</td>
<td>Land Improvement</td>
<td>200,000</td>
<td>0</td>
<td>2,150,000</td>
<td>0</td>
<td>2,350,000</td>
<td>Project is complete, transfer remaining balance to Misc Project</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ENG</td>
<td>Sierra @ Metrolink Xing</td>
<td>8329</td>
<td>Other construction</td>
<td>(67,950)</td>
<td>0</td>
<td>2,150,000</td>
<td>0</td>
<td>2,282,050</td>
<td>Project has been completed, return remaining budget back to fund balance</td>
</tr>
<tr>
<td><strong>602</strong></td>
<td>Capital Improvements</td>
<td>ENG</td>
<td>PE Trail @ Maple Ped Sign</td>
<td>6480</td>
<td>Misc reimbursement</td>
<td>(52,912)</td>
<td>0</td>
<td>2,150,000</td>
<td>0</td>
<td>2,202,912</td>
<td>Project has been completed, return remaining budget back to fund balance</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ENG</td>
<td>PE Trail @ Maple Ped Sign</td>
<td>8329</td>
<td>Construction contracts</td>
<td>(52,912)</td>
<td>0</td>
<td>2,150,000</td>
<td>0</td>
<td>2,202,912</td>
<td>Project has been completed, return remaining budget back to fund balance</td>
</tr>
<tr>
<td><strong>603</strong></td>
<td>Future Capital Project</td>
<td>ENG</td>
<td>Foothill: Hemlock-Almeira</td>
<td>8113</td>
<td>Design/architect services</td>
<td>(1,800,000)</td>
<td>0</td>
<td>2,150,000</td>
<td>0</td>
<td>1,800,000</td>
<td>Return to fund balance as they were replaced with 245 &amp; 630 funds</td>
</tr>
<tr>
<td><strong>622</strong></td>
<td>Storm Drain</td>
<td>IT</td>
<td>Storm Drain Admin IT</td>
<td>Various expenditure accounts</td>
<td>(2,417)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2,417</td>
<td>Reclass PC #99 to GIS Technician</td>
<td></td>
</tr>
<tr>
<td><strong>630</strong></td>
<td>Circulation Mitigation</td>
<td>ENG</td>
<td>Foothill: Oleander to Cypress</td>
<td>8329</td>
<td>Construction contracts</td>
<td>11,044</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(11,044)</td>
<td>Additional funding to cover payroll for construction phase and other negative balances</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ENG</td>
<td>Foothill: Oleander to Cypress</td>
<td>8113</td>
<td>Design/architect service</td>
<td>883</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(883)</td>
<td>Reclass PC #99 to GIS Technician</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ENG</td>
<td>Foothill: Hemlock-Almeira</td>
<td>8329</td>
<td>Other construction</td>
<td>577,800</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(577,800)</td>
<td>Reclass PC #99 to GIS Technician</td>
</tr>
<tr>
<td><strong>633</strong></td>
<td>Landscape Medians</td>
<td>ENG</td>
<td>Foothill: Oleander to Cypress</td>
<td>8329</td>
<td>Construction contracts</td>
<td>40,612</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>40,612</td>
<td>Landscape contract lower than anticipated, reduce PO amount and send remaining budget back to FB</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ENG</td>
<td>Foothill: Oleander to Cypress</td>
<td>8330</td>
<td>Construction contracts</td>
<td>406,116</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>406,116</td>
<td>Landscape contract lower than anticipated, reduce PO amount and send remaining budget back to FB</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ENG</td>
<td>Sierra Crest Landscape</td>
<td>8020</td>
<td>Utilities</td>
<td>10,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>10,000</td>
<td>Landscape improvements on east side of Sierra between Terra Vista and Segovia Ln</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ENG</td>
<td>Sierra Crest Landscape</td>
<td>8113</td>
<td>Design/architect service</td>
<td>505,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>505,000</td>
<td>Project completed, transfer remaining balance to Misc Project</td>
</tr>
<tr>
<td><strong>635</strong></td>
<td>Park Development</td>
<td>ENG</td>
<td>McDermott Pk Lot</td>
<td>Various expenditure accounts</td>
<td>520,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>520,000</td>
<td>Parking lot construction @ McDermott Soccer Field</td>
<td></td>
</tr>
<tr>
<td><strong>701</strong></td>
<td>Sewer Maintenance &amp; Operations</td>
<td>MS</td>
<td>Sewer Billing</td>
<td>Various personnel accounts</td>
<td>6,660</td>
<td>0</td>
<td>0</td>
<td>36,060</td>
<td>40,720</td>
<td>Reclass PC #351 to Accounting Technicians (2)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>PW</td>
<td>Sewer Maintenance</td>
<td>Operating transfer out</td>
<td>36,060</td>
<td>0</td>
<td>0</td>
<td>36,060</td>
<td>36,060</td>
<td>Xfer to Fleet for purchase of Unit #5201 for Deputy CM</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>PW</td>
<td>Sewer Maintenance</td>
<td>Vehicle maintenance</td>
<td>11,500</td>
<td>0</td>
<td>0</td>
<td>11,500</td>
<td>11,500</td>
<td>FY 19/20 O&amp;M/Cap Recovery for new Fleet unit #5201</td>
<td></td>
</tr>
</tbody>
</table>
# Recommended Adjustments

**FY 2019/2020**

<table>
<thead>
<tr>
<th>Budget Unit</th>
<th>Project #</th>
<th>Dept</th>
<th>Description</th>
<th>Account</th>
<th>Description</th>
<th>Appropriations</th>
<th>Revenues</th>
<th>Transfers In</th>
<th>Transfers Out</th>
<th>FB Impact</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sewer Capital Projects</strong></td>
<td>702</td>
<td>IT</td>
<td>Eng Sewer Impr Adm</td>
<td>Various personnel accounts</td>
<td>(5,488)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>5,488</td>
<td>Reclass PC #99 to GIS Technician</td>
<td></td>
</tr>
<tr>
<td></td>
<td>70226100</td>
<td>IT</td>
<td>Eng Sewer Impr Adm</td>
<td>Various personnel accounts</td>
<td>(5,488)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>5,488</td>
<td>Reclass PC #99 to GIS Technician</td>
<td></td>
</tr>
<tr>
<td><strong>Sewer Replacement</strong></td>
<td>703</td>
<td>PW</td>
<td>Sewer Line Replacement</td>
<td>Operating transfer out</td>
<td>11,500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>36,060</td>
<td>36,060</td>
<td>FX to Fleet for purchase of Unit #5201 for Deputy CM</td>
</tr>
<tr>
<td></td>
<td>70338117</td>
<td>PW</td>
<td>Sewer Line Replacement</td>
<td>Operating transfer out</td>
<td>8790</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>36,060</td>
<td>36,060</td>
<td>Xfer to Fleet for purchase of Unit #5201 for Deputy CM</td>
</tr>
<tr>
<td></td>
<td>70338117</td>
<td>PW</td>
<td>Sewer Line Replacement</td>
<td>Vehicle maintenance</td>
<td>8210</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>11,500</td>
<td>11,500</td>
<td>FY 19/20 O&amp;M/Cap Recovery for new Ford unit #5201</td>
</tr>
<tr>
<td><strong>Fleet Operations</strong></td>
<td>751</td>
<td>PW</td>
<td>Fleet Maintenance</td>
<td>Motorpool charges</td>
<td>38410751</td>
<td>PW</td>
<td>Fleet Replacement</td>
<td>Motorpool charges</td>
<td>6710</td>
<td>52,096</td>
<td>52,096</td>
</tr>
<tr>
<td></td>
<td>75138306</td>
<td>PW</td>
<td>Fleet Replacement</td>
<td>Operating transfer in</td>
<td>8319</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>72,120</td>
<td>72,120</td>
<td>Xfer fund from Sewer Funds #701 &amp; #703 for purchase of new unit #5201 for Deputy City Manager</td>
</tr>
<tr>
<td></td>
<td>75138306</td>
<td>PW</td>
<td>Fleet Replacement</td>
<td>Operating transfer in</td>
<td>6900</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>20,000</td>
<td>20,000</td>
<td>Xfer from Solid Waste Fund #282 to purchase replacement unit #1249</td>
</tr>
</tbody>
</table>

Total operating transfers: 2,247,020

- 92,120
RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA ADOPTING THE NEW AND UPDATED JOB DESCRIPTIONS AND SALARY RANGES FOR THE CLASSIFICATIONS OF ECONOMIC DEVELOPMENT ANALYST, RECORDS COORDINATOR, AND SENIOR HUMAN RESOURCES ANALYST

WHEREAS, the City Council of the City of Fontana has adopted the Personnel Rules and Regulations which incorporate the City’s Classification Plan; and

WHEREAS, the Classification Plan is not a static plan and requires revision to reflect organizational changes and needs.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, to adopt the updated job description for the classification of Senior Human Resources Analyst and adopt the new job descriptions and salary ranges for the classifications of Economic Development Analyst ($6,758.27/mo. – $8,214.27/mo.) and Records Coordinator ($4,818.67/mo. - $5,856.93/mo.).

EFFECTIVE DATE: February 26, 2020

APPROVED AND ADOPTED this 25th day of February 2020

READ AND APPROVED AS TO LEGAL FORM:

__________________________
City Attorney

I, Tonia Lewis, City Clerk of the City of Fontana, California, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting thereof, held on the 25th day of February 2020, by the following vote to wit:

AYES:
NOES:
ABSENT:

__________________________
City Clerk of the City of Fontana
Mayor of the City of Fontana

ATTEST:

City Clerk
<table>
<thead>
<tr>
<th>TITLE</th>
<th>RANGE</th>
<th>STEP 1</th>
<th>STEP 2</th>
<th>STEP 3</th>
<th>STEP 4</th>
<th>STEP 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting Manager</td>
<td>M20 53</td>
<td>$47.83</td>
<td>$50.22</td>
<td>$52.73</td>
<td>$55.37</td>
<td>$58.14</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$8,290.53</td>
<td>$8,704.80</td>
<td>$9,139.87</td>
<td>$9,597.47</td>
<td>$10,077.60</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$99,486.40</td>
<td>$104,457.60</td>
<td>$109,678.40</td>
<td>$115,169.60</td>
<td>$120,931.20</td>
</tr>
<tr>
<td>Administrative Secretary</td>
<td>M19 20</td>
<td>$25.12</td>
<td>$26.38</td>
<td>$27.69</td>
<td>$29.08</td>
<td>$30.53</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$4,354.13</td>
<td>$4,572.53</td>
<td>$4,799.60</td>
<td>$5,040.53</td>
<td>$5,291.87</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$52,249.60</td>
<td>$54,870.40</td>
<td>$57,595.20</td>
<td>$60,486.40</td>
<td>$63,502.40</td>
</tr>
<tr>
<td>Assistant Building Official</td>
<td>M20 37</td>
<td>$43.07</td>
<td>$45.22</td>
<td>$47.48</td>
<td>$49.86</td>
<td>$52.35</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$7,465.47</td>
<td>$7,838.13</td>
<td>$8,229.87</td>
<td>$8,642.40</td>
<td>$9,074.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$89,585.60</td>
<td>$94,057.60</td>
<td>$98,758.40</td>
<td>$103,708.80</td>
<td>$108,888.00</td>
</tr>
<tr>
<td>Assistant Internal Auditor</td>
<td>M19 59</td>
<td>$30.07</td>
<td>$31.57</td>
<td>$33.15</td>
<td>$34.81</td>
<td>$36.55</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5,212.13</td>
<td>$5,472.13</td>
<td>$5,746.00</td>
<td>$6,033.73</td>
<td>$6,335.33</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$62,545.60</td>
<td>$65,665.60</td>
<td>$68,952.00</td>
<td>$72,404.80</td>
<td>$76,024.00</td>
</tr>
<tr>
<td>(IT) Application Programmer/</td>
<td>M19 91</td>
<td>$35.11</td>
<td>$36.87</td>
<td>$38.71</td>
<td>$40.64</td>
<td>$42.68</td>
</tr>
<tr>
<td>Developer</td>
<td></td>
<td>$6,085.73</td>
<td>$6,390.80</td>
<td>$6,709.73</td>
<td>$7,044.27</td>
<td>$7,397.87</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$73,028.80</td>
<td>$76,689.60</td>
<td>$80,516.80</td>
<td>$84,531.20</td>
<td>$88,774.40</td>
</tr>
<tr>
<td>(IT) Business Analyst II</td>
<td>M20 05</td>
<td>$36.71</td>
<td>$38.55</td>
<td>$40.47</td>
<td>$42.50</td>
<td>$44.62</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$6,363.07</td>
<td>$6,682.00</td>
<td>$7,014.80</td>
<td>$7,366.67</td>
<td>$7,734.13</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$76,356.80</td>
<td>$80,184.00</td>
<td>$84,177.60</td>
<td>$88,400.00</td>
<td>$92,809.60</td>
</tr>
<tr>
<td>Budget Manager</td>
<td>M20 53</td>
<td>$47.83</td>
<td>$50.22</td>
<td>$52.73</td>
<td>$55.37</td>
<td>$58.14</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$8,290.53</td>
<td>$8,704.80</td>
<td>$9,139.87</td>
<td>$9,597.47</td>
<td>$10,077.60</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$99,486.40</td>
<td>$104,457.60</td>
<td>$109,678.40</td>
<td>$115,169.60</td>
<td>$120,931.20</td>
</tr>
<tr>
<td>Building Official</td>
<td>M20 79</td>
<td>$54.46</td>
<td>$57.18</td>
<td>$60.04</td>
<td>$63.04</td>
<td>$66.20</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$9,439.73</td>
<td>$9,911.20</td>
<td>$10,406.93</td>
<td>$10,926.93</td>
<td>$11,474.67</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$113,276.80</td>
<td>$118,934.40</td>
<td>$124,883.20</td>
<td>$131,123.20</td>
<td>$137,696.00</td>
</tr>
<tr>
<td>Communications &amp; Marketing</td>
<td>M20 48</td>
<td>$46.64</td>
<td>$48.97</td>
<td>$51.42</td>
<td>$53.99</td>
<td>$56.69</td>
</tr>
<tr>
<td>Manager</td>
<td></td>
<td>$8,084.27</td>
<td>$8,488.13</td>
<td>$8,912.80</td>
<td>$9,358.27</td>
<td>$9,826.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$97,011.20</td>
<td>$101,857.60</td>
<td>$106,953.60</td>
<td>$112,299.20</td>
<td>$117,915.20</td>
</tr>
<tr>
<td>Community Improvement Program</td>
<td>M20 63</td>
<td>$50.28</td>
<td>$52.79</td>
<td>$55.43</td>
<td>$58.21</td>
<td>$61.12</td>
</tr>
<tr>
<td>Manager</td>
<td></td>
<td>$8,715.20</td>
<td>$9,150.27</td>
<td>$9,607.87</td>
<td>$10,089.73</td>
<td>$10,594.13</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$104,582.40</td>
<td>$109,803.20</td>
<td>$115,294.40</td>
<td>$121,076.80</td>
<td>$127,129.60</td>
</tr>
<tr>
<td>Community Services Manager</td>
<td>M20 53</td>
<td>$47.83</td>
<td>$50.22</td>
<td>$52.73</td>
<td>$55.37</td>
<td>$58.14</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$8,290.53</td>
<td>$8,704.80</td>
<td>$9,139.87</td>
<td>$9,597.47</td>
<td>$10,077.60</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$99,486.40</td>
<td>$104,457.60</td>
<td>$109,678.40</td>
<td>$115,169.60</td>
<td>$120,931.20</td>
</tr>
<tr>
<td>Community Services Supervisor</td>
<td>M19 83</td>
<td>$33.91</td>
<td>$35.61</td>
<td>$37.39</td>
<td>$39.26</td>
<td>$41.22</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5,877.73</td>
<td>$6,172.40</td>
<td>$6,480.93</td>
<td>$6,805.07</td>
<td>$7,144.80</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$70,532.80</td>
<td>$74,068.80</td>
<td>$77,771.20</td>
<td>$81,660.80</td>
<td>$85,737.60</td>
</tr>
</tbody>
</table>
### City of Fontana

#### Management Confidential Hourly/Monthly/Annual Pay Schedule

**M19, M20 - Effective 02/26/2020**

<table>
<thead>
<tr>
<th>TITLE</th>
<th>RANGE</th>
<th>STEP 1</th>
<th>STEP 2</th>
<th>STEP 3</th>
<th>STEP 4</th>
<th>STEP 5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Customer Service Supervisor</strong></td>
<td>M19</td>
<td>$35.11</td>
<td>$36.87</td>
<td>$38.71</td>
<td>$40.64</td>
<td>$42.68</td>
</tr>
<tr>
<td></td>
<td>91</td>
<td>$6,085.73</td>
<td>$6,390.80</td>
<td>$6,709.73</td>
<td>$7,044.27</td>
<td>$7,397.87</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$73,028.80</td>
<td>$76,689.60</td>
<td>$80,516.80</td>
<td>$84,531.20</td>
<td>$88,774.40</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$47.57</td>
<td>$49.95</td>
<td>$52.45</td>
<td>$55.07</td>
<td>$57.82</td>
</tr>
<tr>
<td>(IT) Database Administrator</td>
<td>M20</td>
<td>$8,245.47</td>
<td>$8,658.00</td>
<td>$9,091.33</td>
<td>$9,545.47</td>
<td>$10,022.13</td>
</tr>
<tr>
<td></td>
<td>52</td>
<td>$98,945.60</td>
<td>$103,896.00</td>
<td>$109,096.00</td>
<td>$114,545.60</td>
<td>$120,265.60</td>
</tr>
<tr>
<td><strong>Development Services Supervisor</strong></td>
<td>M19</td>
<td>$35.11</td>
<td>$36.87</td>
<td>$38.71</td>
<td>$40.64</td>
<td>$42.68</td>
</tr>
<tr>
<td></td>
<td>91</td>
<td>$6,085.73</td>
<td>$6,390.80</td>
<td>$6,709.73</td>
<td>$7,044.27</td>
<td>$7,397.87</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$73,028.80</td>
<td>$76,689.60</td>
<td>$80,516.80</td>
<td>$84,531.20</td>
<td>$88,774.40</td>
</tr>
<tr>
<td><strong>Economic Development Analyst</strong></td>
<td>M20</td>
<td>$38.99</td>
<td>$40.94</td>
<td>$42.99</td>
<td>$45.14</td>
<td>$47.39</td>
</tr>
<tr>
<td></td>
<td>17</td>
<td>$6,758.27</td>
<td>$7,096.27</td>
<td>$7,451.60</td>
<td>$7,824.27</td>
<td>$8,214.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$81,099.20</td>
<td>$85,155.20</td>
<td>$89,419.20</td>
<td>$93,891.20</td>
<td>$98,571.20</td>
</tr>
<tr>
<td><strong>Engineering Manager</strong></td>
<td>M20</td>
<td>$54.46</td>
<td>$57.18</td>
<td>$60.04</td>
<td>$63.04</td>
<td>$66.20</td>
</tr>
<tr>
<td></td>
<td>79</td>
<td>$9,439.73</td>
<td>$9,911.20</td>
<td>$10,406.93</td>
<td>$10,926.93</td>
<td>$11,474.67</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$113,276.80</td>
<td>$118,934.40</td>
<td>$124,883.20</td>
<td>$131,123.20</td>
<td>$137,696.00</td>
</tr>
<tr>
<td><strong>Environmental Control Supervisor</strong></td>
<td>M20</td>
<td>$36.53</td>
<td>$38.36</td>
<td>$40.27</td>
<td>$42.29</td>
<td>$44.40</td>
</tr>
<tr>
<td></td>
<td>04</td>
<td>$6,331.87</td>
<td>$6,649.07</td>
<td>$6,980.13</td>
<td>$7,300.27</td>
<td>$7,696.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$75,982.40</td>
<td>$79,788.80</td>
<td>$83,761.60</td>
<td>$87,963.20</td>
<td>$92,352.00</td>
</tr>
<tr>
<td><strong>Executive Secretary to City Manager</strong></td>
<td>M19</td>
<td>$33.84</td>
<td>$35.53</td>
<td>$37.31</td>
<td>$39.17</td>
<td>$41.13</td>
</tr>
<tr>
<td></td>
<td>69</td>
<td>$5,865.60</td>
<td>$6,158.53</td>
<td>$6,467.07</td>
<td>$6,789.47</td>
<td>$7,129.20</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$70,387.20</td>
<td>$73,902.40</td>
<td>$77,604.80</td>
<td>$81,473.60</td>
<td>$85,550.40</td>
</tr>
<tr>
<td><strong>Facilities Maintenance Supervisor</strong></td>
<td>M20</td>
<td>$36.53</td>
<td>$38.36</td>
<td>$40.27</td>
<td>$42.29</td>
<td>$44.40</td>
</tr>
<tr>
<td></td>
<td>04</td>
<td>$6,331.87</td>
<td>$6,649.07</td>
<td>$6,980.13</td>
<td>$7,300.27</td>
<td>$7,696.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$75,982.40</td>
<td>$79,788.80</td>
<td>$83,761.60</td>
<td>$87,963.20</td>
<td>$92,352.00</td>
</tr>
<tr>
<td><strong>Finance Manager</strong></td>
<td>M20</td>
<td>$54.46</td>
<td>$57.18</td>
<td>$60.04</td>
<td>$63.04</td>
<td>$66.20</td>
</tr>
<tr>
<td></td>
<td>79</td>
<td>$9,439.73</td>
<td>$9,911.20</td>
<td>$10,406.93</td>
<td>$10,926.93</td>
<td>$11,474.67</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$113,276.80</td>
<td>$118,934.40</td>
<td>$124,883.20</td>
<td>$131,123.20</td>
<td>$137,696.00</td>
</tr>
<tr>
<td><strong>Fleet Supervisor</strong></td>
<td>M20</td>
<td>$36.53</td>
<td>$38.36</td>
<td>$40.27</td>
<td>$42.29</td>
<td>$44.40</td>
</tr>
<tr>
<td></td>
<td>04</td>
<td>$6,331.87</td>
<td>$6,649.07</td>
<td>$6,980.13</td>
<td>$7,300.27</td>
<td>$7,696.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$75,982.40</td>
<td>$79,788.80</td>
<td>$83,761.60</td>
<td>$87,963.20</td>
<td>$92,352.00</td>
</tr>
<tr>
<td><strong>(IT) GIS Administrator</strong></td>
<td>M20</td>
<td>$47.57</td>
<td>$49.95</td>
<td>$52.45</td>
<td>$55.07</td>
<td>$57.82</td>
</tr>
<tr>
<td></td>
<td>52</td>
<td>$8,245.47</td>
<td>$8,658.00</td>
<td>$9,091.33</td>
<td>$9,545.47</td>
<td>$10,022.13</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$98,945.60</td>
<td>$103,896.00</td>
<td>$109,096.00</td>
<td>$114,545.60</td>
<td>$120,265.60</td>
</tr>
<tr>
<td><strong>Housing Development Manager</strong></td>
<td>M20</td>
<td>$46.64</td>
<td>$48.97</td>
<td>$51.42</td>
<td>$53.99</td>
<td>$56.69</td>
</tr>
<tr>
<td></td>
<td>48</td>
<td>$8,084.27</td>
<td>$8,488.13</td>
<td>$8,912.80</td>
<td>$9,358.27</td>
<td>$9,826.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$97,011.20</td>
<td>$101,857.60</td>
<td>$106,953.60</td>
<td>$112,299.20</td>
<td>$117,915.20</td>
</tr>
<tr>
<td>TITLE</td>
<td>RANGE</td>
<td>STEP 1</td>
<td>STEP 2</td>
<td>STEP 3</td>
<td>STEP 4</td>
<td>STEP 5</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------</td>
<td>------------</td>
<td>------------</td>
<td>------------</td>
<td>------------</td>
<td>------------</td>
</tr>
<tr>
<td>Human Resources Analyst</td>
<td>M20</td>
<td>$35.99</td>
<td>$37.79</td>
<td>$39.68</td>
<td>$41.66</td>
<td>$43.75</td>
</tr>
<tr>
<td></td>
<td>01</td>
<td>$6,238.27</td>
<td>$6,550.27</td>
<td>$6,877.87</td>
<td>$7,221.07</td>
<td>$7,583.33</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$74,859.20</td>
<td>$78,603.20</td>
<td>$82,534.40</td>
<td>$86,652.80</td>
<td>$91,000.00</td>
</tr>
<tr>
<td>Human Resources Clerk</td>
<td>M19</td>
<td>$20.77</td>
<td>$21.81</td>
<td>$22.90</td>
<td>$24.04</td>
<td>$25.25</td>
</tr>
<tr>
<td></td>
<td>01</td>
<td>$3,600.13</td>
<td>$3,780.40</td>
<td>$3,969.33</td>
<td>$4,166.93</td>
<td>$4,376.67</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$43,201.60</td>
<td>$45,364.80</td>
<td>$47,632.00</td>
<td>$50,003.20</td>
<td>$52,520.00</td>
</tr>
<tr>
<td>Human Resources Specialist</td>
<td>M19</td>
<td>$30.69</td>
<td>$32.22</td>
<td>$33.84</td>
<td>$35.53</td>
<td>$37.30</td>
</tr>
<tr>
<td></td>
<td>63</td>
<td>$5,319.60</td>
<td>$5,584.80</td>
<td>$5,865.60</td>
<td>$6,158.53</td>
<td>$6,465.33</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$63,835.20</td>
<td>$67,017.60</td>
<td>$70,387.20</td>
<td>$73,902.40</td>
<td>$77,584.00</td>
</tr>
<tr>
<td>Human Resources Technician</td>
<td>M19</td>
<td>$26.03</td>
<td>$27.33</td>
<td>$28.70</td>
<td>$30.13</td>
<td>$31.64</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>$4,511.87</td>
<td>$4,737.20</td>
<td>$4,974.67</td>
<td>$5,222.53</td>
<td>$5,484.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$54,142.40</td>
<td>$56,846.40</td>
<td>$59,696.00</td>
<td>$62,670.40</td>
<td>$65,811.20</td>
</tr>
<tr>
<td>(IT) Information Technology</td>
<td>M20</td>
<td>$53.63</td>
<td>$56.31</td>
<td>$59.13</td>
<td>$62.08</td>
<td>$65.19</td>
</tr>
<tr>
<td>Manager</td>
<td>76</td>
<td>$9,295.87</td>
<td>$9,760.40</td>
<td>$10,249.20</td>
<td>$10,760.53</td>
<td>$11,299.60</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$111,550.40</td>
<td>$117,124.80</td>
<td>$122,990.40</td>
<td>$129,126.40</td>
<td>$135,595.20</td>
</tr>
<tr>
<td>(IT) Network/Security Manager</td>
<td>M20</td>
<td>$50.28</td>
<td>$52.79</td>
<td>$55.43</td>
<td>$58.21</td>
<td>$61.12</td>
</tr>
<tr>
<td></td>
<td>63</td>
<td>$8,715.20</td>
<td>$9,150.27</td>
<td>$9,607.87</td>
<td>$10,089.73</td>
<td>$10,594.13</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$104,582.40</td>
<td>$109,803.20</td>
<td>$115,294.40</td>
<td>$121,076.80</td>
<td>$127,129.60</td>
</tr>
<tr>
<td>Parks Development Coordinator</td>
<td>M20</td>
<td>$38.99</td>
<td>$40.94</td>
<td>$42.99</td>
<td>$45.14</td>
<td>$47.39</td>
</tr>
<tr>
<td></td>
<td>17</td>
<td>$6,758.27</td>
<td>$7,096.27</td>
<td>$7,451.60</td>
<td>$7,824.27</td>
<td>$8,214.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$81,099.20</td>
<td>$85,155.20</td>
<td>$89,419.20</td>
<td>$93,891.20</td>
<td>$98,571.20</td>
</tr>
<tr>
<td>Parks &amp; Landscape Supervisor</td>
<td>M20</td>
<td>$36.53</td>
<td>$38.36</td>
<td>$40.27</td>
<td>$42.29</td>
<td>$44.40</td>
</tr>
<tr>
<td></td>
<td>04</td>
<td>$6,331.87</td>
<td>$6,649.07</td>
<td>$6,980.13</td>
<td>$7,330.27</td>
<td>$7,696.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$75,982.40</td>
<td>$79,788.80</td>
<td>$83,761.60</td>
<td>$87,963.20</td>
<td>$92,352.00</td>
</tr>
<tr>
<td>Payroll Clerk</td>
<td>M19</td>
<td>$20.39</td>
<td>$21.41</td>
<td>$22.48</td>
<td>$23.60</td>
<td>$24.78</td>
</tr>
<tr>
<td></td>
<td>04</td>
<td>$3,534.27</td>
<td>$3,711.07</td>
<td>$3,896.53</td>
<td>$4,090.67</td>
<td>$4,295.20</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$42,411.20</td>
<td>$44,532.80</td>
<td>$46,758.40</td>
<td>$49,088.00</td>
<td>$51,542.40</td>
</tr>
<tr>
<td>Payroll Coordinator</td>
<td>M19</td>
<td>$30.69</td>
<td>$32.22</td>
<td>$33.84</td>
<td>$35.53</td>
<td>$37.30</td>
</tr>
<tr>
<td></td>
<td>63</td>
<td>$5,319.60</td>
<td>$5,584.80</td>
<td>$5,865.60</td>
<td>$6,158.53</td>
<td>$6,465.33</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$63,835.20</td>
<td>$67,017.60</td>
<td>$70,387.20</td>
<td>$73,902.40</td>
<td>$77,584.00</td>
</tr>
<tr>
<td>Payroll Technician</td>
<td>M19</td>
<td>$26.16</td>
<td>$27.47</td>
<td>$28.84</td>
<td>$30.28</td>
<td>$31.80</td>
</tr>
<tr>
<td></td>
<td>31</td>
<td>$4,534.40</td>
<td>$4,761.47</td>
<td>$4,998.93</td>
<td>$5,248.53</td>
<td>$5,512.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$54,142.80</td>
<td>$57,137.60</td>
<td>$59,987.20</td>
<td>$62,982.40</td>
<td>$66,144.00</td>
</tr>
<tr>
<td>Planning Manager</td>
<td>M20</td>
<td>$47.83</td>
<td>$50.22</td>
<td>$52.73</td>
<td>$55.37</td>
<td>$58.14</td>
</tr>
<tr>
<td></td>
<td>53</td>
<td>$8,290.53</td>
<td>$8,704.80</td>
<td>$9,139.87</td>
<td>$9,597.47</td>
<td>$10,077.60</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$99,486.40</td>
<td>$104,457.60</td>
<td>$109,678.40</td>
<td>$115,169.60</td>
<td>$120,931.20</td>
</tr>
</tbody>
</table>
### CITY OF FONTANA
MANAGEMENT CONFIDENTIAL HOURLY/MONTHLY/ANNUAL PAY SCHEDULE
M19, M20 - Effective 02/26/2020

<table>
<thead>
<tr>
<th>TITLE</th>
<th>RANGE</th>
<th>STEP 1</th>
<th>STEP 2</th>
<th>STEP 3</th>
<th>STEP 4</th>
<th>STEP 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Administrative Support Services Manager</td>
<td>M20 48</td>
<td>$46.64</td>
<td>$48.97</td>
<td>$51.42</td>
<td>$53.99</td>
<td>$56.69</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$8,084.27</td>
<td>$8,488.13</td>
<td>$8,912.80</td>
<td>$9,358.27</td>
<td>$9,826.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$97,011.20</td>
<td>$101,857.60</td>
<td>$106,953.60</td>
<td>$112,299.20</td>
<td>$117,915.20</td>
</tr>
<tr>
<td>Police Communications Supervisor</td>
<td>M19 74</td>
<td>$32.40</td>
<td>$34.02</td>
<td>$35.72</td>
<td>$37.51</td>
<td>$39.38</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5,616.00</td>
<td>$5,896.80</td>
<td>$6,191.47</td>
<td>$6,501.73</td>
<td>$6,825.87</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$67,392.00</td>
<td>$70,761.60</td>
<td>$74,297.60</td>
<td>$78,020.80</td>
<td>$81,910.40</td>
</tr>
<tr>
<td>Police Dispatch Shift Supervisor</td>
<td>M19 49</td>
<td>$30.90</td>
<td>$32.45</td>
<td>$34.07</td>
<td>$35.77</td>
<td>$37.56</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5,356.00</td>
<td>$5,624.67</td>
<td>$5,905.47</td>
<td>$6,200.13</td>
<td>$6,510.40</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$64,272.00</td>
<td>$67,496.00</td>
<td>$70,865.60</td>
<td>$74,401.60</td>
<td>$78,124.80</td>
</tr>
<tr>
<td>Police Records Supervisor</td>
<td>M19 14</td>
<td>$24.60</td>
<td>$25.83</td>
<td>$27.12</td>
<td>$28.48</td>
<td>$29.90</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$4,264.00</td>
<td>$4,477.20</td>
<td>$4,700.80</td>
<td>$4,936.53</td>
<td>$5,182.67</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$51,168.00</td>
<td>$53,726.40</td>
<td>$56,409.60</td>
<td>$59,238.40</td>
<td>$62,192.00</td>
</tr>
<tr>
<td>Police Supervising Property Control Clerk</td>
<td>M19 42</td>
<td>$27.64</td>
<td>$29.02</td>
<td>$30.47</td>
<td>$32.00</td>
<td>$33.60</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$4,790.93</td>
<td>$5,030.13</td>
<td>$5,281.47</td>
<td>$5,546.67</td>
<td>$5,824.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$57,491.20</td>
<td>$60,361.60</td>
<td>$63,377.60</td>
<td>$66,560.00</td>
<td>$69,888.00</td>
</tr>
<tr>
<td>Police Support Services Supervisor</td>
<td>M19 74</td>
<td>$32.40</td>
<td>$34.02</td>
<td>$35.72</td>
<td>$37.51</td>
<td>$39.38</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5,616.00</td>
<td>$5,896.80</td>
<td>$6,191.47</td>
<td>$6,501.73</td>
<td>$6,825.87</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$67,392.00</td>
<td>$70,761.60</td>
<td>$74,297.60</td>
<td>$78,020.80</td>
<td>$81,910.40</td>
</tr>
<tr>
<td>Principal Civil Engineer</td>
<td>M20 74</td>
<td>$54.29</td>
<td>$57.00</td>
<td>$59.85</td>
<td>$62.85</td>
<td>$65.99</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$9,410.27</td>
<td>$9,880.00</td>
<td>$10,374.00</td>
<td>$10,894.00</td>
<td>$11,438.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$112,923.20</td>
<td>$118,560.00</td>
<td>$124,488.00</td>
<td>$130,728.00</td>
<td>$137,259.20</td>
</tr>
<tr>
<td>Public Information Coordinator</td>
<td>M20 17</td>
<td>$38.99</td>
<td>$40.94</td>
<td>$42.99</td>
<td>$45.14</td>
<td>$47.39</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$6,758.27</td>
<td>$7,096.27</td>
<td>$7,451.60</td>
<td>$7,824.27</td>
<td>$8,214.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$81,099.20</td>
<td>$85,155.20</td>
<td>$89,419.20</td>
<td>$93,891.20</td>
<td>$98,571.20</td>
</tr>
<tr>
<td>Public Works Inspection Supervisor</td>
<td>M20 27</td>
<td>$41.87</td>
<td>$43.96</td>
<td>$46.16</td>
<td>$48.47</td>
<td>$50.89</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$7,257.47</td>
<td>$7,619.73</td>
<td>$8,001.07</td>
<td>$8,401.47</td>
<td>$8,820.93</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$87,089.60</td>
<td>$91,436.80</td>
<td>$96,012.80</td>
<td>$100,817.60</td>
<td>$105,851.20</td>
</tr>
<tr>
<td>Public Works Manager</td>
<td>M20 63</td>
<td>$50.28</td>
<td>$52.79</td>
<td>$55.43</td>
<td>$58.21</td>
<td>$61.12</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$8,715.20</td>
<td>$9,150.27</td>
<td>$9,607.87</td>
<td>$10,089.73</td>
<td>$10,594.13</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$104,582.40</td>
<td>$109,803.20</td>
<td>$115,294.40</td>
<td>$121,076.80</td>
<td>$127,129.60</td>
</tr>
<tr>
<td>Purchasing Specialist</td>
<td>M19 50</td>
<td>$28.76</td>
<td>$30.20</td>
<td>$31.71</td>
<td>$33.29</td>
<td>$34.96</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$4,985.07</td>
<td>$5,234.67</td>
<td>$5,496.40</td>
<td>$5,770.27</td>
<td>$6,059.73</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$59,820.80</td>
<td>$62,816.00</td>
<td>$65,956.80</td>
<td>$69,243.20</td>
<td>$72,716.80</td>
</tr>
<tr>
<td>Purchasing Supervisor</td>
<td>M19 91</td>
<td>$35.11</td>
<td>$36.87</td>
<td>$38.71</td>
<td>$40.64</td>
<td>$42.68</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$6,085.73</td>
<td>$6,390.80</td>
<td>$6,709.73</td>
<td>$7,044.27</td>
<td>$7,397.87</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$73,028.80</td>
<td>$76,689.60</td>
<td>$80,516.80</td>
<td>$84,531.20</td>
<td>$88,774.40</td>
</tr>
<tr>
<td>TITLE</td>
<td>RANGE</td>
<td>STEP 1</td>
<td>STEP 2</td>
<td>STEP 3</td>
<td>STEP 4</td>
<td>STEP 5</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
</tr>
<tr>
<td>Real Property Analyst</td>
<td>M19</td>
<td>$5,759.87</td>
<td>$6,047.60</td>
<td>$6,350.93</td>
<td>$6,668.13</td>
<td>$7,000.93</td>
</tr>
<tr>
<td></td>
<td>79</td>
<td>$69,118.40</td>
<td>$72,571.20</td>
<td>$76,211.20</td>
<td>$80,017.60</td>
<td>$84,011.20</td>
</tr>
<tr>
<td>Records Coordinator</td>
<td>M19</td>
<td>$4,818.67</td>
<td>$5,059.60</td>
<td>$5,312.67</td>
<td>$5,577.87</td>
<td>$5,856.93</td>
</tr>
<tr>
<td></td>
<td>47</td>
<td>$57,824.00</td>
<td>$60,715.20</td>
<td>$63,752.00</td>
<td>$66,934.40</td>
<td>$70,283.20</td>
</tr>
<tr>
<td>Resources Budget Officer</td>
<td>M20</td>
<td>$7,465.47</td>
<td>$7,838.13</td>
<td>$8,229.87</td>
<td>$8,642.40</td>
<td>$9,074.00</td>
</tr>
<tr>
<td></td>
<td>37</td>
<td>$89,585.60</td>
<td>$94,057.60</td>
<td>$98,758.40</td>
<td>$103,708.80</td>
<td>$108,888.00</td>
</tr>
<tr>
<td>Senior Accountant</td>
<td>M19</td>
<td>$6,116.93</td>
<td>$6,422.00</td>
<td>$6,744.40</td>
<td>$7,080.67</td>
<td>$7,436.00</td>
</tr>
<tr>
<td></td>
<td>92</td>
<td>$73,403.20</td>
<td>$77,064.00</td>
<td>$80,932.80</td>
<td>$84,968.00</td>
<td>$89,232.00</td>
</tr>
<tr>
<td>Senior Administrative Aide</td>
<td>M19</td>
<td>$4,856.80</td>
<td>$5,099.47</td>
<td>$5,354.27</td>
<td>$5,622.93</td>
<td>$5,903.73</td>
</tr>
<tr>
<td>(Pos. #608)</td>
<td>45</td>
<td>$58,281.60</td>
<td>$61,193.60</td>
<td>$64,251.20</td>
<td>$67,475.20</td>
<td>$70,844.80</td>
</tr>
<tr>
<td>Senior Administrative Analyst</td>
<td>M20</td>
<td>$6,758.27</td>
<td>$7,096.27</td>
<td>$7,451.60</td>
<td>$7,824.27</td>
<td>$8,214.27</td>
</tr>
<tr>
<td></td>
<td>17</td>
<td>$81,098.20</td>
<td>$85,155.20</td>
<td>$89,419.20</td>
<td>$93,891.20</td>
<td>$98,571.20</td>
</tr>
<tr>
<td>Senior Administrative Secretary</td>
<td>M19</td>
<td>$4,790.93</td>
<td>$5,030.13</td>
<td>$5,281.47</td>
<td>$5,546.67</td>
<td>$5,824.00</td>
</tr>
<tr>
<td></td>
<td>42</td>
<td>$57,491.20</td>
<td>$60,361.60</td>
<td>$63,377.60</td>
<td>$66,560.00</td>
<td>$69,888.00</td>
</tr>
<tr>
<td>(IT) Senior Business Analyst</td>
<td>M20</td>
<td>$7,280.00</td>
<td>$7,644.00</td>
<td>$8,027.07</td>
<td>$8,427.47</td>
<td>$8,848.67</td>
</tr>
<tr>
<td></td>
<td>32</td>
<td>$87,360.00</td>
<td>$91,728.00</td>
<td>$96,324.80</td>
<td>$101,129.60</td>
<td>$106,194.00</td>
</tr>
<tr>
<td>Senior Civil Engineer</td>
<td>M20</td>
<td>$8,266.27</td>
<td>$8,678.80</td>
<td>$9,113.87</td>
<td>$9,569.73</td>
<td>$10,048.13</td>
</tr>
<tr>
<td>Senior Civil Land Surveyor</td>
<td>51</td>
<td>$99,195.20</td>
<td>$104,145.60</td>
<td>$109,366.40</td>
<td>$114,836.80</td>
<td>$120,577.60</td>
</tr>
<tr>
<td>Senior Engineer</td>
<td>M20</td>
<td>$7,170.80</td>
<td>$7,529.60</td>
<td>$7,905.73</td>
<td>$8,300.93</td>
<td>$8,716.93</td>
</tr>
<tr>
<td></td>
<td>29</td>
<td>$86,049.60</td>
<td>$90,355.20</td>
<td>$94,868.80</td>
<td>$99,611.20</td>
<td>$104,603.20</td>
</tr>
<tr>
<td>Senior Human Resources Analyst</td>
<td>M20</td>
<td>$7,465.47</td>
<td>$7,838.13</td>
<td>$8,229.87</td>
<td>$8,642.40</td>
<td>$9,074.00</td>
</tr>
<tr>
<td></td>
<td>37</td>
<td>$89,585.60</td>
<td>$94,057.60</td>
<td>$98,758.40</td>
<td>$103,708.80</td>
<td>$108,888.00</td>
</tr>
<tr>
<td>Senior Internal Auditor</td>
<td>M20</td>
<td>$7,465.47</td>
<td>$7,838.13</td>
<td>$8,229.87</td>
<td>$8,642.40</td>
<td>$9,074.00</td>
</tr>
<tr>
<td></td>
<td>37</td>
<td>$89,585.60</td>
<td>$94,057.60</td>
<td>$98,758.40</td>
<td>$103,708.80</td>
<td>$108,888.00</td>
</tr>
<tr>
<td>Senior Planner</td>
<td>M20</td>
<td>$7,207.20</td>
<td>$7,567.73</td>
<td>$7,945.60</td>
<td>$8,342.53</td>
<td>$8,760.27</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>$86,486.40</td>
<td>$90,812.80</td>
<td>$95,347.20</td>
<td>$100,110.40</td>
<td>$105,123.20</td>
</tr>
<tr>
<td>TITLE</td>
<td>RANGE</td>
<td>STEP 1</td>
<td>STEP 2</td>
<td>STEP 3</td>
<td>STEP 4</td>
<td>STEP 5</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-------</td>
<td>------------</td>
<td>------------</td>
<td>------------</td>
<td>------------</td>
<td>------------</td>
</tr>
<tr>
<td>Senior Traffic Engineer</td>
<td>M20 51</td>
<td>$47.69</td>
<td>$50.07</td>
<td>$52.58</td>
<td>$55.21</td>
<td>$57.97</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$8,266.27</td>
<td>$8,678.80</td>
<td>$9,113.87</td>
<td>$9,569.73</td>
<td>$10,048.13</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$99,195.20</td>
<td>$104,145.60</td>
<td>$109,366.40</td>
<td>$114,836.80</td>
<td>$120,577.60</td>
</tr>
<tr>
<td>(IT) Software Development Supervisor</td>
<td>M20 52</td>
<td>$47.57</td>
<td>$49.95</td>
<td>$52.45</td>
<td>$55.07</td>
<td>$57.82</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$8,245.47</td>
<td>$8,657.74</td>
<td>$9,090.63</td>
<td>$9,545.16</td>
<td>$10,022.42</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$98,945.60</td>
<td>$103,892.88</td>
<td>$109,087.52</td>
<td>$114,541.90</td>
<td>$120,269.00</td>
</tr>
<tr>
<td>Strategic Transportation Engineering</td>
<td>M20 79</td>
<td>$54.46</td>
<td>$57.18</td>
<td>$60.04</td>
<td>$63.04</td>
<td>$66.20</td>
</tr>
<tr>
<td>Manager</td>
<td></td>
<td>$9,439.73</td>
<td>$9,911.20</td>
<td>$10,406.93</td>
<td>$10,926.93</td>
<td>$11,474.67</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$113,276.80</td>
<td>$118,934.40</td>
<td>$124,883.20</td>
<td>$131,123.20</td>
<td>$137,696.00</td>
</tr>
<tr>
<td>Supervising Accountant</td>
<td>M20 26</td>
<td>$40.75</td>
<td>$42.79</td>
<td>$44.93</td>
<td>$47.17</td>
<td>$49.53</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$7,063.33</td>
<td>$7,416.93</td>
<td>$7,787.87</td>
<td>$8,176.13</td>
<td>$8,585.20</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$84,760.00</td>
<td>$89,003.20</td>
<td>$93,454.40</td>
<td>$98,113.60</td>
<td>$103,022.40</td>
</tr>
<tr>
<td>Supervising Animal Services Officer</td>
<td>M19 13</td>
<td>$28.87</td>
<td>$30.31</td>
<td>$31.83</td>
<td>$33.42</td>
<td>$35.09</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5,004.13</td>
<td>$5,253.73</td>
<td>$5,517.20</td>
<td>$5,792.80</td>
<td>$6,082.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$60,049.60</td>
<td>$63,044.80</td>
<td>$66,206.40</td>
<td>$69,513.60</td>
<td>$72,987.20</td>
</tr>
<tr>
<td>Supervising Building Inspector</td>
<td>M20 37</td>
<td>$43.07</td>
<td>$45.22</td>
<td>$47.48</td>
<td>$49.86</td>
<td>$52.35</td>
</tr>
<tr>
<td>Supervising Code Enforcement Inspector</td>
<td></td>
<td>$7,465.47</td>
<td>$7,838.13</td>
<td>$8,229.87</td>
<td>$8,642.40</td>
<td>$9,074.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$89,585.60</td>
<td>$94,057.60</td>
<td>$98,758.40</td>
<td>$103,708.80</td>
<td>$108,888.00</td>
</tr>
<tr>
<td>Supervising Plans Examiner</td>
<td>M20 37</td>
<td>$43.07</td>
<td>$45.22</td>
<td>$47.48</td>
<td>$49.86</td>
<td>$52.35</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$7,465.47</td>
<td>$7,838.13</td>
<td>$8,229.87</td>
<td>$8,642.40</td>
<td>$9,074.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$89,585.60</td>
<td>$94,057.60</td>
<td>$98,758.40</td>
<td>$103,708.80</td>
<td>$108,888.00</td>
</tr>
<tr>
<td>Supervising Real Property Agent</td>
<td>M20 17</td>
<td>$38.99</td>
<td>$40.94</td>
<td>$42.99</td>
<td>$45.14</td>
<td>$47.39</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$6,758.27</td>
<td>$7,096.27</td>
<td>$7,451.60</td>
<td>$7,824.27</td>
<td>$8,214.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$81,099.20</td>
<td>$85,155.20</td>
<td>$89,419.20</td>
<td>$93,891.20</td>
<td>$98,571.20</td>
</tr>
<tr>
<td>Supervising Technical Engineer</td>
<td>M20 33</td>
<td>$42.29</td>
<td>$44.40</td>
<td>$46.62</td>
<td>$48.96</td>
<td>$51.40</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$7,330.27</td>
<td>$7,696.00</td>
<td>$8,080.80</td>
<td>$8,486.40</td>
<td>$8,909.33</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$87,963.20</td>
<td>$92,352.00</td>
<td>$96,969.60</td>
<td>$101,836.80</td>
<td>$106,912.00</td>
</tr>
<tr>
<td>Supervising Traffic Systems Specialist</td>
<td>M20 21</td>
<td>$40.65</td>
<td>$42.68</td>
<td>$44.82</td>
<td>$47.06</td>
<td>$49.41</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$7,046.00</td>
<td>$7,397.87</td>
<td>$7,768.80</td>
<td>$8,157.07</td>
<td>$8,564.40</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$84,552.00</td>
<td>$88,774.40</td>
<td>$93,225.60</td>
<td>$97,884.80</td>
<td>$102,772.80</td>
</tr>
<tr>
<td>(IT) Support Supervisor</td>
<td>M19 83</td>
<td>$33.91</td>
<td>$35.61</td>
<td>$37.39</td>
<td>$39.26</td>
<td>$41.22</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5,877.73</td>
<td>$6,172.40</td>
<td>$6,480.93</td>
<td>$6,805.07</td>
<td>$7,144.80</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$70,532.80</td>
<td>$74,068.80</td>
<td>$77,771.20</td>
<td>$81,660.80</td>
<td>$85,737.60</td>
</tr>
<tr>
<td>(IT) Systems Administrator</td>
<td>M20 32</td>
<td>$42.00</td>
<td>$44.10</td>
<td>$46.31</td>
<td>$48.62</td>
<td>$51.05</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$7,280.00</td>
<td>$7,644.00</td>
<td>$8,027.07</td>
<td>$8,427.47</td>
<td>$8,848.67</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$87,360.00</td>
<td>$91,728.00</td>
<td>$96,324.80</td>
<td>$101,129.60</td>
<td>$106,184.00</td>
</tr>
</tbody>
</table>
### CITY OF FONTANA
### MANAGEMENT CONFIDENTIAL HOURLY/MONTHLY/ANNUAL PAY SCHEDULE
### M19, M20 - Effective 02/26/2020

<table>
<thead>
<tr>
<th>TITLE</th>
<th>RANGE</th>
<th>STEP 1</th>
<th>STEP 2</th>
<th>STEP 3</th>
<th>STEP 4</th>
<th>STEP 5</th>
<th>Hourly</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>(IT) Systems/Network Specialist</td>
<td>M19</td>
<td>$34.23</td>
<td>$35.94</td>
<td>$37.74</td>
<td>$39.63</td>
<td>$41.61</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>85</td>
<td>$5,933.20</td>
<td>$6,229.60</td>
<td>$6,541.60</td>
<td>$6,869.20</td>
<td>$7,212.40</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$71,198.40</td>
<td>$74,755.20</td>
<td>$78,499.20</td>
<td>$82,430.40</td>
<td>$86,548.80</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation Engineering Manager</td>
<td>M20</td>
<td>$60.00</td>
<td>$63.00</td>
<td>$66.15</td>
<td>$69.46</td>
<td>$72.93</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>94</td>
<td>$10,400.00</td>
<td>$10,920.00</td>
<td>$11,466.00</td>
<td>$12,039.73</td>
<td>$12,641.20</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$124,800.00</td>
<td>$131,040.00</td>
<td>$137,592.00</td>
<td>$144,476.80</td>
<td>$151,694.40</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities &amp; Streets Supervisor</td>
<td>M20</td>
<td>$36.53</td>
<td>$38.36</td>
<td>$40.27</td>
<td>$42.29</td>
<td>$44.40</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>04</td>
<td>$6,331.87</td>
<td>$6,649.07</td>
<td>$6,980.13</td>
<td>$7,330.27</td>
<td>$7,696.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$75,982.40</td>
<td>$79,788.80</td>
<td>$83,761.60</td>
<td>$87,963.20</td>
<td>$92,352.00</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CITY OF FONTANA
ECONOMIC DEVELOPMENT ANALYST

DEFINITION: Under direction of the City Manager or his/her designee, supervises, organizes, and participates in support activities for the Housing and Economic Development Divisions; performs a variety of complex professional tasks involved in the development, analysis and evaluation of Housing and Economic Development programs and budgets; and conducts special studies and analysis as required.

ESSENTIAL FUNCTIONS: The incumbent must have the ability to:
- Point of contact for organizations, private businesses, developers, brokers, public agencies, property owners, and the general public for economic development enterprises.
- Plan, organize, and oversee the attraction, expansion, and retention of economic development City-wide.
- Plan, prioritize, coordinate, assign, supervise, and review the work of staff involved in the analysis and development of Housing and Economic Development programs and services, including those that encourage commercial and industrial development; schedule and review activities to ensure that work is completed in a timely and appropriate manner; direct and participate in special studies.
- Remain abreast of emerging trends in housing and economic development; attend conferences and trade shows.
- Develop and review budget allocation proposals for Housing and Economic Development Division; develop and coordinate policies and procedures for the budget development process; monitor Division expenditures.
- Evaluate operations and activities of Housing and Economic Development Division; recommend improvements and modifications; prepare various reports on operations and activities.
- Participate in the selection of staff; provide or coordinate staff training; work with employees to correct deficiencies; implement discipline procedures.
- Lead and participate in complex financial analyses of proposed policy changes; serve as a liaison between departmental management teams; provide information and analytical support involving major projects of City-wide interest.
- Answer questions and provide information to department staff concerning technical or statistical issues; investigate problems and recommend corrective action as necessary to resolve problems.
- Design, plan, supervise, and participate in a variety of studies; provide recommendations for improving the efficiency of Housing and Economic Development Division.
- Coordinate unit activities with those of other departments and divisions.
- Attend and participate in meetings and committees.
- Coordinate departmental purchasing activities including negotiation with vendors and suppliers of necessary department materials and equipment.
- Perform any other tasks or functions deemed necessary to the daily operations of the employer.
THE ABOVE LIST OF ESSENTIAL FUNCTIONS IS NOT EXHAUSTIVE AND MAY BE SUPPLEMENTED AS NECESSARY BY THE EMPLOYER.

WORKING CONDITIONS: Position requires prolonged sitting, standing, walking, reaching, twisting, turning, kneesing, bending, squatting, and stooping in the performance of daily activities. The position also requires grasping, repetitive hand movement, and fine coordination in preparing statistical reports and data using a computer keyboard. Additionally, the position requires near vision in reading correspondence, statistical data and using a computer, and acute hearing is required when providing phone service and communicating in person. The need to lift, drag, and push files, computer reports, or other materials weighing up to 25 pounds also is required.

EXPERIENCE AND TRAINING GUIDELINES:
A combination of experience and training that would provide the required knowledge and abilities is qualifying. The incumbent must have knowledge of:

- Principles and practices of public administration and public finance.
- Principles of supervision, training and performance evaluation.
- Principles and practices of budget development.
- Principles of economics, financial analysis, and cost-benefit analysis.
- Principles of statistics and research.
- Pertinent Federal, State and local laws, codes and regulations.

Experience: Three (3) years of responsible experience in the evaluation of management systems, programs and budgets including one year of lead responsibility.

Education: Bachelor’s degree from an accredited college or university with major coursework in business or public administration, personnel or a related field. Work experience may be substituted for the education requirement on a year for year basis, with a minimum of five (5) years’ experience equating to a Bachelor’s Degree, equating to eight (8) yeas total work experience.

Licenses/Certifications: Possession of, and continuously throughout employment, a valid California Class “C” Driver’s License or equivalent.
CITY OF FONTANA
RECORDS COORDINATOR

DEFINITION: Under direction from the Deputy City Clerk, plans, organizes, directs, and implements the City-wide Records Management Program. Provides technical and functional supervision over staff.

ESSENTIAL FUNCTIONS
• Develop policies and procedures for the City’s Records Management Program.
• Review legislation and coordinate with departments to determine operating, administrative, legal, fiscal, historical, and/or archival value of departmental records.
• Ensure technical compliance with government codes for records retention, dissemination, access, and destruction.
• Analyze and evaluate equipment, technology, and advances relative to records management needs.
• Assist in the preparation of the annual budget.
• Recommend cost-effective fee schedules for services to ensure unit operation is within fiscal limits.
• Conduct studies, surveys, and prepares reports relative to records retention and management.
• Assist in the selection of staff; participate in the training of staff and volunteers; work with employees to correct deficiencies; implement discipline procedures.
• Conduct file searches for specific documents.
• Review records and equipment inventories.
• Serve as a records management source liaison to all City departments.
• Perform a variety of general clerical tasks including ordering, receiving, and distributing Department supplies; operate a variety of records storage equipment and computer programs.
• Establish and maintain cooperative working relationships with those contacted in the course of work.
• Communicate clearly and concisely, both orally and in writing.
• Employee must perform any other tasks or functions deemed necessary to the operations of the employer, and
• Other duties as assigned: This position is always evolving. Therefore, employer reserves the right to modify this job description as necessary.

THE ABOVE LIST OF ESSENTIAL FUNCTIONS IS NOT EXHAUSTIVE AND MAY BE SUPPLEMENTED AS NECESSARY BY THE EMPLOYER.

WORKING CONDITIONS: Position requires prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, and stooping in the performance of daily activities. The position also requires grasping, repetitive hand movement, and fine coordination in preparing reports using a computer keyboard, document imaging, and other standard office equipment. Additionally, the position requires near and far vision when reading correspondence and operating assigned equipment. Acute hearing is required when providing customer service to the public, both in person and via telephone.
Employees are frequently required to lift, drag, and push files, paper, and documents weighing up to 50lbs.

**EXPERIENCE AND TRAINING GUIDELINES**

A combination of experience and training that would likely provide the required knowledge and abilities is qualifying. The employee must have knowledge of:

- Principles of records management including records appraisal, retention, and disposition.
- The concepts of records creation and active/inactive records systems.
- Modern record and information management technology, including Laserfiche and microfilm conversion systems.
- Principles and practices of supervision, training, and personnel management.
- Provisions of State and Federal codes, mandates, governing rules, regulations, and policies affecting record-keeping functions.
- Principles of modern office practices and current developments in office automation.
- Principles and practices of budget preparation.

**Experience:** Three (3) years of progressively responsible experience in the development, creation, implementation, and maintenance of a records management program and system which includes related computerized records access/retrieval and micrographics. Public agency experience is preferred.

**Education:** Equivalent to the completion of the twelfth grade, supplemented by specialized training in records management.

**Licenses and/or Certifications:** Possession of, and continuously throughout employment, a valid California Class “C” Driver’s License or equivalent.
CITY OF FONTANA
SENIOR HUMAN RESOURCES ANALYST

DEFINITION: Under general supervision, the Senior Human Resources Analyst performs a variety of complex, professional, lead level functions related to the development and administration of the human resources programs and services in recruitment and selection, classification and compensation, labor relations, workers’ compensation, risk liability, benefits administration and training; and coordinates, prepares reports, supervises technical and clerical staff; and performs other related work as required.

Supervision Received and Exercised:

The Senior Human Resources Analyst provides professional support to the Director of Human Resources/Risk Management and assists in directing the work of other Department personnel in the performance of assigned tasks.

EXAMPLES OF DUTIES – Duties may include, but are not limited to, the following:

- Participate in the development and implementation of the Department’s new or revised human resources programs, systems, procedures, and methods of operation.
- Compile research and statistical analysis; prepare and present report of findings and recommendations as to appropriate action.
- Assist in the administration of the labor relations activities, including negotiations, discipline and grievance processes.
- Coordinate recruitments process including outreach activities; screen employment applications; ensure applicants meet or exceed minimum qualifications; assess candidates according to qualifications and act as volunteer coordinator.
- Develop and proctor written exams and technical interviews; provide recommendations for improving testing methods utilized; collect, monitor and analyze testing results.
- Participate in the administration of the Risk Liability and Workers’ Compensation programs.
- Review and monitor assigned positions in departmental budgets; develop and maintain position control.
- Participate in the annual benefit renewal negotiations and open enrollment process, as needed.
- Develop and coordinate city-wide training programs.
- Interpret personnel policies and procedures; respond to requests for information and assistance from employees, management, outside agencies and the public.
- Prepare staff reports, including agenda items, resolutions and ordinances and other required correspondence; perform necessary research, data collection and analysis.
- Conduct studies, analysis and research on a broad range of personnel assignments, compose, distribute, receive and analyze salary and benefit surveys; complete various salary surveys from outside agencies.
- Coordinate assigned activities with those of other departments and outside agencies and organization; respond to requests for information and advise City departments, outside agencies, and the general public on City personnel rules and regulations.
• Coordinate and administer a variety of special programs and departmental projects.
• Review and analyze job specifications; conduct job audits; make recommendations for adjustments to the classification and compensation system.
• Assist in the development of the department budget.
• Participate in special projects i.e., Committees and Task Force.
• Supervise, train and evaluate assigned staff.
• Establish and maintain effective working relationships with those contacted in the course of work.
• Communicate clearly and concisely, both orally and in writing.
• Maintain prompt and regular attendance.
• Perform any other tasks or functions deemed necessary to the daily operations of the employer.

WORKING CONDITIONS:  Position requires prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, and stooping in the performance of daily activities.  The position also requires grasping, repetitive hand movement and fine coordination in preparing reports using a computer keyboard.  Additionally, the position requires near and far vision when preparing and reading written reports and other work related documents.  Acute hearing is also required when providing phone and counter assistance.

EXPERIENCE AND TRAINING GUIDELINES
A combination of experience and training that would provide the required knowledge and abilities is qualifying.  The incumbent must have knowledge of :

• Principles, methods and procedures utilized in recruitment and selection, labor relations, benefits administration, classification and compensation and training.
• Applicable federal and state laws and regulations.
• Principles and practices of public personnel administration.
• Principles of organization and management.
• Statistical concepts and methods.
• Principles and practices of budget administration.
• Effective supervisory and personnel management practices and procedures.
• Effective customer service techniques and principles.

Experience:  Four (4) years of increasingly responsible relevant experience in Human Resources AND two (2) years of analyst experience in Human Resources which includes recruitment and selection, labor relations, training, benefits administration, and classification and compensation; and experience supervising lower-level staff.

Education:  Equivalent to a Bachelor’s degree from an accredited college or university with major coursework in personnel management, public or business administration or a closely related field.
Licenses/Certifications: Possession of, and continuously throughout employment, a valid CA Class “C” Driver's License or equivalent.
ACTION REPORT  
February 25, 2020  

FROM: Department of Community Development  
SUBJECT: Adoption of Ordinance No. 1822  

RECOMMENDATION:  

DISCUSSION:  
Ordinance No. 1822 was introduced by a vote of 5-0 at the February 11, 2020, Regular City Council Meeting.  

FISCAL IMPACT:  
None  

MOTION:  
Approve staff recommendation.  

ATTACHMENTS:  

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ordinance 1822</td>
<td>Ordinance</td>
</tr>
</tbody>
</table>

ITEM: CC-C
ORDINANCE NO. 1822

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA AMENDING SECTION 15-819, 15-822, AND 15-823 OF ARTICLE II AND ARTICLE XIV OF CHAPTER 15 OF THE FONTANA MUNICIPAL CODE RELATING TO SIDEWALK VENDING

WHEREAS, the City of Fontana, California (the “City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, Article XI, section 7 of the California Constitution grants the City broad discretionary power to “make and enforce within its limits all local police, sanitary, and other ordinances and regulations not in conflict with general laws”; and

WHEREAS, pursuant to the police powers delegated to it by the California Constitution, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens, including sidewalk vending; and

WHEREAS, in 2019, the California Legislature passed SB 946, which states that it prohibits cities from regulating sidewalk vendors, except in accordance with the provisions of SB 946; and

WHEREAS, SB 946 states that it authorizes the implementation of regulations that are directly related to objective health, safety, or welfare concerns, and that do not restrict sidewalk vendors to operate only in a designated neighborhood or area, except as specified; and

WHEREAS, the permit requirements proposed by this Ordinance are consistent with SB 946, as they are reasonable, related to objective health, safety, and welfare concerns, and are based upon compliance with other generally applicable laws including the Americans with Disabilities Act and the City’s general encroachment permit requirements for work and/or activities in the public right of way; and

WHEREAS, the standards imposed on stationary sidewalk vendors requiring a minimum path of accessible travel are necessary to comply with the Americans with Disabilities Act and maintain minimum safe access along public sidewalks; and

WHEREAS, standards for maintaining access to building entrances, and not blocking driveways, fire hydrants, parking areas and building storefront windows are necessary to guard the health and safety of patrons, drivers, vendors and existing business owners and promote fire suppression and law enforcement practices that allow the City’s safety personnel to observe activities within buildings and maintain access; and

WHEREAS, the City Council finds and determines that the installation, repair, maintenance, and removal of encroachments in the public way must be regulated in order to protect the public health, safety, and welfare and to provide for the orderly
administration and maintenance of the public access ways for the benefit of the community, while at the same time allowing reasonable accommodation and cooperative flexibility for providing necessary utility and other convenience services to the community; and

WHEREAS, the City Council finds that public and private persons who maintain and/or install encroachments in the public right of way bear a responsibility to help preserve the public right of way and to contribute to the administrative and liability costs incurred by the community and caused by such encroachments; and

WHEREAS, the City Council finds that, unless properly regulated, sidewalk vending poses a unique risk to the health, safety, and welfare of the public, including, but not limited to, impacts to traffic, pedestrian safety, mobility, unsanitary conditions involving food preparation, risks to children, and consumer protection; and

WHEREAS, the inherent nature of sidewalk vending and the ability of such vendors to be located on private property and public streets and move quickly from place to place in the community, including near parks, schools, and other places frequented by children, warrants imposing certain regulatory measures, including requiring background checks, to protect the health, safety, and welfare of the community; and

WHEREAS, the City Council finds that the Pacific Electric Trail, a 20 mile, regional, multi-purpose trail, is a unique natural resource and recreational opportunity for residents of Fontana and the surrounding region that should be preserved for the public’s use and enjoyment and protected against undue concentration of commercial activity that would unreasonably interfere with the scenic and natural character of the trail; and

WHEREAS, SB 946 continues to authorize cities to prohibit sidewalk vendors in areas located within the immediate vicinity of a permitted certified farmers’ market and a permitted swap meet, as specified, and to restrict or prohibit sidewalk vendors within the immediate vicinity of an area designated for a temporary special permit issued by a city; and

WHEREAS, fraud or misrepresentation in the course of vending constitutes an objective harm to the health, safety, and welfare of the City’s residents; and

WHEREAS, fraud or misrepresentation in the application for the permit constitutes an objective harm to health, safety, and welfare of the City’s residents; and

WHEREAS, vending in a manner that creates a public nuisance or constitutes a danger to the public constitutes an objective harm to the health, safety, and welfare of the City’s residents.

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.
THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA DOES
ORDAIN AS FOLLOWS:

Section 1. CEQA. The City Council determines that this Ordinance amendment is not subject to environmental review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.) sections 15060(c)(3) and 15061(b)(3). Pursuant to State CEQA Guidelines section 15060(c)(3) and section 3.01(f) of the City of Fontana 2019 Local Guidelines for Implementing the California Environmental Quality Act, the proposed regulations do not constitute a project under CEQA and have no potential to result in a direct or reasonably foreseeable indirect physical change in the environment. City staff is hereby directed to file with the County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

Section 2. Article XVII of the Fontana Municipal Code is hereby amended and restated to read as follows:

“ARTICLE XVII. – SIDEWALK VENDING

Sec. 15-818. - Purpose.

The City finds that the vending of prepared or pre-packaged foods, goods, and/or wares at semi-permanent locations on public sidewalks and rights-of-way may pose unsafe conditions and special dangers to the public health, safety, and welfare of residents and visitors. The purpose of this Chapter is to implement regulations on both roaming and stationary sidewalk vending that protect the public health, safety, and welfare of the community while complying with the requirements of general state law, as amended from time to time, to promote safe vending practices, prevent safety, traffic, and health hazards, and preserve the public peace, safety, and welfare of the community.

Sec. 15-819 - Definitions.

For purposes of this article the following definitions apply:

A. “Certified Farmers’ Market” means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter.

B. “City” means the City of Fontana.

C. “Director” means the Management Services Director or his or her designee.

D. “Fixed location” means any location at which a sidewalk vendor is located for more time than is necessary to complete a transaction.

E. “Immediate vicinity” means the area within one hundred (100) feet from the outside border of a lot or lots the lot on which the
subject activity is occurring, or with respect to activities occurring within the public right of way, the area within one hundred (100) feet from the outer border of the subject right of way.

F. “Other pedestrian path” means a paved path owned by the City and held open for pedestrian travel that provides public access between two points and contains a minimum of fourteen (14) feet of width that is other than a sidewalk.

G. “Park” means a public park owned or operated by the City.

H. “Roaming sidewalk vendor” means a sidewalk vendor who moves from place to place and stops only to complete a transaction.

I. “Sidewalk” means that portion of a highway, other than the roadway, set apart by curbs, barriers, markings or other delineation, specifically designed for pedestrian travel that is owned in fee or held as an easement by the City or other public entity.

J. “Sidewalk vendor” means a person who sells, offers to sell, operates, engages in or carries on a food or merchandise vending business from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one’s person, upon a public sidewalk or other public pedestrian path.

K. “Stationary sidewalk vendor” means a sidewalk vendor who vends from a fixed location.

L. “Swap Meet” means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article.

M. “Temporary Special Permit” means a permit issued by the City for the temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, or outdoor concerts. Without limiting the nature of the foregoing, the following permits shall be deemed to be Temporary Special Permits, when issued for such any of the foregoing locations: food truck event permit (FCC 15-928) and temporary use permit (FCC 30-89).

Sec. 15-820. - Permits Required.

A. All sidewalk vendors shall obtain a sidewalk vending permit from the City’s Business License Department prior to engaging in any sidewalk vending activities. All of the following information shall be required:

1. Name, current mailing address, and phone number of the vendor, any person(s) who will be in charge of any sidewalk vending and/or be responsible for the person(s) working at the sidewalk vending location, and any person(s) that will be employed as roaming sidewalk vendors.

2. A description of the merchandise/goods to be offered for sale or exchange.

3. The days and hours of operation.
4. A certification by the vendor that to his or her knowledge and belief, the information contained on the form is true.

5. A copy of the California seller’s permit with the sales tax number issued by the California Department of Tax and Fee Administration to the vendor, which notes that the City is a location or sub-location, which permit shall be maintained for the duration of the vendor’s permit.

6. If the vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal.

7. Any one (1) of the following: the vendor’s social security card with the number, the vendor’s California Driver’s license number, California Identification Number, or the vendor’s taxpayer identification number. Any such identification number(s) collected shall not be available to the public for inspection and shall remain confidential and not be disclosed except as required to administer the permit program or comply with a state law or state or federal court order.

8. If preparing or selling food, a copy of the County Health Department health permit issued to the vendor and, if applicable, to the transport vehicle.

9. For stationary sidewalk vendors, a site plan map of the proposed location(s) where vending will take place, showing that the sidewalk location maintains a minimum of thirty-six inches (36”) of accessible route area, in compliance with the Americans with Disabilities Act, which site plan shall be approved by the Planning Division in consultation with the Engineering Department.

10. For stationary sidewalk vendors, a public liability policy, including products liability insurance, issued by an insurance company approved by the City with limits of $1,000,000.00 each person, $2,000,000.00 each occurrence for personal and $1,000,000.00 each occurrence for property damage, or equivalent cash, certified check or cashier's check, in favor of the City, to insure the City against any and all liability of every nature whatsoever connected directly or indirectly with the applicant's activities. All insurance companies affording coverage shall be required to add the City as an additional insured under their insurance policy. A copy of the policy endorsement shall be provided to the City. A certificate of insurance, providing evidence of coverage in compliance with this Chapter shall be supplied to the City prior to issuance of the permit.

11. If the sidewalk vendor will be selling food, a statement as to whether the food will be prepared on site, whether such food will require a heating element inside or on the sidewalk vending receptacle for food preparation, and the type of heating element.

12. An acknowledgment that the sidewalk vendor will comply with all other generally applicable local, state and federal laws.

13. A certification that, to the applicant’s knowledge and belief, the information contained in the application is true.
14. An agreement by the vendor to defend, indemnify, release, and hold harmless the City, its City Council, boards, commissions, officers and employees from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorneys’ fees, disbursements and court costs) of every kind and nature whatsoever that may arise from or in any manner relate (directly or indirectly) to the permit or the vendor’s sidewalk vending activities. This indemnification shall include, but not be limited to, damages awarded against the City, any costs of suit, attorneys’ fees, and other expenses incurred in connection with such claim, action or proceeding whether incurred by the permittee, City and/or the parties initiating or bringing such proceeding.

15. An acknowledgment by the vendor that the use of public property is at the vendor’s own risk, that the City does not undertake any steps to ensure public property is safe or conducive to sidewalk vending activities, and the sidewalk vendor uses public property at his/her own risk.

16. An acknowledgement by the vendor that the vendor will obtain and maintain throughout the duration of any permit issued under this Chapter any insurance required by this Chapter.

17. Proof of payment of the applicable business license tax.

18. Any other relevant information required by the Director.

B. Prior to the issuance of a sidewalk vendor permit, the applicant shall cause to be filed with the Director a LiveScan background check conducted by the California Department of Justice within the previous six (6) months of the application date. The Director shall furnish each applicant with a LiveScan request form for use at any LiveScan vendor location.

C. At the time the application or renewal application is filed, the applicant shall pay a nonrefundable permit processing fee, which fee may be established and amended from time to time by resolution or motion of the City Council.

Sec. 15-821. - Review of Permit Application; Decision.

A. Upon receipt of a properly completed and filed sidewalk vendor permit application, receipt of an acceptable LiveScan report issued by the Department of Justice, and payment of the applicable permit processing fee, the Director shall conduct a preliminary investigation to determine compliance with this Chapter and shall make such determination within no more than thirty (30) days following such receipt to approve or deny the application. The Director shall provide the applicant with written notice of his or her decision to the address indicated in the application.

B. The Director may deny an application for a permit if he or she makes any of the following findings:

1. The applicant has failed to pay the application permit fee.
2. The applicant has made one or more material misstatements in the application for a permit.

3. The applicant does not have a valid social security card, valid California Driver’s license, California Identification number, or valid individual taxpayer identification number, or municipal identification number.

4. The applicant’s vending operation, as described in the application, is inconsistent with the standards, conditions, and requirements of this Chapter.

5. The applicant is required to register under the provisions of California Penal Code section 290.

6. Within three (3) years of the date of the application, the applicant has been convicted in a court of competent jurisdiction or pled nolo contendere to any felony offense involving the sale of a controlled substance specified in California Health and Safety Code sections 11054, 11055, 11056, 11057 or 11058, or at the time of application is on probation or parole for any offenses set forth in this section for an offense that was committed within three (3) years of the date of the application.

7. It is determined that the applicant does not possess all federal, state, and local permits and licenses necessary to engage in the activity in which he or she seeks to engage.

C. If the application is denied, the reasons for disapproval shall be noted on the application, and the applicant shall be notified that his or her application is denied and that no permit will be issued. Notice shall be mailed to the applicant at the address shown on the application form.

D. If the Director approves the applicant’s permit, he or she shall endorse his or her approval on the application and shall, upon payment of the prescribed fee, deliver the permit to the applicant.

E. Exemptions. A sidewalk vending permit shall not be required for the following activities:

1. The sale of agriculture products on the site where the product is grown.

2. Catering for private parties held exclusively on private property and not open to the general public.

3. Events permitted pursuant to a lawfully issued temporary event permit including but not limited to a Certified Farmers’ Market, Swap Meet, street fairs, outdoor concerts, sport league opening day, and business sidewalk sales.

F. Term of permit. A sidewalk vending permit issued pursuant to this Chapter shall automatically expire one (1) year from the date issued, unless an earlier expiration date is noted on the permit. Renewal applications must be submitted thirty (30) days prior to expiration of the permit.

G. Transferability. A sidewalk vending permit shall not be transferable to any other entity or person and is valid only as to the original applicant for the term stated.
Sec. 15-822. - Stationary Sidewalk Vending Locations and Standards.

A. Stationary sidewalk vendors shall be prohibited from operating or establishing in any residential zone of the City, including, the Residential estates (R-E), Single-family residential (R-1), Medium-density residential (R-2), Multiple-family residential (R-3), Multiple-family medium/high density residential (R-4), Multiple-family high density residential (R-5), Residential planned community (R-PC), and any zone within any specific plan that permits residential uses.

B. Stationary sidewalk vendors may operate in non-residential zones of the City, including mixed use zones, provided they meet all of the following:

1. The sidewalk vendor is duly licensed and meets all requirements of Section 15-820; and
2. The sidewalk vendor can set up their vending operation while still leaving a minimum of thirty-six inches (36") of accessible path of travel, without obstruction, along the public sidewalk or public pathway; and
3. Sidewalk vending hours shall be conducted only between the hours of 8:00AM and 9:00PM of every day; and
4. The sidewalk vendor maintains the vending area in a clean, orderly, and sanitary condition; and
5. The sidewalk vendor location does not block any entrance to any building, driveway, parking space or building window; and
6. No vending shall occur within ten (10) feet of a fire hydrant, fire escape, bus stop, loading zone, handicapped parking space or access ramp, fire station driveway, or police station driveway; and
7. The sidewalk vendor shall not solicit in violation of section 15-819 of this Code; and
8. No tables, chairs, fences, shade structures, on-site furniture, or any freestanding signs shall be permitted in conjunction with the vendor’s vending activities; and
9. The vendor shall not attach or use any water line, electrical line, or gas line during vending operations; and
10. Exterior storage or display of refuse, equipment, materials, goods, wares, or merchandise associated with the vendor is prohibited; and
11. No vending shall occur within the immediate vicinity of an event held pursuant to a Temporary Special Permit for the duration of the special event, and within one-half hour before and one-half hour after the time such event is taking place; and
12. No sound amplification equipment, music or live entertainment may be used in conjunction with any sidewalk vendor sales.
13. One canopy with a maximum size of four (4) feet by four (4) feet is permitted; however; in no case may the canopy block the...
required 36 inch path of travel. One (1) table not to exceed six (6) feet in width may be permitted along with two (2) chairs.

Sec. 15-823. - Sidewalk Vending—Parks and Certified Farmer’s Markets.

A. Sidewalk vending of food or merchandise by roaming or stationary vendors shall be prohibited in any City Park when the City or operator of the Park has signed an agreement for concessions that exclusively permits the sale of food or merchandise by the concessionaire or within the immediate vicinity of a permitted Certified Farmer’s Market or a permitted swap meet during the operating hours of that Certified Farmer’s Market or swap meet.

B. Subject to the standards contained in Section 15-822(B), sidewalk vendors may operate in City Parks provided they meet the following:
   1. The sidewalk vendor is duly licensed and meets all requirements of Sec. 15-820; and
   2. For stationary sidewalk vending, the sidewalk vendor can set up their vending operation while still leaving a minimum of thirty-six inches (36") of accessible path of travel, without obstruction, along the public sidewalk or public pathway; and
   3. The sidewalk vendor shall cease operations one (1) hour prior to the close of the park. City Parks are closed between the hours of 10:00 pm and 7:00 am; and
   4. The sidewalk vendor maintains the vending area in a clean, orderly, and sanitary condition; and
   5. The sidewalk vendor location does not block entrances to buildings, driveways, parking spaces, or building windows; and
   6. No vending shall occur within the immediate vicinity of an event held pursuant to a Temporary Event Permit.
   7. Only roaming sidewalk vendors shall be allowed in City Parks with no concession stand operated by a vendor under exclusive contract with the City.
   8. No sound amplification equipment, music or live entertainment may be used in conjunction with any sidewalk vendor sales in or near City Parks and Certified Farmers Markets.
   9. **No fences, balloons, flags, banners, or any freestanding signs shall be permitted in conjunction with the vendor’s vending activities; and**
      - **No tables, chairs, fences, shade structures, balloons, flags, banners, on-site furniture, or any freestanding signs shall be permitted in conjunction with the vendor’s vending activities**
   10. No sidewalk vending shall be allowed in, on or along the Pacific Electric Trail.
11. **One canopy with a maximum size of four (4) feet by four (4) feet is permitted; however; in no case may the canopy block the required 36 inch path of travel. One (1) table not to exceed six (6) feet in width may be permitted along with two (2) chairs.**

**Sec. 15-824. - Roaming Sidewalk Vending.**

A. Roaming sidewalk vendors shall meet all of the following requirements:
   1. The sidewalk vendor is duly licensed and meets all requirements of Sec. 15-820; and
   2. Sidewalk vending hours for residential zones shall be conducted between the hours of 9:00AM and 8:00PM; and
   3. In nonresidential zones, sidewalk vending shall be conducted at any time during which any other business or use on the same street may lawfully operate. For purposes of the foregoing, “the same street” shall mean that portion of the street on which the sidewalk vending is occurring, and extending in both directions to the nearest intersections in each direction; and
   4. The sidewalk vendor maintains the temporary vending area in a clean, orderly, and sanitary condition; and
   5. The sidewalk vendor does not block any entrance to any building, driveway, parking space, or building window; and
   6. The sidewalk vendor does not conduct sales from a public street, including the median portion of any street; and
   7. The sidewalk vendor does not solicit in violation of section 15-819 of this Code; and
   8. No vending shall occur within the immediate vicinity of a Certified Farmers’ Market, a Swap Meet, or an event held pursuant to a Temporary Event Permit; and
   9. No sound amplification equipment, music or live entertainment may be used in conjunction with any sidewalk vendor activity; and
   10. No tables, chairs, fences, shade structures, balloons, flags, banners, on-site furniture, or any freestanding signs shall be permitted in conjunction with the vendor’s vending activities
   11. The sidewalk vendor must not violate any County Health requirements (i.e., may not sell food prepared onsite, food requiring refrigeration, or unpackaged and/or opened food; all food and drinks must come from an approved source or from a facility permitted with the County Environmental Health Services).
Sec. 15-825. - Suspension; Rescission.

A. A sidewalk vendor permit issued under this Chapter may be temporarily suspended or permanently rescinded, after two (2) or more violations of this for any of the following causes:
   1. Fraud or misrepresentation in the course of vending;
   2. Fraud or misrepresentation in the application for the permit;
   3. Vending in violation of any one or more of the provisions of this Chapter;
   4. Vending in a manner that creates a public nuisance or constitutes a danger to the public; or
   5. Failure to pay the applicable business license tax.

B. Notice of the suspension or rescission of a sidewalk vendor permit issued under this Chapter shall be mailed, postage prepaid, to the holder of the sidewalk vendor permit at his or her last known address.

C. No person whose sidewalk vending permit has been rescinded pursuant to this Chapter shall be issued a sidewalk vending permit for a period of two (2) years following the date revocation becomes final.

Sec. 15-826. - Appeals to City Manager.

In the event that any applicant or permittee desires to appeal from any decision, suspension, rescission, or other action of the Director made under the provisions of this Chapter, such applicant or any other person aggrieved shall have the right to appeal such action or decision to the City Manager within fifteen (15) days after the notice of the action or decision has been mailed to the person's address as shown on the permit application. An appeal shall be taken by filing with the City Clerk a written appeal statement setting forth the grounds for the appeal, along with the City's appeal fee, which shall be established by City Council resolution. The filing of the appeal shall stay the enforcement of any decision suspending or rescinding the permit. The City Clerk shall transmit the written statement to the City Manager within ten (10) days following its filing and payment of the appeal fee, and the City Manager shall set a time and place for a hearing on appeal. A hearing shall be set not later than sixty (60) days from the date of filing of the applicant's written appeal statement with the police department. Notice of the time and place of the hearing shall be given to the appellant in the same manner as provided for the mailing of notice of suspension or rescission at least five (5) days prior to the date set for the hearing. At the hearing, the permittee and the City shall be entitled to legal representation and may present relevant evidence, testify under oath, and call witnesses who shall testify under oath. The City Manager shall not be bound by the traditional rules of evidence in a hearing, except that hearsay evidence may not be the sole basis for the decision of the City Manager. The City Manager may continue the hearing as deemed necessary. The
decision of the City Manager, or his or her designee, on the appeal shall be
final and binding on all parties concerned.

Sec. 15-827. - Penalties.

A. It is unlawful for any person to violate any provision or fail to
comply with any requirements of this article. A violation of this article shall
by punished by:
   1. An administrative fine not exceeding $100 for a first violation.
   2. An administrative fine not exceeding $200 for a second
   violation within one (1) year of the first violation.
   3. An administrative fine not exceeding $500 for each additional
   violation within one (1) year of the first violation.
B. A violation of vending without a sidewalk vending permit, may,
in lieu of the penalties set forth in subsection (A), set forth above, be
punished by:
   1. An administrative fine not exceeding two hundred fifty ($250)
dollars for a first violation.
   2. An administrative fine not exceeding five hundred dollars
($500) for a second violation within one (1) year of the first violation.
   3. An administrative fine not exceeding one thousand dollars
($1,000) for each additional violation within one (1) year of the first violation.
C. If an individual is subject to subsection (B), set forth above,
for vending without a sidewalk vending permit, upon the individual providing
proof of a valid permit issued by the City, the administrative fines set forth
in this Chapter shall be reduced to the administrative fines set forth in
subsection (A), respectively.
D. The proceeds of any administrative fines assessed pursuant
to this Chapter shall be deposited in the treasury of the City.
E. Failure to pay an administrative fine assessed under this
article shall not be punishable as an infraction or misdemeanor. Additional
fines, fees, assessments, or any other financial conditions beyond those
authorized in this article shall not be assessed.
F. Any violation of this article shall not be punishable as an
infraction or misdemeanor, and any person alleged to have violated any
provisions of this article shall not be subject to arrest except when otherwise
permitted under law.
G. When assessing an administrative fine pursuant to this article,
the adjudicator shall take into consideration the person’s ability to pay the
fine. The City shall provide the person with notice of his or her right to
request an ability-to-pay determination and shall make available
instructions or other materials for requesting an ability-to-pay determination.
The person may request an ability-to-pay determination at adjudication or
while the judgment remains unpaid, including when a case is delinquent or
has been referred to a comprehensive collection program.
1. If the person meets the criteria described in subdivision (a) or (b) of Government Code section 68632, the City shall accept, in full satisfaction, twenty (20) percent of the administrative fine imposed pursuant to this section.

2. The City may allow the person to complete community service in lieu of paying the total administrative fine, may waive the administrative fine, or may offer an alternative disposition.

H. A person who is currently serving, or who completed, a sentence, or who is subject to a fine, for a conviction of a misdemeanor or infraction for sidewalk vending, whether by trial or by open or negotiated plea, who would not have been guilty of that offense under SB 946 had SB 946 been in effect at the time of the offense, may petition the court for dismissal of the sentence, fine, or conviction before the trial court that entered the judgment of conviction in his or her case.

I. Nothing contained herein shall be construed to impede the County's or City's ability to enforce County Health Department codes and regulations.

Sec. 15-828. – Seizure of evidence.

In accordance with applicable rules and regulations, any peace officer or code enforcement officer is authorized to seize as evidence any item used in the commission of a violation of any provision of this Chapter. Seized items shall be removed and stored in accordance with law.

Section 3. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 8353 Sierra Avenue, Fontana, CA 92335. The custodian of these records is the City Clerk.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The people of the City of Fontana hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 5. Effective Date. This Ordinance shall take effect thirty (30) days following its second reading/adoption.

Section 6. Publication. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the Ordinance, or a summary thereof, along with the names of the City Council members who voted in favor of it, shall be published in the official newspaper of the City of Fontana.
voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Fontana.

**APPROVED AND ADOPTED** this 25\(^{th}\) day of February 2020.

**READ AND APPROVED AS TO LEGAL FORM:**

________________________
Ruben Duran, City Attorney

I, Tonia Lewis, City Clerk, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance introduced at a regular meeting of said City Council on the day of February 11th, 2020, and was finally passed and adopted not less than five (5) days thereafter on the 25\(^{th}\) day of February, 2020, by the following vote to wit:

**AYES:**
**NOES:**
**ABSENT:**
**ABSTAIN:**

________________________
City Clerk of the City of Fontana

________________________
Mayor of the City of Fontana

**ATTEST:**

________________________
City Clerk
RECOMMENDATION:
Second Reading/ Adopt **Ordinance No. 1823**, an Ordinance of the City Council of the City of Fontana, approving amendments to Chapter 30 (Zoning and Development Code) of the Fontana Municipal Code.

DISCUSSION:
Ordinance No. 1823 was introduced by a vote of 5-0 at the February 11, 2020, Regular City Council Meeting

FISCAL IMPACT:
None

MOTION:
Approve staff recommendation.

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ordinance No. 1823</td>
<td>Ordinance</td>
</tr>
<tr>
<td>Attachment 2 Exhibit A Cleanup Item</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>
ORDINANCE NO. 1823

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, ADOPTING AMENDMENTS TO CHAPTER 30, ZONING AND DEVELOPMENT CODE FOR THE CODE CLEAN-UP AND TO PROVIDE CONSISTENCY WITH THE GENERAL PLAN.

THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DOES HERBY ORDAIN AS FOLLOWS:

Section 1. On December 17th, 2019, the Planning Commission duly conducted a noticed public hearing on Zoning Code Amendment No. 18-004R2, received testimony and information from any and all parties, and recommended approval to the City Council; and

Section 2. On February 11th, 2020, the City Council held a duly noticed public hearing on Zoning Code Amendment No. 18-004R2, and received testimony and the supporting documents and evidence, and the City Council found that the proposed zoning code amendment is in conformance with the goals and policies of the General Plan to provide a community that is balanced between residential, commercial, and Industrial and that is developed to high standards and provides diverse housing and social economic opportunities for our citizens and those who wish to invest here; and

Section 3. Based on the information presented to the City council at the public hearing held for Zoning Code Amendment No. 18-004R2 (hereinafter “Zoning Code Amendment”), on February 11, 2020, the testimony received, and the supporting documents in evidence, the City Council found that the proposed amendments are in conformance with the goals and polices of the General Plan; and

Section 4. Based on Section 30-14 of the Zoning and Development Code, development standards may be amended when deemed necessary to protect or promote the public’s health, safety or general welfare or when modifications are viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the general plan; and

Section 5. The proposed update to the Zoning Code Amendment is consistent with and compatible with the General Plan. The updates directly implement General Plan goals, policies, and objectives, thereby enhancing consistency between the General Plan, Zoning and Development Code, and Zoning Map; and

Section 6. The proposed Zoning Code Amendment is in conformity with good land use practice and is intended to facilitate ease of use and understanding, as well as to establish appropriate development standards for the land use designations; and

Section 7. The City Council determines that the Zoning Code Amendment has been reviewed under a previously approved Final Environmental Impact (State Clearinghouse No. 2016021099), for the General Plan, pursuant to Section 15162 through 15164 of the
California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination; and

Section 8. Zoning Code Amendment No. 18-004R2 is hereby adopted, and the Zoning and Development Code (Chapter 30) is amended as shown in Exhibit “A”, attached under separate cover and by this reference incorporated; and

Section 10. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk’s office located at 8353 Sierra Avenue, Fontana, CA 92335. The custodian of these records is the City Clerk.

Section 11. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The people of the City of Fontana hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 12. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

Section 13. Publication. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the Ordinance, or a summary thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Fontana.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Fontana, California, at a regular meeting of the City Council held on the 25th day of February 2020, by the following vote:

READ AND APPROVED AS TO LEGAL FORM:

_________________________________________
City Attorney
I, Tonia Lewis, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting on the 11th day of February 2020, and was finally passed and adopted not less than five days thereafter on the 25th day of February 2020, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

________________________________________
City Clerk of the City of Fontana

________________________________________
Mayor of the City of Fontana

ATTEST:

________________________________________
City Clerk
Exhibit “A”

ZONING AND DEVELOPMENT CODE

CHAPTER NO. 30

TABLE OF CONTENTS

ARTICLE V. - RESIDENTIAL ZONING DISTRICTS

DIVISION 1. - GENERALLY

Section No. 30-421 - Purpose
Section No. 30-422 - How to Use This Article
Section No. 30-423 - Residential Zoning Districts

DIVISION 2. - DEVELOPMENT POLICIES

Section No. 30-424 - Purpose.
Section No. 30-425 - Plan Consistency.
Section No. 30-426 - Land Use Compatibility.
Section No. 30-427 - Infrastructure.
Section No. 30-428 - Public Facilities and Services.
Section No. 30-429 - Public Safety.

DIVISION 3. - USE REGULATIONS

Section No. 30-430 - Uses permitted.
Section No. 30-431 - Prohibited Uses.
Section No. 30-432 - Special Use Regulations.
Section No. 30-433 - Conditional Use Permit Regulations

DIVISION NO. 4. - DEVELOPMENT STANDARDS FOR PRIMARY STRUCTURES

Section No. 30-434 - Residential Development Standards in R-E, R-1, R-2, R-3, and R-PC

Section No. 30-435 - Design Criteria
Section No. 30-436 - Senior Housing Development Standards.
Section No. 30-437 - Density bonus development standards.
Section No. 30-439 - Parking area setbacks.
Section No. 30-440 - Parking Requirements.
Section No. 30-441 - Projections into Setbacks.
Section No. 30-442 - Signs.
Section No. 30-443 - Unobstructed Corner Cut-Off Required.
Section No. 30-444 - Additional Development standards in R-2 and R-3 zoning districts.
Section No. 30-445 - Residential Development Standards in R-4 and R-5 zoning districts.
**ATTACHMENT NO. 1**

**DIVISION NO. 4. - DEVELOPMENT STANDARDS FOR PRIMARY STRUCTURES**

**Section No. 30-434 - Residential Development Standards in R-E, R-1, R-2, R-3, and R-PC**

Residential development standards are basic standards designed to create quality residential developments. The residential development standards indicated in Table No. 30-434, (Residential Development Standards) and Table No. 30-437, (Density Bonus Residential Development Standards) serve as the minimum standards controlling development.

<table>
<thead>
<tr>
<th>Minimum dwelling unit size (sq. ft.) affordable/density, one- and two-story</th>
<th>See Table 30-437.A. Density Bonus</th>
<th>See Table 30-437.A. Density Bonus</th>
<th>See Table 30-437.A. Density Bonus</th>
<th>See Table 30-437.A. Density Bonus</th>
<th>See Table 30-437.A. Density Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>550 sq. ft.</td>
<td>550 sq. ft.</td>
</tr>
<tr>
<td>One bedroom</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>600 sq. ft. 700 sq. ft.</td>
<td>600 sq. ft. 700 sq. ft.</td>
</tr>
<tr>
<td>Two bedrooms</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>800 sq. ft. 900 sq. ft.</td>
<td>800 sq. ft. 900 sq. ft.</td>
</tr>
<tr>
<td>Three or more bedrooms</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>900 sq. ft. 1000 sq. ft.</td>
<td>900 sq. ft. 1000 sq. ft.</td>
</tr>
</tbody>
</table>

**Multiple-Family Minimum Dwelling Size (Standard)**

<table>
<thead>
<tr>
<th>R-E</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-PC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>550 sq. ft.</td>
</tr>
<tr>
<td>One bedroom</td>
<td>N/A</td>
<td>N/A</td>
<td>600 sq. ft. 700 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Two bedrooms</td>
<td>N/A</td>
<td>N/A</td>
<td>800 sq. ft. 900 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Three or more bedrooms</td>
<td>N/A</td>
<td>N/A</td>
<td>900 sq. ft. 1000 sq. ft.</td>
<td></td>
</tr>
</tbody>
</table>

**Multiple-Family Minimum Dwelling Size (Seniors)**

<table>
<thead>
<tr>
<th>R-E</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-PC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>550 sq. ft.</td>
</tr>
<tr>
<td>One bedroom</td>
<td>N/A</td>
<td>N/A</td>
<td>600 sq. ft. 700 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Two bedrooms</td>
<td>N/A</td>
<td>N/A</td>
<td>800 sq. ft. 900 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Three or more bedrooms</td>
<td>N/A</td>
<td>N/A</td>
<td>900 sq. ft. 1000 sq. ft.</td>
<td></td>
</tr>
</tbody>
</table>

**Multiple-Family Minimum Dwelling Size (Affordable)**

<table>
<thead>
<tr>
<th>R-E</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-PC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>550 sq. ft.</td>
</tr>
<tr>
<td>One bedroom</td>
<td>N/A</td>
<td>N/A</td>
<td>600 sq. ft. 700 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Two bedrooms</td>
<td>N/A</td>
<td>N/A</td>
<td>800 sq. ft. 900 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Three or more bedrooms</td>
<td>N/A</td>
<td>N/A</td>
<td>900 sq. ft. 1000 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Room Type</td>
<td>Studio</td>
<td>One Bedroom</td>
<td>Two Bedrooms</td>
<td>Three or More Bedrooms</td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------</td>
<td>-------------</td>
<td>--------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>sq. ft.</td>
<td>N/A</td>
<td>N/A 550</td>
<td>N/A 800</td>
<td>N/A 950</td>
</tr>
<tr>
<td>sq. ft.</td>
<td>550</td>
<td>650 550</td>
<td>800 800</td>
<td>950 950</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Building Heights</th>
<th>R-E</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-PC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>35-foot</td>
<td>35-foot</td>
<td>N/A</td>
<td>N/A</td>
<td>35-foot</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>55-foot</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Single-Family Setbacks Building to P/L</th>
<th>R-E</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-PC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>30-foot</td>
<td>22 foot</td>
<td>22 foot</td>
<td>N/A</td>
<td>25-foot</td>
</tr>
<tr>
<td>Side, Interior Two-Story</td>
<td>15-foot</td>
<td>5-foot</td>
<td>5-foot</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Side, Interior Single-Story</td>
<td>15-foot</td>
<td>5-foot</td>
<td>5-foot</td>
<td>N/A</td>
<td>5-foot min./20-foot aggregate</td>
</tr>
<tr>
<td>Side, Corner Lot</td>
<td>15-foot</td>
<td>10-foot</td>
<td>10-foot</td>
<td>N/A</td>
<td>15-foot</td>
</tr>
<tr>
<td>Rear</td>
<td>30-foot</td>
<td>20-foot</td>
<td>20-foot</td>
<td>N/A</td>
<td>20-foot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Single-Family Patio and Enclosed Patio Setbacks</th>
<th>R-E</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-PC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear</td>
<td>15-foot</td>
<td>10-foot</td>
<td>6-foot</td>
<td>6-foot</td>
<td>10-foot</td>
</tr>
<tr>
<td>Side</td>
<td>15-foot</td>
<td>5-foot</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Single-Family Balcony Setbacks</th>
<th>R-E</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-PC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear</td>
<td>15-foot</td>
<td>10-foot</td>
<td>6-foot</td>
<td>6-foot</td>
<td>10-foot</td>
</tr>
<tr>
<td>Side</td>
<td>15-foot</td>
<td>5-foot</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Multi-Family Parking Setbacks to P/L</th>
<th>R-E</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-PC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major or primary</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>Secondary or collector</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
<tr>
<td>Local</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Multi-Family Open Space Requirements</th>
<th>R-E</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-PC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>150/100</td>
<td>150/100</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>---------</td>
<td>---------</td>
</tr>
<tr>
<td>Open space, private ground/upper floor (sq. ft.), minimum</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>150/100</td>
<td>150/100</td>
</tr>
<tr>
<td>Open space, common, as a percentage of adjusted gross acreage of project area, minimum</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>35%</td>
<td>35%</td>
</tr>
<tr>
<td>Open space, useable, (combined total of private and common open space), as a percentage of adjusted gross acreage of project area, minimum</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>40%</td>
<td>40%</td>
</tr>
<tr>
<td>Landscape Requirements</td>
<td>See Article X</td>
<td>See Article X</td>
<td>See Article X</td>
<td>See Article X</td>
<td>See Article X</td>
</tr>
<tr>
<td>Recreational Facilities</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>See Section No. 30-451</td>
<td>See Section No. 30-451</td>
</tr>
<tr>
<td>Amenities</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>See Optional Density Standards Policy</td>
<td>See Optional Density Standards Policy</td>
</tr>
</tbody>
</table>

N/A = Not Applicable.

Notes:
(a) Minimum width of cul-de-sac lots and "knuckles" shall be 42 linear feet as measured at the property line. The Planning Commission may reduce this minimum requirement provided the applicant submits the tentative tract map and design review concurrently along with a plotting exhibit (showing the footprint and driveway of each dwelling unit located on a cul-de-sac or knuckle)
demonstrating parking compliance to the satisfaction of the Director of Community Development.

(b) For single-family residential lots, the Planning Commission may vary the minimum lot width or depth by ten (10) percent for particular lots, due to unique or special circumstances, and/or parcel of unusual configuration. For lots located on a cul-de-sac or knuckle, the lot depth can be calculated by averaging both side property lines provided the average is not less than the specified lot depth for that zoning district.

(c) Side setbacks for patios in the R-1, R-2, and R-PC shall be consistent (equal to or greater) with the side setbacks for any existing dwelling unit.

(d) Each dwelling unit built within any residential zoning district shall provide a minimum one-half bath ("powder room"), consisting of at least a water closet (toilet) and sink, on the first or ground floor when such first or ground floor contains habitable living space.

Section No. 30-435 - Plotting and Design Criteria

The following shall comply with New Design Reviews. Variations and possible additional criteria may be added by the Planning Commission to individual Design Reviews based upon Planning Commission consideration of individual circumstances:

1. No two adjacent homes using the same floor plan shall have the same exterior color scheme/treatment.

2. Adjacent homes shall have varying setbacks. Minimum variation shall be four (4) feet unless located on a curvilinear street, which provides a varied street scene, and then the variation shall be three (3) feet. When one-story and two-story homes are adjacent, the two-story home shall have the larger front setback.

3. Window mullions shall be provided on first, second, and third story windows of all elevation seen from public view, as approved by the Planning Commission. The mullions shall be provided in a variety of shapes.

4. Trim with a stucco covering may be painted in a contrasting color. The contrasting color should be color compatible with the trim color.

5. Homes with a trim (band) feature, which distinguishes the first and second floors, should have the band on the front, side, and rear elevation of the homes.

6. A variety of designs (window and door pattern) shall be used on car garage doors, with no two adjacent homes that have the same floor plan and elevation shall use the same garage door/window pattern. In no case shall more than three homes of any floor plan or elevation have the same garage door/window pattern in a row. The applicant shall provide a color board indicating proposed garage door colors and window pattern for Planning Commission approval.

7. Wall-mounted decorative lighting fixtures at a minimum of 18-niches in height shall be provided at the front porch and on each side of the
garage door. A sample of lighting types shall be provided for Planning Commission review and approval.

8. All front doors shall provide decorative treatment. A sample of door treatments shall be provided for Planning Commission review and approval.

9. All utility boxes shall be landscaping with shrubs or other low-profile landscaping. A sample of landscaping/landscaping treatments shall be provided for Planning Commission review and approval.

10. The Community Development Director, or his/her designee, shall have the authority for minor architectural changes focusing around items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.

11. All lots shall provide decorative hardscape within the concrete walkways leading to the front door of the house in order to complement the home’s exterior architectural elements. (Example: If the home uses rock, brick, or other similar material on the exterior of the house, these materials shall be incorporated into the walkways along with decorative trowled bands; decorative patterned scoring; exposed aggregate finishes; stamped concrete, etc) (This requirement shall be identified on the phasing site plan that is submitted to the Building & Safety Division for plan check. A detail of the types of hardscape to be used on the walkways shall also be shown on the phasing site plan.)

12. Steel gates with privacy screening (defined as a material used on the steel gate to obscure the view of the back yard from the street) shall be required for side yards. A sample of gate privacy screening treatment shall be provided for Planning Commission review and approval.

Section No. 30-436 - Senior Housing Development Standards.

The following development standards apply to senior housing development projects

<table>
<thead>
<tr>
<th>Table No. 30-436</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Density</strong> (Du/Ac)</td>
</tr>
<tr>
<td><strong>Minimum Width</strong> at front P/L</td>
</tr>
<tr>
<td><strong>Minimum Depth</strong></td>
</tr>
<tr>
<td><strong>Minimum Lot Size</strong> *</td>
</tr>
<tr>
<td><strong>Maximum Lot Coverage</strong> (Percent)</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
</tr>
<tr>
<td><strong>Open Space Requirements</strong></td>
</tr>
<tr>
<td>Private Ground</td>
</tr>
</tbody>
</table>
Notes:
* For existing legal lots smaller than this minimum, see Section No 30-414 (Lot Size Conformance).

**Section No. 30-437 - Density bonus development standards.**

A. **Affordable Housing.** Density bonus standards allow for more intense residential development for the production of lower income housing units provided a project meets the provisions of Government Code Section No. 65915 of the State of California. Maximum permitted densities are indicated in Table 30-437.

B. **High-Amenity Projects.** Development standards allowing for more intense residential development, pursuant to Section No. 30-437, may be approved under certain conditions if amenity features are provided as indicated in Table No. 30-437.

<table>
<thead>
<tr>
<th>Table No. 30-437 Density Bonus Residential Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Density</td>
</tr>
<tr>
<td>Maximum permitted number of units per adjusted gross acre</td>
</tr>
<tr>
<td>Lot Dimensions, Lots Size, and Lot Coverage</td>
</tr>
<tr>
<td>Minimum lot size (sq. ft.)</td>
</tr>
<tr>
<td>Minimum width @ front P/L</td>
</tr>
<tr>
<td>Minimum depth</td>
</tr>
<tr>
<td>Maximum lot coverage (as a percent of adjusted gross acreage of total site)</td>
</tr>
<tr>
<td><strong>Single-Family</strong></td>
</tr>
<tr>
<td>-------------------</td>
</tr>
<tr>
<td><strong>Multiple Family</strong></td>
</tr>
<tr>
<td><strong>Studio</strong></td>
</tr>
<tr>
<td><strong>One bedroom</strong></td>
</tr>
<tr>
<td><strong>Two bedrooms</strong></td>
</tr>
<tr>
<td><strong>Two bedrooms (two &quot;master&quot;)</strong></td>
</tr>
<tr>
<td><strong>Three or more bedrooms</strong></td>
</tr>
<tr>
<td><strong>Setbacks Building to P/L</strong></td>
</tr>
<tr>
<td><strong>Front (g)</strong></td>
</tr>
<tr>
<td><strong>Corner lot side</strong></td>
</tr>
<tr>
<td><strong>Interior side (j)</strong></td>
</tr>
<tr>
<td><strong>Rear</strong></td>
</tr>
<tr>
<td><strong>Building height</strong></td>
</tr>
<tr>
<td><strong>Single-Family</strong></td>
</tr>
<tr>
<td><strong>Multi-Family</strong></td>
</tr>
<tr>
<td><strong>Setbacks Building to Building</strong></td>
</tr>
<tr>
<td><strong>Building separation and setback</strong></td>
</tr>
</tbody>
</table>
Open space requirements

<table>
<thead>
<tr>
<th></th>
<th>R-E</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-PC</th>
<th>R-PC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private open space</td>
<td>2,000</td>
<td>1,000</td>
<td>150</td>
<td>100</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>(square feet)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common open space</td>
<td>N/A</td>
<td>N/A</td>
<td>35%</td>
<td>35%</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>(minimum percentage of site)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable open space</td>
<td>N/A</td>
<td>N/A</td>
<td>40%</td>
<td>40%</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>(private and common)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreational Facilities</td>
<td>N/A</td>
<td>N/A</td>
<td>See Section No. 30-451</td>
<td>N/A</td>
<td>See Section No. 30-451</td>
<td></td>
</tr>
</tbody>
</table>

Notes:

a) Density may be increased up to 30 units per adjusted gross acre if at least four of the features listed in Section No. 30-444, not including the ten percent affordable housing feature, are provided. The Planning Commission shall determine the adequacy of the features. If at least four features are not provided, the maximum density is 15.1 units per adjusted gross acre.

b) Each dwelling unit built within any residential zoning district shall provide a minimum one-quarter (1/4) bath ("powder room"), consisting of at least a water closet (toilet) and sink, on the first or ground floor when such first or ground floor contains habitable living space.

c) Any garage that fronts on, opens onto, a street shall be setback at least 20-foot.

d) Staggered setbacks shall be provided per the Plotting and Design Criteria.

e) Minimum rear setback shall be 20 percent of the depth but need not exceed 25-foot.

f) The rear setback for an open (lattice) patio cover shall be no less than ten feet.

g) If doors open onto the side setback from major living spaces, the setback area shall be increased to ten feet, except garage man doors.

h) For multi-family dwelling units see Table No. 30-466. (Residential Development Standards).

i) The habitable living space of a building may be allowed to encroach into the required front setback in compliance with the Plotting and Design Criteria; in no case, however, shall the garage portion of a building encroach into the required front setback, except as provided for by (j).

j) Side-on garages may be allowed to encroach into the required front setback up to a maximum of six feet.

k) Development standards apply to attached or multi-family projects of 7.7 to 12 du/ac.

Section No. 30-438 - Staggered Front Setbacks.
Front setbacks shall comply with minimum required front setback for all front-on garages as determined by each zoning district. Front setbacks for the habitable space shall be staggered at the discretion of the Planning Commission by four (4) foot in front of or behind the required setback. and shall otherwise comply with the requirements of Table No. 30-437. and the Plotting and Design Criteria. Revised by City Council, September 10, 2019

Section No. 30-439 - Parking area setbacks.

Parking areas serving more than one dwelling unit shall be setback from public right-of-way as specified in Table No. 30-439. The setback shall be landscaped as required by the landscaping provisions of this Article. No more than 50 percent of the front setback shall be paved.

Section No. 30-440 - Parking Requirements.

Off-street parking shall be provided as required by Article XI of this chapter.

Section No. 30-441 - Projections into Setbacks.

Projections into side setbacks for single-family residential projects shall not reduce the minimum five-foot setback requirement by more than 18 inches. The following projections into required setback areas are permitted subject to these regulations:

1. **Balcony.** A balcony may project up to six feet into any required setback facing a street.

2. **Chimneys.** Chimneys may be located in any required setback, provided they do not reduce the required setback more than 18 inches nor create any setback less than 42 inches.

3. **Fire Escape.** A fire escape not withstanding other codes, laws or ordinances or unenclosed stairway may project up to four feet into any required setback facing a street.

4. **Planter Boxes.** Planter boxes may extend up to three feet into any required setback area.

5. **Porches.** A covered or uncovered porch or platform that does not extend vertically beyond the first floor of a building may extend up to six feet into any required setback area. Open work railing may be installed provided such railing is no higher than 30 inches above the porch or platform, or as required by the Uniform Building Code.

6. **Roof Lines.** Roof projections may extend into required setbacks as follows, if not otherwise regulated by the Uniform Building Code.

7. **Decorative Architectural Projections.** Any feature of a building structure that protrudes from the main building wall(s) and functions to enhance the visual attractiveness of said structure by breaking up the flat, monotonous relief of a flat wall. Decorative architectural projections include, but are not limited to, pilasters, window surrounds, shadow lines, decorative bands, and bias reliefs.

<table>
<thead>
<tr>
<th>Required Setback</th>
<th>Permitted Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
8. **Utilities.** Utilities, mechanical equipment, and accessories may be located in any required setback, provided they do not reduce the required side setback more than 18 inches nor create any setback less than 42 inches.

**Section No. 30-442 - Signs.**

On-site signs are permitted as provided for in Chapter No. 3 of the Municipal Code.

**Section No. 30-443 - Unobstructed Corner Cut-Off Required.**

No structure, accessory structure, feature, wall, fence, landscaping, or hedge may exceed a height of 30 inches or create a visual obstruction that would constitute a traffic or pedestrian hazard, if located within the street corner cut-off safety area of a property. A street corner cut-off safety area is described in the adopted "CalTrans Design Standards" and has been adopted as the City’s minimum standards for safe stopping distances at intersections. To accommodate entry monumentation and full height landscaping in front of the block walls, there shall be a minimum of eight feet of additional right of way dedication behind the required sight lines along all street frontages for roadway classifications of collector and above. This requirement shall be demonstrated at the time of tentative map submittal to the satisfaction of the City Engineer.

Within all residential zones, no structure, accessory structure, feature, wall, fence or landscaping feature shall be located within the "driveway corner cut-off" area which shall be a safety area, clear of any visual obstructions measuring over 30 inches from street level and which would constitute a traffic or pedestrian hazard, as the triangular area created by a line between two points measured ten feet from, and along the axis of, the intersecting point of a street property line and the edge of a driveway nearest a side property line.

*Unobstructed Corner Cut-Off Required*
Section No. 30-444 – Additional Development standards in R-2 and R-3 zoning districts.

Residential development standards are basic standards designed to create quality residential developments. The residential development standards indicated in Table No. 30-434 (Residential Development Standards) and Table No. 30-437 (Density Bonus Residential Development Standards) serve as the minimum standards controlling development. In addition to the applicable standards indicated in Table No. 30-434, and Table No. 30-437, the following standards shall be required of all multiple-family residential developments in the R-2 and R-3 zoning districts.

A. Building Separation. Table No. 30-444 sets forth specific standards for minimum building separation and setbacks as follows:

<table>
<thead>
<tr>
<th>Building (b) Setback and Separation (in feet)</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-E</td>
<td>75-foot</td>
<td>75-foot</td>
</tr>
<tr>
<td>R-1</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>R-2, Single-Family</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>R-2, Multi-Family</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
<tr>
<td>R-3</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
<tr>
<td>R-PC, Single-Family</td>
<td>75-foot</td>
<td>75-foot</td>
</tr>
<tr>
<td>R-PC, Specific Plan (single-family/multi-family)</td>
<td>25-foot/15-foot</td>
<td>25-foot/15-foot</td>
</tr>
<tr>
<td>All other zoning districts</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building to Public Rights-of-Way (streets)</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major or primary</td>
<td>30-foot</td>
<td>30-foot</td>
</tr>
<tr>
<td>Secondary or collector</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>Local</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building to Building</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front to front</td>
<td>35-foot</td>
<td>35-foot</td>
</tr>
<tr>
<td>Front to side</td>
<td>35-foot</td>
<td>35-foot</td>
</tr>
<tr>
<td>Front to rear</td>
<td>35-foot</td>
<td>35-foot</td>
</tr>
<tr>
<td>Rear to side</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>Rear to rear</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>Side to side</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
<tr>
<td>Oblique alignment</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking and drive aisle setbacks to adjacent zoning districts</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>All residential</td>
<td>10-foot</td>
<td>10-foot</td>
</tr>
<tr>
<td>All other</td>
<td>10-foot</td>
<td>10-foot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking setback to public right-of-ways (streets) (h)</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major or primary</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>Secondary or collector</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
<tr>
<td>Local</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
<tr>
<td>Private street or driveway</td>
<td>5-foot</td>
<td>5-foot</td>
</tr>
</tbody>
</table>

Notes:
(a) For the purpose of this table, accessory structure means a subordinate structure which is incidental and not attached to a building but is on the same lot. If an accessory structure is attached to the building, or if the roof is a continuation of the building roof, the accessory structure shall be considered an addition to the building.

(b) Building shall mean dwelling units. For purpose of this table, building setback standards shall be for two-story development, setback standards may be modified by other lettered notes herein.

(c) Subtract ten (10) feet for a single-story dwelling unit or a multi-story dwelling unit having a single-story element with a depth of at least ten feet.

(d) "Front" is defined as that face of the building or unit with a major glass area and/or major private recreation area and may include access to that private recreation area. This access may or may not relate to the primary entrance to the building that faces the street or drive; therefore, some buildings may have more than one "front" under this definition.

(e) The "rear" of a building is defined as the point or area farthest from the front. Where a building is identified to have two fronts the building may be considered not to have a rear facing. For the purpose of this table, zoning districts are not considered adjacent if separated by a dedicated public right-of-way of more than 50 feet in width.

(f) Balconies, patios (uncovered and covered), patio fences/walls, porches, and similar liked structures may project into the setback area up to a maximum of six (6) feet, providing, however, that such structures shall never be separated by less than 15 feet (horizontal).

(g) Buildings may be staggered to encroach into the required setback up to a maximum of five feet, provided there is an equal or greater setback at the opposite/other face of the building. Such staggered encroachment shall be averaged so that for each building which encroaches into the setback, another building will offset such encroachment by an equal number of feet along the same frontage.

(h) Where there is a grade differential between properties of greater than ten feet (as determined by the precise grading plan), the setback requirement may be modified as follows: when the building is at the lower grade, the required setback may be reduced by one linear foot for each three vertical feet of difference. Where the building is at the higher grade, the required setback shall be increased by one linear foot for each three vertical feet of difference. Such modification to the required setback shall be limited to a maximum of ten feet.

(i) The pedestrian walkway may project into the setback area provided a minimum ten-foot area is maintained free and clear for landscaping.


1. Distance between an accessory building and side and rear property lines shall be no less than ten feet. Where the adjacent zoning district is non-residential or for safety, as determined by the Police Department, garages and carports may encroach a maximum of 50 percent into the required width of the side or rear setback.
2. Distance between two accessory buildings shall be no less than ten feet.
3. Distance between an accessory building and any dwelling unit shall be no less than 15 feet.
4. Distance between open, guest parking areas and any dwelling unit shall be no less than ten feet.
5. Distance between vehicular access way and any dwelling unit shall be no less than ten feet.
6. If a carport is located no less than ten feet from a side or rear property line, the rear wall of the carport may have openings to allow view and accessibility to an adjacent landscaped area, as illustrated in the design guidelines.
7. Detached assigned and/or required parking stalls, carports and enclosed garages shall be located no more than 150 feet from the dwelling unit they serve, unless otherwise approved by the Director of Community Development.

C. **Minimum Driveway Access Width.** Minimum access way width of 26 feet is required for all access drives serving multiple-family developments. A minimum access way width of 30 feet is required for all access drives serving multi-family developments of three stories or more.

D. **Water Heaters.** Each dwelling unit shall have a separate hot water heater or may be provided with a centralized circulation water heating system sufficient to serve all dwelling units on the property.

E. **Laundry Facilities.** All multiple-family residential units shall be provided washer and dryer hookups and laundry space with the unit or garage. The laundry area shall not infringe upon garage parking area. In the case of apartments, common laundry facilities may be included in addition to the individual unit hookups.

F. **Storage Facilities.** A separate area having a minimum of 125 cubic feet of private and secure storage space shall be provided for each unit.
   1. Said storage area may be located within an attached garage, provided it does not interfere with garage use for automobile parking.
   2. Normal closet and cupboard space within the dwelling unit shall not count toward meeting this requirement.
   3. No storage shall be in carport area.
   4. Enclosed garages are required to provide 125 cubic feet of storage cabinet space, or 125 cubic feet of storage space may be provided elsewhere on the site.

G. **Garage Doors.** All garages shall be provided with sectional garage doors and automatic garage door openers.

H. **Dwelling Entries.**
   1. All units shall be provided with standard door locks and dead bolts.
2. No dwelling entry shall be located with direct, uninterrupted, unimpeded access to a primary or secondary arterial street.

I. **Refuse Storage Areas.** Individual trash receptacles for each unit shall only be permitted with an approved site layout of refuse pick-up by the City and Burrtec. Projects that do not have an approved plan shall provide standard refuse storage facilities for the containment of standard receptacles based on the following requirements:

1. **Number of receptacles.**

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Types of Receptacles</th>
<th>Number of Receptacles Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>0—8</td>
<td>3-Yard Bin</td>
<td>1</td>
</tr>
<tr>
<td>16—24</td>
<td>3-Yard Bin</td>
<td>2</td>
</tr>
<tr>
<td>Each 8 Additional Units</td>
<td>3-Yard Bin</td>
<td>1</td>
</tr>
</tbody>
</table>

2. All refuse storage areas shall be readily accessible to the users they serve as well as for collection operations and shall be enclosed by a solid decorative masonry or concrete block wall at least 60 inches in height that shall be designed in a manner architecturally compatible with the overall design of the project's buildings.

   a. The site area shall have a concrete pad at least four inches in thickness.
   b. The storage area shall be designed with a lattice or metal solid cover matching the exterior building material and color with a solid gate or with mesh.
   c. The refuse storage area shall be located within 150 feet walking distance of the unit it services.

J. **Recreational facilities.** The developer shall provide recreational facilities in conjunction with common open space as a minimum requirement for all multi-family projects in the R-2 zone and for the minimum density allowed in the R-3 zone.

1. Development consisting of 30 units or fewer shall provide three of the following recreational facilities:
   a. Large open lawn area, minimum dimensions shall be 50 feet by 20 feet.
   b. Tot-lot with multiple play equipment.
   c. Spa and/or pool.
   d. Barbecue facility equipped with grill, picnic benches, etc.

2. Development consisting of 31 units to 100 units shall provide an additional recreational facility as in (1) above, or equivalent, as approved by the Planning Commission.

3. Development consisting of 101 units to 200 units shall provide five of the following recreational facilities, or equivalent, as approved by the Planning Commission:
   a. Large open lawn area, minimum dimensions shall be 100 feet by 50 feet.
b. Multiple tot-lots with multiple play equipment. The tot-lots shall be conveniently located throughout the site and separated with a low decorative wall or tubular steel fence from any drive aisle.

c. Pool and spa.

d. Community multi-purpose room equipped with kitchen, defined areas for games, exercises, etc.

e. Barbecue facilities equipped with multiple built in gas grills with shelving, picnic benches and shade structures. The barbecue facilities shall be conveniently located throughout the site.

f. Court facilities (e.g. tennis, volleyball, basketball, etc.).

g. Jogging/walking trails with exercise stations.

4. For each 100 units above the first 200 units, another recreational facility as described in Section No. 30-451, or equivalent, shall be provided for approval by the Planning Commission.

5. Other recreational facilities not listed above may be considered subject to the Planning Commission review and approval.

6. Related recreational activities may be grouped together and located at any one area of the common open space.

7. Recreational facilities shall be dispersed throughout the site.

8. All recreational areas or facilities required by this Section shall be maintained by private homeowner's associations, property owners, or private assessment districts.

K. Circulation, Pedestrian and Vehicular Parking

1. Pedestrian circulation. Every multiple-family residential development shall be designed in such a manner that adequate walkways are provided convenient to the needs of the residents and guests and the services of public agencies. Pedestrian access to the unifying elements of any development should be separate from and free of conflict with vehicular access ways. All developments consisting of six units or more shall provide directories placed in a convenient location at the development entry.

2. Vehicular circulation. Every multiple-family residential development shall be designed with an internal street and parking system adequate to handle the need for vehicular circulation. Said system shall be improved to meet the standards of the City Engineer and shall be in compliance with all applicable standards of this chapter.

Section No. 30-445 – Residential Development Standards in R-4 and R-5 zoning districts.

The standards of this Section provide for high-density residential (R-4 or R-5), mixed-use developments, public, and semi-public uses in close proximity to light rail/commuter rail stations, and future bus rapid transit (BRT) stations, encouraging transit usage in conjunction with a safe and pleasant pedestrian-oriented environment. These standards emphasize the intensification of development and encourages reduced reliance on motor vehicles.
These standards shall apply to new development projects located within 2,640 feet (½ mile) of light-rail/commuter rail stations, future bus rapid transit stations and/or on a corridor with an operating Omnitrans bus route.

Section No. 30-446 - Multiple-family medium/high density residential (R-4) and multiple-family high density residential (R-5) development projects.

A. Uses permitted in the Multiple Family Medium/High Density Residential (R-4) zoning district, and in the Multiple Family High Density Residential (R-5) zoning district without a commercial component. A "P" indicates the use is permitted by right, a "C" indicates the use requires the granting of a conditional use permit, and "—" means the use is not permitted in that zoning district.

B. Conditional uses are subject to the provisions in Section No. 30-433 of this Code.

<table>
<thead>
<tr>
<th>Table No. 30-446</th>
<th>Uses permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Residential Uses</strong></td>
<td>R-4</td>
</tr>
<tr>
<td>Single-family detached dwelling</td>
<td>P*</td>
</tr>
<tr>
<td>Single-family attached dwelling</td>
<td>P*</td>
</tr>
<tr>
<td>Accessory Dwelling Unit</td>
<td>--</td>
</tr>
<tr>
<td>Planned Unit Development</td>
<td>C</td>
</tr>
<tr>
<td>Multiple-family dwelling</td>
<td>P</td>
</tr>
<tr>
<td>Senior housing</td>
<td>C</td>
</tr>
<tr>
<td>Manufactured home</td>
<td>P*</td>
</tr>
<tr>
<td>Group home—Licensed (one to six persons)</td>
<td>—</td>
</tr>
<tr>
<td>Group home—Licensed (seven or more persons)</td>
<td>—</td>
</tr>
<tr>
<td>Boarding home (less than 3 rooms)</td>
<td>—</td>
</tr>
<tr>
<td>Boarding home (3 or more rooms)</td>
<td>—</td>
</tr>
<tr>
<td><strong>B. Other Uses</strong></td>
<td>R-4</td>
</tr>
<tr>
<td>Ambulance building</td>
<td>—</td>
</tr>
<tr>
<td>Assembly or meeting hall for lodges, fraternal organizations, private clubs, labor unions, or similar uses</td>
<td>C</td>
</tr>
<tr>
<td>Assembly (religious service)</td>
<td>C</td>
</tr>
<tr>
<td>Assisted living facility (senior or otherwise)</td>
<td>—</td>
</tr>
<tr>
<td>Day care (one to six persons)</td>
<td>P</td>
</tr>
<tr>
<td>Day care (seven or more persons)</td>
<td>C</td>
</tr>
<tr>
<td>Parolee housing</td>
<td>—</td>
</tr>
<tr>
<td>Residential care facility—license (six or fewer persons)</td>
<td>—</td>
</tr>
</tbody>
</table>
C. Accessory Uses

<table>
<thead>
<tr>
<th>Accessory structures</th>
<th>R-4</th>
<th>R-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animals, small—Keeping and raising</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Animals, large—Keeping and raising</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Antenna, receiving</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Commercial vehicle parking</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Guest house</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Home occupation</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Oversized vehicle parking</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>

D. Temporary Uses

<table>
<thead>
<tr>
<th>Temporary Uses</th>
<th>R-4</th>
<th>R-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction trailers</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Sales or rental office</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

* Existing single-family residences in this zone are permitted and subject to the single-family residential (R-1) development standards. New single-family construction is not permitted nor is a subdivision for the purpose of development of single-family residential lots.

**Section No. 30-447 - Residential Development Standards.**

The following development standards apply to multi-family residential development projects without a commercial component, which are proposed at minimum density of 24.1 to 39 dwelling units per acre within the Multiple-Family Medium/High Density Residential (R-4) zoning district, and 39.1 to 50 dwelling units per acre in the Multiple-Family High Density Residential (R-5) zoning district.

<table>
<thead>
<tr>
<th>Table No. 30-447 Residential Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Density</strong></td>
</tr>
<tr>
<td>Maximum permitted number of dwelling units per adjusted gross acre</td>
</tr>
<tr>
<td><strong>Lot Dimensions for New Lots, Lot Size, and Lot Coverage</strong></td>
</tr>
<tr>
<td>Minimum width at front P/L</td>
</tr>
<tr>
<td>Minimum depth</td>
</tr>
<tr>
<td>Minimum lot size (sq. ft.)</td>
</tr>
<tr>
<td>Maximum lot coverage (adjusted gross acreage of total site)</td>
</tr>
<tr>
<td>------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Multiple-Family Minimum Dwelling Size</strong>&lt;br&gt;(Standard/Market Rate, Senior and Affordable)</td>
</tr>
<tr>
<td>Minimum dwelling unit in square feet</td>
</tr>
<tr>
<td>Maximum dwelling unit in square feet</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
</tr>
<tr>
<td>Multi-Family</td>
</tr>
<tr>
<td><strong>Multi-Family Open Space Requirements</strong></td>
</tr>
<tr>
<td>Open space, private ground/upper floor (sq. ft.), minimum</td>
</tr>
<tr>
<td>Open space, common, as a percentage of adjusted gross acreage of project area, minimum</td>
</tr>
<tr>
<td>Open space, useable, (combined total of private and common open space), as a percentage of adjusted gross acreage of project area, minimum</td>
</tr>
</tbody>
</table>

Notes:

a) For existing legal lots smaller than this minimum, see Section No. 30-414 (Lot Size Conformance).

b) For the purpose of this Section, subterranean or partial subterranean parking shall not be considered a floor/story for the purpose of determining building setbacks.

c) For parcels located in the R-4 district, the number of bedrooms shall be limited to a maximum of two bedrooms per dwelling unit.

**Section No. 30-448 - Multiple-family Building Separation Requirement.**

<table>
<thead>
<tr>
<th><strong>Table No. 30-448</strong>&lt;br&gt;Building Setback and Separation (in feet)</th>
<th><strong>R-4</strong></th>
<th><strong>R-5</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front Setback, Building to Public Right-of-Way</strong>&lt;br&gt;(streets)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major or primary</td>
<td>5-foot</td>
<td>5-foot</td>
</tr>
<tr>
<td>Secondary or collector</td>
<td>5-foot</td>
<td>5-foot</td>
</tr>
<tr>
<td>Local</td>
<td>0-foot</td>
<td>0-foot</td>
</tr>
<tr>
<td><strong>Corner Lot, Side Building Setback to P/L</strong></td>
<td><strong>R-4</strong></td>
<td><strong>R-5</strong></td>
</tr>
<tr>
<td>Major or primary</td>
<td>5-foot</td>
<td>5-foot</td>
</tr>
<tr>
<td>Secondary or collector</td>
<td>5-foot</td>
<td>5-foot</td>
</tr>
<tr>
<td>Local</td>
<td>5-foot</td>
<td>5-foot</td>
</tr>
<tr>
<td><strong>Corner Lot, Side Parking Setbacks to P/L</strong></td>
<td>R-4</td>
<td>R-5</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>Major or primary</td>
<td>10-foot</td>
<td>10-foot</td>
</tr>
<tr>
<td>Secondary or collector</td>
<td>10-foot</td>
<td>10-foot</td>
</tr>
<tr>
<td>Local</td>
<td>10-foot</td>
<td>10-foot</td>
</tr>
<tr>
<td><strong>Side Setback (interior), Building, Setback to</strong></td>
<td><strong>Adjacent Zoning Districts</strong></td>
<td>R-4</td>
</tr>
<tr>
<td>R-1</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>R-2 (Single-family use)</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>R-2 (Multi-family use)</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
<tr>
<td>R-3</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
<tr>
<td>R-4</td>
<td>0-foot</td>
<td>0-foot</td>
</tr>
<tr>
<td>R-5</td>
<td>0-foot</td>
<td>0-foot</td>
</tr>
<tr>
<td>R-PC, Single-family</td>
<td>75-foot</td>
<td>75-foot</td>
</tr>
<tr>
<td>R-PC, Specific plan (b) (single-family/multi-family)</td>
<td>25-foot/15-foot</td>
<td>25-foot/15-foot</td>
</tr>
<tr>
<td>R-E</td>
<td>75-foot</td>
<td>75-foot</td>
</tr>
<tr>
<td>P-PF</td>
<td>30-foot</td>
<td>30-foot</td>
</tr>
<tr>
<td>C-2</td>
<td>0-foot</td>
<td>0-foot</td>
</tr>
<tr>
<td>All other zoning districts, (C-1, RMU, and OS)</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
<tr>
<td><strong>Parking Area and Drive Aisle Setbacks to Adjacent Zoning Districts</strong></td>
<td>R-4</td>
<td>R-5</td>
</tr>
<tr>
<td>All residential</td>
<td>5-foot</td>
<td>5-foot</td>
</tr>
<tr>
<td>All other</td>
<td>5-foot</td>
<td>5-foot</td>
</tr>
<tr>
<td><strong>Onsite Building to Building Setbacks</strong></td>
<td>R-4</td>
<td>R-5</td>
</tr>
<tr>
<td>Front to front</td>
<td>30-foot</td>
<td>30-foot</td>
</tr>
<tr>
<td>Front to side</td>
<td>30-foot</td>
<td>30-foot</td>
</tr>
<tr>
<td>Front to rear</td>
<td>30-foot</td>
<td>30-foot</td>
</tr>
<tr>
<td>Rear to side</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>Rear to rear</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
<tr>
<td>Side to side</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
<tr>
<td>Oblique alignment</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Accessory Structure Setbacks and Separation (in feet)</strong></td>
<td>R-4</td>
<td>R-5</td>
</tr>
</tbody>
</table>
Notes:

a) Building shall mean a structure containing dwelling units. For purpose of this table, building setback standards shall be for any building exceeding a single-story. Setback standards may be modified by other lettered notes herein.

b) Subtract ten feet for a single-story dwelling unit or a multi-story dwelling unit having a single-story element with a depth of at least ten feet.

c) All primary ground-floor common entries and individual dwelling unit entries fronting Foothill Blvd, Orange Way, Cypress Avenue or Valencia Avenue shall be oriented to the street, not the interior of the development or parking lot.

d) On a case by case basis, the Community Development Director may require up to ten feet of additional building setback from all property lines to accommodate entrance stops, porches, patios and other architecture features, as well as landscaping areas.

e) For the purpose of this table, accessory structure means a subordinate structure which is incidental to and is detached from the main building but is on the same lot and supports the primary use on-site. If an accessory structure is attached to the building by way of a continuation of the building roof, the accessory structure shall be considered an addition to the building.

f) "Front" is defined as that face of the building or unit with a major glass area and/or major private recreation area and may include access to that private recreation area. This access may or may not relate to the primary entrance to the building that faces the public right-of-way or private drive aisle; therefore, some buildings may have more than one "front" under this definition.

g) For the purpose of this table, zoning districts are not considered adjacent if separated by a dedicated public right-of-way or utility easement of more than 50 feet in width.

h) Setback measured from building to property line.

i) "Oblique alignment" is defined as the intersection of the parallel face of one building by the corner angle of a second building where said angle is greater than 25 percent. The corner angle of the intersecting building may encroach into the setback of the other building by up to five feet provided there is an equal or greater setback at the other end of the intersecting building. Such encroachment shall also be averaged so that for each building that is allowed to encroach into the setback, another building will offset such encroachment by an equal number of feet. (Where two buildings meet at corner angles, the side-to-front setback criteria shall be used.)

j) Balconies, patios (uncovered and covered), patio fences/walls, porches, and similar like structures (as determined by the Director of Community Development) may project into the setback area up to a maximum of six feet, providing, however, that such structures shall never be separated by less than 15 feet (horizontal).
k) The "rear" of a building is defined as the point or area farthest from the front. Where a building is identified to have two fronts the building may be considered not to have a rear facing.

l) Setback from underdeveloped property in the R-2 zone shall be determined at the R-1 single-family zones development standard of 25 feet.

m) Where a new building is to be constructed on a corner lot or intersection, a wraparound building design with an angled corner shall be utilized in order to maximize and encourage pedestrian activity.

n) Parking setback may be decreased to zero for subterranean parking structures.

Section No. 30-449 – (R-4 and R-5) Separation of accessory building/structures, parking areas, and vehicular access ways.

A. Distance between an accessory building and side and rear property lines shall be no less than ten feet. Where the adjacent zoning district is non-residential, garages and carports may encroach a maximum of 25 percent into the required width of the side or rear setback.

B. Distance between two accessory buildings shall be no less than ten feet.

C. Distance between an accessory building and any dwelling unit shall be no less than 6 feet.

D. Distance between open, quest parking areas and any dwelling unit shall be no less than ten feet.

E. Distance between vehicular access way and any dwelling unit shall be no less than ten feet.

F. If a carport is located no less than ten feet from a side or rear property line, the rear wall of the carport shall have openings to allow view and accessibility to an adjacent landscaped area.

G. Detached assigned and/or required parking stalls, carports and enclosed garages shall be located no more than 150 feet from the dwelling unit they serve, unless otherwise approved by the Director of Community Development.

Section No. 30-450 (R-4 and R-5) Ancillary Services.

A. Minimum Driveway Access Width. Minimum access way width of 26 feet is required for all access drives serving multiple-family developments. A minimum access way width of 30 feet is required for all access drives serving multi-family developments of three stories or more.

B. Water Heaters. Each dwelling unit shall have a separate hot water heater or may be provided with a centralized circulation water heating system sufficient to serve all dwelling units on the property.

C. Laundry Facilities. All multiple-family residential units shall be provided washer and dryer hookups and laundry space within the unit or garage. The laundry area shall not infringe upon garage parking area. In the case of apartments, common laundry facilities may be included in addition to the individual unit hookups.

D. Storage Facilities. A separate area having a minimum of 125 cubic feet of private and secure storage space shall be provided for each unit.
1. Said storage area may be located within the garage, provided it does not interfere with garage use for automobile parking.
2. Normal closet and cupboard space within the dwelling unit shall not count toward meeting this requirement.
3. No storage shall be in the carport area.
4. Enclosed garages are required to provide 125 cubic feet of storage cabinet space, or 125 cubic feet of storage space may be provided elsewhere on the site.

E. **Garage Doors.** All garages shall be sectional garage doors with an automatic garage door openers.

F. **Dwelling Entries.**
   1. All units shall be provided with standard door locks and dead bolts.
   2. No dwelling entry shall be located with direct, uninterrupted, unimpeded access to a primary or secondary arterial street.

G. **Refuse and Recycle Storage Areas.** The applicant shall provide an appropriate number refuse and recycle bins located within an architecturally compatible enclosure.

   1. **Number of Receptacles.**

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Types of Receptacles</th>
<th>Number of Receptacles Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>0—8</td>
<td>3-Yard Bin</td>
<td>1</td>
</tr>
<tr>
<td>16—24</td>
<td>3-Yard Bin</td>
<td>2</td>
</tr>
<tr>
<td>Each 8 additional units</td>
<td>3-Yard Bin</td>
<td>1</td>
</tr>
</tbody>
</table>

   2. All refuse/recycle storage areas shall be readily accessible to the users they serve as well as for collection operations and shall be enclosed by a solid decorative masonry or concrete block wall at least 60 inches in height that shall be designed in a manner that is architecturally compatible with the overall design of the project’s buildings.

   3. The site area shall have a concrete pad at least four inches in thickness.

   4. The storage area shall be designed with a metal lattice cover matching the exterior building material and color and has a gate with view obscuring slats or other opaque material.

   5. The refuse/recycle storage and recycling bins area shall be located within 150 feet walking distance of the unit it services.

**Section No. 30-451 - (R-4 and R-5) Recreational facilities.**

On-site amenities shall be considered in the context of existing off-site amenities and their spatial relationships (distance, ease of access and safety) to active retail services, bicycle lanes, walking trail, and mass transit such as Commuter/light rail or Bus Rapid Transit (BRT) service.
In addition to the off-site amenities mentioned above, the developer shall provide on-site recreational facilities in conjunction with common open space as a minimum requirement for all multi-family projects in the R-4 zone and the R-5 zone:

1. Development consisting of 50 units to 79 units shall provide three of the following recreational facilities:
   a. Indoor gym/fitness facility (minimum 500 square feet).
   b. Tot-lot with multiple play equipment.
   c. Spa and pool (min 25 yard by 15 yards).
   d. Barbecue facility equipped with grill, picnic benches, etc (min of five areas).

2. Development consisting of 80 units to 200 units shall provide all recreational facilities as listed in Section 30-451 above.

3. Development consisting of 201 units to 400 units shall provide all recreational facilities as listed in Section No. 30-451 and a minimum of one of the following additional recreational facilities, or equivalent, as approved by the Planning Commission:
   a. Large open lawn area, minimum dimensions shall be 100 feet by 50 feet (e.g. Rooftop garden).
   b. Multiple tot-lots with multiple play equipment. The tot-lots shall be conveniently located throughout the site. The number of tot-lots and their location shall be subject to Planning Commission review and approval.
   c. Lap pool and spa (e.g. Rooftop, min 25 yard by 25 yards).
   d. Community multi-purpose room equipped with kitchen, defined areas for games, exercises, etc.
   e. Barbecue facilities equipped with multiple grills, picnic benches and shade structures. The barbecue facilities shall be conveniently located throughout the site. The number of barbeque facilities and their location shall be subject to Planning Commission review and approval.
   f. Court facilities (e.g. tennis, volleyball, basketball, etc.).
   g. Jogging/walking trails with exercise stations.
   h. Other recreational facilities not listed above may be considered subject to the Planning Commission review and approval.

Related recreational activities may be grouped together and located at any one area of the common open space. Where multiple recreational facilities are provided such facilities shall be required to be dispersed throughout the site. All recreational areas or facilities required by this Section shall be maintained by private homeowner's associations, property owners, or private assessment districts.


Pedestrian circulation. Each multiple-family residential development shall be designed with adequate walkways to provide convenience to the needs of the residents, guests, and the service providers of public agencies. Pedestrian access to the unifying elements of any development shall be separate from, and free of, conflict with vehicular access ways. All developments consisting of six units or more shall provide directories placed in a convenient location at the development entry.
# ZONING AND DEVELOPMENT CODE
## CHAPTER NO. 30
### TABLE OF CONTENTS

**ARTICLE VI - COMMERCIAL AND MIXED-USE ZONING DISTRICTS**

**DIVISION 1 – GENERAL INFORMATION**
- Section No. 30-479 - Purpose
- Section No. 30-480 - How to use this Article
- Section No. 30-481 - Commercial and Mixed-Use Zoning Districts

**DIVISION 2 - DEVELOPMENT POLICIES**
- Section No. 30-482 - Purpose
- Section No. 30-483 - Plan Consistency
- Section No. 30-484 - Land Use Compatibility
- Section No. 30-485 - Infrastructure
- Section No. 30-486 - Public Facilities and Services
- Section No. 30-487 - Resource Conservation
- Section No. 30-488 - Public safety

**DIVISION 3 - USE REGULATIONS**
- Section No. 30-489 - Uses Permitted
- Section No. 30-490 - Prohibited Uses.
- Section No. 30-491 - Special Use Regulations *.
- Section No. 30-492 - Conditional Use Permit and Minor Use Permit regulations.
- Section No. 30-493 - Reserved

**DIVISION 4 - DEVELOPMENT STANDARDS FOR PRIMARY STRUCTURES**
- Section No. 30-494 - Commercial and Mixed-Use Development Standards
- Section No. 30-495 - Regional Mixed Use (R-MU) Development Standards in Conjunction with An Area Plan
- Section No. 30-496 - Off-Street Parking and Loading.
- Section No. 30-497 - On-Site Signs.

**DIVISION 5. - DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES AND FEATURES**
- Section No. 30-498 - Accessory Buildings.
- Section No. 30-499 - Antenna, Radio, Television, Satellite Dishes, And Wireless Telecommunications.
- Section No. 30-500 - Fences and Walls.
Table No. 30-492.A
Senior Housing Development Standards

<table>
<thead>
<tr>
<th>General Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Density Range (Du/ac)</td>
<td>18.0—39.0</td>
</tr>
<tr>
<td>Minimum Width at front P/L</td>
<td>200-foot</td>
</tr>
<tr>
<td>Minimum Depth</td>
<td>300-foot</td>
</tr>
<tr>
<td>Minimum Lot Size *</td>
<td>2 acres</td>
</tr>
<tr>
<td>Maximum Lot Coverage (Percent)</td>
<td>60%</td>
</tr>
<tr>
<td>Building Height</td>
<td>55-foot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Dwelling Size</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>550 sq. ft.</td>
</tr>
<tr>
<td>One bedroom</td>
<td>600 sq. ft.</td>
</tr>
<tr>
<td>Two bedrooms</td>
<td>800 750 sq. ft.</td>
</tr>
<tr>
<td>Three bedrooms</td>
<td>900 sq. ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Open Space Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Ground</td>
<td>120 sq. ft.</td>
</tr>
<tr>
<td>Private Upper Floor</td>
<td>80 sq. ft.</td>
</tr>
<tr>
<td>Open Space, Common Public Area (Percent)</td>
<td>30%</td>
</tr>
<tr>
<td>Useable, Private and Common (Percent)</td>
<td>35%</td>
</tr>
</tbody>
</table>

DIVISION 4 - DEVELOPMENT STANDARDS FOR PRIMARY STRUCTURES

Section No. 30-494 - Commercial and Mixed-Use Development Standards

A. The development standards outlined in this Section are the minimum standards applicable to the development of commercial and mixed-use structures.

B. Lot Dimensions, Building Height, and Maximum Intensity.

Table No. 30-494.A, specifies required lot dimensions, height limitations, and maximum permitted building intensities. The lot dimension requirements apply only to the creation of new parcels. Also, the lot dimension requirements do not apply to commercial and mixed-use development over five acres in lot area that provides for reciprocal access, parking, and maintenance.

<table>
<thead>
<tr>
<th>Table No. 30-494.A</th>
<th>Lot Dimensions, Building Height, and Maximum Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feature</td>
<td>C-1</td>
</tr>
<tr>
<td>Lot size</td>
<td></td>
</tr>
<tr>
<td>Minimum</td>
<td>20,000 sf</td>
</tr>
<tr>
<td>Maximum</td>
<td>none</td>
</tr>
<tr>
<td>Lot dimensions</td>
<td></td>
</tr>
<tr>
<td>Minimum Width</td>
<td>100-foot</td>
</tr>
<tr>
<td>Minimum Depth</td>
<td>100-foot</td>
</tr>
<tr>
<td>Maximum Building Heights</td>
<td>35-foot</td>
</tr>
</tbody>
</table>
Lot Coverage (percent) | 50% | 50% | none
--- | --- | --- | ---
Maximum FAR | 0.50 | 1.0 | 1.0 (d)

In calculating the FAR for mixed-use projects, only 50% of the area devoted to residential and accessory uses shall be included in the calculation.

### C. Landscape Areas - Setbacks-

Tables No. 30-494.A, and Tables No. 30-494.B, specify the minimum required setbacks for buildings and parking areas. All required yard areas shall be clear of all structures and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of this title.

#### Table No. 30-494.B
Minimum Required Setbacks for Buildings

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>C-1</th>
<th>C-2</th>
<th>RMU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting freeways</td>
<td>25-foot</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>Abutting major highways</td>
<td>20-foot (a)</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
<tr>
<td>Abutting primary highways</td>
<td>20-foot (a)</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
<tr>
<td>Abutting secondary or collector streets</td>
<td>15-foot (a)</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
<tr>
<td>Abutting local streets</td>
<td>15-foot (a)</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Side and Rear Setbacks</th>
<th>C-1</th>
<th>C-2</th>
<th>RMU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting Freeways</td>
<td>25-foot</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>Abutting residential zone</td>
<td>20-foot</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
<tr>
<td>Abutting all other zones</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

1. For properties along the same block face as properties zoned for residential use, the setback shall be the same as established for the residential uses.
2. An additional setback may be required by the Director of Community Development.

#### Table 30-494.C.
Minimum Required Setbacks for Parking Areas

<table>
<thead>
<tr>
<th>Parking Area and Drive Aisle Setbacks</th>
<th>C-1</th>
<th>C-2</th>
<th>RMU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting Freeways</td>
<td>25-foot</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>Abutting Major Highways</td>
<td>20-foot</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
<tr>
<td>Abutting Primary Highways</td>
<td>20-foot</td>
<td>20-foot</td>
<td>20-foot</td>
</tr>
<tr>
<td>Abutting Secondary, Or Collector Street</td>
<td>15-foot</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
<tr>
<td>Abutting Local Street</td>
<td>15-foot</td>
<td>15-foot</td>
<td>15-foot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Side and Rear Setbacks</th>
<th>C-1</th>
<th>C-2</th>
<th>RMU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting freeways</td>
<td>25-foot</td>
<td>25-foot</td>
<td>25-foot</td>
</tr>
<tr>
<td>Abutting residential zone</td>
<td>10-foot</td>
<td>10-foot</td>
<td>10-foot</td>
</tr>
</tbody>
</table>
D. Permitted uses in required yard areas.
The accessory uses and structures permitted in yard areas shall be limited as follows:

(1) **Street yard areas.** Landscaping, on-premises signs, and pedestrian walkways.

(2) **Rear yards, interior side yards, yards abutting alleys.** Landscaping, pedestrian walkways, and similar accessory uses.

E. Permitted projections into yard areas.
No projections may extend into required yard areas except as follows:

(1) Signs, as specified in Chapter 3 of the Municipal Code.

(2) Awnings, eaves, canopies, roof projections, and similar architectural features for a distance of five feet, provided the feature is located at least eight feet above grade and no closer than five feet from the property line.

(3) Bay windows, chimneys, fireplaces, balconies, and similar features for a distance of three feet, provided the feature is located no closer than five feet from the property line.

(4) Theater marquees for a distance of eight feet or no nearer than two feet to the face of an existing curb, whichever is less.

(5) Balconies for residential units within a mixed-use project for a distance of six feet into a required yard facing a street.

F. Landscaping requirements.

All required street setbacks shall be landscaped in accordance with provisions in Article X. In no event shall the off-street parking encroach within such setback area.

G. Screening required.

(a) **General.** The following required screening shall apply in all commercial and mixed-use zoning districts:

(1) **Outdoor storage.** Outdoor storage shall be prohibited.

(2) **Parking lots.** All parking lots shall be screened as provided for in Article XI of this title.

(3) **Adjacent to residential districts.** All commercial and mixed uses adjoining or abutting a residential district shall be screened by a solid masonry wall not less than six feet but no higher than eight feet in height. However, in the front yard area abutting the residential lot, the wall may be lower as determined through the design review process.

(4) **Trash, utility and loading areas.** Trash enclosures, utility areas, loading areas and the like shall be screened by walls, earthen berms, landscaping, buildings, or any combination of these features.
(b) **Mechanical equipment of building sides and rooftops.** The following restrictions shall apply to all roof-mounted mechanical equipment:

1. **Required.** In all commercial and mixed-use zoning districts, rooftop mechanical equipment, except solar collectors and rain gutters, shall be screened on all sides by screening not less than the height of the equipment being screened.

2. **Secured.** All rooftop mechanical equipment shall be secured from unauthorized entry to the satisfaction of the Building Official.

3. **Materials.** All rooftop mechanical equipment screening devices shall be of a material requiring a low degree of maintenance. All screening devices shall be well integrated into the design of the building through such items as parapet walls continuous with the walls of the structure, false roofs, or equipment rooms.

**Section No. 30-501 - Trash Collection Areas and Recycling.**

All commercial and mixed-use developments shall be provided with trash receptacles, trash enclosures, and recycling containers with pedestrian access as follows:

1. **Number.** An adequate number and size of receptacles shall be provided to serve all uses on a property.

2. **Mixed-Use Projects.** The trash and recycling storage areas serving residential units within a mixed-use project shall comply with the provisions of the Municipal Code.

3. **Screening.** All receptacles shall be located within a City approved trash enclosure with solid masonry wall, solid cover with decorative trellis, and landscape adjacent. The trash enclosures shall be architecturally compatible with the buildings on-site. The receptacle shall not be visible above the wall. A visually solid gate shall be provided with a decorative trellis. All existing commercial centers and sites requesting tenant improvements shall also comply.

4. **Restaurants.** All new and proposed restaurants at existing establishments, shall provide a solid decorative cover over the trash enclosure.
ZONING AND DEVELOPMENT CODE

CHAPTER NO. 30

TABLE OF CONTENTS

ARTICLE VII. - INDUSTRIAL ZONING DISTRICTS

DIVISION 1. - GENERALLY

Section No. 30-520 - Purpose.
Section No. 30-521 - How to use this article.
Section No. 30-522 - Industrial Districts.

DIVISION 2. - DEVELOPMENT STANDARDS

Section No. 30-523 - Purpose.
Section No. 30-524 - Plan Consistency.
Section No. 30-525 - Land Use Compatibility.
Section No. 30-526 - Infrastructure.
Section No. 30-527 - Public Facilities and Services.
Section No. 30-528 - Resource Conservation.
Section No. 30-529 - Public Safety.

DIVISION 3. - USE REGULATIONS

Section No. 30-530 - Uses Permitted.
Section No. 30-531 - Prohibited uses.
Section No. 30-532 - Special Use Regulations.
Section No. 30-533 - Conditional Use Regulations.
Section No. 30-534 - Reserved.

DIVISION 4. - DEVELOPMENT STANDARDS FOR PRIMARY STRUCTURES

Section No. 30-535 - Lot dimensions, building height and maximum intensity.
Section No. 30-536 - Permitted projection into yard areas.
Section No. 30-537 - Screening.
Section No. 30-538 - Reserved.

DIVISION 5. - DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES AND FEATURES

Section No. 30-539 - Accessory Buildings.
Section No. 30-540 - Antenna, radio, television, satellite dishes and wireless telecommunications.
Section No. 30-541 - Fences and Walls.
Section No. 30-542 - Trash and Recycling Collection Areas.
DIVISION 6. - PERFORMANCE STANDARDS

   Section No. 30-543 - Noise and Vibration.
   Section No. 30-544 - Light and Glare.
   Section No. 30-545 - Odors.
   Section No. 30-546 - Electromagnetic Interference.
   Section No. 30-547 - Reserved

DIVISION 7. - DESIGN GUIDELINES

   Section No. 30-548 - Purpose.
   Section No. 30-549 - Applicability.
   Section No. 30-550 - Site Plan Design.
   Section No. 30-551 - Building Design.

DIVISION NO. 8 - TRANSPORTATION DEMAND MANAGEMENT AND TRIP REDUCTION REQUIREMENTS

   Section No. 30-552 - Purpose.
   Section No. 30-553 - Applicability.
   Section No. 30-554 - Trip Reduction Measures.
   Section No. 30-555 - Exception to trip reduction requirements.
   Section No. 30-555-559 Reserved
ARTICLE VII. - INDUSTRIAL ZONING DISTRICTS

DIVISION 1. - GENERALLY

Section No. 30-520 - Purpose.

The industrial zoning districts are established to create opportunities for a wide range of industrial operations to conduct business in the City, thereby building a strong economic base and providing employment opportunities for residents. Consistent with general plan land use policy, this article establishes design guidelines and development standards intended to:

1. Encourage development of well-designed, functional industrial facilities;
2. Ensure that industrial operations are compatible with adjacent industrial uses, and non-industrial land uses; and,
3. Ensure that industrial operations are conducted in a manner that does not threaten the health of City residents and does not harm the environment.

Section No. 30-521 - How to use this article.

Subsequent Sections of this article describe permitted land uses in industrial zoning districts and the development standards and design guidelines applicable to these uses. All uses must comply with the development/use regulations, development standards, performance standards, and design guidelines set forth in this Article.

Section No. 30-522 - Industrial Districts.

Two (2) industrial zoning districts are established as follows:

1. **Light industrial (M-1).** An industrial zoning district that accommodates employee-intensive uses, such as business parks, research and technology centers, offices, and supporting retail uses, high cube/warehousing **200,000 square feet or less but** which does not permit heavy manufacturing, processing of raw materials, or businesses logistics which generate high volumes of truck traffic.

2. **General industrial (M-2).** A general industrial zoning district that accommodates the manufacture and treatment of goods from raw materials, high cube/warehousing and logistics, and permits other types of industrial uses not suitable for location in the M-1 District.

Section No. 30-532 - Special Use Regulations.

This Section establishes special regulations for certain permitted uses marked with an asterisk (*) in Table No. 30-530. The use is permitted provided that the use conforms to the following regulations.

1. **General Outdoor Display or Storage of Materials or Goods for Sale or Rent.** All businesses which display or store materials out of doors shall comply with the following provisions:
   a. All display or stored materials, including vehicles, shall be set back 25 feet from right-of-way and shall not be located in any required parking area. The designated storage area and screening shall be identified on an approved entitlement plan.
b. The entire area used for display or storage shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.

c. Display or storage of equipment or materials, except equipment and vehicles for sale or rent, shall be screened by a decorative screen wall in conjunction with landscaping of a minimum height of six-foot or as otherwise determined through the entitlement process.

2. **Construction Trailers.** A trailer used for construction offices or watchman's quarters is permitted at a construction site provided with the approval of a Temporary Use Permit as required in Article II:

   a. The trailer is located on the same or adjacent premises as the construction site.
   
   b. The trailer is used only during the period of construction. All trailers shall be moved prior to final project inspection.
   
   c. Not more than one person shall occupy the watchman's quarters.
   
   d. Shall comply with provision set forth for Temporary Uses as defined in Article No. II.

3. **Vehicle Service and Repair.** Vehicle service and repair shall be permitted within an enclosed building and is not to be permitted outside.

4. **Adult Businesses.** Adult businesses shall comply with the provisions of Article No. XVIII of Chapter 15 of the Municipal Code.

5. **Bus Depot.** Bus depot sites shall provide the following:

   a. A dedicated and identified passenger loading/unloading area with a minimum dimension of 12-feet wide by 45-feet in length and, if applicable, a minimum 14-foot height clearance. The loading/unloading areas shall be located outside of any required drive aisle, parking area, setback area, or any other area designated or dedicated for another purpose.
   
   b. A permanent covered area for waiting passengers shall be provided and shall include, at minimum, a restroom, seating, and a trash bin.
   
   c. Amenities such as the sale of sundries and/or convenience items, services, or similar, shall be available to waiting passengers within 1,320 feet (¼ mile) of the bus terminal, as measured from the required passenger waiting area.

6. **Bus Terminal.** Bus terminal sites shall provide the following:

   a. A dedicated and identified passenger loading/unloading area with a minimum dimension of 12-feet wide by 45-feet in length and, if applicable, a minimum 14-foot high clearance. The loading/unloading areas shall be located outside of any required drive aisle, parking area, setback area, or any other area designated or dedicated for another purpose.
   
   b. A permanent covered area for waiting passengers shall be provided and shall include, at minimum, a restroom, seating, and a trash bin.
   
   c. Amenities such as the sale of sundries and/or convenience items, services, or similar, shall be available to waiting passengers within 1,320 feet (¼ mile) of the bus terminal, as measured from the required passenger waiting area.
mile) of the bus terminal, as measured from the required passenger waiting area.

d. All bus/motor carrier repair and washing shall be conducted in a fully enclosed building.

e. Busses/motor carriers stored on-site for more than 12 hours shall be located in a designated area for that purpose and be screened from view of adjacent public streets or rights-of-way by a decorative wall. Other effective means of screening such as mature landscaping of sufficient height and density may be approved through an administrative site plan application.

7. **Warehousing Distribution/Logistic/Business Park** regulations in the M-1 Zone. The following does not apply to M-2 zoned parcels. M-2 zoned parcels shall be per the development code for warehousing.

**Intent.** The intent of allowing warehousing is to provide for well-planned and orderly development of business parks and warehousing distribution/logistic uses on properties within the M-1 industrial zone.

a. **General Standards.**

The development standards and design guidelines, including elevations herein, for warehousing distribution/logistics and business park type uses shall be considered the minimum standards and conform to the Fontana Municipal Code and the following additional requirements.

<table>
<thead>
<tr>
<th>Table No. 30-532 Within M-1 Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum lot size</strong></td>
</tr>
<tr>
<td><strong>Lot Dimensions</strong></td>
</tr>
<tr>
<td>Minimum width</td>
</tr>
<tr>
<td>Minimum depth</td>
</tr>
<tr>
<td><strong>Maximum building height</strong></td>
</tr>
<tr>
<td><strong>Maximum building area</strong></td>
</tr>
<tr>
<td><strong>Maximum Lot Coverage</strong></td>
</tr>
<tr>
<td><strong>Maximum Floor-Area Ratio (FAR)</strong></td>
</tr>
<tr>
<td><strong>Building setbacks</strong></td>
</tr>
<tr>
<td>I-10 Freeway/Railroad</td>
</tr>
<tr>
<td>Existing Residential Use and Zone</td>
</tr>
<tr>
<td>Other Setbacks</td>
</tr>
</tbody>
</table>

The setback requirements may be increased to provide an appropriate separation between uses in order to protect the public health, safety, and welfare if alternative means of providing separation are not practical.

**Section No. 30-534 - Reserved.**

**DIVISION 4. - DEVELOPMENT STANDARDS FOR PRIMARY STRUCTURES**

**Section No. 30-535 - Lot dimensions, building height and maximum intensity.**

The development standards outlined in this Article are the minimum standards applicable to the development of industrial facilities. These standards shall be used...
in conjunction with the development policies and the design guidelines (presented in Division 7).

1. **Table No. 30-536.** specifies required lot dimensions, building heights, and maximum permitted building intensities. The lot dimension requirements apply only to the creation of new parcels.

<table>
<thead>
<tr>
<th>Table No. 30-536A. Lot Dimensions, Building Height and Maximum Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot size</strong></td>
</tr>
<tr>
<td>Minimum</td>
</tr>
<tr>
<td>Maximum</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot dimensions</th>
<th><strong>M-1</strong></th>
<th><strong>M-2</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum width</td>
<td>150-foot</td>
<td>300-foot</td>
</tr>
<tr>
<td>Minimum depth</td>
<td>150-foot</td>
<td>300-foot</td>
</tr>
<tr>
<td>Maximum building height(a)</td>
<td>75-foot</td>
<td>75-foot</td>
</tr>
<tr>
<td>Lot coverage</td>
<td>60 percent</td>
<td>60 percent</td>
</tr>
</tbody>
</table>

| **Maximum FAR** | **0.60 .06** | **0.60 .06** |

<table>
<thead>
<tr>
<th>Table No. 30-536.C. Parking and Drive Aisle Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Setbacks</strong></td>
</tr>
<tr>
<td><strong>Street Setback (measured from property line)</strong></td>
</tr>
<tr>
<td>Abutting major highways</td>
</tr>
<tr>
<td>Abutting primary highways</td>
</tr>
<tr>
<td>Abutting secondary or collector streets</td>
</tr>
<tr>
<td>Abutting local streets</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Interior and rear Setback</strong></th>
<th><strong>M-1</strong></th>
<th><strong>M-2</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting residential or C-1 zoning district</td>
<td>10-foot</td>
<td>10-foot</td>
</tr>
<tr>
<td>Abutting all other zoning districts</td>
<td>5-foot</td>
<td>5-foot</td>
</tr>
</tbody>
</table>

**Note:**

a. Parking setbacks along Cherry Avenue, Valley Boulevard, Sierra Avenue, Foothill Boulevard, shall be 25 feet.
DIVISION No. 2 - NUMBER OF PARKING SPACES REQUIRED

Section No. 30-685 Specific Uses

A. Table No. 30-685.A. indicates the number of on-site passenger vehicle parking spaces required for specified uses. Parking spaces required for multiple uses (commercial centers, office parks, or industrial condominiums) with reciprocal access shall be calculated as a whole as one use. If there is a discrepancy in the amount of parking provided the resolution shall comply with Subsection B C herein.

B. Table No. 30-685.B. indicates the number of on-site Truck and Trailer Spaces Required spaces required for specified uses.

C. The Planning Commission may reduce the number of parking spaces required for multiple uses on a lot subject to the following findings:
   1. Adequate on-site parking will be provided for the proposed use.
   2. A parking study has been prepared by a Traffic Engineer and found acceptable.

<table>
<thead>
<tr>
<th>Restaurants and Bars</th>
<th>Minimum Number of Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fast-Food Restaurant</td>
<td>One (1) parking space is required for each 75 square feet of gross floor area. Outdoor seating shall be parked at One (1) parking space for each 150 square feet of patio area provide that the patio area is less than 50% of the indoor dining area. If the outdoor seating exceeds 50% of the indoor seating area it shall be parked at One (1) parking space for each 75 square feet of patio area.</td>
</tr>
<tr>
<td>Other Restaurant</td>
<td>One (1) parking space is required for each 100 square feet of gross floor area. Outdoor seating shall be parked at One (1) parking space for each 200 square feet of patio area provide that the patio area is less than 50% of the indoor dining area. If the outdoor seating exceeds 50% of the indoor seating area it shall be parked at One (1) parking space per 100 feet of patio area.</td>
</tr>
</tbody>
</table>
ACTION REPORT
February 25, 2020

FROM: Department of Community Services
SUBJECT: Accept Donation From Bel-Air Swap-Meet, Inc.

RECOMMENDATION:
Accept donation from Bel-Air Swap-Meet, Inc. in the amount of $5,000.00 for use towards the 5th Annual Teen Leadership Summit hosted by the Mayor’s Youth Advisory Council (MYAC).

COUNCIL GOALS:
* To operate in a businesslike manner by becoming more service oriented.
* To invest in the city’s infrastructure (streets, sewers, parks, etc.) by creating and promoting community through people, parks, and programs.
* To increase citizen involvement by seeking community input.

DISCUSSION:
The Community Services Department receives donations and sponsorships from many local companies to help support and enhance various programs, activities and events. Bel-Air Swap-Meet, Inc. donated $5,000.00 towards the 5th Annual Teen Leadership Summit hosted by the Mayor’s Youth Advisory Council (MYAC).

FISCAL IMPACT:
The $5,000.00 was deposited into account 101.3521 for use in off-setting cost for the 5th Annual Teen Leadership Summit.

MOTION:
Approve staff recommendation.

SUBMITTED BY:
REVIEWED BY:

APPROVED BY:

G. Michael Milhiser
Interim City Manager

ATTACHMENTS:
ACTION REPORT
February 25, 2020

FROM: Department of Community Services
SUBJECT: Accept Donation From Kaiser Permanente-Kaiser Foundation Health Plan Inc.

RECOMMENDATION:
Accept donation from Kaiser Permanente, Kaiser Foundation Health Plan Inc. in the amount of $1,000.00 for use towards 'Let's Move On The Trail' 2020 sponsorship.

COUNCIL GOALS:
* To operate in a businesslike manner by becoming more service oriented.
* To invest in the city's infrastructure (streets, sewers, parks, etc.) by creating and promoting community through people, parks, and programs.
* To increase citizen involvement by seeking community input.

DISCUSSION:
The Community Services Department receives donations and sponsorships from many local companies to help support and enhance various programs, activities and events. Kaiser Permanente, Kaiser Foundation Health Plan Inc. donated $1,000.00 toward the 2020 sponsorship of 'Let's Move On The Trail' event.

FISCAL IMPACT:
The $1,000.00 was deposited into account 101.3511 for use in off-setting costs for the 'Let's Move On The Trail' 2020 event.

MOTION:
Approve staff recommendation.

SUBMITTED BY: REVIEWED BY:

APPROVED BY:
G. Michael Milhisier
Interim City Manager
## ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Attachments Available</td>
<td></td>
</tr>
</tbody>
</table>

**ITEM: CC-F**
FROM: Department of Engineering
SUBJECT: Approve a Development Impact Fee Credit Agreement for Parcel Map No. 19964

RECOMMENDATION:
Approve and authorize the City Manager to execute a Partial Satisfaction of Development Impact Fee Credit Agreement with Live Oak Avenue Industrial Owner, L.P., a Delaware limited partnership, for the construction of Storm Drain for Parcel Map No. 19964.

COUNCIL GOALS:
* To invest in the city's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
* To invest in the city's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

DISCUSSION:
On April 2, 2019, the Planning Commission approved Tentative Parcel Map No. 19964 (TPM No. 18-004); Conditional Use Permit No. 18-016; and Design Review No. 18-012 - A for a new 240,800 square foot concrete tilt-up distribution warehouse located at the northwest corner of Live Oak Avenue and Washington Drive within the adopted Business Park and Warehousing Distribution Overlay District - Valley Boulevard.

Chapter 21, Article VI - Construction and/or Dedication In-Lieu of Development Impact Fees (Section 21-151 through 21-154) of the Fontana Municipal Code establishes a policy allowing in-lieu fee credit agreements between the City and developers. This provides an alternative method for satisfying a developer's obligation to mitigate impacts from the development other than through payment of development impact fees.

This Partial Satisfaction of Storm Drain Development Impact Fees Credit Agreement will provide fee credits toward the applicant’s development impact fee obligations for the construction of the Storm Drain within Redwood Avenue and Washington Avenue.

The revised infrastructure fees are identified as follows:

<table>
<thead>
<tr>
<th>Subject Development Fee Obligation</th>
<th>Construction In-Lieu Amount</th>
<th>Net Development Fee Obligation</th>
</tr>
</thead>
</table>


FISCAL IMPACT:
The approval of the Partial Satisfaction of Development Impact Fees Credit Agreement results in a reduction of the developer’s fees for the overall project. The developer will be constructing improvements in excess of their obligated fee amount for the Storm Drain so no fee will be assessed to the developer for this portion of their development fee obligation.

MOTION:
Approve staff recommendation.

SUBMITTED BY:  
REVIEWED BY:

APPROVED BY:

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agreement</td>
<td>Agreement</td>
</tr>
</tbody>
</table>

ITEM: CC-G
PARCEL MAP NO. 19964/DR No. 18-000012

PARTIAL SATISFACTION OF DEVELOPMENT IMPACT FEES CREDIT AGREEMENT

between

THE CITY OF FONTANA
a California municipal corporation

and

LIVE OAK AVENUE INDUSTRIAL OWNER, L.P,
a Delaware limited partnership
PARTIAL SATISFACTION OF DEVELOPMENT IMPACT FEES CREDIT AGREEMENT

1. PARTIES AND DATE

This Partial Satisfaction of Development Impact Fees Credit Agreement (“Agreement”) is made this day of , 20 for reference purposes only, between: (i) The City of Fontana ("City"), a California municipal corporation and (ii) Live Oak Avenue Industrial Owner, a Delaware limited partnership (Developer). The term “Developer” includes Developer and its successors to all or any portion of the Property. This Agreement will not become effective until the date ("Effective Date") on which all of the following are true:

(i) This Agreement has been approved and executed by the appropriate authorities of the Developer, as defined in this Section 1, and this Agreement has been delivered to the City;
(ii) Following all legally required notices and hearings, this Agreement has been approved by the City’s City Council; and
(iii) This Agreement has been executed by the appropriate authorities of the City and delivered to Developer.

2. RECITALS

2.1 Developer owns certain real property located in the City of Fontana, San Bernardino County, State of California, and shall be referred to herein as the “Property”. The Property is more particularly shown in Exhibit “A” attached hereto and incorporated by reference herein, and consists of approximately 10.85 net acres.

2.2 The Developer is developing one industrial warehouse building on the property more particularly described as Parcel Map Number 19964/DR 18-000012 (“Project”).

2.3 The City has imposed certain conditions of approval on the Project in connection with the City’s issuance of a building permit for the Project, which conditions, among other things, require the payment of, among others, certain Storm Drain development impact fees ("Subject Development Fees") as follows:

<table>
<thead>
<tr>
<th></th>
<th>Subject Development Fee Obligation</th>
<th>Construction In-Lieu Amount</th>
<th>Net Development Fee Obligation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Drain</td>
<td>$221,209.80</td>
<td>$332,000</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total</td>
<td>$221,209.80</td>
<td>$332,000</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Such fees are set based upon the City’s determination as to the number of acres attributable to the Project as more particularly set forth in Exhibit “B” attached hereto and incorporated by reference
herein.

2.4 In lieu of a portion of the Subject Development Fees as identified in Recital 2.3 above, Developer shall, at its sole cost, expense and liability, and in accordance with Section 3.2 below, construct and dedicate to the City certain public improvements as more particularly set forth in this Agreement.

3. TERMS

3.1 Payment of Subject Development Fees

3.1.1 Payment of Subject Development Fees. Developer would, in the absence of this Agreement, be obligated to pay the Subject Development Fees described in Recital 2.3 in accordance with the City’s normal fee payment schedule, as a condition to the issuance of a building permit for the Project. Such amount would total Two Hundred Twenty One Thousand Two Hundred Nine Dollars and Eighty Cents ($221,209.80) (“Subject Development Fee Obligation”). However, Developer shall construct and dedicate the Subject Improvements as set forth in Section 3.2 below, at a cost to Developer of approximately Three Hundred Thirty Two Thousand Dollars ($332,000.00). Therefore, upon Developer’s dedication to City and the City’s acceptance of the Subject Improvements, as defined and set forth in Section 3.2.1, below, Developer shall be deemed to have satisfied its Subject Development Fee Obligation. Developer’s remaining obligation thereafter for the Subject Development Fees shall be limited to only Zero Dollars ($0.00) (“Net Development Fee Obligation”).

3.1.2 Full Satisfaction of Subject Development Fees. The Subject Development Fee Obligation shall be satisfied with payment of the Net Development Fee Obligation along with consideration of Developer’s construction and dedication, and the City’s acceptance, of those Subject Improvements, as defined and set forth in Section 3.2.1, below, in accordance with this Agreement.

3.2 Construction and Dedication of Subject Improvements.

3.2.1 Construction and Dedication of Subject Improvements. In lieu of a portion of the Subject Development Fees for the Project as set forth in Recital 2.3, Developer shall, at its sole cost, expense and liability, develop and dedicate to the City those certain Storm Drain improvements (“Subject Improvements”) described in Exhibit “C” attached hereto and incorporated by reference herein. To the extent not described in Exhibit "C" attached hereto, Developer shall develop the Subject Improvements in accordance with plans and specifications to be approved by the City, in accordance with then-current City public works standards and policies. The Subject Improvements shall be dedicated to the City as provided in Section 3.2.3. Developer hereby warrants and guarantees all Subject Improvements against any defective work or labor done, or defective materials furnished in the performance of the Subject Improvements under this Agreement. During the Warranty Period, Developer shall repair, replace, or reconstruct any defective portion of the Subject Improvements, in accordance with the
current ordinances, resolutions, regulations, codes, standards, or other requirements of City, and
to the approval of the City Engineer. All repairs, replacements, or reconstruction during the
Warranty Period shall be at the sole cost, expense, and liability of Developer and its surety. As to
any Subject Improvements that have been repaired, replaced, or reconstructed during the Warranty
Period, Developer and its surety hereby agree to extend the Warranty Period only as to such
repaired, replaced or reconstructed portion of the Subject Improvements for an additional one (1)
year period following City’s acceptance of the repaired, replaced, or reconstructed Subject
Improvements. Developer’s warranty obligation under this section shall survive the expiration or
termination of this Agreement.

3.2.2 Subdivision Improvement Agreements. Developer and City have
heretofore entered into one or more subdivision improvement agreements for the Project, pursuant
to Government Code section 66462 (“Improvement Agreement”). All work required to be
completed by Developer under this Agreement shall be subject to the provisions of the
Improvement Agreement, including, without limitation, the security, insurance, prevailing wage,
and indemnification provisions thereof.

3.2.3 Meaning of “Dedicate.” The term “dedicate,” as used in this Agreement,
means to acquire all necessary land or rights-of-way and to construct thereon the Subject
Improvements required by this Agreement, and thereafter to offer to convey such land/rights-of-
way and improvements to the City at no cost to the City. Developer shall offer the land/rights-of-
way and Subject Improvements at the time required by the City Engineer in the exercise of his or
her reasonable discretion. The satisfaction of Developer’s obligations with respect to the
dedication of the Subject Improvements described in this Section 3.2 shall be contingent upon the
City Council’s acceptance of said improvements, which acceptance shall occur pursuant to the
reasonable approval of a quitclaim deed from Developer in a manner consistent with the City’s
standard policies and standards for the acceptance of dedicated improvements.

3.3 Not a Statutory Development Agreement. This Agreement is not a statutory
development agreement as described by Government Code section 65864, et seq. This Agreement
confers no vested entitlements with respect to the development of the Project. This Agreement
does not limit, in any way whatsoever, any authority the City may have to lawfully increase Impact
Fees, change land use regulations, or otherwise lawfully exercise all powers available to the City
pursuant to its police power, statutes, and judicial decision. Likewise, nothing in this Agreement
shall limit, in any way, any right or remedy Developer may have to protest or challenge any
unlawful increase in the Impact Fees. Except where subject to partial or total satisfaction as
provided in this Agreement, Developer shall pay all Impact Fees, as they may be adjusted by the
City during construction of the Project. Without limiting the generality of the foregoing paragraph,
if the City at any time increases its Impact Fees, and such increases can otherwise be lawfully
imposed against the Project, then Developer (or its successors, as applicable) shall pay the
increased Impact Fees for only those portions of the Project (units or acreage, as applicable) for
which the prior, lower Impact Fees have not yet been paid in full at the time provided for in this
Agreement. If the City increases any Subject Development Fee, and such increase results in the
value (as established by the applicable fee program) of the Subject Improvements being less than
Developer’s increased Subject Development Fees for only those portions of the Project for which
the prior, lower Impact Fees have not yet been paid in full, then Developer shall pay the amount of the difference between the Subject Improvement’s value and the increased amount of the Subject Development Fees.

3.4 City’s Remedies Upon Default. Subject to Section 3.2, if the Developer fails to complete and offer for dedication a particular public improvement described in Section 3.2 in the manner required by this Agreement then the City may, upon fifteen (15) days’ prior written notice to the Developer, exercise any one or more of the following remedies, independently or conjunctively:

(i) The City may terminate this Agreement in its entirety and shall have no obligation to reduce the Developer the Subject Fee Obligation as set forth in Section 3.1; provided, however, that the City shall either (1) reimburse the Developer for the Developer’s actual third-party costs (without interest) incurred with respect to any public improvements satisfactorily completed and dedicated to the City prior to termination, or (2) reimburse the Developer’s Impact Fee obligation in a particular category in an amount equal to the Developer’s actual third-party costs (without interest) incurred with respect to the public improvements related to that category that are satisfactorily completed and dedicated to the City prior to termination; provided, however, that the maximum amount of the reimbursement paid or credit given pursuant to (1) or (2) above shall not exceed the cost for the public improvements satisfactorily completed and dedicated prior to termination as set forth in the applicable fee program or study upon which the applicable Impact Fee is based; or

(ii) The City may terminate this Agreement in its entirety and shall have no obligation to credit to Developer the Subject Impact Fee reduction as set forth in Section 3.1; provided, however, that the City shall either (1) reimburse the Developer for the value (“Incomplete Value”), as determined in the City Engineer’s reasonable discretion, of any public improvements that are not satisfactorily completed and dedicated to the City prior to termination; or

(iii) The City may exercise any other right or remedy available to it at law or in equity.

3.5 No Waiver. Developer’s or the City’s failure to insist on performance of any of the terms or conditions of this Agreement or to exercise any right, remedy or privilege, or Developer’s or the City’s waiver of any breach hereunder, shall not thereafter be deemed a subsequent waiver of any other terms, conditions, or rights, remedies or privileges, whether of the same or similar type. No party will be deemed to have waived any rights under this Agreement unless the waiver is made in writing and signed by the waiving party’s duly authorized representative. All rights and remedies provided for under this Agreement are cumulative.
3.6 **Cooperation.** The parties agree to cooperate with each other in furthering the purposes of this Agreement. The parties hereby agree to take such other actions and execute such other reasonable documents as are consistent with this Agreement and as are reasonably necessary to effectuate this Agreement; provided, however, that the foregoing shall not require the City to take any legislative act or exercise its discretion in any particular manner.

3.7 **Entire Agreement.** This Agreement contains the final and complete agreement between the parties with respect to the matters herein discussed and supersedes all previous communications and agreements between them, either oral or written, to the extent such prior communications and agreements are inconsistent with this Agreement.

3.8 **No Agency.** Each party acknowledges that it is not the agent or fiduciary of the other.

3.9 **Assignment.** This Agreement, including, without limitation, the parties’ obligations under Section 3.2, is not assignable, in whole or in part, by Developer, without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed, and any attempt to make such assignment without City's consent shall be void and shall constitute an incurable material default under this Agreement. Notwithstanding the foregoing to the contrary, Developer shall have no obligation to obtain City's consent in connection with the assignment of Developer's rights and/or obligations under this Agreement to (i) any lender as collateral for a loan obtained by Developer for the Property or (ii) any purchaser of the Property.

3.10 **Attorneys’ Fees.** In the event that any action or proceeding is commenced to regarding any term of this Agreement, the prevailing party in such action or proceeding, in addition to all other relief to which it may be entitled, shall be entitled to recover from the other party the prevailing party’s costs of suit and reasonable attorneys’ fees. The prevailing party shall be as determined by the court in accordance with Code of Civil Procedure section 1032. The attorneys’ costs and expert fees recoverable pursuant to this Section 3.10 include, without limitation, attorneys’ costs and expert fees incurred on appeal and those incurred in enforcing any judgment rendered. Attorneys’ costs and fees may be recovered as an element of costs in the underlying action or proceeding or in a separate recovery action.

3.11 **Notices.** All notices, demands or other communications (collectively, “Notices”) required or allowed by this Agreement shall be in writing and shall be considered given: (i) when delivered in person to the recipient named below; or (ii) three (3) business days after deposit in the United States mail, postage prepaid, addressed to the recipient named below; or (iii) on the date of delivery by facsimile transmission to the recipient named below. All Notices shall be addressed as follows:

If to the City: City Manager
City of Fontana
8353 Sierra Avenue
Fontana, CA 92334-0518

-6-
With copies to: Best Best & Krieger LLP  
2855 E. Guasti Rd., Suite 400  
Ontario, CA 91767  
Attn: Ruben Duran, Esq.

If to Developer: Live Oak Avenue Industrial Owner, L.P.  
3520 Piedmont Rd, Suite 100  
Atlanta, GA 30305  
Attn: Stephen L. Nelsen

With copies to: Allen Matkins Leck Gamble Mallory & Natsis LLP  
865 South Figueroa Street, Suite 2800  
Los Angeles, CA 90017  
Attn: David Stone, Esq.

Any party may, by notice given at any time, require subsequent Notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of Notice of change shall not be invalidated by the change.

3.12 Governing Law. This Agreement and its provisions shall in all respects be interpreted, construed, enforced and governed by and under the laws of the State of California, without regard to its conflict of laws principles.

3.13 Consent to Jurisdiction, Venue and Service. Any action or proceeding brought respecting this Agreement shall be instituted and maintained in the appropriate court in the County of San Bernardino, California. Developer hereby forgoes and waives any provision of State or Federal law or judicial decision providing for a change of venue from such court on the grounds that the City is or may be a party to any such action or proceeding, including, without limitation, California Code of Civil Procedure section 394. Each party hereby irrevocably consents to the personal jurisdiction of the court. Service of process may be made in any manner provided by law.

3.14 Modification. This Agreement may be modified only by another written instrument duly authorized and executed by the parties. The foregoing notwithstanding, the City Manager is hereby authorized to make such minor amendments to this Agreement on behalf of the City as the City Manager may deem prudent and necessary in its administration, with the concurrence of the City Attorney.

3.15 Severability. The provisions of this Agreement are specifically made severable. If any clause, provision, rights and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy were not contained herein.

3.16 Rules of Construction. The language in all parts of this Agreement shall in all
cases be construed as a whole according to its fair meaning, and not strictly for or against, either the City or Developer. Section headings in this Agreement are for convenience only and are not to be considered as a part of this Agreement or in any way limiting or amplifying the provisions hereof. All provisions and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identification of the person or persons, firm or firms, corporation or corporations may require. This Agreement is the product of mutual negotiation and drafting efforts. Accordingly, the judicial rule of construction that ambiguities in a document are to be construed against the drafter of that document shall have no application to the interpretation or enforcement of this Agreement. In any action or proceeding to interpret or enforce this Agreement, the finder of fact may refer to such extrinsic evidence not directly in conflict with the express terms hereof to ascertain and give effect to the intent of the parties to this Agreement.

3.17 Execution/Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original and all such counterparts together shall constitute the entire agreement of the parties hereto.

3.18 Authorization. Each individual executing this Agreement hereby represents and warrants that he or she has the full power and authority to execute this Agreement on behalf of the named parties.

3.19 Successors and Assigns. Each and all of the covenants and conditions of this Agreement shall inure to the benefit of and shall be binding upon the successors-in-interest of the parties. Upon the sale of the Property by Developer and the assumption of this Agreement by the purchaser of the Property, the original Developer executing this Agreement shall be released from all liability hereunder.

3.20 Mortgagee Protection. A breach of any of the conditions contained in this Agreement shall not defeat or render invalid the lien of any deed of trust or mortgage made in good faith and for value on any Property nor shall any lien created hereby operate to affect or impair the lien of such deed of trust or mortgage; provided, however, that the conditions contained in this Agreement shall be binding upon and effective against any owner of any Property acquired by foreclosure, trustee's sale or otherwise.

[Signatures on Following Pages]
CITY OF FONTANA

By: __________________________________
   G. Michael Milhiser
   Interim City Manager

Attest:

By: __________________________________
   Tonia Lewis, City Clerk

Approved as to form:

________________________________________
Best Best & Krieger LLP
City Attorney

________________________________________
Chuck Hays, Deputy City Manager
Development Services Organization

________________________________________
Ricardo Sandoval
Director of Engineering/City Engineer

IN COMPLIANCE WITH INSURANCE ADMINISTRATION POLICIES/PROCEDURES

By: __________________________________
   Rakesha Thomas, Director of
   Human Resources and Risk
   Management

IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION POLICIES/PROCEDURES

________________________
Lisa Strong
Management Services Director

________________________
Purchasing
EXHIBIT A
TO
PARTIAL SATISFACTION OF DEVELOPMENT IMPACT FEES CREDIT AGREEMENT

Depiction of Property

[Attached] (Site Plan)
EXHIBIT B
TO
PARTIAL SATISFACTION OF DEVELOPMENT IMPACT FEES CREDIT AGREEMENT

Subject Development Fees

[Attached]
# DEVELOPMENT IMPACT FEE CREDIT AGREEMENT

**LIVE OAK AVENUE INDUSTRIAL**  
**PARCEL MAP 19964**

## STORM DRAINAGE FACILITIES FEE

<table>
<thead>
<tr>
<th>STORM DRAINAGE</th>
<th>QUANT.</th>
<th>UNIT</th>
<th>FEE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-10 NORTH FEE</td>
<td>Industrial</td>
<td>10.85</td>
<td>Net AC</td>
<td>$20,388.00</td>
</tr>
</tbody>
</table>

Subtotal $221,209.80  
Total Construction Credit $221,209.80  

### CONSTRUCTION COST IN EXCESS OF FEES

$110,791.00  
Remaining Fees Due $0

## STORM DRAINAGE CONSTRUCTION CREDITS

<table>
<thead>
<tr>
<th>CONSTRUCTION CREDITS</th>
<th>QUANT.</th>
<th>UNIT</th>
<th>COST</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>MASTER PLAN DRAIN SYSTEM</td>
<td>58</td>
<td>L.F.</td>
<td>$110.00</td>
<td>$6,380.00</td>
</tr>
<tr>
<td>24&quot; RCP</td>
<td>4</td>
<td>L.F.</td>
<td>$200.00</td>
<td>$800.00</td>
</tr>
<tr>
<td>42&quot; RCP</td>
<td>31</td>
<td>L.F.</td>
<td>$240.00</td>
<td>$7,440.00</td>
</tr>
<tr>
<td>48&quot; RCP</td>
<td>302</td>
<td>L.F.</td>
<td>$260.00</td>
<td>$78,520.00</td>
</tr>
<tr>
<td>CATCH BASIN W=10'</td>
<td>2</td>
<td>EA</td>
<td>$4,500.00</td>
<td>$9,000.00</td>
</tr>
<tr>
<td>CATCH BASIN W=14'</td>
<td>1</td>
<td>EA</td>
<td>$6,000.00</td>
<td>$6,000.00</td>
</tr>
<tr>
<td>JUNCTION STRUCTURE</td>
<td>2</td>
<td>EA</td>
<td>$3,200.00</td>
<td>$6,400.00</td>
</tr>
<tr>
<td>MANHOLES</td>
<td>3</td>
<td>EA</td>
<td>$2,500.00</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>LOCAL DEPRESSION</td>
<td>3</td>
<td>EA</td>
<td>$1,250.00</td>
<td>$3,750.00</td>
</tr>
<tr>
<td>BRICK AND MORTAR PLUG</td>
<td>1</td>
<td>EA</td>
<td>$1,200.00</td>
<td>$1,200.00</td>
</tr>
<tr>
<td>REMOVE AND REPLACE PCC PAVEMENT</td>
<td>311</td>
<td>SF</td>
<td>$40.00</td>
<td>$12,440.00</td>
</tr>
<tr>
<td>SAWCUT, REMOVE, AND REPLACE AC</td>
<td>12000</td>
<td>SF</td>
<td>$5.00</td>
<td>$60,000.00</td>
</tr>
<tr>
<td>INLET CMP STRUCTURE</td>
<td>1</td>
<td>EA</td>
<td>$2,100.00</td>
<td>$2,100.00</td>
</tr>
<tr>
<td>REMOVE AND REPLACE SOUND WALL</td>
<td>65</td>
<td>LF</td>
<td>$400.00</td>
<td>$26,000.00</td>
</tr>
<tr>
<td>REMOVE AND REPLACE ROCK BLANKET</td>
<td>790</td>
<td>SF</td>
<td>$10.00</td>
<td>$7,900.00</td>
</tr>
<tr>
<td>PIPE TO RCB CONNECTION</td>
<td>1</td>
<td>EA</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
</tr>
</tbody>
</table>

Subtotal $245,430.00  
Contingency 10% Design plan check 10% $85,900.50  
CM 10% Permit Inspection 5% Total 35% $332,000.00
### DEVELOPMENT IMPACT FEE CREDIT AGREEMENT

**LIVE OAK AVENUE INDUSTRIAL**  
**PARCEL MAP 19964**

<table>
<thead>
<tr>
<th>CONSTRUCTION</th>
<th>Subject Development Fee Obligation</th>
<th>Construction In-Lieu Amount</th>
<th>Net Development Fee Obligation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Drain</td>
<td>$ 221,209.80</td>
<td>$ 332,000.00</td>
<td>$ 0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 221,290.80</strong></td>
<td><strong>$ 332,000.00</strong></td>
<td><strong>$ 0.00</strong></td>
</tr>
</tbody>
</table>
EXHIBIT C
TO
PARTIAL SATISFACTION OF DEVELOPMENT
IMPACT FEES CREDIT AGREEMENT

Subject Improvements

[Attached] (Storm Drain Exhibit)
REDWOOD STORM DRAIN NOTES

1. 24" RCP
2. 30" RCP
3. 42" RCP
4. 48" RCP
5. CURB INLET CATCH BASIN WITH LOCAL DEPRESSION
6. JUNCTION STRUCTURE
7. MANHOLE
8. BRICK AND MORTAR PLUG
9. REMOVE AND REPLACE PCC PAVEMENT
10. SAWCUT, REMOVE, REMOVE AND REPLACE AC
11. PIPE TO RCB CONNECTION
12. REMOVE AND REPLACE SOUND WALL
13. REMOVE AND REPLACE ROCK BLANKET

SCALE 1" = 100'
ACTION REPORT
February 25, 2020

FROM: Department of Engineering

SUBJECT: Approve a Development Impact Fee Credit Agreement for Parcel Map No. 20056

RECOMMENDATION:

Approve and authorize the City Manager to execute a Development Impact Fee Credit Agreement with BCIF Sierra IC LP, a Delaware limited partnership, for Parcel Map No. 20056 located at the southeast corner of Sierra Avenue and Casa Grande Avenue.

COUNCIL GOALS:

* To invest in the city's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
* To invest in the city's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

DISCUSSION:

BCIF Sierra IC LP, a Delaware limited partnership, is the developer of Parcel Map 20056 located at the southeast corner of Sierra Avenue and Casa Grande Avenue. Chapter 21, Article VI - Construction and/or Dedication In-Lieu of Development Impact Fees (Section 21-151 through 21-154) of the Fontana Municipal Code establishes a policy allowing in-lieu fee credit agreements between the City and developers. This provides an alternative method for satisfying a developer's obligation to mitigate impacts from the development other than through payment of development impact fees.

This Development Impact Fee Credit Agreement for Circulation fees will provide fee credits toward the applicant's development impact fee obligations for the construction of street paving which will allow for two-way traffic within Casa Grande Avenue between Sierra Avenue and the City boundary.

<table>
<thead>
<tr>
<th>Subject Development Fee Obligation</th>
<th>Construction In-Lieu Amount</th>
<th>Net Development Fee Obligation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Circulation</td>
<td>$660,878.04</td>
<td>$0</td>
</tr>
<tr>
<td>Total</td>
<td>$660,878.04</td>
<td>$0</td>
</tr>
</tbody>
</table>

FISCAL IMPACT:
The approval of the Development Impact Fee Credit Agreement results in a reduction of the developer's fees for the overall project. The developer will be constructing improvements in excess of their obligated fee amount for Circulation so no fee will be assessed to the developer for this portion of their development fee obligation.

**MOTION:**
Approve staff recommendation.

**ATTACHMENTS:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agreement</td>
<td>Agreement</td>
</tr>
</tbody>
</table>

**ITEM:** CC-H
PARCEL MAP NO. 20056 / DR NO. 18-038

DEVELOPMENT IMPACT FEE CREDIT AGREEMENT

between

THE CITY OF FONTANA,
a California municipal corporation

and

BCIF SIERRA IC LP,
a Delaware limited partnership
DEVELOPMENT IMPACT FEE CREDIT AGREEMENT

1. PARTIES AND DATE

This Development Impact Fee Credit Agreement (“Agreement”) is made this _____ day of __________, 2020, for reference purposes only, between: (i) The City of Fontana (“City”), a California municipal corporation, and (ii) BCIF Sierra IC LP, a Delaware limited partnership (“Developer”). The term “Developer” includes Developer and its successors to all or any portion of the Property. This Agreement will not become effective until the date (“Effective Date”) on which all of the following are true:

(i) This Agreement has been approved and executed by the appropriate authorities of the Developer, as defined in this Section 1, and this Agreement has been delivered to the City;

(ii) Following all legally required notices and hearings, this Agreement has been approved by the City’s City Council; and

(iii) This Agreement has been executed by the appropriate authorities of the City and delivered to Developer.

2. RECITALS

2.1 Developer owns certain real property located in the City of Fontana, San Bernardino County, State of California, and shall be referred to herein as the “Property.” The Property is more particularly shown in Exhibit “A” attached hereto and incorporated by reference herein, and consists of approximately 11.044 gross acres and 9.954 net acres.

2.2 Developer is developing an approximately 188,338 square foot warehouse building on the Property more particularly described as PARCEL MAP NO. 20056 / DR NO. 18-038 (the “Project”).

2.3 The City has imposed certain conditions of approval on the Project in connection with the City’s issuance of a building permit for the Project, which conditions, among other things, require the payment of a Circulation development impact fee (the “Subject Development Fee”) as follows:

<table>
<thead>
<tr>
<th>Circulation Fee (Industrial)</th>
<th>Subject Development Fee Obligation</th>
<th>Construction In-Lieu Amount</th>
<th>Net Development Fee Obligation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$660,878.04</td>
<td>$660,878.04</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

| Total                       | $660,878.04                       | $660,878.04                 | $0.00                          |

Such fee is set based upon the City’s determination as to the square footage of the warehouse attributable to the Project as more particularly set forth in Exhibit “B” attached hereto and incorporated by reference herein.
In satisfaction of the obligation to pay the Subject Development Fee as identified in Recital 2.3 above, Developer shall, at its sole cost, expense and liability, construct and dedicate to the City certain public improvements as more particularly set forth in this Agreement.

3. TERMS

3.1 Payment of Subject Development Fee.

3.1.1 Payment of Subject Development Fee. Developer would, in the absence of this Agreement, be obligated to pay the Subject Development Fee described in Recital 2.3 in accordance with the City’s normal fee payment schedule, as a condition to the issuance of a building permit for the Project. Such amount would total Six Hundred Sixty Thousand Eight Hundred Seventy-Eight and 04/100ths Dollars ($660,878.04) (“Subject Development Fee Obligation”). However, Developer shall construct and dedicate the Subject Improvements as set forth in Section 3.2 below, at an estimated cost to Developer of approximately Six Hundred Sixty Thousand Eight Hundred Seventy-Eight and 04/100ths Dollars ($660,878.04). Therefore, upon the Developer’s dedication to City and City’s acceptance of the Subject Improvements, as defined and set forth in Section 3.2.1 below, Developer shall have satisfied its Subject Development Fee Obligation. Developer shall thereafter be entitled to no further payment, reimbursement or refund arising out of or related to the Subject Development Fee Obligation.

3.1.2 Satisfaction of Subject Development Fee. The Subject Development Fee Obligation shall be satisfied for the Project in consideration of Developer’s construction and dedication, and the City’s acceptance, of those Subject Improvements, as defined and set forth in Section 3.2.1 below, in accordance with this Agreement.

3.2 Construction and Dedication of Subject Improvements.

3.2.1 Construction and Dedication of Subject Improvements. In satisfaction of the Subject Development Fee Obligation for the Project as set forth in Recital 2.3, Developer shall, at its sole cost, expense and liability, develop and dedicate to the City those certain public Circulation improvements (“Subject Improvements”) illustrated in Exhibit “C” attached hereto and incorporated by reference herein. Developer shall develop the Subject Improvements in accordance with plans and specifications to be approved by the City, in accordance with then-current City public works standards and policies. The Subject Improvements shall be dedicated to the City as provided in Section 3.2.3. Developer hereby warrants and guarantees all Subject Improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement, including the maintenance of all landscaping within the Property in a vigorous and thriving condition reasonably acceptable to City, for a period of one (1) year following completion of the work and acceptance by City (“Warranty”). During the Warranty, Developer shall repair, replace, or reconstruct any defective or otherwise unsatisfactory portion of the Subject Improvements, in accordance with the current ordinances, resolutions, regulations, codes, standards, or other requirements of City, and subject to the approval of the City Engineer. All repairs, replacements, or reconstruction during the Warranty shall be at the sole cost, expense, and liability of Developer and its surety. As to any Subject Improvements that have been repaired, replaced, or reconstructed during the Warranty, Developer and its surety hereby agree to extend the Warranty for an additional

-2-
one (1) year period (solely for the items repaired, replaced, or reconstructed) following City’s acceptance of the repaired, replaced, or reconstructed Subject Improvements. Nothing herein shall relieve Developer from any other liability it may have under federal, state, or local law to repair, replace, or reconstruct any Subject Improvement following expiration of the Warranty or any extension thereof. Developer’s warranty obligation under this section shall survive the expiration or termination of this Agreement.

3.2.2 Subdivision Improvement Agreements. Developer and City intend to enter into one or more subdivision improvement agreements for the Project, pursuant to Government Code Section 66462 (“Improvement Agreement”). All work required to be completed by Developer under this Agreement shall be subject to the provisions of the Improvement Agreement, including, without limitation, the security, insurance, and indemnification provisions thereof.

3.2.3 Meaning of “Dedicate.” The term “dedicate,” as used in this Agreement, means to construct the Subject Improvements required by this Agreement, and thereafter to offer to convey the Subject Improvements to the City. The satisfaction of Developer’s obligations with respect to the dedication of the Subject Improvements described in this Section 3.2 shall be contingent upon the City Council’s acceptance of the Subject Improvements, which acceptance shall occur in a manner consistent with the City’s standard policies and standards for the acceptance of dedicated improvements.

3.3 Not a Statutory Development Agreement. This Agreement is not a statutory development agreement as described by Government Code section 65864, et seq. This Agreement confers no vested entitlements with respect to the development of the Project. This Agreement does not limit, in any way whatsoever, any authority the City may have to lawfully increase impact fees, change land use regulations, or otherwise lawfully exercise all powers available to the City pursuant to its police power, statutes, and judicial decision. Likewise, nothing in this Agreement shall limit, in any way, any right or remedy Developer may have to protest or challenge any unlawful increase in the impact fees. Except where subject to partial or total satisfaction as provided in this Agreement, Developer shall pay all impact fees, as they may be adjusted by the City during construction of the Project. Without limiting the generality of the foregoing paragraph, if the City at any time increases its impact fees, and such increases can otherwise be lawfully imposed against the Project, then Developer (or its successors, as applicable) shall pay the increased impact fees for only those portions of the Project (units or acreage, as applicable) for which the prior, lower impact fees have not yet been paid in full at the time provided for in this Agreement. If the City increases the Subject Development Fee, and such increase results in the value (as established by the applicable fee program) of the Subject Improvements being less than Developer’s increased Subject Development Fee Obligation for only those portions of the Project for which the prior, lower impact fees have not yet been paid in full, then Developer shall pay the amount of the difference between the Subject Improvement’s value and the increased amount of the Subject Development Fee Obligation.

3.4 City’s Remedies Upon Default. Subject to Developer's Warranty obligations under Section 3.2, if the Developer fails to complete and offer for dedication the Subject Improvements described in Section 3.2 in accordance with this Agreement on or before the date which is twenty-four (24) months after the Effective Date (as such date is extended by force majeure
and or delays caused by the City, the "Completion Date"), then the City shall deliver written notice to Developer specifying such default (a "Default Notice"). Developer shall have thirty (30) days to cure the default specified in such Default Notice; provided, however, if such default cannot reasonably be cured within such thirty (30) day period, then Developer shall have a reasonable time to cure such default, but in no event longer than ninety (90) days following the delivery of a Default Notice). If Developer fails to timely cure the default specified in a Default Notice, the City may, upon fifteen (15) days’ prior written notice to the Developer, exercise any one or more of the following remedies, independently or conjunctively:

(i) The City may terminate this Agreement in its entirety and the City shall have no obligation to reduce Developer’s Subject Development Fee Obligation as set forth in Section 3.1; provided, however, that the City shall either (1) reimburse the Developer for the Developer’s actual third-party costs (without interest) incurred with respect to any public improvements satisfactorily completed and dedicated to the City prior to termination, or (2) reimburse the Developer’s Subject Development Fee Obligation in a particular category in an amount equal to the Developer’s actual third-party costs (without interest) incurred with respect to the public improvements related to that category that are satisfactorily completed and dedicated to the City prior to termination; provided, however, that the maximum amount of the reimbursement paid or credit given pursuant to (1) or (2) above shall not exceed the cost for the public improvements satisfactorily completed and dedicated prior to termination as set forth in the applicable fee program or study upon which the applicable impact fee is based; or

(ii) The City may terminate this Agreement in its entirety and shall have no obligation to credit to Developer the Subject Development Fee Obligation as set forth in Section 3.1; provided, however, that the City shall reimburse the Developer for the reasonable actual costs of any public improvements to the extent incurred by Developer prior to termination, which improvements shall be dedicated to the City; or

(iii) The City may exercise any other right or remedy available to it at law or in equity.

3.5 No Waiver. Developer’s or the City’s failure to insist on performance of any of the terms or conditions of this Agreement or to exercise any right, remedy or privilege, or Developer’s or the City’s waiver of any breach hereunder, shall not thereafter be deemed a subsequent waiver of any other terms, conditions, or rights, remedies or privileges, whether of the same or similar type. No party will be deemed to have waived any rights under this Agreement unless the waiver is made in writing and signed by the waiving party’s duly authorized representative. All rights and remedies provided for under this Agreement are cumulative.
3.6 **Cooperation.** The parties agree to cooperate with each other in furthering the purposes of this Agreement. The parties hereby agree to take such other actions and execute such other reasonable documents as are consistent with this Agreement and as are reasonably necessary to effectuate this Agreement; *provided, however,* that the foregoing shall not require the City to take any legislative act or exercise its discretion in any particular manner.

3.7 **Entire Agreement.** This Agreement contains the final and complete agreement between the parties with respect to the matters herein discussed and supersedes all previous communications and agreements between them, either oral or written, to the extent such prior communications and agreements are inconsistent with this Agreement.

3.8 **No Agency.** Each party acknowledges that it is not the agent or fiduciary of the other.

3.9 **No Assignment.** This Agreement, including, without limitation, the parties’ obligations under Section 3.2, is not assignable, in whole or in part, by Developer, without the prior written consent of the City, and any attempt to make such assignment shall be void and shall constitute an incurable material default under this Agreement; *provided, however,* Developer shall have the right, with notice to, but without any consent of the City required, to assign its obligations under this Agreement to any entity controlled by, controlling, or under common control with Developer (a "**Permitted Assignee**") so long as such Permitted Assignee delivers to the City and an assignment and assumption agreement in favor of the City whereby such Permitted Assignee fully accepts and assumes Developer's outstanding obligations under this Agreement.

3.10 **Attorneys’ Fees.** In the event that any action or proceeding is commenced regarding any term of this Agreement, the prevailing party in such action or proceeding, in addition to all other relief to which it may be entitled, shall be entitled to recover from the other party the prevailing party’s costs of suit and reasonable attorneys’ fees. The prevailing party shall be as determined by the court in accordance with Code of Civil Procedure section 1032. The attorneys’ costs and expert fees recoverable pursuant to this Section 3.10 include, without limitation, attorneys’ costs and expert fees incurred on appeal and those incurred in enforcing any judgment rendered. Attorneys’ costs and fees may be recovered as an element of costs in the underlying action or proceeding or in a separate recovery action.

3.11 **Notices.** All notices, demands or other communications (collectively, “**Notices**”) required or allowed by this Agreement shall be in writing and shall be considered given: (i) when delivered in person to the recipient named below; or (ii) three (3) business days after deposit in the United States mail, postage prepaid, addressed to the recipient named below; or (iii) on the date of delivery by facsimile transmission to the recipient named below. All Notices shall be addressed as follows:

- **If to the City:**
  - City Manager
  - City of Fontana
  - 8353 Sierra Avenue
  - Fontana, CA 92334-0518
3.12 Governing Law. This Agreement and its provisions shall in all respects be interpreted, construed, enforced and governed by and under the laws of the State of California, without regard to its conflict of laws principles.

3.13 Consent to Jurisdiction, Venue and Service. Any action or proceeding brought respecting this Agreement shall be instituted and maintained in the appropriate court in the County of San Bernardino, California. Developer hereby forgoes and waives any provision of State or Federal law or judicial decision providing for a change of venue from such court on the grounds that the City is or may be a party to any such action or proceeding, including, without limitation, California Code of Civil Procedure section 394. Each party hereby irrevocably consents to the personal jurisdiction of the court. Service of process may be made in any manner provided by law.

3.14 Modification. This Agreement may be modified only by another written instrument duly authorized and executed by the parties. The foregoing notwithstanding, the City Manager is hereby authorized to make such minor amendments to this Agreement on behalf of the City as the City Manager may deem prudent and necessary in its administration, with the concurrence of the City Attorney.

3.15 Severability. The provisions of this Agreement are specifically made severable. If any clause, provision, rights and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy were not contained herein.

3.16 Rules of Construction. The language in all parts of this Agreement shall in all cases be construed as a whole according to its fair meaning, and not strictly for or against, either the City or Developer. Section headings in this Agreement are for convenience only and are not to be
considered as a part of this Agreement or in any way limiting or amplifying the provisions hereof. All provisions and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identification of the person or persons, firm or firms, corporation or corporations may require. This Agreement is the product of mutual negotiation and drafting efforts. Accordingly, the judicial rule of construction that ambiguities in a document are to be construed against the drafter of that document shall have no application to the interpretation or enforcement of this Agreement. In any action or proceeding to interpret or enforce this Agreement, the finder of fact may refer to such extrinsic evidence not directly in conflict with the express terms hereof to ascertain and give effect to the intent of the parties to this Agreement.

3.17 Execution/Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original and all such counterparts together shall constitute the entire agreement of the parties hereto. Facsimile, .pdf, or other electronically-transmitted signatures (including signatures generated using electronic signature technology (e.g., DocuSign or similar technology)) shall be deemed effective as originals, and such electronic signature records shall be, for purposes of validity, enforceability and admissibility, be deemed to be valid, binding and effective signatures of the parties so signing to the same effect as if such signing party signed and delivered a handwritten original signature for this Agreement.

3.18 Authorization. Each individual executing this Agreement hereby represents and warrants that he or she has the full power and authority to execute this Agreement on behalf of the named parties.

[Signatures on Following Pages]
CITY OF FONTANA

By: ________________________________
    Michael Milhiser
    Interim City Manager

Attest:

By: ________________________________
    Tonia Lewis, City Clerk

Approved as to form:

_________________________________________________________________________
Best Best & Krieger LLP
City Attorney

By: ________________________________
    Chuck Hays, Deputy City Manager
    Development Services Organization

By: ________________________________
    Ricardo Sandoval,
    Director of Engineering/City Engineer

IN COMPLIANCE WITH INSURANCE ADMINISTRATION POLICIES/PROCEDURES

By: ________________________________
    Rakesha Thomas,
    Director of Human Resources and
    Risk Management

IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION POLICIES/PROCEDURES

_________________________________________________________________________
Lisa Strong
Management Services Director

[P Signatures continued on next page]
DEVELOPER:

BCIF SIERRA IC LP,
a Delaware limited partnership

By: BCIF SIERRA IC GP LLC,
a Delaware limited liability company,
its General Partner

By: BLACK CREEK INDUSTRIAL FUND OP LP,
a Delaware limited partnership,
its Sole Member

By: BLACK CREEK INDUSTRIAL FUND GP LLC,
a Delaware limited liability company,
its General Partner

By: ____________________________
Name: ______________________
Title: ______________________
EXHIBIT A
TO
DEVELOPMENT IMPACT FEE CREDIT AGREEMENT

Depiction of Property
EXHIBIT B
TO
DEVELOPMENT IMPACT FEE CREDIT AGREEMENT

Subject Development Fee

CASA GRANDE
PARCEL MAP NO. 20056

I. TRAFFIC/CIRCULATION FEE

<table>
<thead>
<tr>
<th>CIRCULATION ELEMENT IMPACT FEE</th>
<th>QUANTITY</th>
<th>FEE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>188,338 SF</td>
<td>$3.509</td>
<td>$660,878.04</td>
</tr>
<tr>
<td>Total Construction Credit</td>
<td></td>
<td></td>
<td>$660,878.04</td>
</tr>
<tr>
<td>TOTAL OBLIGATION - REMAINING FEES DUE</td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROGRAM</th>
<th>QUANTITY</th>
<th>COST</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIERRA AVENUE:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MOBILIZATION</td>
<td>1 LS</td>
<td>$5,210.19</td>
<td>$5,210.19</td>
</tr>
<tr>
<td>4&quot; SIDEWALK</td>
<td>3,995 SF</td>
<td>$5.21</td>
<td>$20,814.71</td>
</tr>
<tr>
<td>TRAFFIC CONTROL</td>
<td>1 LS</td>
<td>$2,605.10</td>
<td>$2,605.10</td>
</tr>
<tr>
<td>STAKING</td>
<td>1 LS</td>
<td>$1,563.06</td>
<td>$1,563.06</td>
</tr>
<tr>
<td>GRADING</td>
<td>3,995 SF</td>
<td>$1.04</td>
<td>$4,162.94</td>
</tr>
<tr>
<td>SUBTOTAL - SIERRA AVENUE</td>
<td></td>
<td></td>
<td>$34,355.99</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROGRAM</th>
<th>QUANTITY</th>
<th>COST</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>CASA GRANDE AVENUE:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MOBILIZATION</td>
<td>1 LS</td>
<td>$5,210.19</td>
<td>$5,210.19</td>
</tr>
<tr>
<td>8&quot; CURB &amp; GUTTER</td>
<td>330 LF</td>
<td>$23.97</td>
<td>$7,909.07</td>
</tr>
<tr>
<td>AC BERM</td>
<td>1,415 LF</td>
<td>$5.21</td>
<td>$7,372.42</td>
</tr>
<tr>
<td>4&quot; SIDEWALK</td>
<td>1,960 SF</td>
<td>$5.21</td>
<td>$10,211.97</td>
</tr>
<tr>
<td>AC PAVEMENT</td>
<td>58,220 SF</td>
<td>$3.68</td>
<td>$214,369.90</td>
</tr>
<tr>
<td>RELOCATE POWER POLE</td>
<td>1 EA</td>
<td>$120,876.41</td>
<td>$120,876.41</td>
</tr>
<tr>
<td>STREET SIGNING &amp; STRIPING</td>
<td>1 LS</td>
<td>$19,798.72</td>
<td>$19,798.72</td>
</tr>
<tr>
<td>STREET LIGHT</td>
<td>1 EA</td>
<td>$18,420.38</td>
<td>$18,420.38</td>
</tr>
<tr>
<td>TRAFFIC CONTROL</td>
<td>1 LS</td>
<td>$31,261.14</td>
<td>$31,261.14</td>
</tr>
<tr>
<td>STAKING</td>
<td>1 LS</td>
<td>$18,235.67</td>
<td>$18,235.67</td>
</tr>
<tr>
<td>GRADING</td>
<td>60,180 SF</td>
<td>$1.04</td>
<td>$62,709.85</td>
</tr>
<tr>
<td>SUBTOTAL - CASA GRANDE AVENUE</td>
<td></td>
<td></td>
<td>$516,375.71</td>
</tr>
</tbody>
</table>

| SUBTOTAL - CIRCULATION CONSTRUCTION CREDIT |       | $550,731.70 |
| CONSTRUCTION CONTINGENCY (10%) |       | $55,073.17 |
| CONSTRUCTION SOFT COST (10%) |       | $55,073.17 |
| TOTAL - CIRCULATION CONSTRUCTION CREDIT |       | $660,878.04 |

Exhibit B
EXHIBIT C
TO
DEVELOPMENT IMPACT FEE CREDIT AGREEMENT
Subject Improvements

[See Attached]
ACTION REPORT
February 25, 2020

FROM: Department of Information Technology
SUBJECT: Award Dell VxRail Systems RFP SB-62-IT-20

RECOMMENDATION:
Approve and award bid SB-62-IT-20 to Sidepath in the amount of $857,103.39 to provide hardware, software, services, and training related to three (3) separate Dell VxRail systems to replace the City’s three (3) existing HP server and 3PAR storage environments.

COUNCIL GOALS:
* To operate in a businesslike manner by improving services through the effective use of technology.
* To practice sound fiscal management by living within our means while investing in the future.
* To invest in the city's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.

DISCUSSION:
On January 14, 2020, the Information Technology Department worked with the Purchasing Office to post bid SB-62-IT-20 for Dell VxRail Systems. The bid closed on January 23, 2020. Twenty (20) vendors downloaded the bid packet, and four (4) chose to submit responses. None of the bidders were from Fontana.

The City’s server environment is currently running on aging HP server hardware and HP 3PAR storage hardware purchased between 2013 and 2014. One system supports the Police Department’s servers, and another supports all other City servers. A third system supports publicly accessible services such as the AccessFontana application and web-based GIS maps. Due to the age of the current systems, the manufacturer of the hardware, HP, is ending support requiring us to either replace the hardware or risk running on unsupported hardware. We are also seeing support issues on the software side as well. We have not been able to upgrade to the newest operating system software for the systems because support has been dropped for the hardware that is currently in use.

The proposed system would replace all three (3) existing systems with modern hardware from Dell/EMC and operating system from VMware positioning the City to provide a more stable, resilient server platform with an overall lifespan of at least 5-6 years. The proposal includes five (5) years of hardware and software maintenance and support from the manufacturer.
FISCAL IMPACT:
The funds have been budgeted in the Information Technology Department's budget, $250,000 in City Technology Fund #102 operating monies and $607,103.39 in the Hardware Replacement Program, project number 02621003, City Technology Fund #102.

MOTION:
Approve staff recommendation.

SUBMITTED BY: REVIEWED BY:

Ray Ebert
Information Technology Director

APPROVED BY:

G. Michael Milhiser
Interim City Manager

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bid Summary</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>

ITEM: CC-I
Bid Results
Dell VxRail Systems
SB-62-IT-20

Sidepath $857,103.39
Laguna Hills, CA

Technologent $953,672.75
Irvine, CA

Mvation Worldwide Inc. $995,381.84
Glen Cove, NY

Tec-Refresh, Inc. $1,284,566.07
Ontario, CA
ACTION REPORT
February 25, 2020

FROM: Department of Public Works
SUBJECT: Donation and Placement of a Concrete Bench

RECOMMENDATION:
1. Approve a request from the Baha’i Community of Fontana to donate a concrete bench to the City.

2. Approve the location and placement of this bench north of the main entrance of the Lewis Library and Technology Center.

COUNCIL GOALS:
* To invest in the city’s infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city’s existing infrastructure.
* To invest in the city’s infrastructure (streets, sewers, parks, etc.) by improving the aesthetics of the community.
* To invest in the city’s infrastructure (streets, sewers, parks, etc.) by creating and promoting community through people, parks, and programs.

DISCUSSION:
The Baha’i Community of Fontana would like to donate a concrete bench to the City in celebration of the bicentenary of the birth of a founder of the Baha’i Faith. The bench would be inscribed with the words "UNITY & JUSTICE, dedicated by the Baha’i Community of Fontana." This bench would be provided and delivered to the City at no cost.

The Baha’i of Fontana are also requesting to have the donated bench placed at one of two possible locations at the entrance of the Lewis Library and Technology Center. The 1st choice of location is just north of the main Library entrance. The 2nd choice would be just east of the Cafe’ adjacent to the stairwell exit.

On January 23rd, the Parks, Community and Human Services Commission preliminarily approved the donation and placement of this bench.

Additionally, the following motion was made by Commissioner Johnson, seconded by Commissioner Gordon, and passed unanimously by a vote of 7-0:

"To place the donated concrete bench by the front door of Lewis Library as long as it fits and is appropriately placed so that it does not create any ADA issues, otherwise Location B is acceptable by the Commission."

Staff have visited the site and verified that location #1 next to the main entrance of
the library does not create any ADA or path of travel issues. The Public Works Department recommends that the bench be placed at location #1 north of the main Library entrance.

**FISCAL IMPACT:**
None

**MOTION:**
Approve staff recommendation.

**SUBMITTED BY:**
Keith M. Kramer  
Public Works Director

**REVIEWED BY:**
Chuck Hays  
Deputy City Manager

**APPROVED BY:**
G. Michael Milhiser  
Interim City Manager

**ATTACHMENTS:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCHSC Agenda Item 012320</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Bench Submittal Drawings</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Correspondence</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Location 1</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Location 2</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>

**ITEM:** CC-J
ACTION REPORT
January 23, 2020

FROM: COMMUNITY SERVICES DEPARTMENT
SUBJECT: DONATION AND PLACEMENT OF A CONCRETE BENCH

RECOMMENDATION:
1. Review and preliminary approve a request from the Baha'i Community of Fontana to donate a concrete bench to the City.
2. Review and preliminarily approve the location and placement of this bench at the Lewis Library and Technology Center.
3. Forward this item to the City Council for further action and final approval at a later date.

DISCUSSION:
The Baha'i Community of Fontana would like to donate a concrete bench to the City in celebration of the bicentenary of the birth of the founder of the Baha'i Faith. The bench would be inscribed with the words, "UNITY & JUSTICE, Dedicated by the Baha'i Community of Fontana". This bench would be provided and delivered to the City at no cost.

A copy of Administrative Procedure #20-30 pertaining to Gifts and Donations to the City and additional informational exhibits are attached.

The Baha'i of the Fontana are also requesting to have the donated bench placed at one of two possible location at the entrance of the Lewis Library and Technology Center. The 1st choice of location is just north of the main Library entrance. The 2nd choice would be just east of the Café adjacent to the stairwell exit.

The installation of the bench would be performed by Public Works staff upon final acceptance of approval by City Council

FISCAL IMPACT:
No fiscal impact.

MOTION:
Approve staff recommendation.

APPROVED BY:
[Signature]
Community Services Director

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Correspondence</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Beach Subsidal Documents</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Administrative Procedure 20-30</td>
<td>Backup Material</td>
</tr>
<tr>
<td>PW 2</td>
<td>Backup Material</td>
</tr>
<tr>
<td>PW 3</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>

ITEM: NB-C
SUBMITTAL RECORD

PROJECT NAME: BAHA’I FONTANA BENCH DONATION

CUSTOMER NAME: BAHA’IS OF FONTANA

CONTACT: KRISTA FURUTAN

PHONE: (909) 367-5920         FAX: (____)____-____     E-MAIL: fontanabahais@gmail.com

PREPARED BY: S.B.          WORK ORDER # 144016

TOTAL # OF PAGES IN SUBMITTAL: 2

<table>
<thead>
<tr>
<th>DRAWING TYPE:</th>
<th>SENT:</th>
<th>RETURNED TO QUICK CRETE</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPROVAL RELEASE</td>
<td>10/11/19</td>
<td></td>
</tr>
<tr>
<td>REV 1</td>
<td>10/23/19</td>
<td></td>
</tr>
<tr>
<td>REV 2</td>
<td>11/4/19</td>
<td></td>
</tr>
<tr>
<td>REV 3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REV 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REV 5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

DESCRIPTION:

APPROVAL RELEASE 10/11/19
REV 1 10/23/19
REV 2 11/4/19
REV 3
REV 4
REV 5

NOTES:

COMMENTS:

PLEASE CONTACT: BRITTENEY, FOR ANY QUESTIONS

PLEASE REVIEW ALL DRAWINGS AND VERIFY THAT DIMENSIONS, QUANTITIES, AND OVERALL APPEARANCE ARE CORRECT IN EVERY ASPECT OF THEIR REPRESENTATION. ONCE THE ABOVE-MENTIONED DRAWINGS HAVE BEEN RETURNED WITH AUTHORIZED SIGNATURE OF APPROVAL, QUICK CRETE PRODUCTS CORP. HAS BEEN GRANTED PERMISSION TO PROCEED WITH THE PROJECT AND BEGIN PRODUCTION.

ANY REVISIONS, DESIGN CHANGES, ETC. FROM THE LAST DATE ABOVE WILL SOLELY BE THE RESPONSIBILITY OF THE CUSTOMER TO NOTIFY QUICK CRETE PRODUCTS CORP. AND THAT ADDITIONAL FUNDS OR CHARGES MAY APPLY AS A RESULT.

PLEASE CHECK APPROPRIATE BOX

APPROVED [☐]          APPROVED AS NOTED [☐]            REVISE & RESUBMIT [☐]

Page 188 of 273
Bahá’ís of Fontana
6782 Beechcraft Ave
Fontana, CA 92336
Tel: (909) 346-3771
fontanabahais@gmail.com

01/07/2020

Dear Parks, Community and Human Services Commission:

This letter and request is being submitted on behalf of the Bahá’í community of Fontana. The Bahá’í Faith is an independent world religion with a core belief in the equality of humankind with an emphasis on justice and unity. For more information about the Baha’i Faith, we recommend visiting the website www.bahai.us.

Last year, Oct. 29, 2019 marked the bicentenary of the birth of the Báb, a founder of the Bahá’í Faith. Around the world, many Baha’i communities celebrated this event with service. Bahá’ís have resided in Fontana for many years, and in honor of this special occasion, the Bahá’ís of Fontana would like to donate a concrete bench to the city of Fontana. The bench would be inscribed with the words “UNITY & JUSTICE, Dedicated by the Baha’i Community of Fontana”.

We have enclosed the details of the bench for your review. We would like to request that the bench be placed close to the entrance of the Lewis Library and Technology Center. Specifically, we have identified the location just North of the library entrance as our first choice. If that is not a possibility, East of the cafe next to the stairwell exit is our second preferred location.

Please feel free to contact me with any questions you may have about the specifics of our donation. We look forward to hearing from you in the near future.

With warm regards,

Krista Furutan,
Secretary
On behalf of the Bahá’ís of Fontana
ACTION REPORT
February 25, 2020

FROM: Department of Human Resources

SUBJECT: Approve Employment Agreement for the Position of City Manager

RECOMMENDATION:
1. Approve and authorize the Interim City Manager to sign the Employment Agreement for the position of City Manager.

2. Adopt Resolution No. 2020 -________, a resolution of the City Council of the City of Fontana adopting the updated Executive Salary table

COUNCIL GOALS:
* To operate in a businesslike manner by ensuring that the public debate is based on accurate information.
* To practice sound fiscal management by producing timely and accurate financial information.
* To practice sound fiscal management by living within our means while investing in the future.

DISCUSSION:
The City’s objective is to attract and retain the best talent to manage the City and serve the Fontana residents and business community by offering attractive and competitive salaries and benefits. In accordance with Fontana Municipal Code Sec. 20-31, agreements regarding the employment of department heads shall be subject to City Council approval.

FISCAL IMPACT:
There is no additional fiscal impact.

MOTION:
Approve staff recommendation.

SUBMITTED BY: REVIEWED BY:

Rakesha L. Thomas
Human Resources/ Risk Management Director

APPROVED BY:
ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resolution</td>
<td>Backup Material</td>
</tr>
<tr>
<td>City Manager Employment Agreement</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Executive Salary Table</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>

ITEM: CC-K
RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA ADOPTING THE UPDATED EXECUTIVE SALARY TABLE

WHEREAS, the City Council of the City of Fontana has adopted Personnel Rules and Regulations which incorporate the City’s Classification and Compensation Plan; and

WHEREAS, the Classification and Compensation Plan is not a static plan and requires revision to reflect organizational changes and needs.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, to adopt the updated Executive Salary Table.

EFFECTIVE DATE: February 26, 2020

APPROVED AND ADOPTED this 25th of February 2020.

READ AND APPROVED AS TO LEGAL FORM:

____________________________________
City Attorney

I, Tonia Lewis, City Clerk of the City of Fontana, California, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting thereof, held on the 25th day of February 2020, by the following vote to wit:

AYES:
NOES:
ABSENT:

____________________________________
City Clerk of the City of Fontana

____________________________________
Mayor of the City of Fontana

ATTEST:
EMPLOYMENT AGREEMENT
CITY MANAGER

THIS AGREEMENT is entered into as of February 25, 2020, and will be effective the 6th day of April 2020, between the City Council of and on behalf of the City of Fontana (hereinafter referred to as the “City” or the “City Council”) and [EMPLOYEE NAME] (hereinafter referred to as the “City Manager” or the “Employee”). The above-named parties hereby mutually agree and promise as follows:

I. Employment and Term.
The City hereby employs the Employee as City Manager for the City of Fontana. Unless otherwise extended by mutual agreement of the parties or terminated as provided herein, the term of this Agreement shall be for five (5) years, commencing on April 6, 2020, and ending on April 5, 2025, unless sooner terminated or extended by the City Council as set forth in the Agreement.

Employee shall devote such time, interest, and effort to the performance of his duties as may be reasonably necessary to fulfill the above requirements. Employee agrees to perform such services to the best of his ability, in an efficient and competent manner consistent with the standards of the profession. Without limiting the generality of the foregoing, Employee understands and agrees that this position is an exempt, salaried, full-time position with regular required office hours when City Hall is open to the public for business and additional nights and weekend hours when required and/or in the best interests of the City.

In the event that the City Council determines that the Employee is not to be reemployed upon expiration of this Agreement, he shall be given written notice thereof by the City at least one (1) year in advance of the expiration of the term of this agreement. Should the City fail to give notice at least one (1) year prior to the end date of this Agreement, the Agreement shall be extended one (1) day at a time, so that there will always be one (1) year remaining on the term of this agreement until such notice is given.

II. SALARY/CALPERS RETIREMENT.
Employee’s base annual salary shall be $297,675. The City Council shall annually assess Employee’s performance and salary. Any additional agreed salary increase must be expressly memorialized in a subsequent written and executed Amendment.

Employee shall be enrolled in the City’s retirement plan pursuant to its contract with the State of California Public Employees Retirement System (CalPERS). The appropriate retirement formula that will be applied to the Employee is determined by CalPERS.

The City will pay the Employee’s cost of the 1959 Survivor’s Benefit.

III. DUTIES.
Employee shall perform the duties of City Manager as prescribed by Section 2-66, et. seq., of the Fontana Municipal Code. In addition to the powers and duties set forth in the Code, the City Manager shall have such powers and duties which are delegated to him by the City Council. The City Manager shall execute all powers and duties in accordance with the policies adopted by the City Council and the State of California Government Code.
IV. CITY MANAGER AND COUNCIL RESPONSIBILITIES.
The City Manager shall be the Chief Executive Officer of the City and the Executive Director of the Fontana Successor Agency, Housing Authority, and Fontana Fire Protection District. As such, the City Manager shall have the responsibility for implementing City Council policy, whereas the City Council shall retain the responsibility for formulating and adopting said policy. The City Manager shall provide the City Council with regular informational updates on significant matters, as well as notice prior to implementation of significant changes to staff or matters of fiscal impact.

V. PERSONNEL MATTERS.
The City Manager shall have the additional responsibility of organizing, reorganizing, and arranging the staff of the City in such a way that in his judgment best serves the City. The City Manager shall have such responsibility in all personnel matters, including selection, assignment and transfer of employees in accordance with the Personnel Rules of the City. City Council Members, individually and collectively, will promptly refer all criticisms, complaints and suggestions called to their attention to the City Manager for study and recommendation. The City Manager shall promptly review such matters and report back to the Council within a reasonable time. The City Manager shall consult with Council Members, individually or collectively, on any personnel matter when requested to do so by one or more Council Members, subject to the requirements of the Ralph M. Brown Act, Government Code Section 54950, et seq. The City Manager shall inform the City Council of the recruitment and selection process, timing, and compensation for all department heads; the City Manager will appoint all Department heads. Their contracts shall be submitted to City Council for approval. The City Manager’s appointment of a Police Chief must be submitted to City Council for ratification of the City Manager’s selection.

VI. OTHER DUTIES.
The City Manager (or his designee) shall: (1) review all policies proposed to the City Council and make appropriate recommendations to the Council; (2) periodically evaluate employees as provided for by California law and City policy; (3) advise the Council of possible sources of funds that might be available to implement present or contemplated City programs or services; (4) maintain and improve his professional competence by available means, including subscription to and reading of appropriate periodicals, and joining and participating in appropriate professional associations and their activities; (5) establish and maintain an appropriate community relations program; and (6) serve as a liaison between the Council and as its designated representative with respect to all employer-employee matters, and make recommendations to the Council concerning those matters. Notwithstanding that a designee of the City Manager may perform said duties, the City Manager shall be the person ultimately responsible to the Council for the proper implementation of the duties and responsibilities described herein.

VII. OUTSIDE PROFESSIONAL ACTIVITIES.
Employee, with prior approval of the City Council, may undertake outside professional activities for compensation, including consulting, teaching, training, speaking and writing provided they do not interfere with Employee’s normal duties and are done only during non-business hours, personal leave or holiday time of Employee and are not done with any existing vendors or contractors of the City. Under no circumstances shall such outside activities create a conflict of interest with the duties of the City Manager and the interests of the City.
VIII. EVALUATION.
Employee shall meet with the City Council in closed session annually, on or around each anniversary date of the Agreement, to review the Employee’s performance and to discuss the City Council’s evaluation of said performance and to determine whether Employee’s salary will be adjusted. The evaluation will also set forth mutually defined goals to be achieved by the Employee in the subsequent year. The Employee will be provided an opportunity to discuss his evaluation with the City Council. The Employee shall be eligible, if warranted in the City Council’s sole discretion, to receive a salary increase at the conclusion of such evaluation. Any agreed salary increase must be expressly memorialized in a subsequent written and executed Amendment to this Agreement. Failure to conduct an evaluation shall not prohibit the City Council from otherwise terminating this Agreement in accordance with its terms.

The performance review and evaluation process set forth herein is intended to provide review and feedback to Employee so as to facilitate a more effective management of the City. Nothing herein shall be deemed to alter or change the employment status of Employee, nor shall this Section be construed as requiring “cause” to terminate this Agreement or the services of Employee hereunder.

IX. TERMINATION.
Except as otherwise provided the contract will remain in effect unless or until modified by mutual agreement between the Mayor and City Council and the Employee. Except as otherwise provided herein, termination of this Agreement shall be in accordance with sections 2-111, 2-112, 2-113, 2-114 and 2-115 of the Fontana Municipal Code. The employee shall serve at the will and pleasure of the City Council and may be removed from office (terminated) at any time for any reason or no reason. Nothing in this Agreement shall prevent the City Council from terminating this Agreement and the services of the Employee at its sole discretion.

A. This Agreement shall automatically terminate upon Employee’s death, retirement, or permanent incapacity.

B. Noticed Termination without Cause
Termination pursuant to this subsection B may only be done upon a majority vote (three or more votes) of the City Council. In the event Employee is terminated by the City during the term of this Agreement, during which time Employee is willing and able to perform his duties under this Agreement, the City Council agrees to provide Employee notice in writing twelve (12) months prior to the date this Agreement and the employment of the Employee are to be terminated.

In the alternative, in lieu of the above described notice, the City may, following provision of notice of termination, immediately release the employee from his employment with the City by providing the Employee with:
(1) Six (6) month’s salary (including prorated longevity);
(2) Six (6) additional months of obligation paying the difference between the Employee’s current and new salary if Employee gains other employment or Employee’s whole salary if not re-employed in that time frame;
(3) Continuation of all existing health benefits currently offered Employee through the City’s 125 plan, for the lesser of twelve (12) months or until Employee finds other employment, whichever occurs first.
(The salary and benefits shall be referred to collectively as “Severance Pay.”) However, should there be less than twelve (12) months remaining on the unexpired term of this Agreement, including any extension, the Severance Pay shall instead be equal to the number of months left on the unexpired term of the Agreement.

The above described Severance Pay is in express consideration for the Employee’s waiver, which is acknowledged by his signature to this Agreement, of his rights to reasons for his removal, a thirty (30) day prior notice, and a hearing as set forth in the above referenced City Code sections. Employee shall also be obligated to execute a severance agreement with full releases in exchange for the proposed Severance Pay.

C. Termination for Cause
Termination pursuant to this subsection C may be done pursuant to a simple majority (three votes) of the City Council. In the event that the Employee has been terminated for cause, the Employee shall not be entitled to any Severance Pay. “Cause” shall be defined as (a) A willful and material breach of the terms and conditions of this agreement; (b) Flagrant or repeated neglect of duties after being notified in writing by the City Attorney of such neglect; (c) An act involving illegal personal gain in the performance of duties under the terms of this agreement; (d) Conviction of a crime, whether a misdemeanor or felony, for an illegal activity performed while acting in the capacity of City Manager; (e) Refusal or failure to act in accordance with any lawful directive or order of the City Council given during the course of a duly noticed meeting.

Such determination shall be made following the hearing (if requested, as required under 2-112) described in sections 2-112 and 2-114 of the Fontana City Code, except that the hearing shall be before a neutral hearing officer mutually selected from a list supplied by the State Mediation and Conciliation Service, and the issue at the hearing shall be limited solely to whether or not City’s “for cause” termination was arbitrary and capricious, entitling Employee to Severance Pay. Under no circumstances shall the Employee be entitled to reinstatement to the position of City Manager as a result of such hearing. Any hearing officer selected must be able to and shall hear the matter within thirty (30) days of the Employee’s receipt of the notice of termination and shall render a decision within fifteen (15) days of the close of the hearing.

Following the hearing, the hearing officer shall submit his/her findings and decision to the City Council, which shall be final and binding.

D. Resignation
The Employee may terminate this Agreement upon written notice to the City Council and shall endeavor to give forty-five (45) days prior notice. The City shall have the option, in its complete discretion, to terminate the Employee any time prior to the end of such notice period, provided the City pays the Employee all compensation due and owing through the last day actually worked, plus an amount equal to the base salary the Employee would have earned through the remainder of the notice period. Thereafter, all the City's obligations under this Agreement shall cease.
E. **Other Benefits**
In addition, Employee shall be provided all the fringe benefits which are proportionate to those provided to Mgmt./Confidential Unit employees. These benefits may be adjusted by the City for the Mgmt./Confidential Unit from time to time and the amounts shall be adjusted proportionately based on any adjustments in City contributions.

F. **Limitation on Termination**
In no event shall Employee be terminated within ninety (90) days before or ninety (90) days after any City municipal election, including but not limited to an election for the selection or recall of one or more of the members of the City Council.

X. **FRINGE BENEFITS.**
City shall pay to or on behalf of Employee for 125 Cafeteria Plan Fringe Benefits an amount five percent (5%) above provided to the City Department Heads. In addition, Employee shall be enrolled in the City’s retirement plan pursuant to its contract with the State of California Public Employees Retirement System (CalPERS). The appropriate retirement formula that will be applied to the Employee is determined by CalPERS.

XI. **TRANSPORTATION.**
City shall provide Employee a vehicle which qualifies for a carpool lane sticker (provided one can be obtained) and a transponder for toll lanes for his use while conducting official City business and commuting to and from work. Said vehicle purchase shall be made in accordance with City policy. Said vehicle shall not be operated by persons other than the Employee. The City shall be responsible for providing liability insurance (bodily injury and property damage) for the Employee’s use of said vehicle. Employee may use the vehicle for incidental personal purposes. In addition to those restrictions listed above, Employee agrees to abide by any additional restrictions on the use of said vehicle imposed by the insurer. The City shall also provide for maintenance, repair, and replacement costs of said automobile, in accordance with City policy.

XII. **ANNUAL LEAVE**
These leave accruals are in addition to recognized City holidays. Employee shall accrue Personal Leave each year during the term of this Agreement at the same rate as City’s Mgmt./Confidential group employees (beginning at 2 - 4 years; 9.23 hours per pay period). Employee shall begin his employment with an annual leave balance of 240 hours. Employee shall be entitled to cash out up to fifty percent (50%) of accrued, but unused, personal leave in accordance with the City’s policies pertaining to other City employees. There is no restriction on the number of hours that can be carried forward between fiscal years.

Employee shall begin his employment with an Administrative Leave balance of 80 hours and shall accrue eighty (80) hours of Administrative Leave per each subsequent year during the term of this Agreement. Unused Administrative Leave shall be cashed out on June 30th of each year. The annual amount of Administrative Leave accrued by the City Manager shall be adjusted to be the same number of days accrued by City Department Heads without the need for a written modification of this Agreement.

XIII. **DEFERRED COMPENSATION.**
City shall contribute twenty-eight thousand dollars ($28,000) per year on Employee’s behalf into a qualified 401(a) and/or 457(b) plan established by the City. Such payment...
shall be made to Employee’s account at the beginning of the second full pay period in January 2021, and annually thereafter during the term of Employee’s employment as City Manager, unless City elects, to pay this directly to Employee as current salary.

XIV. LONGEVITY PAY.
Employee shall be eligible to receive Longevity Pay consistent with the rates for Mgmt./Confidential Unit employees hired post July 1, 1990 with continuous service of 10 years or more at $2,250; 15 years or more at $2,750; 20 years or more at $3,250 and 25 years or more at $3,750 based upon the Employee’s anniversary date (date of initial hire into a regular full-time position) of April 6, 2020. Longevity will be paid annually in December and will cease upon termination of employment.

XV. LIFE INSURANCE.
The City shall provide for life insurance for the benefit of the Employee’s beneficiaries in an amount of three (3) times his annual salary, not to exceed one million dollars.

XVI. GENERAL PROVISIONS.
A. This Agreement supersedes any and all other agreements, either oral or written, between the parties hereto with respect to the employment of Employee by the City and contains all of the covenants and agreements between the parties with respect to the employment of Employee by the City.

B. Each party agrees and acknowledges that no representations, inducements, promises or agreements orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein and that any agreement, statement, or promise not contained in this Agreement shall not be valid or binding on either party.

C. Except as set forth in Section XII, any modifications of this Agreement will be effective only if made in writing and signed by both the Employee and the City.

D. If any provision of this Agreement is held by a Court of competent jurisdiction to be invalid, void or unenforceable, the remaining provision shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

E. The provisions of California Government Code section 53243 to 53243.4, as those sections now or hereafter exist, are hereby incorporated by reference into this Agreement.

IN WITNESS WHEREOF, the CITY OF FONTANA has caused this Agreement to be signed and duly executed by the City and the Employee has signed and executed this Agreement as of the day and year first above written.

CITY OF FONTANA

EMPLOYEE

By: _________________________

Acquanetta Warren,
Mayor

NAME,
City Manager
<table>
<thead>
<tr>
<th>TITLE</th>
<th>RANGE</th>
<th>SALARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assistant to the City Manager</td>
<td>04</td>
<td>$125,174.40</td>
</tr>
<tr>
<td>Chief of Police</td>
<td>32</td>
<td>$213,963.36</td>
</tr>
<tr>
<td>City Manager</td>
<td>40</td>
<td>$297,675.00</td>
</tr>
<tr>
<td>Deputy City Clerk</td>
<td>08</td>
<td>$115,733.28</td>
</tr>
<tr>
<td>Deputy City Manager</td>
<td>32</td>
<td>$213,963.36</td>
</tr>
<tr>
<td>Director of Community Development</td>
<td>13</td>
<td>$183,454.75</td>
</tr>
<tr>
<td>Director of Community Services</td>
<td>14</td>
<td>$180,526.94</td>
</tr>
<tr>
<td>Director of Engineering</td>
<td>16</td>
<td>$183,963.94</td>
</tr>
<tr>
<td>Director of Information Technology</td>
<td>18</td>
<td>$171,785.95</td>
</tr>
<tr>
<td>Director of Management Services</td>
<td>28</td>
<td>$190,689.41</td>
</tr>
<tr>
<td>Director of Public Works*</td>
<td>11</td>
<td>$175,266.00</td>
</tr>
<tr>
<td>Human Resources &amp; Risk Management Director</td>
<td>20</td>
<td>$158,101.63</td>
</tr>
</tbody>
</table>

*Salary Effective 02/11/2020
ACTION REPORT  
February 25, 2020

FROM: Department of Community Development

SUBJECT: Master Case No. 19-027, General Plan Amendment No. 19-003, Design Review Project No. 19-011, and Conditional Use Permit No. 19-009 - Arrowhead Regional Medical Center

RECOMMENDATION:

1. Find that the project will not have a significant effect on the environment; adopt an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and direct staff to file a Notice of Determination pursuant to the California Environmental Quality Act (CEQA) and 2019 Local Guidelines for Implementing CEQA; and

2. Adopt Resolution No. 2020-______ approving General Plan Amendment No. 19-003, to change the General Plan land use map on three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1), approve Design Review Project No. 19-011, and approve Conditional Use Permit No. 19-009 subject to the findings and conditions of approval.

COUNCIL GOALS:

* 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 being business friendly at all levels of operation.

DISCUSSION:

Background:

This project was heard by the Planning Commission at the duly noticed public hearing on January 21, 2020. After opening the public hearing on this item, the Planning Commission received a project report from staff. Subsequent to staff’s presentation, the Planning Commission requested testimony from the applicant (Chris Post of ATC Design Group) and any interested parties in the general public. The applicant spoke in favor of the project and requested support of the Planning Commission. The public hearing was closed and there was further discussion by the Commission. The Planning Commission voted (4 to 0) to adopt Resolution PC No. 2020-006 thereby forwarding a recommendation to the City Council to adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, direct staff to file a Notice of Determination;
adopt a Resolution approving General Plan Amendment No. 19-003, approving Design Review Project No. 19-011, and approving Conditional Use Permit No. 19-009.

**General Plan Amendment**

The proposed project site incorporates three (3) parcels totaling approximately 2.0 adjusted gross acres and was designated Medium Density Residential (R-M) in the new General Plan. The R-M designation for the site is intended to accommodate single-family detached housing up to 7.6 dwelling-units per acre and single-family attached or multi-family housing up to 12 du per acre. The General Plan land use designation of R-M does not allow the proposed use. The properties to the north and west of the project site have a General Plan Land Use designation of R-M which are currently developed with appropriate uses. The applicant has acquired this property and is proposing to amend the General Plan designation map boundary to include these parcels in the Walkable Mixed-Use (WMXU-1) General Plan land use area. The WMXU-1 land use designation allows the new medical center. The adjustment will add approximately 2.0 adjusted gross acres to the WMXU-1 land use area and subtract the acreage from the R-M General Plan land use designation.

**Design Review:**

The proposed building is approximately 25,000 square feet for a new medical center. The new medical center has been designed for one (1) potential tenant Arrowhead Regional Medical Center. The medical center has been designed with six (6) primary areas: reception (approximately 2,671 square feet), exam rooms (approximately 4,680 square feet), offices (approximately 2,880 square feet), conference/consultation rooms (approximately 1,425 square feet), nurses' stations (approximately 5,380 square feet), restrooms (approximately 1,200 square feet), and other miscellaneous rooms for lab work, receiving, storage, and break area (approximately 6,500 square feet). The use of glazing, stone veneer, and painted panels in earth tone colors will add structural and visual interest to the building. Additionally, variations to the building face and roof lines, with tower elements proposed at 24-foot, will be architecturally pleasing and be consistent with the surrounding buildings.

There are two (2) proposed driveways - one on Baseline Avenue and one on Sierra Avenue. Both driveways are designed to accommodate passenger vehicle traffic and service vehicle as necessary. An additional Emergency Vehicle Access (EVA) driveway is also provided to allow for appropriate emergency vehicle access. The EVA driveway will be constructed of turf-block with a roll-over curb. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety.

The project site is physically suitable in size and shape to support the development of the proposed medical center. The applicable building codes, zoning codes, and fire codes and standards, will make for a safe, attractive, and
well-designed project. As proposed, the project is consistent with the standards of the Zoning and Development Code and specifically the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. The character of the surrounding neighborhood reflects Residential uses, commercial uses, and vacant properties. The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features (architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood.

**Conditional Use Permit:**

The project is a request to establish a new medical center for Arrowhead Regional Medical Center located within the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. Pursuant to the Multi-Family Residential (Planning Area No. 5) zoning district of the Fontana Promenade Specific Plan the zoning district is intended to accommodate attached multi-family homes, with commercial land uses permitted as an alternative land use subject to approval of a Conditional Use Permit. The specific plan land use table (Table 4-2.B, Conditionally Permitted Uses) identifies Administrative and Professional Offices that do not involve retail trade as a listed permitted use. Additionally, the land use table allows other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses. The Director of Community Development has made the determination that the proposed medical center is a compatible use provided a Conditional Use Permit is approved. The permitted hours of operation shall be between the hours of 6:30 a.m. and 8:30 p.m., seven days a week.

**Environmental:**

An Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and 2019 Local Guidelines for Implementing CEQA. Based on the information in the IS/MND, the project could not have a significant effect on the environment provided the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are implemented accordingly; Notice of Determination has been prepared for the City Council’s consideration. The mitigation measures from the MND and Mitigation Monitoring and Reporting Program are included herein as part of the Conditions of Approval.

**FISCAL IMPACT:**

None

**MOTION:**

Approve staff recommendation.

SUBMITTED BY: REVIEWED BY:
APPROVED BY:

G. Michael Milhisser
Interim City Manager

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attachment No. 1 - Vicinity Map</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Attachment No. 2 - CC Resolution GPA</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Attachment No. 3 - Site Plan</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Attachment No. 4 - Floor Plan</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Attachment No. 5 - Elevations</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Attachment No. 6 - Planning Commission Staff Report dated January 21, 2020</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Attachment No. 7 - Planning Commission Minutes dated January 21, 2020</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Attachment No. 8 - Public Hearing Notice</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>

ITEM: PH-A
RESOLUTION NO. 2020-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; APPROVING GENERAL PLAN AMENDMENT NO. 19-003 - AMENDING THE GENERAL PLAN LAND USE MAP ON APPROXIMATELY 2.0 ADJUSTED GROSS ACRES (APNS: 0240-111-03, -04, AND -13) FROM MEDIUM DENSITY RESIDENTIAL (R-M) TO WALKABLE MIXED-USE (WMXU-1); APPROVING DESIGN REVIEW NO. 19-011 - FOR SITE AND ARCHITECTURAL REVIEW OF A 25,000 SQUARE FOOT MEDICAL CENTER; AND CONDITIONAL USE PERMIT NO. 19-009 - TO OPERATE THE MEDICAL CENTER WITHIN PLANNING AREA NO. 5, WITHIN THE FONTANA PROMENADE SPECIFIC PLAN.

WHEREAS, the City of Fontana General Plan was adopted by the City Council on November 13, 2018; and

WHEREAS, on March 5, 2019 the applicant submitted a request for General Plan Amendment No. 19-003 to change the land use designation from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1) on approximately 2.0 adjusted gross acres (APNs: 0240-111-03, -04, and -13) (see attached Exhibit “A”), Design Review No.19-011 a request for site and architectural review for a new 25,000 square foot medical building for the Arrowhead Regional Medical Center (see attached Exhibit “D”), and Conditional Use Permit No. 19-009 a request to operate the medical center within Planning Area No. 5 (see attached Exhibit “E”), within the Fontana Promenade Specific Plan; and

WHEREAS, all the notices required by statute or the Fontana City Code have been given as required; and

WHEREAS, pursuant to the Multi-Family Residential (Planning Area No. 5) zoning district of the Fontana Promenade Specific Plan the zoning district is intended to accommodate attached multi-family homes, with commercial land uses permitted as an alternative land use subject to approval of a Conditional Use Permit. The specific plan Land use table (Table 4-2.B, Conditionally Permitted Uses) identifies Administrative and Professional Offices that do not involve retail trade as a listed permitted use. Additionally, the land use table allows other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses. The Director of Community Development has made the determination that the proposed medical center is a compatible use provided a Conditional Use Permit is approved.
WHEREAS, on January 21, 2020 the Planning Commission received public testimony and evidence presented by the applicant, City staff, and other interested parties, at the Public Hearing held with respect hereto on General Plan Amendment No. 19-003, Design Review No.19-011 and Conditional Use Permit No. 19-009; and

WHEREAS, on January 21, 2020, at a regularly scheduled Planning Commission meeting, the Planning Commission approved PC Resolution No. 2020-006 and recommended approval of the project to the City Council; and

WHEREAS, pursuant to the California Environmental Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA, an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) were prepared for this project; therefore, a Notice of Determination has been prepared and attached hereinto as Exhibit “B”; and

WHEREAS, on February 25, 2020, the City Council conducted a noticed public hearing on General Plan Amendment No. 19-003, Design Review No. 19-011, and Conditional Use Permit No. 19-009 received testimony from any and all parties, including the staff report and attached supporting documents from the Planning Commission public hearing on January 21, 2020, as well as testimony from the project applicant and others; and

WHEREAS, based on the information presented to the City Council at the public hearing held for General Plan Amendment No. 19-003, Design Review No. 19-011, and Conditional Use Permit No. 19-009 the testimony received, and the supporting documents in evidence, the City Council found that the proposed amendment is in conformance with the goals and policies of the General Plan and the proposed development meets or exceeds the requirements and standards of the Fontana Promenade Specific Plan and Zoning and Development Code (see attached Exhibit “C”); and

WHEREAS, this resolution shall become effective on the date of adoption.

WHEREAS, Conditions of Approval for Design Review No. 19-011, and Conditional Use Permit No. 19-009 have been prepared and are attached hereto as Exhibit “D” and Exhibit “E” and incorporated herein; and

NOW, THEREFORE, BE IT RESOLVED, determined and ordered by the City Council of the City of Fontana as follows:

Section No. 1. Recitals. The above recitals are incorporated herein by reference.

Section No. 2. The City Council has reviewed and considered the Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any
decision on the proposed project. The City Council finds that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program contain a complete and accurate reporting of all the environmental impacts associated with the Project. The City Council further finds that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program has been completed in compliance with the Local Guidelines for Implementing CEQA and the State CEQA Guidelines.

Section No. 3. The City of Fontana’s, City Council hereby makes the following findings for Design Review No. 19-011 in accordance with Section No. 30-120 “Findings for Approval” of the Fontana Zoning and Development Code:

Finding No. 1: The proposal is consistent with the General Plan, Zoning and Development Code, and any applicable Specific Plan.

Findings of Fact: The project site is located on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue. The project site has a General Plan land use designation of Medium Density Residential (R-M). The R-M land use designation accommodates single-family detached housing up to 7.6 dwelling units per acre and accommodates single-family attached or multi-family housing up to 12 du per acre. The applicant is proposing to establish a new, 25,000 square feet, medical center for Arrowhead Regional Medical Center. The current General Plan land use designation does not support the proposed use. General Plan Amendment No. 19-003 is a proposal to change the General Plan land use map from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1). The WMXU-1 General Plan land use designation accommodates offices, including medical offices and clinics. The adjustment will add approximately 2.0 adjusted gross acres to the Walkable Mixed-Use land use area.

The General Plan is the document that sets the framework and provides the overall policies for the development within the City. The General Plan encourages a variety of development including medical uses pursuant to the City of Fontana’s General Plan Land Use, Zoning, and Urban Design Element, Community Mobility and Circulation, (Chapter No. 15 and Chapter No. 9), Goal No. 1 (page 15.18-15.34), Goal No. 7 (page 15.40-15.41) and (page 9.27-9.28).

The project site is located within Planning Area No. 5, Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. Planning Area No. 5, Multi-Family Residential zoning district is planned to accommodate attached multi-family homes, with commercial land uses permitted as an alternative land use subject to approval of a Conditional Use Permit.

This project, as proposed, is a request for approval of the site and architectural design for the construction of a new medical center of approximately 25,000 square foot. This project meets or exceeds the
criteria contained in the Design Review section of the Zoning and Development Code and the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. The medical center has been designed with six (6) primary areas: reception (approximately 2,671 square feet), exam rooms (approximately 4,680 square feet), offices (approximately 2,880 square feet), conference/consultation rooms (approximately 1,425 square feet), nurses’ stations (approximately 5,380 square feet), restrooms (approximately 1,200 square feet), and other miscellaneous rooms for lab work, receiving, storage, and break area (approximately 6,500 square feet). The use of glazing, stone veneer, and painted panels in earth tone colors will add structural and visual interest to the building. Variations to the building face and roof lines, with tower elements proposed at 24-foot in height, will be architecturally pleasing and be consistent with the surrounding buildings.

Finding No. 2: **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The proposed project as identified and referenced in Finding No. 1, above, meets or exceeds the criteria contained in the Design Review section of the Zoning and Development Code and the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. This facility will be built pursuant to all applicable building, zoning, and fire codes and standards. The project includes streets improvements and sidewalks, grading, drainage, and perimeter and privacy walls to provide a safe and well-designed facility. Underground chambers are proposed for the water quality management. The proposed underground chambers are located under the passenger vehicle parking area west of the building and is approximately 20-foot by four-foot by 225-foot (approximately 4,500 square feet). The project will connect to the public sewer and public storm drain systems. The project will provide future jobs within the City of Fontana. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. Therefore, the project will promote the public health, safety, and welfare of the occupants and, therefore, the community.

Finding No. 3: **The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.**
Findings of Fact: The proposed project as identified and referenced in Finding No. 1 and Finding No. 2, above, has been designed to be aesthetically and architecturally pleasing and compatible with the neighborhood. The proposed development will result in much needed and appropriate improvements, not only for the project site, but the surrounding area as well. The use of glazing, stone veneer, and painted panels in earth tone colors will add structural and visual interest to the building. Variations to the building face and roof lines, with tower elements and raised parapets, proposed at 24-foot in height, will be architecturally pleasing and be consistent with the surrounding buildings.

Finding No. 4: The site improvements are appropriate and will result in a safe, well-designed facility.

Findings of Fact: The proposed project as identified and referenced in Finding No. 1, Finding No. 2, and Finding No. 3, above, has been determined to be appropriate and will result in a safe, well-designed facility. There are two (2) proposed driveways one on Baseline Avenue and one on Sierra Avenue. Both driveways are designed to accommodate passenger vehicle traffic and service vehicle as necessary. An additional Emergency Vehicle Access (EVA) driveway is also provided to allow for appropriate emergency vehicle access. The EVA driveway will be constructed of turf-block with a roll-over curb. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. The character of the surrounding neighborhood reflects residential uses consisting primarily of single-family dwellings, multi-family senior apartments and some commercial uses.

Section No. 4. The City of Fontana’s, City Council hereby makes the following findings for Conditional Use Permit No. 19-009 in accordance with Section No. 30-150 “Findings for Approval” of the Fontana Zoning and Development Code:

Finding No. 1: The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan, any applicable Specific Plan or Area Plan, and City regulations/standards.

Findings of Fact: The project site is located on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue. The project site has a General Plan land use designation of Medium Density Residential (R-M). The R-M land use category accommodates single-family detached housing up to 7.6 dwelling units per acre and
accommodates single-family attached or multi-family housing up to 12 du per acre. The applicant is proposing to establish a new 25,000 square feet medical center for Arrowhead Regional Medical Center. The current General Plan land use designation does not support the proposed use. General Plan Amendment No. 19-003 is a proposal to change the General Plan land use map from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1). The WMXU-1 General Plan land use designation accommodates offices, including medical offices and clinics. The adjustment will add approximately 2.0 adjusted gross acres to the Walkable Mixed-Use land use area.

The General Plan is the document that sets the framework and provides the overall policies for development within the City. The General Plan encourages a variety of development including medical uses pursuant to the City of Fontana’s, General Plan Land Use, Zoning, and Urban Design Element, Community Mobility and Circulation, (Chapter No. 15 and Chapter No. 9), Goal No. 1 (page 15.18-15.34), Goal No. 7 (page 15.40-15.41) and (page 9.27-9.28).

The project site is located within Planning Area No. 5, Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. Planning Area No. 5, Multi-Family Residential zoning district is planned to accommodate attached multi-family homes, with commercial land uses permitted as an alternative land use subject to approval of a Conditional Use Permit.

This project, as proposed, is a request for the City Council approval of the site and architectural design for the construction of a new medical center of approximately 25,000 square foot. This project meets or exceeds the criteria contained in the Conditional Use Permit section of the Zoning and Development Code and the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. The medical center has been designed with six (6) primary areas: reception (approximately 2,671 square feet), exam rooms (approximately 4,680 square feet), offices (approximately 2,880 square feet), conference/consultation rooms (approximately 1,425 square feet), nurses’ stations (approximately 5,380 square feet), restrooms (approximately 1,200 square feet), and other miscellaneous rooms for lab work, receiving, storage, and break area (approximately 6,500 square feet). The use of glazing, stone veneer, and painted panels in earth tone colors will add structural and visual interest to the building. Variations to the building face and roof lines, with tower elements proposed at 24-foot in height, will be architecturally pleasing and be consistent with the surrounding buildings.

Finding No. 2: The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence...
of physical constraints and can be conditioned to meet all related performance criteria and development standards.

Findings of Fact: The proposed project as identified and referenced in Finding No. 1, above, meets or exceeds the criteria contained in the Conditional Use Permit section of the Zoning and Development Code and the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. This facility will be built pursuant to all applicable building, zoning, and fire codes and standards. The project includes streets improvements and sidewalks, grading, drainage, and perimeter and privacy walls to provide a safe and well-designed facility.

There are two (2) proposed driveways on Baseline Avenue and Sierra Avenue. Both driveways are designed to accommodate passenger vehicle traffic and service vehicle as necessary. An additional Emergency Vehicle Access (EVA) driveway is also provided to allow for appropriate emergency access. The EVA driveway will be constructed of tuff-block with an emergency roll-over curb. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety.

The project site is physically suitable in size and shape to support the development of the proposed medical center. The applicable building codes, zoning codes, and fire codes and standards, will make for a safe, attractive, and well-designed project. As proposed, the project is consistent with the standards of the Zoning and Development Code and specifically the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. The character of the surrounding neighborhood reflects Residential uses, commercial uses, and vacant properties. The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features (architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood.

Finding No. 3: Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Findings of Fact: The proposed project as identified and referenced in Finding No. 1 and Finding No. 2, above, has been determined not to be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property. The on-site circulation is
adequate. All drive aisle widths meet both the Zoning and Development Code and Fontana Fire Prevention District minimums for access. The site will be accessed from Baseline Avenue and Sierra Avenue. For the anticipated traffic to the project site, there are two (2) proposed driveways for the purpose of ingress and egress; one (1) along Baseline Avenue and one (1) along Sierra Avenue. Both driveways are designed to accommodate passenger vehicle traffic and service vehicle as necessary. An additional Emergency Vehicle Access (EVA) driveway is also provided to allow for appropriate emergency access. The EVA driveway will be constructed of turf-block with an emergency roll-over curb. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. Both streets are classified as Major Highways within the City’s General Plan, Community, Mobility, and Circulation Element. Additionally, adequate utilities and services exist on-site and off-site.

Section No. 5. Approve General Plan Amendment No. 19-003 - an amendment of the City of Fontana’s General Plan Land Use Map to change three (3) parcels (APN’s 0240-111-03, -04, and -13) of approximately 2.0 adjusted gross acres from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1) as shown on Exhibit “A” attached hereinto; approve Design Review No. 19-011 - a request for site and architectural review of a 25,000 square foot building for the Arrowhead Regional Medical Center; and Approve Conditional Use Permit No. 19-009 - to operate the medical center within planning area no. 5, within the Fontana Promenade Specific Plan.

Section No. 6. 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 Community Development Department – Planning Division, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

APPROVED AND ADOPTED this 25th day of February 2020.

READ AND APPROVED AS TO LEGAL FORM;

______________________________
City Attorney
ATTEST:

I, Tonia Lewis, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City of Fontana at a regular meeting thereof, held on February 25, 2020, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

____________________________________
City Clerk of the City of Fontana

____________________________________
Mayor of the City of Fontana

ATTEST:

____________________________________
City Clerk
EXHIBIT “A”

EXISTING GENERAL PLAN

PROPOSED GENERAL PLAN
EXHIBIT “B”

NOTICE OF DETERMINATION

TO: Clerk of the Board of Supervisors  FROM: City of Fontana
County of San Bernardino Planning Division
385 North Arrowhead Avenue 8353 Sierra Avenue
San Bernardino, CA  92415 Fontana, CA 92335

SUBJECT: Filing of Notice of Determination in Compliance with Section No.
21108 or Section No. 21152 of the Public Resources

State Clearinghouse: 2009091089

Project Title: General Plan Amendment No. 19-003, Design Review No. 19-011, Conditional
Use Permit No. 19-009, and Master Case No. 19-027

Project Location: 16888 Baseline Avenue (APNs: 0240-111-03, -04, and -13), on the northwest
corner of the intersection of Baseline Avenue and Sierra Avenue, within the Multi-Family
Residential of the Fontana Promenade Specific Plan

Project Description: General Plan Amendment No. 19-003 will change from Medium Density
Residential (R-M) to Walkable Mixed Use (WMXU-1) of three (3) parcels (APNs: 0240-111-03,
04, and -13) totaling approximately 2.0 adjusted gross acres.

Design Review No. 19-011 is for the site and architectural review for the Arrowhead Regional
Medical Center of approximately 25,000 square feet.

Conditional Use Permit No. 19-009 is a request to operate Arrowhead Regional Medical Center
within Planning Area No. 5, within the Fontana Promenade Specific Plan. The specific plan
requires approval of a Conditional Use Permit prior to operating a medical center.

In addition, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and
Notice of Determination have been prepared.

This is to certify that the City of Fontana, approved the above-described project on February 25,
2020, and made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the
provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting
Program with comments/responses and record of project approval is available to the General
Public: City of Fontana, Planning Division 8353 Sierra Ave, Fontana, CA 92335

Orlando Hernandez
Planning Manager

Date Received for Filing
Exhibit “C”
EXHIBIT “D”

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Design Review Project No. 19-011
Master Case No. 19-027
February 25, 2020

LOCATION: 16888 Baseline Avenue (APNs: 0240-111-03, -04, and -13), on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue.

PLANNING DIVISION:

1. This approval is for Design Review No. 19-011 a request for site and architectural review to construct a new Arrowhead Regional Medical Center of approximately 25,000 square feet over three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres, as presented to the City Council on February 25, 2020, as shown in Attachment No. 4, Attachment No. 5 and Attachment No. 6 in the accompanying staff report.

2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City’s issuance of a Certificate of Occupancy or other document evidencing the City’s final inspection and acceptance of the work; and
   B. All other Conditions of Approval imposed by this project have been fulfilled.

3. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety, or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's
decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-23 of the Municipal Code.

4. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant’s proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys’ fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys’ fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant’s sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

5. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

6. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

7. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Community Development. The Director of
Community Development may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

8. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

9. This project will comply with all applicable provisions, regulations, and development standards of the Zoning and Development Code and specifically the Multi-Family Residential district of the Fontana Promenade Specific Plan.

10. The following conditions are mitigation measures identified in the Mitigation Monitoring and Reporting Program for this project. The project must comply with all mitigations identified in the Mitigation Monitoring Reporting Program attached to the staff report dated December 19, 2019.

   A. **TCR-1** Prior to the issuance of grading permits, a qualified vertebrate paleontologist shall review the project-specific geotechnical report data, with particular regard to the specific location and depth of earthmoving activities and the rock unit(s) being encountered, for the purpose of assessing the potential for fossil remains being encountered by earthmoving activities. If the paleontologist determines that previously undisturbed strata with potential for containing fossil remains would be encountered by earthmoving activities, Mitigation Measure TCR-2 below shall be implemented. If no such potential for fossil remains is identified, no further mitigation is required.

   B. **TCR-2** Earthmoving activities shall be monitored by a paleontological monitor only in those areas of the site where they would disturb Pleistocene formations. Monitoring shall consist of visually inspecting freshly exposed rock and debris for larger fossil remains and periodically dry test screening a small (25 pound) sample of rock and debris with a 20-mesh box screen for smaller vertebrate fossil remains. Monitoring of grading below 5 feet in depth shall be initially conducted on a full-time basis. However, if too few or no fossil remains are uncovered by earthmoving activities in areas underlain by a particular rock unit and with the approval of the project applicant and the City Planning Division, paleontological monitoring may be reduced or eliminated, generally, to half or quarter time or suspended once 50 percent of earthmoving activities in the area underlain by the rock unit has been completed. Alternatively, if sufficient fossil remains are uncovered by earthmoving activities and with the approval of the project applicant and the City Planning Division, monitoring may be increased in areas underlain by the fossil-bearing rock unit, at least in the immediate vicinity of the fossil locale.

   The San Bernardino County Museum, Natural History Museum of Los Angeles County, Western Science Center, San Diego Natural History Museum, or Riverside Municipal Museum shall be the designated museum repository for
any vertebrate, invertebrate, and plant fossil remains and associated specimen
data and corresponding geologic and geographic site data that might be
recovered from the project site.

11. The applicant shall post a publicly visible sign on the project site with the telephone
number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

12. All signs shall be reviewed under a separate Design Review Sign application.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

13. The current Development fees must be paid prior to issuance of building/construction permits.

ENGINEERING LAND DEVELOPMENT:

14. The project shall be served by the City’s sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

15. It is the Applicant’s responsibility to maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to final acceptance by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

16. Applicant shall submit and gain approval of a complete WQMP Report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

17. Applicant shall Record lot line adjustment.

18. Applicant shall provide a Land Improvement Agreement, with accompanying security.

PRIOR TO FINAL ACCEPTANCE OF PROJECT

19. Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.
20. Applicant/Landscape Architect shall provide a “Landscape Certificate of Compliance” certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana’s Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

21. All underground utilities (sewer and storm drain) shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Videos to be inspected and approved by City Inspection. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

22. Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water BMP Transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

**BUILDING & SAFETY:**

23. Shall comply with the latest adopted edition of the following codes:
   A. California Building Code
   B. California Electrical Code
   C. California Mechanical Code
   D. California Plumbing Code
   E. California Energy Code
   F. California Fire Code
   G. California Green Building Standards Code

24. Automatic fire sprinkler systems shall be installed in all new construction per Article II, Chapter 11 of the Code of the City of Fontana. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Division of Fire Protection, Planning and Engineering of the San Bernardino County Fire Department.

25. The requirements of the South Coast Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

26. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.

27. All perimeter/ boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the property line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the property
line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

28. Grading Requirements:
   A. Grading plans shall be submitted to and approved by the Building and Safety Division. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
   B. All drainage water shall drain via approved methods, to an approved location—public street, public drainage system, etc.
   C. Drainage water shall not cross over a public sidewalk. Drainage water may however, cross under a sidewalk if an approved drainage structure is used.
   D. No water course or natural drainage shall be obstructed.
   E. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other.
   F. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure. (i.e.; concrete swale to slag or dirt swale.)
   G. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to, and approved by the Building and Safety Division.

The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

H. The grading plans shall, as a minimum, contain sections at all property lines and/or permit boundary lines. These sections shall clearly indicate:
   i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
   ii. The ground cover/finished surface material being proposed (i.e.: type of pavement, plant material, etc.); and
   iii. All proposed drainage structures; and
   iv. Any proposed and/or required walls or fencing.

29. All signs shall be Underwriters Laboratories, or equal, approved.

30. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

31. The following items shall be completed and/or submitted to Building and Safety as applicable – prior to the issuance of building permits for this project:
   A. Precise grading plans shall be approved
   B. Rough grading completed
   C. Compaction certification
   D. Pad elevation certification
   E. Rough grade inspection signed off by a City Building Inspector

32. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to the Building and Safety Division. This report shall also explain the proposed facility’s intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

33. Trash enclosure required to be designed like a regular building in regard to Building Code setback requirements, fire-resistive walls, protected openings, etc.

34. Please be aware that a Construction Waste Management Plan (CWMP) will be required at time of plan check submittal. For more information regarding waste diversion, please contact Burrtec Waste at (909) 889-0911.

35. For more information related to Building & Safety, please visit our web page at https://www.fontana.org/136/Building-Safety.

SAN BERNARDINO COUNTY FIRE DEPARTMENT:

36. Jurisdiction. The above referenced project is under the jurisdiction of the Fontana Fire Protection District (herein “Fire Department”). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.

37. Fire Access Road Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code sec 503, SBCFD Standard 503.1

38. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not
exceed six hundred (600) feet; and all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns.

39. **Water System Commercial.** Prior to map recordation, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix B of the California Fire Code. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways and within 300 feet of all portions of the building.

**The Fire Flow for this project shall be: 2,125 GPM for a 4-hour duration at 20 psi residual operating pressure. Fire Flow is based on a maximum 15000 sq. ft. structure.**

40. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCFD Standard 508.5.2 Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the jobsite.

41. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. SBCFD Standard 903.

42. **Fire Alarm, Waterflow Monitoring.** A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code sec. 907, SBCFD Standard 907 FA-M

43. **Commercial Addressing.** Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.

44. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code sec. 906

45. **Security Gates.** In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic
electric security gate is used, an approved Fire Department override switch is required.  

SBCFD Standard 503.1.2

46. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service.  

SBCFD Standard 506

**POLICE DEPARTMENT:**

47. Adhere to the City standard of one foot-candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.


**END OF CONDITIONS OF APPROVAL**
EXHIBIT “E”

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Conditional Use Permit No. 19-009
Master Case No. 19-027

LOCATION: 16888 Baseline Avenue (APNs: 0240-111-03, -04, and -13), on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue.

PLANNING DIVISION:

1. This approval is for Conditional Use Permit No. 19-009 a request for the operation of a new Arrowhead Regional Medical Center of approximately 25,000 square feet over three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres, as presented to the City Council as shown in Attachment No. 4, Attachment No. 5 and Attachment No. 6 in the accompanying staff report.

2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

   C. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City’s issuance of a Certificate of Occupancy or other document evidencing the City’s final inspection and acceptance of the work; and

   D. All other Conditions of Approval imposed by this project have been fulfilled.

3. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety, or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager’s
decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-23 of the Municipal Code.

4. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

5. This Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

6. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

7. At any time the Director of Community Development may bring a status report to the Planning Commission identifying failure to comply with conditions resulting from the Conditional Use Permit approvals. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City’s authority to regulate the business or modify or revoke the permit upon the
City’s determination that the business is being operated in a manner adverse to the public’s health, safety, and welfare.

8. The permitted hours of operation shall be between the hours of 6:30 a.m. and 8:30 p.m., seven days a week.

9. The applicant/operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations, and any conditions of approval stated in the City of Fontana’s Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.

10. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City’s adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.

11. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code and previously approved entitlements not addressed in this application. If conflicts occur between the previously approved Conditions of Approval and these Conditions of Approval, interpretation is subject to the determination by the Director of Community Development.

END OF CONDITIONS OF APPROVAL
SITE PLAN

DATE: February 25, 2020

CASE: Master Case No. 19-027
General Plan Amendment No. 19-003
Design Review No. 19-011
Conditional Use Permit No. 19-009
ELEVATIONS

DATE: February 25, 2020
CASE: Master Case No. 19-027
     General Plan Amendment No. 19-003
     Design Review No. 19-011
     Conditional Use Permit No. 19-009
Staff Report to the Planning Commission

PLACEMENT: Public Hearing

APPLICATION: Master Case No. 19-027  
General Plan Amendment No. 19-003  
Design Review No. 19-011  
Conditional Use Permit No. 19-009

DATE: January 21, 2020

APPLICANT: ATC Design Group  
1282 Pacific Oaks Place, Suite C  
Escondido, CA 92029

LOCATION: 16888 Baseline Avenue (APNs: 0240-111-03, -04, and -13), on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue.

REQUEST: A request for the Planning Commission to recommend approval to the City Council for:

1. General Plan Amendment No. 19-003 - a proposal to change the General Plan land use map on three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1); the adjustment will add approximately 2.0 adjusted gross acres to the Walkable Mixed-Use land use area.

2. Design Review No. 19-011 - a request for site and architectural review of a 25,000 square foot building for the Arrowhead Regional Medical Center. The facility includes one building approximately 25,000 square feet over three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres. The project site is located within Planning Area No. 5, Multi-Family Residential within the Fontana Promenade Specific Plan.

3. Conditional Use Permit No. 19-009 - a request to operate Arrowhead Regional Medical Center within Planning Area No. 5, within the Fontana Promenade Specific Plan. The specific plan requires approval of a Conditional Use Permit prior to operating a medical center.

PROJECT PLANNER: Jon S. Diille, Associate Planner
I. BACKGROUND INFORMATION:

A. Land Use Designation:

<table>
<thead>
<tr>
<th>Site:</th>
<th>General Plan</th>
<th>Zoning /Specific Plan</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>Medium Density</td>
<td>Multi-Family Residential</td>
<td>Vacant</td>
</tr>
<tr>
<td></td>
<td>Residential (R-M)</td>
<td>*(Promenade)</td>
<td></td>
</tr>
<tr>
<td>South:</td>
<td>General Commercial</td>
<td>General Commercial</td>
<td>Loveland Sonrise</td>
</tr>
<tr>
<td></td>
<td>(C-G)</td>
<td>(C-2)</td>
<td>Apartments</td>
</tr>
<tr>
<td>East:</td>
<td>Residential Planned</td>
<td>Sweet Gum/</td>
<td>Mc Kay's Family Mortuary</td>
</tr>
<tr>
<td></td>
<td>Community (R-PC)</td>
<td>Walnut Village S.P.</td>
<td></td>
</tr>
<tr>
<td>West:</td>
<td>Medium Density</td>
<td>Multi-Family Residential</td>
<td>Single-Family Homes</td>
</tr>
<tr>
<td></td>
<td>Residential (R-M)</td>
<td>*(Promenade)</td>
<td></td>
</tr>
</tbody>
</table>

*(Promenade), Fontana Promenade Specific Plan

II. PROJECT DESCRIPTION:

A. Site Area:  
2.0 adjusted gross acres

B. Building/Unit Analysis:

Medical Office:  
25,000 square feet

C. Parking Analysis:

Vehicle Spaces:  
Required: 125 spaces 9-foot by 19-foot
Provided: 125 spaces

D. Loading Spaces:

Van Space:  
Required: 1 space 12-foot by 19-foot
Provided: 1 space

E. Landscaping:

Required: 15 percent (9,741 square feet)
Proposed: 22 percent (14,224 square feet)

III. ANALYSIS:

The applicant, ATC Design Group, is requesting that the Planning Commission review and forward a recommendation to the City Council for a General Plan Amendment, Design Review, and Conditional Use Permit to establish a new medical center for Arrowhead Regional Medical Center located on the northwest corner of Baseline Avenue and Sierra Avenue. The project includes a building of approximately 25,000 square feet, 125 parking spaces, one van loading space (12-foot by 19-foot), and a refuse and recycle collection enclosure. The building is one-story is proposed at a height of 18-foot with four (4) tower
elements and raised parapet at 24-foot. In addition to the construction of the building and associated site improvements, underground chambers are proposed for the water quality management. The proposed underground chambers are located within an area approximately 20-foot by four-foot by 225-foot (approximately 4,500 square feet). The site is currently vacant.

General Plan Amendment:

The project site incorporates three (3) parcels totaling approximately 2.0 adjusted gross acres and has a General Plan land use designation Medium Density Residential (R-M) that does not support the proposed use. The applicant has acquired this property and is proposing to amend the General Plan designation map boundary to include this parcel in the Walkable Mixed-Use (WMXU-1) General Plan land use area. The WMXU-1 land use designation supports the new medical center. The adjustment will add approximately 2.0 adjusted gross acres to the WMXU-1 land use area and subtract the acreage from the R-M General Plan land use designation. A specific plan amendment is not required since the zoning allows the use with approval of a CUP.

Design Review:

The proposed building is approximately 25,000 square feet for a new medical center. The new medical center has been designed for one (1) potential tenant for Arrowhead Regional Medical Center. The medical center has been designed with six (6) primary areas: reception (approximately 2,671 square feet), exam rooms (approximately 4,680 square feet), offices (approximately 2,880 square feet), conference/consultation rooms (approximately 1,425 square feet), nurses' stations (approximately 5,380 square feet), restrooms (approximately 1,200 square feet), and other miscellaneous rooms for lab work, receiving, storage, and break area (approximately 6,500 square feet). The use of glazing, stone veneer, and painted panels in earth tone colors will add structural and visual interest to the building. Additionally, variations to the building face and roof lines, with tower elements proposed at 24-foot, will be architecturally pleasing and be consistent with the surrounding buildings.

There are two (2) proposed driveways - one on Baseline Avenue and one on Sierra Avenue. Both driveways are designed to accommodate passenger vehicle traffic and service vehicle as necessary. An additional Emergency Vehicle Access (EVA) driveway is also provided to allow for appropriate emergency vehicle access. The EVA driveway will be constructed of turf-block with a roll-over curb. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety.

The project site is physically suitable in size and shape to support the development of the proposed medical center. The applicable building codes, zoning codes, and fire codes and standards, will make for a safe, attractive, and well-designed project. As proposed, the project is consistent with the standards of the Zoning and Development Code and specifically the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. The character of the surrounding neighborhood reflects Residential uses, commercial uses, and vacant properties. The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features.
(architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood.

Conditional Use Permit:

The project is a request to establish a new medical center for Arrowhead Regional Medical Center located within the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. Pursuant to the Multi-Family Residential zoning district an approval of a Conditional Use Permit by the Planning Commission is required prior to operating a medical center. The permitted hours of operation shall be between the hours of 6:30 a.m. and 6:00 p.m., seven days a week.

Environmental:

An Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and 2019 Local Guidelines for Implementing the California Environmental Quality Act. Based on the information in the IS/MND, the project could not have a significant effect on the environment provided the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are implemented accordingly; Notice of Determination have been prepared for the Planning Commission’s consideration and recommendation to the City Council. The mitigation measures from the Mitigation Monitoring and Reporting Program are included herein as part of the Conditions of Approval.

IV. RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2020-____: forwarding a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; and,


Project Planner: [Signature]
Jon Dille
Associate Planner

Reviewed by: [Signature]
Orlando Hernandez
Planning Manager

Approved by: [Signature]
Zai AbuBakar
Director of Community Development
Attachments:
1. Vicinity Map
2. General Plan Amendment Exhibit
3. Site Plan
4. Floor Plan
5. Elevations
6. P.C. Resolution, Findings and Conditions of Approval
7. Mitigated Negative Declaration
8. Mitigation Monitoring and Reporting Program
9. Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration and Notice of Public Hearing
10. Notice of Determination

Sent under Separate Cover:
1. Full size plans
2. Reduced color plans
3. Initial Study (Environmental Checklist), Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program
Current General Plan Land Use Designation
Medium Density Residential (R-M)

Proposed General Plan Land Use Designation
Walkable Mixed-Use (WMXU-1)

General Plan Exhibit

DATE: January 21, 2020

CASE: Master Case No. 19-027
General Plan Amendment No. 19-003
Design Review No. 19-011
Conditional Use Permit No. 19-009
DATE: January 21, 2020

CASE: Master Case No. 19-027
     General Plan Amendment No. 19-003
     Design Review No. 19-011
     Conditional Use Permit No. 19-009

FLOOR PLAN
Building's Main Entrance – West Elevation

West Elevation - Complete

South Elevation

East Elevation

DATE: January 21, 2020
CASE: Master Case No. 19-027
General Plan Amendment No. 19-003
Design Review No. 19-011
Conditional Use Permit No. 19-009

ELEVATIONS
RESOLUTION PC NO. 2020-006


WHEREAS, the City of Fontana received an application on March 5, 2019, for a General Plan Amendment, Design Review, and Conditional Use Permit to establish a new medical center for Arrowhead Regional Medical Center, approximately 25,000 square feet, over three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres.

Project Applicant: ATC Design Group
1282 Pacific Oaks Place, Suite C
Escondido, CA  92029

Project Location: 16888 Baseline Avenue (APNs: 0240-111-03, -04, and -13), on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue.

Site Area: 2.0 adjusted gross acres

WHEREAS, all of the notices required by statute or the City Municipal Code have been given as required; and

WHEREAS, pursuant to the California Environmental Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA, an Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program was prepared on December 19, 2019, and concluded that no significant impacts would be caused by the project; and

WHEREAS, General Plan Amendment No. 19-003, Design Review No. 19-011, and Conditional Use Permit No. 19-009 are in compliance with the General Plan; and,

WHEREAS, the subject site includes three (3) parcels totaling, approximately 2.0 adjusted gross acres, that has been previously developed and was annexed from San Bernardino County into the City of Fontana on October 8, 1981 (Annex No. 102); and

WHEREAS, pursuant to the Multi-Family Residential (Planning Area No. 5) zoning district of the Fontana Promenade Specific Plan the medical center is allowed with the approval of a Conditional Use Permit the zoning district is intended to accommodate attached multi-family homes, with commercial land uses permitted as an alternative land use subject to approval of a Conditional Use Permit. The specific plan Land use table (Table 4-2.B, Conditionally Permitted Uses) identifies Administrative and Professional Offices that do not involve retail trade as a listed permitted use. Additionally, the land use table allows other conditionally permitted uses as determined by the Director of Community
Development to be substantially compatible with principal permitted uses. The Director of Community Development has made the determination that the proposed medical center is a compatible use provided a Conditional Use Permit is approved.

WHEREAS, pursuant to the Fontana Zoning and Development Code, medical facilities over 24,999 square feet require approval of a Design Review by the Planning Commission; and

WHEREAS, the City of Fontana wishes to protect and preserve the quality of the life throughout the City, through effective land use and planning; and

WHEREAS, Conditions of Approval have been prepared and are attached hereto as Exhibit “A” for Design Review No. 19-011 and Exhibit “B” for Conditional Use Permit No. 19-009, and are incorporated herein; and

WHEREAS, the owners of property within 660 feet of the proposed 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 local Fontana Herald newspaper on December 27, 2019, posted at City Hall, and onsite at the project site; and

WHEREAS, on January 21, 2020, a duly noticed public hearing on General Plan Amendment No. 19-003, Design Review No. 19-011, and Conditional Use Permit No. 19-009, was held by the Planning Commission to consider testimony and evidence presented by the City staff, applicant, and other interested parties, at the Public Hearing held with respect hereto; and

WHEREAS, the Planning Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearing on January 21, 2020; 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 incorporated herein by reference.

Section 2. Compliance with California Environmental Quality Act. As recommendation to the decision-making body for the Project, the Planning Commission has reviewed and considered the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any recommendation to the City Council on the proposed project. The Planning Commission finds that the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program contain a complete and accurate reporting of all the environmental impacts associated with the Project. The Planning Commission further finds that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program has been completed in compliance with CEQA, 2019 Local Guidelines for Implementing the California Environmental Quality Act, and the State CEQA Guidelines.
**Section 3.** The City of Fontana’s, Planning Commission hereby makes the following findings for Design Review No. 19-011 in accordance with Section No. 30-120 “Findings for Approval” of the Fontana Zoning and Development Code:

**Finding No. 1:** The proposal is consistent with the General Plan, Zoning and Development Code, and any applicable Specific Plan.

**Findings of Fact:**

The project site is located on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue. The project site has a General Plan land use designation of Medium Density Residential (R-M). The R-M land use designation accommodates single-family detached housing up to 7.6 dwelling units per acre and accommodates single-family attached or multi-family housing up to 12 du per acre. The applicant is proposing to establish a new, 25,000 square feet, medical center for Arrowhead Regional Medical Center. The current General Plan land use designation does not support the proposed use. General Plan Amendment No. 19-003 is a proposal to change the General Plan land use map from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1). The WMXU-1 General Plan land use designation accommodates offices, including medical offices and clinics. The adjustment will add approximately 2.0 adjusted gross acres to the Walkable Mixed-Use land use area.

The General Plan is the document that sets the framework and provides the overall policies for the development within the City. The General Plan encourages a variety of development including medical uses pursuant to the City of Fontana’s General Plan Land Use, Zoning, and Urban Design Element, Community Mobility and Circulation, (Chapter No. 15 and Chapter No. 9), Goal No. 1 (page 15.18-15.34), Goal No. 7 (page 15.40-15.41) and (page 9.27-9.28).

The project site is located within Planning Area No. 5, Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. Planning Area No. 5, Multi-Family Residential zoning district is planned to accommodate attached multi-family homes, with commercial land uses permitted as an alternative land use subject to approval of a Conditional Use Permit.

This project, as proposed, is a request for the Planning Commission to recommend approval of the site and architectural design for the construction of a new medical center of approximately 25,000 square foot. This project meets or exceeds the criteria contained in the Design Review section of the Zoning and Development Code and the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. The medical center has been designed with six (6) primary areas: reception (approximately 2,671 square feet), exam rooms (approximately 4,680 square feet), offices (approximately 2,880 square feet), conference/consultation rooms (approximately 1,425 square feet), nurses’ stations (approximately 5,380 square feet), restrooms (approximately 1,200 square feet), and other miscellaneous rooms for lab work, receiving, storage, and break area (approximately 6,500 square feet). The use of glazing, stone veneer, and...
painted panels in earth tone colors will add structural and visual interest to

the building. Variations to the building face and roof lines, with tower

elements proposed at 24-foot in height, will be architecturally pleasing and

be consistent with the surrounding buildings.

Finding No. 2: The proposal meets or exceeds the criteria contained in this chapter

and will result in an appropriate, safe, and desirable development

promoting the public health, safety, and welfare of the community.

Findings of Fact: The proposed project as identified and referenced in Finding No. 1, above,

meets or exceeds the criteria contained in the Design Review section of

the Zoning and Development Code and the Multi-Family Residential

zoning district of the Fontana Promenade Specific Plan. This facility will

be built pursuant to all applicable building, zoning, and fire codes and

standards. The project includes streets improvements and sidewalks,

grading, drainage, and perimeter and privacy walls to provide a safe and

well-designed facility. Underground chambers are proposed for the water

quality management. The proposed underground chambers are located

under the passenger vehicle parking area west of the building and is

approximately 20-foot by four-foot by 225-foot (approximately 4,500

square feet). The project will connect to the public sewer and public storm

drain systems. The project will provide future jobs within the City of

Fontana. The proposed project has been reviewed by Planning,

Engineering, Building and Safety, and Fontana Fire Prevention for site

circulation, access, and safety. Therefore, the project will promote the

public health, safety, and welfare of the occupants and, therefore, the

community.

Finding No. 3: The proposal, in its design and appearance, is aesthetically and

architecturally pleasing resulting in a safe, well-designed facility

while enhancing the character of the surrounding neighborhood.

Findings of Fact: The proposed project as identified and referenced in Finding No. 1 and

Finding No. 2, above, has been designed to be aesthetically and

architecturally pleasing and compatible with the neighborhood. The

proposed development will result in much needed and appropriate

improvements, not only for the project site, but the surrounding area as

well. The use of glazing, stone veneer, and painted panels in earth tone

colors will add structural and visual interest to the building. Variations to

the building face and roof lines, with tower elements and raised parapets,

proposed at 24-foot in height, will be architecturally pleasing and be

consistent with the surrounding buildings.

Finding No. 4: The site improvements are appropriate and will result in a safe,

well-designed facility.

Findings of Fact: The proposed project as identified and referenced in Finding No. 1,

Finding No. 2, and Finding No. 3, above, has been determined to be

appropriate and will result in a safe, well-designed facility. There are two

(2) proposed driveways one on Baseline Avenue and one on Sierra
Avenue. Both driveways are designed to accommodate passenger vehicle traffic and service vehicle as necessary. An additional Emergency Vehicle Access (EVA) driveway is also provided to allow for appropriate emergency vehicle access. The EVA driveway will be constructed of turf-block with a roll-over curb. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. The character of the surrounding neighborhood reflects residential uses consisting primarily of single-family dwellings, multi-family senior apartments and some commercial uses.

**Section 4.** The City of Fontana’s Planning Commission hereby makes the following findings for Conditional Use Permit No. 19-009 in accordance with Section No. 30-150 "Findings for approval of Conditional Use Permit" of the Zoning and Development Code:

**Finding No. 1:** The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan, any applicable Specific Plan or Area Plan, and City regulations/standards.

**Findings of Fact:** The project site is located on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue. The project site has a General Plan land use designation of Medium Density Residential (R-M). The R-M land use category accommodates single-family detached housing up to 7.6 dwelling units per acre and accommodates single-family attached or multi-family housing up to 12 du per acre. The applicant is proposing to establish a new 25,000 square feet medical center for Arrowhead Regional Medical Center. The current General Plan land use designation does not support the proposed use. General Plan Amendment No. 19-003 is a proposal to change the General Plan land use map from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1). The WMXU-1 General Plan land use designation accommodates offices, including medical offices and clinics. The adjustment will add approximately 2.0 adjusted gross acres to the Walkable Mixed-Use land use area.

The General Plan is the document that sets the framework and provides the overall policies for development within the City. The General Plan encourages a variety of development including medical uses pursuant to the City of Fontana’s, General Plan Land Use, Zoning, and Urban Design Element, Community Mobility and Circulation, (Chapter No. 15 and Chapter No. 9), Goal No. 1 (page 15.18-15.34), Goal No. 7 (page 15.40-15.41) and (page 9.27-9.28).

The project site is located within Planning Area No. 5, Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. Planning Area No. 5, Multi-Family Residential zoning district is planned to accommodate attached multi-family homes, with commercial land uses permitted as an alternative land use subject to approval of a Conditional Use Permit.
This project, as proposed, is a request for the Planning Commission to recommend approval of the site and architectural design for the construction of a new medical center of approximately 25,000 square feet. This project meets or exceeds the criteria contained in the Conditional Use Permit section of the Zoning and Development Code and the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. The medical center has been designed with six (6) primary areas: reception (approximately 2,671 square feet), exam rooms (approximately 4,680 square feet), offices (approximately 2,880 square feet), conference/consultation rooms (approximately 1,425 square feet), nurses’ stations (approximately 5,380 square feet), restrooms (approximately 1,200 square feet), and other miscellaneous rooms for lab work, receiving, storage, and break area (approximately 6,500 square feet). The use of glazing, stone veneer, and painted panels in earth tone colors will add structural and visual interest to the building. Variations to the building face and roof lines, with tower elements proposed at 24-foot in height, will be architecturally pleasing and be consistent with the surrounding buildings.

Finding No. 2: The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.

Findings of Fact: The proposed project as identified and referenced in Finding No. 1, above, meets or exceeds the criteria contained in the Conditional Use Permit section of the Zoning and Development Code and the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan. This facility will be built pursuant to all applicable building, zoning, and fire codes and standards. The project includes streets improvements and sidewalks, grading, drainage, and perimeter and privacy walls to provide a safe and well-designed facility.

There are two (2) proposed driveways on Baseline Avenue and Sierra Avenue. Both driveways are designed to accommodate passenger vehicle traffic and service vehicle as necessary. An additional Emergency Vehicle Access (EVA) driveway is also provided to allow for appropriate emergency access. The EVA driveway will be constructed of tuff-block with an emergency roll-over curb. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety.

The project site is physically suitable in size and shape to support the development of the proposed medical center. The applicable building codes, zoning codes, and fire codes and standards, will make for a safe, attractive, and well-designed project. As proposed, the project is consistent with the standards of the Zoning and Development Code and specifically the Multi-Family Residential zoning district of the Fontana Promenade Specific Plan Specific Plan. The character of the surrounding neighborhood reflects Residential uses, commercial uses, and vacant properties. The proposal has been designed to be compatible with the
surrounding uses while also providing a development that has been
designed with features (architectural relief, added landscaping, street
improvements, and lighting), to enhance the character of the surrounding
neighborhood.
Finding No. 3: Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Findings of Fact: The proposed project as identified and referenced in Finding No. 1 and Finding No. 2, above, has been determined not to be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property. The on-site circulation is adequate. All drive aisle widths meet both the Zoning and Development Code and Fontana Fire Prevention District minimums for access. The site will be accessed from Baseline Avenue and Sierra Avenue. For the anticipated traffic to the project site, there are two (2) proposed driveways for the purpose of ingress and egress; one (1) along Baseline Avenue and one (1) along Sierra Avenue. Both driveways are designed to accommodate passenger vehicle traffic and service vehicle as necessary. An additional Emergency Vehicle Access (EVA) driveway is also provided to allow for appropriate emergency access. The EVA driveway will be constructed of turf-block with an emergency roll-over curb. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. Both streets are classified as Major Highways within the City’s General Plan, Community, Mobility, and Circulation Element. Additionally, adequate utilities and services exist on-site and off-site.

Section 5. The Planning Commission has reviewed and considered the Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the proposed project. The Planning Commission finds that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program contain a complete and accurate reporting of all the environmental impacts associated with the Project. The Planning Commission further finds that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program has been completed in compliance with CEQA and the State CEQA Guidelines.

Section 6. Based on the foregoing, the City of Fontana Planning Commission recommends that the City Council adopts a resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program and direct staff to file the Notice of Determination and approving General Plan Amendment No. 19-003, approving Design Review No. 19-011, and approving Conditional Use Permit No. 19-009 subject to the findings as indicated herein and the Conditions of Approval as attached in Exhibit “A” and Exhibit “B”.

Section 7. 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 Community Development Department—Planning Division, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code Section No. 21081.6.
Section 8. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 21 day of January 2020.

City of Fontana

___________________________
Daniel Quiroga, Chairperson

ATTEST:

I, Raj Sangha, 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 21 day of January 2020, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

__________________________
Raj Sangha, Secretary
EXHIBIT “A”

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Design Review Project No. 19-011
Master Case No. 19-027

January 21, 2020

LOCATION: 16888 Baseline Avenue (APNs: 0240-111-03, -04, and -13), on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue.

PLANNING DIVISION:

1. This approval is for Design Review No. 19-011 a request for site and architectural review to construct a new Arrowhead Regional Medical Center of approximately 25,000 square feet over three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres, as presented to the Planning Commission on January 21, 2020, for recommendation to the City Council and as shown in Attachment No. 3, Attachment No. 4 and Attachment No. 5 in the accompanying staff report.

2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City’s issuance of a Certificate of Occupancy or other document evidencing the City’s final inspection and acceptance of the work; and

   B. All other Conditions of Approval imposed by this project have been fulfilled.

3. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety, or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager’s decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-23 of the Municipal Code.

4. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any...
challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense. In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys’ fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys’ fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant’s sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

5. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

6. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

7. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Community Development. The Director of Community Development may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

8. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

9. This project will comply with all applicable provisions, regulations, and development standards of the Zoning and Development Code and specifically the Multi-Family Residential district of the Fontana Promenade Specific Plan.

10. The following conditions are mitigation measures identified in the Mitigation Monitoring and Reporting Program for this project. The project must comply with all mitigations
identified in the Mitigation Monitoring Reporting Program attached to the staff report dated December 19, 2019.

A. **TCR-1** Prior to the issuance of grading permits, a qualified vertebrate paleontologist shall review the project-specific geotechnical report data, with particular regard to the specific location and depth of earthmoving activities and the rock unit(s) being encountered, for the purpose of assessing the potential for fossil remains being encountered by earthmoving activities. If the paleontologist determines that previously undisturbed strata with potential for containing fossil remains would be encountered by earthmoving activities, Mitigation Measure TCR-2 below shall be implemented. If no such potential for fossil remains is identified, no further mitigation is required.

B. **TCR-2** Earthmoving activities shall be monitored by a paleontological monitor only in those areas of the site where they would disturb Pleistocene formations. Monitoring shall consist of visually inspecting freshly exposed rock and debris for larger fossil remains and periodically dry test screening a small (25 pound) sample of rock and debris with a 20-mesh box screen for smaller vertebrate fossil remains. Monitoring of grading below 5 feet in depth shall be initially conducted on a full-time basis. However, if too few or no fossil remains are uncovered by earthmoving activities in areas underlain by a particular rock unit and with the approval of the project applicant and the City Planning Division, paleontological monitoring may be reduced or eliminated, generally, to half or quarter time or suspended once 50 percent of earthmoving activities in the area underlain by the rock unit has been completed. Alternatively, if sufficient fossil remains are uncovered by earthmoving activities and with the approval of the project applicant and the City Planning Division, monitoring may be increased in areas underlain by the fossil-bearing rock unit, at least in the immediate vicinity of the fossil locale.

The San Bernardino County Museum, Natural History Museum of Los Angeles County, Western Science Center, San Diego Natural History Museum, or Riverside Municipal Museum shall be the designated museum repository for any vertebrate, invertebrate, and plant fossil remains and associated specimen data and corresponding geologic and geographic site data that might be recovered from the project site.

11. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

12. All signs shall be reviewed under a separate Design Review Sign application.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

13. The current Development fees must be paid prior to issuance of building/construction permits.
ENGINEERING LAND DEVELOPMENT:

14. The project shall be served by the City’s sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

15. It is the Applicant’s responsibility to maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to final acceptance by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

16. Applicant shall submit and gain approval of a complete WQMP Report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

17. Applicant shall Record lot line adjustment.

18. Applicant shall provide a Land Improvement Agreement, with accompanying security.

PRIOR TO FINAL ACCEPTANCE OF PROJECT

19. Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.

20. Applicant/Landscape Architect shall provide a “Landscape Certificate of Compliance” certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana’s Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

21. All underground utilities (sewer and storm drain) shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Videos to be inspected and approved by City Inspection. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

22. Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water BMP Transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

BUILDING & SAFETY:

23. Shall comply with the latest adopted edition of the following codes:
   A. California Building Code
   B. California Electrical Code
   C. California Mechanical Code
   D. California Plumbing Code
E. California Energy Code
F. California Fire Code
G. California Green Building Standards Code

24. Automatic fire sprinkler systems shall be installed in all new construction per Article II, Chapter 11 of the Code of the City of Fontana. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Division of Fire Protection, Planning and Engineering of the San Bernardino County Fire Department.

25. The requirements of the South Coast Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

26. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.

27. All perimeter/ boundary walls shall be designed and constructed so that the outer/ exterior face of the wall is as close as possible to the property line. In any case, the outer/ exterior face of the wall shall be within two (2) inches of the property line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

28. Grading Requirements:
   A. Grading plans shall be submitted to and approved by the Building and Safety Division. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
   B. All drainage water shall drain via approved methods, to an approved location—public street, public drainage system, etc.
   C. Drainage water shall not cross over a public sidewalk. Drainage water may however, cross under a sidewalk if an approved drainage structure is used.
   D. No water course or natural drainage shall be obstructed.
   E. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other.
   F. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure. (i.e.; concrete swale to slag or dirt swale.)
   G. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to, and approved by the Building and Safety Division. The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.
   H. The grading plans shall, as a minimum, contain sections at all property lines and/or permit boundary lines. These sections shall clearly indicate:
i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and

ii. The ground cover/finished surface material being proposed (i.e.: type of pavement, plant material, etc.); and

iii. All proposed drainage structures; and

iv. Any proposed and/or required walls or fencing.

29. All signs shall be Underwriters Laboratories, or equal, approved.

30. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

31. The following items shall be completed and/or submitted to Building and Safety as applicable – prior to the issuance of building permits for this project:
   A. Precise grading plans shall be approved
   B. Rough grading completed
   C. Compaction certification
   D. Pad elevation certification
   E. Rough grade inspection signed off by a City Building Inspector

32. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to the Building and Safety Division. This report shall also explain the proposed facility’s intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

33. Trash enclosure required to be designed like a regular building in regard to Building Code setback requirements, fire-resistive walls, protected openings, etc.

34. Please be aware that a Construction Waste Management Plan (CWMP) will be required at time of plan check submittal. For more information regarding waste diversion, please contact Burrtec Waste at (909) 889-0911.

35. For more information related to Building & Safety, please visit our web page at https://www.fontana.org/136/Building-Safety.

SAN BERNARDINO COUNTY FIRE DEPARTMENT:

36. **Jurisdiction.** The above referenced project is under the jurisdiction of the Fontana Fire Protection District (herein “Fire Department”). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire
Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.

37. **Fire Access Road Width.** All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code sec 503, SBCFD Standard 503.1

38. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; and all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns.

39. **Water System Commercial.** Prior to map recordation, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix B of the California Fire Code. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways and within 300 feet of all portions of the building.

**The Fire Flow for this project shall be: 2,125 GPM for a 4-hour duration at 20 psi residual operating pressure. Fire Flow is based on a maximum 15000 sq. ft. structure.**

40. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCFD Standard 508.5.2Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the jobsite.

41. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. SBCFD Standard 903.

42. **Fire Alarm, Waterflow Monitoring.** A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code sec. 907, SBCFD Standard 907 FA-M

43. **Commercial Addressing.** Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more
from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.

44. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [California Fire Code sec. 906](#)

45. **Security Gates.** In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. [SBCFD Standard 503.1.2](#)

46. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. [SBCFD Standard 506](#)

**POLICE DEPARTMENT:**

47. Adhere to the City standard of one foot-candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.


**END OF CONDITIONS OF APPROVAL**
EXHIBIT “B”

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Conditional Use Permit No. 19-009
Master Case No. 19-027

January 21, 2020

LOCATION: 16888 Baseline Avenue (APNs: 0240-111-03, -04, and -13), on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue.

PLANNING DIVISION:

1. This approval is for Conditional Use Permit No. 19-009 a request for the operation of a new Arrowhead Regional Medical Center of approximately 25,000 square feet over three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres, as presented to the Planning Commission on January 21, 2020, for recommendation to the City Council and as shown in Attachment No. 3, Attachment No. 4 and Attachment No. 5 in the accompanying staff report.

2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
   C. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City’s issuance of a Certificate of Occupancy or other document evidencing the City’s final inspection and acceptance of the work; and
   D. All other Conditions of Approval imposed by this project have been fulfilled.

3. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety, or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-23 of the Municipal Code.

4. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees.
employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant’s proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys’ fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys’ fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant’s sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

5. This Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

6. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

7. At any time the Director of Community Development may bring a status report to the Planning Commission identifying failure to comply with conditions resulting from the Conditional Use Permit approvals. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City’s authority to regulate the business or modify or revoke the permit upon the City’s determination that the business is being operated in a manner adverse to the public’s health, safety, and welfare.

8. The permitted hours of operation shall be between the hours of 6:30 a.m. and 8:30 p.m., seven days a week.

9. The applicant/operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations, and any conditions of approval stated in the City of Fontana’s Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.
10. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City’s adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.

11. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code and previously approved entitlements not addressed in this application. If conflicts occur between the previously approved Conditions of Approval and these Conditions of Approval, interpretation is subject to the determination by the Director of Community Development.

END OF CONDITIONS OF APPROVAL
MITIGATED NEGATIVE DECLARATION

1. Name, if any, and a brief description of project:

   General Plan Amendment No. 19-003 is a proposal to change the General Plan land use map on three (3) parcels totaling approximately 2.0 adjusted gross acres from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1).

   Design Review No. 19-011 is for the site and architectural review for the Arrowhead Regional Medical Center of approximately 25,000 square feet over three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres.

   Conditional Use Permit No. 19-009 is a request to operate Arrowhead Regional Medical Center within Planning Area No. 5, within the Fontana Promenade Specific Plan. The specific plan requires approval of a Conditional Use Permit prior to operating a medical center.

2. Location:

   16888 Baseline Avenue (APNs: 0240-111-03, -04, and -13), on the northwest corner of the intersection of Baseline Avenue and Sierra Avenue.

3. Entity or person undertaking project:

   X B. Other (Private)

   (1) Name: ATC Design Group
   (2) Address: 1282 Pacific Oaks Place, Suite C
               Escondido, CA 92029

The Planning Commission, having reviewed the Initial Study of this proposed project and having reviewed the written comments received prior to the public meeting of the Planning Commission, including the recommendation of the City’s Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. Brief statements of the reasons supporting the Planning Commission’s findings are as follows:

a. This project does not have the potential to degrade the quality of the environment.

b. The project will not achieve short-term, to the disadvantage of long-term, environmental goals.

c. The project does not have impacts that are individually or cumulatively considerable.

d. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

The Planning Commission hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study may be obtained at and the location and custodian of the documents and any other material which constitute the record of proceedings upon which the City based its decision to adopt this Negative Declaration are as follows:

   City of Fontana, Planning Division
   8353 Sierra Avenue
   Fontana, CA 92335
   (909) 350-6718

Orlando Hernandez
Planning Manager

Date Received for Filing

Page 266 of 273

ATTACHMENT NO. 7
MITIGATION MONITORING AND REPORTING PROGRAM
BASELINE AVENUE/SIERRA AVENUE ARROWHEAD REGIONAL MEDICAL CENTER

PROJECT NAME: Arrowhead Regional Medical Center Project

PROJECT MANAGER: Jon Dille, Project Manager

PROJECT DESCRIPTION: The project objective is to combine three currently vacant parcels into one parcel and develop a medical building on this new parcel.

PROJECT LOCATION: The proposed project is generally located in the City of Fontana and within southwestern San Bernardino County. The project is located at the northwest corner of the intersection of Baseline Avenue and Sierra Avenue.

INTRODUCTION: This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Arrowhead Regional Medical Center Project. An MMRP is required for the proposed project because the Initial Study/Mitigated Negative Declaration (IS/MND) has identified significant adverse impacts, and measures have been identified to mitigate those impacts. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.”

As the lead agency, the City of Fontana Planning Division will be responsible for monitoring compliance with all mitigation measures. Additionally, the City of Fontana Building and Safety Department will be responsible for ensuring certain measures are completed. The MMRP identifies the parties with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below.

- Source and Mitigation Measure: The mitigation measures are taken from the IS/MND, in the same order they appear in the IS/MND.
- Timing: Identifies at which stage of the project the mitigation must be completed.
- Monitoring Responsibility: Identifies the department in the City with responsibility for mitigation monitoring.
- Date Completed and Signature: Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.
# MITIGATION MONITORING AND REPORTING PROGRAM
## BASELINE AVENUE/SIERRA AVENUE ARROWHEAD REGIONAL MEDICAL CENTER

<table>
<thead>
<tr>
<th>SOURCE</th>
<th>MITIGATION MEASURE</th>
<th>TIMING</th>
<th>MONITORING</th>
<th>DATE COMPLETED</th>
<th>SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft MND Section D.XIII - Noise</td>
<td><strong>Noise Mitigation Measure 1 (NOI-1)</strong> Prior to the initiation of construction, the Applicant shall prepare a paving control plan to ensure that the paving process does not result in damage to the residential structures to the north and west of the proposed parking lot. The paving control plan shall be subject to the City of Fontana Building and Safety Department’s approval prior to issuance of a grading permit. To reduce groundborne vibration levels, the paving control plan shall stipulate that static (non-vibratory) rollers shall be used as an alternative to vibratory rollers within 30 feet of the residential structures.</td>
<td>Prior to issuance of a grading permit</td>
<td>City of Fontana Building and Safety Department</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## TRIBAL CULTURAL RESOURCES

<table>
<thead>
<tr>
<th>SOURCE</th>
<th>MITIGATION MEASURE</th>
<th>TIMING</th>
<th>MONITORING</th>
<th>DATE COMPLETED</th>
<th>SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft MND Section D.XVIII - Tribal Cultural Resources</td>
<td><strong>Tribal Cultural Resources Mitigation Measure 1 (TCR-1)</strong> Prior to the issuance of grading permits, a qualified vertebrate paleontologist shall review the project-specific geotechnical report data, with particular regard to the specific location and depth of earthmoving activities and the rock unit(s) being encountered, for the purpose of assessing the potential for fossil remains being encountered by earthmoving activities. If the paleontologist determines that previously undisturbed strata with potential for containing fossil remains would be encountered by earthmoving activities, Mitigation Measure TCR-2 below shall be implemented. If no such potential for fossil remains is identified, no further mitigation is required.</td>
<td>Prior to ground disturbing activities</td>
<td>Qualified paleontologist</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SOURCE</td>
<td>MITIGATION MEASURE</td>
<td>TIMING</td>
<td>MONITORING</td>
<td>DATE COMPLETED</td>
<td>SIGNATURE</td>
</tr>
<tr>
<td>------------------------------</td>
<td>------------------------------------------------------------------------------------</td>
<td>----------------------</td>
<td>-----------------------------------</td>
<td>----------------</td>
<td>------------------------------------------------</td>
</tr>
<tr>
<td>Draft MND</td>
<td><strong>Tribal Cultural Resources Mitigation Measure 2 (TCR-2)</strong></td>
<td>During project grading</td>
<td>Project developer, qualified</td>
<td></td>
<td>paleontologist, the City of Fontana</td>
</tr>
<tr>
<td>Section D.XVIII - Tribal Cultural Resources</td>
<td>Earthmoving activities shall be monitored by a paleontological monitor only in those areas of the site where they would disturb Pleistocene formations. Monitoring shall consist of visually inspecting freshly exposed rock and debris for larger fossil remains and periodically dry test screening a small (25 pound) sample of rock and debris with a 20-mesh box screen for smaller vertebrate fossil remains. Monitoring of grading below 5 feet in depth shall be initially conducted on a full-time basis. However, if too few or no fossil remains are uncovered by earthmoving activities in areas underlain by a particular rock unit and with the approval of the project applicant and the City Planning Division, paleontological monitoring may be reduced or eliminated, generally, to half or quarter time or suspended once 50 percent of earthmoving activities in the area underlain by the rock unit has been completed. Alternatively, if sufficient fossil remains are uncovered by earthmoving activities and with the approval of the project applicant and the City Planning Division, monitoring may be increased in areas underlain by the fossil-bearing rock unit, at least in the immediate vicinity of the fossil locale. The San Bernardino County Museum, Natural History Museum of Los Angeles County, Western Science Center, San Diego Natural History Museum, or Riverside Municipal Museum shall be the designated museum repository for any vertebrate, invertebrate, and plant fossil remains and associated specimen data and corresponding geologic and geographic site data that might be recovered from the project site.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
NOTICE OF DETERMINATION

TO: Clerk of the Board of Supervisors  
    County of San Bernardino  
    385 North Arrowhead Avenue  
    San Bernardino, CA 92415

FROM: City of Fontana  
      Planning Division  
      8353 Sierra Avenue  
      Fontana, CA 92335

SUBJECT: Filing of Notice of Determination in Compliance with Section No. 21108  
or Section No. 21152 of the Public Resources

State Clearinghouse: 2009091089

Project Title: General Plan Amendment No. 19-003, Design Review No. 19-011, Conditional  
Use Permit No. 19-009, and Master Case No. 19-027

Project Location: 16888 Baseline Avenue (APNs: 0240-111-03, -04, and -13), on the northwest  
corner of the intersection of Baseline Avenue and Sierra Avenue, within the Multi-Family Residential  
of the Fontana Promenade Specific Plan

Project Description: General Plan Amendment No. 19-003 will change from Medium Density  
Residential (R-M) to Walkable Mixed Use (WMXU-1) of three (3) parcels (APNs: 0240-111-03, 04,  
and -13) totaling approximately 2.0 adjusted gross acres.

Design Review No. 19-011 is for the site and architectural review for the Arrowhead Regional  
Medical Center of approximately 25,000 square feet.

Conditional Use Permit No. 19-009 is a request to operate Arrowhead Regional Medical Center  
within Planning Area No. 5, within the Fontana Promenade Specific Plan. The specific plan  
requires approval of a Conditional Use Permit prior to operating a medical center.

In addition, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and  
Notice of Determination have been prepared.

This is to certify that the City of Fontana, approved the above-described project on _______  
, 2020, and made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the  
provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting  
Program with comments/responses and record of project approval is available to the General  
Public: City of Fontana, Planning Division 8353 Sierra Ave, Fontana, CA 92335

________________________________________
Orlando Hernandez  
Planning Manager

Date Received for Filing
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPANOL REFERENETE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

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

Master Case No. 19-027 - General Plan Amendment No. 19-003
Design Review No. 19-009 - Conditional Use Permit No. 19-008

A request by the project applicant, ATC Design Group, to establish a new medical center for Arrowhead Regional Medical Center including one building approximately 25,000 square feet over three (3) parcels (APNs: 0240-111-03, 04, and -13) totaling approximately 2.0 adjusted gross acres. The General Plan land use map will change from Medium Density Residential (R-M) to Walkable Mixed Use (WMXU-1).

Environmental Determination: An Initial Study (IS) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA). Based on the information in the IS, no significant impact is anticipated as a result of project implementation, with mitigation incorporated, and a Mitigated Negative Declaration has been prepared for the Planning Commission’s consideration.

The Initial Study and Mitigated Negative Declaration is available for public review from December 27, 2019 until January 20, 2018, at the Planning Division counter, Fontana Lewis Library, and on the City of Fontana’s website, www.fontana.org.

Location of Property: 16888 Baseline Avenue  
(APNs: 0240-111-03, -04, and -13)

Date of Hearing: January 21, 2019

Place of Hearing: City Hall Council Chambers  
8353 Sierra Avenue  
Fontana, CA 92335

Time of Hearing: 6:00 p.m.

Should you have any questions concerning this project, please contact Jon Dille, Associate Planner, at (909) 350-6681 or by email at jdille@fontana.org

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DIVISION, CITY HALL.

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.
F. Master Case No. 19-027; General Plan Amendment No. 19-003; Design Review No. 19-011; Conditional Use Permit No. 19-009 - Arrowhead Regional Medical Center

Associate Planner Jon S. Dille provided the staff report.

Staff provided a memo at the dais with modification to the staff report and a modification to the Conditions of Approval.

Discussion was held on the color of the facility.

Discussion was held on what type of medical facility it would be.

Discussion was held on the hours of operation.

Discussion was held on the traffic in the area.

Assistant Engineer Keith Tolliver spoke on the circulation at Baseline and other street improvements that will affect the traffic into the facility.

The Public Hearing was opened.

Speaking for the applicant, Christ Post spoke on the hours of operation, left hand turns off of Sierra, the earth tones of the facility, the services being provided at the location, and no full-time ambulance being on site.

Applicant has read, understood and agreed to the conditions of approval.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Vice Chairperson Fort and seconded by Secretary Sangha to adopt Resolution PC No. 2020-006: forwarding a recommendation to the City Council to 1) Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; and, 2) Adopt a resolution approving General Plan Amendment No. 19-003, approving Design Review No. 19-011, and approving Conditional Use Permit No. 19-009 with the condition as recommended by staff. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)
NOTICE OF PUBLIC HEARING

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

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

Master Case (MCN) No. 19-027, General Plan Amendment No. 19-003, Design Review No. 19-011, and Conditional Use Permit No. 19-009

General Plan Amendment No. 19-003 to change the land use designation from Medium Density Residential (R-M) to Walkable Mixed-Use (WMXU-1) on approximately 2.0 adjusted gross acres (APNs: 0240-111-03, -04, and -13), Design Review No.19-011 a request for site and architectural review for a new 25,000 square foot medical building for the Arrowhead Regional Medical Center, and Conditional Use Permit No. 19-009 a request to operate the medical center within Planning Area No. 5, within the Fontana Promenade Specific Plan.

Environmental Determination: An Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and 2019 Local Guidelines for Implementing the California Environmental Quality Act; a Notice of Determination has been prepared for the City Council’s consideration.

Property Location: 16888 Baseline Avenue
APNs: 0240-111-03, -04, and -13

Date of Hearing: February 25, 2020

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 7:00 P.M.

Should you have any questions concerning this project, please contact, Jon Dille, Associate Planner, at (909) 350-6681 or jdille@fontana.org

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE CITY COUNCIL. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DIVISION, CITY HALL.

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.