City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Regular Agenda

Ord. No.1973 Reso. No. 2025-048

Tuesday, July 22, 2025
2:00 PM

Grover W. Taylor Council Chambers

City Council Meeting

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

Welcome to a meeting of the Fontana City Council.

Welcome to a meeting of the Fontana City Council. Meetings are held at the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Council, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Council Chambers is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

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

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

PUBLIC COMMUNICATION - CLOSED SESSION:

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

A. Public Communications - Closed Session

CLOSED SESSION:

A. 1:00 P.M. CLOSED SESSION

A. 1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code Section 54956.8) 25-0422
Property: 16641 Orange Way (APN 0191-251-21-0000 and 16643 Orange Way (APN 0191-251-06-0000)
City Negotiator: Phillip Burum, Deputy City Manager
Negotiating Party: Steve Landis
Under Negotiating: Price and Terms of payment.

2. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT

TO GOVERNMENT CODE SECTION 54957.6 City Negotiator: John Bakhit, Labor Counsel and Matt Ballantyne, City Manager. Employee Organization: Police Management Association.

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

PROCLAMATION:

A. Proclamation

A. 1. Mayor Warren and City Council to proclaim August as Sickle Cell Trait Prevention Month (Sickle Cell Trait Prevention Founder and Executive Director, Farron Dozier, to accept). **25-0424**

2. Mayor Warren and City Council to proclaim August 5, 2025, as National Night Out (Police Chief Michael Dorsey to accept).

3. Mayor Warren and City Council to proclaim July as Parks and Recreation Month (Community Services Director Daniel Schneider to accept).

SPECIAL PRESENTATIONS:

A. Special Presentations

A. 1. Mayor Warren and City Council to recognize Community Services Department Employee of the Year (Community Services Director Daniel Schneider to present). **25-0423**

2. Mayor Warren and City Council to recognize, Corporals Joshua Patty, Andrew Hackett, Matthew Rodgers, John Collopy & Bradley Ubovich and Officers Paul Beltran, Samuel Saenz, & Michael Bernath as June 2025 Employees of the Month (Captain Burton to present).

3. Healthcare/Legislative Update (President and CEO of San Antonio Regional Hospital, John Chapman to present).

PUBLIC COMMUNICATIONS:

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

A. Public Communications

CONSENT CALENDAR:

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

Approve Consent Calendar Items as recommended by staff.

A. Approval of Minutes **25-0420**

Approve the minutes of the July 8, 2025, Regular City Council Meeting.

Attachments: Attachment No. 1- City Council Meeting Minutes 07-08-2025.pdf

B. Adoption of Ordinance No. 1972 (Second Reading), adopting the 2025 State of California Fire Hazard Severity Zone Map **25-0421**

Conduct a second reading by title only and adopt **Ordinance No. 1972**, adopting the 2025 State of California Fire Hazard Severity Zone Map Pursuant to California Government Code Sections 51177-51179 and amending Chapter 30, Article IX (Overlay Districts), Division 8 (Fire Hazard Overlay District), Section 30-656(a) of the City of Fontana Zoning and Development Code.

Attachments: Attachment No. 1- Ord 1972.doc
Attachment No. 2- Exhibit A.pdf
Attachment No. 3- Exhibit B.pdf

C. Police Department Donations January - June 2025 **25-0183**

Accept monetary and gift donations from multiple donors including community programs, businesses, and citizens.

Attachments: Attachment No. 1- PD Jan-June 2025 Donation List.pdf

D. Final Acceptance for the Construction of Fire Station No. 81 located at 16615 Casa Grande Avenue (Bid No. SB-06-DE-22) **25-0298**

Accept as complete the work performed by TELACU Construction Management, Inc. for the construction of Fire Station No. 81 Project (#37603383).

Attachments: Attachment No. 1- Vicinity Map

E. Award a Professional Services Agreement for Design Services with Kimley-Horn and Associates, Inc. for the Pickleball Courts at Seville Park Project (DE-24-138-SP) **25-0329**

1. Approve and authorize the City Manager to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc. for Design Services for the Pickleball Courts at Seville Park Project in the amount of $205,675.00 (Request for Proposals DE-24-138-SP).

2. Approve and authorize the City Manager to execute future individual Professional Services Agreement Amendments with Kimley-Horn and Associates, Inc., not exceeding $20,000 for the Pickleball Courts at Seville Park Project (DE-24-138-SP).

3. Authorize the City Manager to execute any and all utility agreements for the Pickleball Courts at Seville Park Project.

Attachments: Attachment No. 1- DRAFT - Kimley-Horn Agreement DE-24-138-SP.pdf
Attachment No. 2- Exhibit-Seville Park Pickle Ball Courts Landscape Concept REV 2.pdf
Attachment No. 3- Proposal Ranking
Attachment No. 4 - Vicinity Map

F. Award a Contract for the Demolition of Seville Park Amphitheater **25-0347**

Authorize the City Manager to execute a CUCCAC contract PW-26-11-CC with Wreck Age Demolition Inc. in the amount of $49,800.00 with a 10% contingency in the amount of $4,980.00 for the demolition of Seville Park Amphitheater.

Attachments: Attachment No. 1- Quote for demo Seville Park Amphitheater.pdf

G. Acceptance of 2025 Housing and Homelessness Incentive Program Funding **25-0348**

1. Accept the San Bernardino County Continuum of Care's Housing and Homelessness Incentive Program funding in the amount of $1,700,000;

2. Authorize the City Manager, or City Manager's designee, to execute and transmit any documents necessary or desirable to ensure the City's timely receipt of the San Bernardino County Continuum of Care's Housing and

Homelessness Incentive Program funding.

Attachments: Attachment No. 1- Fontana 2025 HHIP CoC Notification of Award Recommendation.pdf

H. Acceptance of Final Parcel Map No. 20464 for the Development of a Commercial Property at the northwest corner of Citrus Avenue and South Highland Avenue, and the Abandonment of a Certain Portion of Alleys and a Certain Portion of Highland Avenue **25-0360**

Attachments: Attachment No. 1- PM 20464 - Fontana Square Land Improvement Agreement Placeholder.pdf
Attachment No. 2- PM 20464 - Abandonment Areas.pdf
Attachment No. 3- PM 20464 - Vicinity Map.pdf
Attachment No. 4- PM 20464 - Sheets 1-4.pdf

I. Approve a Professional Services Agreement for Architectural Design Services with Rubio Medina, Architect for the Metrolink Emergency Responder Substation Project (DE-25-153-SP) **25-0361**

1. Award and authorize the City Manager to execute a Professional Services Agreement with Rubio Medina, Architect for Architectural Design Services for the Metrolink Emergency Responder Substation Project in the amount of $455,190.00 (Request for Proposals DE-25-153-SP).

2. Approve and authorize the City Manager to execute future individual Professional Services Agreement Amendments not exceeding $100,000.00 for the Metrolink Emergency Responder Substation Project (Request for Proposals DE-25-153-SP).

3. Authorize the City Manager to execute any and all utility agreements, utility easements, and any related items on behalf of the City of Fontana for the Metrolink Emergency Responder Substation Project.

Attachments: Attachment No. 1 - Vicinity Map_Metrolink Substation.pdf
Attachment No. 2 - Ranking Matrix.pdf
Attachment No. 3 - [DRAFT] Professional Services Agreement (Design; DE-25-153-SP).pdf

J. Award Bid for Food Services - The Path DS-25-101-SP **25-0367**

1. Award bid and authorize a purchase order for a one-year with Chapala Mexican Grill in the amount of $179,400.00 for food services for The Path Homelessness Shelter.

2. Approve and Authorize the City Manager, or City Manager's designee, to

execute any future amendments and necessary documents for the Food services agreement.

Attachments: Attachment No. 1- scoring matrix DS-25-101-SP.pdf
Attachment No. 2- BidSummary129869 (1).pdf

K. Purchase of Artificial Turf Replacement Materials for Fields #1 and #2 at Ralph M. Lewis Park. **25-0370**

1. Authorize the Purchasing Division to utilize the California Multiple Awards Schedule (CMAS) contract #4-06-78-0031A to procure Artificial Turf Replacement Materials and Nailer Boards Replacement per Purchasing Policies and Procedure Manual 3.1.5 Non-Competitive Proposal.

2. Approve the purchase from FieldTurf USA, Inc. in the amount of $753,598.70 for the synthetic turf and materials.

Attachments: Attachment No. 1- Ralph Lewis Park - Fields 1 and 2 CMAS Proposal Material Only 07.09.25.pdf

L. Amend the Professional Service Agreement DS-24-127-MS for the property management of 17133 Valley Boulevard-The Path **25-0371**

1. Approve and Authorize the City Manager, or City Manager's designee, to amend the Professional Service Agreement in the amount of $44,375 per month.

2. Approve and Authorize the City Manager, or City Manager's designee, to execute any future amendments and documents necessary for the Property Management of The Path.

Attachments: Attachment No. 1- The Path Updated Services Proposal.pdf
Attachment No. 2- KCP_Management_Agreement_DS-24-127-MS.pdf

M. Measure I Five Year Local Street Capital Improvement Program Annual Adoption **25-0377**

Adopt **Resolution No. 2025-048**, adopting the Measure I Five Year Local Street Capital Improvement for Fiscal Years 2025/2026 - 2029/2030.

Attachments: Attachment No. 1- Measure I Five Year Local Street Capital Improvement Program Annual Adoption
Attachment No. 2- 2026-2030 CIP_Report_Attachment A

N. A Resolution of the City Council of the City Of Fontana, California, Approving Amendment No. 2 to the Professional Services Agreement Between the City of Fontana and Water of Life Community Church for Homelessness **25-0381**

Services

1. Adopt **Resolution No. 2025-049**, approving Amendment No. 2 to the Professional Services Agreement with Water of Life Community Church ("CityLink"), which provides for an extension of the agreement for an additional year, expands the scope of homelessness services, and increases the total consideration to Six Hundred Thousand Dollars ($600,000.00).
2. Authorize the City Manager to execute all future amendments to the agreement with CityLink for Homeless Services.

Attachments: Attachment No. 1 Resolution
Attachment No. 2 Water of Life Amendment No. 2
SP-86-HD-23 (BBK Edits 7.16.25)-c1.doc

O. Levy of a Special Tax in Community Facilities Districts (Maintenance) for Fiscal Year 2025-2026 **25-0383**

Adopt **Resolution No. 2025-050,** Authorizing the Levy of a Special Tax within Community Facilities Districts (Maintenance) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2 -Exhibit A

P. Levy of a Special Tax in Community Facilities District No. 1 (Southridge Village) for Fiscal Year 2025-2026 **25-0384**

Adopt **Resolution No. 2025-051,** Authorizing the Levy of a Special Tax in Community Facilities District No. 1 (Southridge) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A

Q. Levy of a Special Tax in Community Facilities District No. 7 (Country Club Estates) for Fiscal Year 2025-2026 **25-0385**

Adopt **Resolution No. 2025-052,** of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 7 (Country Club Estates) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Location Map

R. Levy of a Special Tax in Community Facilities District No. 11 (Heritage West End) for Fiscal Year 2025-2026 **25-0386**

Adopt **Resolution No. 2025-053,** of the City Council of the City of Fontana,

California, authorizing the Levy of a Special Tax in Community Facilities District No. 11 (Heritage West End) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Location Map

S. Levy of a Special Tax in Community Facilities District No. 12 (Sierra Lakes) for Fiscal Year 2025-2026 **25-0387**

Adopt **Resolution No. 2025-054,** of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 12 (Sierra Lakes) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Location Map

T. Levy of a Special Tax in Community Facilities District No. 22 (Sierra Hills South) for Fiscal Year 2025-2026 **25-0388**

Adopt **Resolution No. 2025-055,** of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 22 (Sierra Hills South) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Location Map

U. Levy of a Special Tax in Community Facilities District No. 31 (Citrus Heights North) for Fiscal Year 2025-2026 **25-0389**

Adopt **Resolution No. 2025-056,** of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 31 (Citrus Heights North) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

V. Levy of a Special Tax in Community Facilities District No. 37 (Montelago) for Fiscal Year 2025-2026 **25-0390**

Adopt **Resolution No. 2025-057,** of the City Council of the City of Fontana,

California, authorizing the Levy of Special Tax in Community Facilities District No. 37 (Montelago) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Location Map

W. Levy of a Special Tax in Community Facilities District No. 70 (Avellino) for Fiscal Year 2025-2026 **25-0391**

Adopt **Resolution No. 2025-058,** of the City Council of the City of Fontana, California, authorizing the Levy of Special Tax in Community Facilities District No. 70 (Avellino) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

X. Levy of a Special Tax in Community Facilities District No. 71 (Sierra Crest) for Fiscal Year 2025-2026 **25-0392**

Adopt **Resolution No. 2025-059,** Authorizing the Levy of Special Tax in Community Facilities District No. 71 (Sierra Crest) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Location Map

Y. Levy of a Special Tax in Community Facilities District No. 74B and 74M (Citrus/Summit) for Fiscal Year 2025-2026. **25-0393**

1. Adopt **Resolution No. 2025-060,** Authorizing the Levy of a Special Tax in Community Facilities District No. 74B (Citrus/Summit) for Fiscal Year 2025-2026.

2. Adopt **Resolution No. 2025-061,** Authorizing the Levy of a Special Tax in Community Facilities District No. 74M (Citrus/Summit) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution CFD No. 74B
Attachment No. 2- Resolution CFD No. 74M
Attachment No. 3- Exhibit A
Attachment No. 4- Exhibit B
Attachment No. 5- Exhibit C
Attachment No. 6- Boundary Map

Z. Levy of a Special Tax in Community Facilities District No. 80 (Bella Strada) for Fiscal Year 2025-2026 **25-0394**

Adopt **Resolution No. 2025-062,** Authorizing the Levy of Special Tax in Community Facilities District No. 80 (Bella Strada) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AA. Levy of a Special Tax in Community Facilities District No. 81 (Gabriella) for Fiscal Year 2025-2026 **25-0395**

Adopt **Resolution No. 2025-063,** Authorizing the Levy of Special Tax in Community Facilities District No. 81 (Gabriella) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2 -Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AB. Levy of a Special Tax in Community Facilities District No. 85 (The Meadows) for Fiscal Year 2025-2026. **25-0396**

Adopt **Resolution No. 2025-064,** Authorizing the Levy of Special Tax in Community Facilities District No. 85 (The Meadows) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AC. Levy of a Special Tax in Community Facilities District No. 86 (Etiwanda Ridge) for Fiscal Year 2025-2026 **25-0397**

Adopt **Resolution No. 2025-065,** Authorizing the Levy of Special Tax in Community Facilities District No. 86 (Etiwanda Ridge) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AD. Levy of a Special Tax in Community Facilities District No. 87 (El Paseo) for Fiscal Year 2025-2026 **25-0398**

Adopt **Resolution No. 2025-066,** Authorizing the Levy of Special Tax in Community Facilities District No. 87 (El Paseo) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AE. Levy of a Special Tax in Community Facilities District No. 88 (Sierra Crest II) for Fiscal Year 2025-2026 **25-0399**

Adopt **Resolution No. 2025-067,** Authorizing the Levy of Special Tax in Community Facilities District No. 88 (Sierra Crest II) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AF. Levy of a Special Tax in Community Facilities District No. 89 (Belrose) for Fiscal Year 2025-2026 **25-0400**

Adopt **Resolution No. 2025-068,** Authorizing the Levy of Special Tax in Community Facilities District No. 89 (Belrose) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AG. Levy of a Special Tax in Community Facilities District No. 90 (Summit at Rosena Phase One) for Fiscal Year 2025-2026 **25-0401**

Adopt **Resolution No. 2025-069,** Authorizing the Levy of Special Tax in Community Facilities District No. 90 (Summit @ Rosena Phase 1) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AH. Levy of a Special Tax in Community Facilities District No. 95 (Summit at Rosena Phase Two) for Fiscal Year 2025-2026 **25-0402**

Adopt **Resolution No. 2025-070,** Authorizing the Levy of Special Tax in Community Facilities District No. 95 (Summit @ Rosena Phase 2) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AI. Levy of a Special Tax in Community Facilities District No. 99 (The Retreat) for Fiscal Year 2025-2026 **25-0403**

Adopt **Resolution No. 2025-071,** Authorizing the Levy of Special Tax in Community Facilities District No. 99 (The Retreat) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AJ. Levy of a Special Tax in Community Facilities District No. 100 (Victoria) for Fiscal Year 2025-2026 **25-0404**

Adopt **Resolution No. 2025-072,** Authorizing the Levy of Special Tax in Community Facilities District No. 100 (Victoria) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AK. Levy of a Special Tax in Community Facilities District No. 106 (Mountainview) for Fiscal Year 2025-2026 **25-0405**

Adopt **Resolution No. 2025-073,** Authorizing the Levy of Special Tax in Community Facilities District No.106 (Mountainview) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AL. Levy of a Special Tax in Community Facilities District No. 107 (Highland) for Fiscal Year 2025-2026 **25-0406**

Adopt **Resolution No. 2025-074,** Authorizing the Levy of Special Tax in Community Facilities District No.107 (Highland) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AM. Levy of a Special Tax in Community Facilities District No. 109 (Narra Hills) for Fiscal Year 2025-2026 **25-0407**

Adopt **Resolution No. 2025-075,** Authorizing the Levy of Special Tax in Community Facilities District No. 109 (Narra Hills) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AN. Levy of a Special Tax in Community Facilities District No. 111 (Monterado) for Fiscal Year 2025-2026 **25-0408**

Adopt **Resolution No. 2025-076,** Authorizing the Levy of Special Tax in Community Facilities District No. 111 (Monterado) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AO. Levy of a Special Tax in Community Facilities District No. 112 (The Gardens Phase One) for Fiscal Year 2025-2026 **25-0409**

Adopt **Resolution No. 2025-077,** Authorizing the Levy of Special Tax in Community Facilities District No. 112 (The Gardens Phase One) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AP. Levy of a Special Tax in Community Facilities District No. 113 (The Gardens Phase Two) for Fiscal Year 2025-2026 **25-0410**

Adopt **Resolution No. 2025-078,** Authorizing the Levy of Special Tax in Community Facilities District No. 113 (The Gardens Phase Two) for Fiscal Year 2025-2026.

Attachments: Attachment No. 1- Resolution
Attachment No. 2- Exhibit A
Attachment No. 3- Exhibit B
Attachment No. 4- Boundary Map

AQ. Police Department Monthly Information Update **25-0412**

Accept the Police Department monthly information update for May 2025.

Attachments: Attachment No. 1- May 2025 Report for City Council Rev.pptx

AR. Award Professional Services Contract with Iteris for the SMART Grant-funded Leveraging Advanced Adaptive Signal Timing for Freight to Improve Safety and Mobility Project (DE-25-172-SP) **25-0430**

1. Award and authorize the City Manager to execute the Professional Services Agreement with Iteris in the amount of $505,767.00 to provide consultant services in performing the engineering and support work needed to deliver the City's SMART Grant-funded Leveraging Advanced Adaptive Signal Timing for Freight to Improve Safety and Mobility Project.

2. Approve and authorize the City Manager to execute any future amendments to the Agreement in the amount not to exceed $50,000.

Attachments: Attachment No. 1- Engineering Professional Services Agreement (2019)-c1.pdf

PUBLIC HEARINGS:

To speak on Public Hearing Items, submit comments via e-mail at publiccomments@fontanaca.gov. In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 12:00 P.M. on the day of the meeting. Comments of no more than three (3) minutes will be read into the record at the appropriate time during the meeting. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or

someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing.

All Public Hearings will be conducted following this format:

(a) hearing opened

(b) written communication

(c) council/staff comments

(d) applicant comments (applicant not limited to 5 minutes)

(e) oral - favor

(f) oral - opposition

(g) hearing closed

A. Master Case No. 24-0065: Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements, pursuant to an Addendum to the Rancho Fontana Specific Plan Environmental Impact Report 25-0349

Adopt **Resolution No. 2025-079**, a Resolution of the City Council of the City of Fontana adopting an Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Rancho Fontana Specific Plan Environmental Impact Report (SCH No. 1981100211) pursuant to the California Environmental Quality Act (CEQA), and approving Specific Plan Amendment No. 24-0001 to amend Planning Area 18 to Planning Area 18A increasing the allowable residential density from six dwelling units per acre to 12 dwelling units per acre and including parking and setback development standards, approving Tentative Tract Map No. 24-0010 to subdivide approximately 3.3 acres for condominium purposes and approving Design Review No. 24-0035 for the construction of 54 attached condominium dwellings and associated improvements, subject to the Conditions of Approval.

Attachments: Attachment No. 1 - Resolution for Specific Plan Amendment, Tentative Tract Map, Design Review and Addendum to the Rancho Fontana Specific Plan EIR
Attachment No. 2 - Planning Commission Packet
Attachment No. 3 - Planning Commission Minutes
Attachment No. 4 - Public Hearing Notice
Attachment No. 5 - Comment Letter and Response Memo

B. Public Hearing to Establish Fiscal Year 2025-2026 Assessment Rates for Landscape and Lighting Maintenance Districts 25-0411

1. Adopt **Resolution No. 2025-080**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 1 ("LMD #1" throughout the City) for Fiscal Year 2025-2026.

2. Adopt **Resolution No. 2025-081**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 2 ("LMD #2" Village of Heritage) for Fiscal Year 2025-2026.

3. Adopt **Resolution No. 2025-082**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 3 ("LMD #3" Hunter's Ridge) for Fiscal Year 2025-2026.

4. Adopt **Resolution No. 2025-083**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 3- 1 ("LMD #3-1" Empire Center) for Fiscal Year 2025-2026.

5. Adopt **Resolution No. 2025-084**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Local Lighting Maintenance District No. 3 ("LLMD #3" Hunter's Ridge) for Fiscal Year 2025-2026.

Attachments: Attachment No. 2- LMD 2 Resolution
Attachment No. 3 LMD 3 Resolution
Attachment No. 4- LMD 3-1 Resolution
Attachment No. 5- LLMD 3 Resolution

C. Adjustment of User Fees for City Services **25-0415**

Adopt **Resolution No. 2025-085,** a resolution of the City of Fontana updating and establishing user and regulatory fees for various regulatory activities, programs, and services set forth in a master fee schedule and identifying an inflationary factor for future adjustments.

Attachments: Attachment No. 1- RESOLUTION 2025-XX ADOPTING UPDATED AND NEW USER FEES-c1.pdf
Attachmetn No. 2- Exhibit A

D. Master Case No. 25-0019 and Municipal Code Amendment (MCA) No. 25-007: Fontana Municipal Code amendments to multiple sections of the Fontana Zoning and Development Code to revise signage regulations within the Downtown Core, streamline the approval process for various sign types and to prohibit feather and yard signs pursuant to the certified General Plan Environmental Impact Report (State **25-0416**

Clearinghouse [SCH] No. 2016021099) and Public Resources Code Section 21083.3

1. Determine that the proposed amendments in the Ordinance are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA specifically Public Resources Code 20183.3 and CEQA Guidelines Section 15183 as the proposed amendments will have no new or more severe significant environmental effect "peculiar to" the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and

2. Read by title only and waive further reading of and introduce Ordinance No. 1974, an Ordinance of the City Council of the City of Fontana approving Master Case No. 25-0019 and Municipal Code Amendment No. 25-0007 to modify the sign code section to encourage attractive signage in the Downtown Core by allowing flexibility in design requirements and streamlining the approval process for creative signs, sign programs, wall signs, directional signage, awning signs, canopy signs, inlay signs, graphic projecting signs, projecting signs, holiday window signs and roof signage, and prohibiting feather and yard signs.

Attachments: Attachment No. 1 – City Council Ordinance
Attachment No. 2 – Exhibit A
Attachment No. 3 - Planning Commission Minutes
Attachment No. 4 - Notice of Determination
Attachment No. 5 – Public Hearing Notice

E. Sika Corporation - Operating Covenant Agreement **25-0379**

1. Adopt **Resolution No. 2025-086**, accepting the Economic Development Subsidy Report prepared pursuant to Government Code Section 53083.1 and approve the Operating Covenant Agreement and authorize the City Manager or his designee to execute the Agreement with Sika Corporation.

2. Direct City Staff to file a Notice of Exemption based upon the City Council's finding that the impacts for this Agreement is not a project and subject to environmental review and that there is no possibility that the activity in question may have a significant effect on the environment.

Attachments: Attachment No. 1- Economic Subsidy Study Resolution Draft.docx
Attachment No. 2- ED Subsidy SIKA DRAFT.docx
Attachment No. 3- 250707 SIKA OCA_Fontana DRAFT.docx

NEW BUSINESS:

A. New Business

A. Fiscal Year 2024-25 Fourth Quarter Budget Status Report **25-0373**

Approve the recommended Fiscal Year 2024-25 Fourth Quarter Budget adjustments and organizational changes.

Attachments: Attachment No. 1- FY24-25 Fourth Quarter Budget Status Report.pdf

CITY MANAGER COMMUNICATIONS:

A. City Manager Communications

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:

A. Elected Officials Communications/Reports

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular City Council Meeting on September 9, 2025 at 2:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

8353 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

City Council Meeting

File #: 25-0422
Agenda #: A.

Agenda Date: 7/22/2025
Category: Closed Session

Closed Session

Tuesday, July 22, 2025

1:00 P.M.

City Hall - Executive Conference Room

City Council

Acquanetta Warren, Mayor

Peter Garcia, Mayor Pro Tem

John Roberts, Council Member

Jesus “Jesse” Sandoval, Council Member

Phillip W. Cothran., Council Member

File #: 25-0424
Agenda #: A.

Agenda Date: 7/22/2025
Category: Proclamation

Proclamations

Tuesday, July 22, 2025

Council Chambers

City Council

Acquanetta Warren, Mayor

Peter A. Garcia, Mayor Pro Tem

John B. Roberts, Council Member

Jesus “Jesse” Sandoval, Council Member

Phillip W. Cothran, Council Member

8353 Sierra Avenue
Fontana, CA 92335

File #: 25-0423
Agenda #: A.

Agenda Date: 7/22/2025
Category: Special Presentation

Special Presentation

Tuesday, July 22, 2025

2:00 P.M.

Grover W. Taylor Council Chambers

City Council

Acquanetta Warren, Mayor

Peter Garcia, Mayor Pro Tem

John Roberts, Council Member

Jesus “Jesse” Sandoval, Council Member

Phillip W. Cothran., Council Member

File #: 25-0420
Agenda #: A.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
City Clerk

SUBJECT:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the July 8, 2025, Regular City Council Meeting.

COUNCIL GOALS:

- Create and maintain a dynamic team by supporting the decisions of the majority once made.
- Create and maintain a dynamic team by communicating Goals and Objectives to all commissions and employees.

DISCUSSION:
The City Council will consider approval of the minutes of the July 8, 2025, Regular City Council Meeting. The draft minutes are attached to this report for Council review and approval.

FISCAL IMPACT:
None.

MOTION:
Approve staff recommendation.

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Minutes

Tuesday, July 8, 2025

2:00 PM

Grover W. Taylor Council Chambers

City Council Meeting

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

WORKSHOP:

A. 12:00 P.M. City Council Workshop

The Workshop of the Fontana City Council was held on Tuesday, July 8, 2025, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, CA 92335. Mayor Warren called the Workshop to order at 12:08 p.m. with all members of the City Council present except Mayor Pro Tem Garcia who arrived at 12:18 p.m.

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

A. FY Commercial Land Use Review

Associate Planner Alexia Barberena provided the staff report.

Discussion followed regarding the importance of thoughtful, long-term planning and development to ensure sustainability over the next 10 to 15 years. The Mayor and City Council also discussed concerns about existing retail centers operating at or near capacity (e.g., Costco, Stater Bros, Lowe's) and the need to explore strategies to address future demand.

Mayor Warren thanked staff for the information.

The Workshop was adjourned at 12:55 p.m.

CLOSED SESSION:

A. 1:00 P.M. CLOSED SESSION

The Closed Session meeting of the Fontana City Council was held in the Executive Conference Room, 8353 Sierra Avenue, Fontana, CA 92335, on Tuesday, July 8, 2025.

Mayor Warren called the meeting to order at 12:55 p.m. with all members of the City Council present.

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

PUBLIC COMMUNICATION - CLOSED SESSION:

There were no public communications received for the following items:

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

2. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Initiation of litigation pursuant to subdivision (c) of Government Code Section 54956.9: (One potential case).

CALL TO ORDER/ROLL CALL:

A. 2:00 P.M. Call To Order/Roll Call:

The Regular Meeting of the Fontana City Council was held in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, CA 92335, on Tuesday, July 8, 2025.

Mayor Warren called the Regular City Council Meeting to order at 2:03 p.m.

ROLL CALL:

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

City Clerk Germaine Key and City Treasurer Janet Koehler-Brooks were also present.

ABSENT: None

INVOCATION/PLEDGE OF ALLEGIANCE:

The invocation was given by Council Member Roberts, followed by the pledge of allegiance led by Council Member Sandoval.

CLOSED SESSION ANNOUNCEMENT:

City Attorney Ruben Duran reported that the City Council met in Closed Session on the items listed on the agenda, provided direction to staff, and took no reportable action.

SPECIAL PRESENTATIONS:

1. Mayor Warren and City Council to recognize Public Works Maintenance Worker II Adam Trigger (Captain Stover to present).

Mayor Warren and the City Council recognized Public Works Maintenance Worker II Adam Trigger, who received the Lifesaving Award for his heroic actions in saving a choking victim.

2. Mayor Warren and City Council recognized Deputy City Clerk, Susana Gallardo on her recent Certified Municipal Clerk (CMC) designation.

Mayor Warren and the City Council recognized Deputy City Clerk Susana Gallardo for earning the Certified Municipal Clerk designation.

3. San Bernardino County Transportation Authority (SBCTA) presentation on Measure I (Otis Greer, Director of Legislative & Public Affairs to present).

Otis Greer, Director of Legislative and Public Affairs for the San Bernardino County Transportation Authority (SBCTA), provided an update on regional and local accomplishments funded by Measure I.

PUBLIC COMMUNICATIONS:

The following individuals spoke under public communications:

Jonathan Garcia requested that the City of Fontana be declared a sanctuary city in response to immigration enforcement efforts.

Ronald Cox expressed concerns regarding the use of safe and sane fireworks and requested the establishment of a citywide curfew. He also commented on immigration enforcement.

Giovanni Tovar, Andrew Sciandra, Chris C., Jasmine Castro, Kirey Guzman, Jag Damixi, Grace, Diane Lopez, I'Cha, Joanna Aguilar, Axoquen, Jesse Rosas, and Anahi C. each expressed concerns about immigration enforcement and ICE activity in the community, and urged the City Council to take action.

Hailee Hightower shared concerns regarding the City's response to Public Records Act requests and the lack of job opportunities in Fontana. She also expressed interest in partnering with the City on the I.E. Next initiative.

Danielle Holley, Executive Director of the Fontana Chamber of Commerce, provided a quarterly update on the Chamber's recent events and activities.

David Hanson, representing the "We Shall Be Free" movement, expressed concerns that certain state laws conflict with the U.S. Constitution and urged the City Council to ensure public officials act lawfully. He submitted a written notice for the record.

CONSENT CALENDAR:

Prior to the motion being made, the following items were pulled for discussion. Council Member Cothran announced he would be recusing from voting on Item K.

Item D.

Housing Manager Valerie Gonzales provided the staff report.

Mayor Warren thanked Housing Manager Gonzales for the presentation and Supervisor Jesse Armendarez for their support.

Item G.

Public Works Director/City Engineer Gia Kim provided the staff report.

Mayor Warren and the City Council praised the Safe Routes to School project's impact on student safety and discussed prioritization methods for future projects, coordination with school districts, and the importance of partnering with San Bernardino County to address gaps in unincorporated areas. Staff noted continued efforts to pursue grant funding and align projects with community and school district needs.

Item I.

Deputy City Manager Phillip Burum provided the staff report.

ACTION: Motion was made by Mayor Pro Tem Garcia, seconded by Council Member Roberts, and passed unanimously by a vote of 5-0 to approve Consent Calendar Items "A-K" with Council Member Cothran recusing on Item "K." The motion carried by the following vote: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: None

A. Approval of Minutes **25-0354**

Approve the minutes of the June 24, 2025, Regular City Council Meeting.

B. Adoption of Ordinance No. 1971 (Second Reading), updating Chapter 25 of the Fontana Municipal Code to include closure hours for the Fontana City Hall Campus. **25-0355**

Adopt **Ordinance No. 1971** on Second Reading, an Ordinance establishing closure hours for the Fontana City Hall Campus.

C. San Bernardino County SECURE Electronic Recording Memorandum of Understanding **25-0161**

Authorize the City Manager his designee to enter into a "Memorandum of Understanding (MOU) between Owner Counties and Government Participants for the use of the SECURE Government to Government Portal" and all related documents including extensions or modifications for the MOU.

D. Acceptance of the County of San Bernardino Reimbursement Funds for Furnishings for Housing Program **25-0308**

1. Accept the County of San Bernardino Reimbursement Funds in the amount not to exceed of $45,000;

2. Authorize the City Manager, or City Manager's designee, to execute and transmit any documents necessary or desirable to ensure the City's timely receipt of the County of San Bernardino's Reimbursement Funds.

E. Final Acceptance of the Arrow Boulevard at Cypress Avenue Traffic Signal Project (Bid No. SB-162-DE-23) **25-0317**

Accept as complete the work performed by DBX, Inc. for the Arrow Boulevard at Cypress Avenue Traffic Signal Project (#37603386).

F. Approve Amendment to Task Order for STC Traffic, Inc. for the Baseline Ave. and Palmetto Ave. Traffic Signal Project Design Services **25-0318**

1. Approve and authorize the City Manager to execute Amendment No. 3 to Task Order No. 4, for STC Traffic, Inc., in the amount of $8,010.00 for an amended task order total of $108,175.00 for additional plan revisions and design support services.

2. Approve and authorize the City Manager to execute any future amendments to the Task Order in the amount not to exceed $10,000.

G. Final Acceptance of the Active Transportation Program (ATP) Fontana Safe Routes to School (SRTS) Gap Closure Project [Federal ID No. ATPSB1L-5307(029)] (Bid No. DE-24-01-SB) **25-0330**

Accept as complete the work performed by CT&T Concrete Paving, Inc. for Active Transportation Program (ATP) Fontana Safe Routes to School (SRTS) Gap Closure Project (#37600003).

H. Loan amendment from the City of Fontana to the Stage Red Enterprise **25-0333**

Approve the Memorandum of Understanding (MOU) for the inter-city loan repayment of one million dollars ($1,000,000) from the City of Fontana General Fund to the Stage Red Enterprise Fund.

I. Approve an increase for Architectural Services for Tenant Improvements for the Warm Shell Phase II Project for City Owned property located at 8572 Sierra Avenue. **25-0346**

1. Approve and Authorize the City Manager, or City Manager's designee, to increase the Warm Shell Phase II Architectural services in the amount of $88,500.

2. Approve and Authorize the City Manager, or City Manager's designee, to execute any future amendments and documents necessary for the architectural services of 8572 Sierra Avenue not to exceed an additional

$20,000.

3. Approve the Non-Competitive Proposal Single Source/Sole Source method of the City's. Purchasing Policy and Procedure Manual 3.1.5 Non-Competitive Proposal.

J. Approval of Revised Administrative Policy - Section 10-01: Content of Administrative Policy Manual **25-0356**

Adopt **Resolution No. 2025-046,** approving the revised Administrative Policy Section 10-01, titled "Content of Administrative Policy Manual," which establishes updated guidelines for the structure, approval, distribution, and maintenance of the City's Administrative Policy Manual.

K. A Resolution of the City Council of the City of Fontana Approving and Authorizing an Access License and Indemnity Agreement between the City of Fontana and Narra Hills Community Association **25-0359**

Adopt **Resolution No. 2025-047,** approving and authorizing the City Manager to enter into an Access License and Indemnity Agreement with Narra Hills Community Association for fire and emergency ingress and egress purposes.

PUBLIC HEARINGS:

A. Introduction and First Reading of Ordinance No. 1972, adopting the 2025 State of California Fire Hazard Severity Zone Map Pursuant to California Government Code Sections 51177-51179 and amending Chapter 30, Article IX (Overlay Districts), Division 8 (Fire Hazard Overlay District), Section 30-656(a) of the City of Fontana Zoning and Development Code. **25-0340**

Adopt **Ordinance No. 1972,** designating Fire Hazard Severity Zones (FHSZ) within the Local Responsibility Area identified by the 2025 State of California Fire Hazard Severity Zone Map updated by the California Department of Forestry and Fire Protection (CALFIRE) as required by California Government Code Sections 51177-51179, and amending Chapter 30, Article IX (Overlay Districts), Division 8 (Fire Hazard Overlay District), Section 30-656(a) of the Fontana Zoning and Development Code to reflect the same.

Prior to opening the public hearing, Mayor Warren announced that, due to conflicts of interest, Council Members Garcia, Cothran, and Roberts were disqualified from voting. In accordance with state law (Regulation 18705(c)(3), Title 2, CCR), Mayor Pro Tem Garcia was randomly selected to participate to establish a quorum. Council Members Cothran and Roberts recused themselves.

Mayor Warren opened the public hearing.

City Clerk Key stated that no written communications were received.

Director of Building & Safety Jeff Baughman provided the staff report.

Mayor Warren and the City Council discussed updates to the State Fire Hazard Severity Zone maps and expressed concerns regarding the methodology used by the state, lack of local

input, and inconsistencies in the new mapping—particularly in newly developed areas. Questions were raised about the impact on insurance rates, prioritization of updates, and the role of computer modeling in determining severity zones. Staff clarified that adoption of the maps is required by the state and noncompliance could result in legal consequences.

The following individuals spoke:

1.George Sabbagh

ACTION: Motion was made by Council Member Sandoval, seconded by Mayor Pro Tem Garcia, and passed unanimously by a vote of 3-0 to approve Public Hearing Item "A." The motion carried by the following vote: AYES: Warren, Garcia, and Sandoval; NOES: None; ABSTAIN: Cothran, Roberts; ABSENT: None

CITY MANAGER COMMUNICATIONS:

City Manager Ballantyne recognized Public Works Maintenance Worker II Adam Trigger for receiving the Fontana Police Department's Lifesaving Award and thanked staff for their efforts in delivering a successful Fourth of July celebration.

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:

City Treasurer Koehler-Brooks had no comments.

City Clerk Key wished her grandson, Carter, a happy 15th birthday. She also complimented the City's fireworks show, recognized Public Works Maintenance Worker II Adam Trigger for receiving the Fontana Police Department's Lifesaving Award, and congratulated Deputy City Clerk Susana Gallardo on receiving her Certified Municipal Clerk (CMC) designation.

Council Member Roberts echoed appreciation for Public Works Maintenance Worker II Adam Trigger, emphasizing the significance of his lifesaving actions. He also complimented the City's fireworks show, noted enjoying City Treasurer Koehler-Brooks' birthday celebration, and wished her a continued recovery.

Council Member Sandoval shared concerns about the recent flooding in Texas that affected his grandson and expressed gratitude for his safety. He promoted the upcoming Community Emergency Response Training (CERT) beginning September 25th to help residents prepare for emergencies and reminded seniors about Burrtec's discount program for those 60 and older. He praised the City's Fourth of July fireworks show and suggested exploring an ordinance to restrict fireworks after midnight due to impacts on seniors, pets, and individuals with sensory sensitivities.

City Manager Ballantyne noted that current regulations prohibit fireworks after 11:00 p.m., even for safe and sane fireworks, and stated that the issue may be more related to enforcement. He acknowledged the concern and agreed that enhanced enforcement efforts

may be needed.

Mayor Warren emphasized that the loud fireworks heard were illegal, not safe and sane, and noted the severity of the issue this year. She shared that the Police Department is preparing a report on citations issued and used drones to identify violators. Despite deploying over 40 officers, enforcement was challenging due to the size of the city. Mayor Warren encouraged residents to report addresses and acknowledged the risks officers face when intervening in large gatherings. She reiterated that citations start at $2,500 and that enforcement efforts are ongoing.

Lastly, Council Member Sandoval expressed strong support for the Fontana Police Department and raised concerns about masked ICE agents conducting enforcement operations without coordination with local law enforcement. He shared the potential risks this poses to community trust and officer safety and suggested the City explore ways to inform residents of their rights, such as providing informational materials. He encouraged continued community vigilance and communication with local police and concluded by wishing his daughter, Teresa, a happy birthday.

Council Member Cothran commended Community Services staff for an outstanding Fourth of July celebration and expressed excitement for the upcoming 250th anniversary. He thanked the Police Department for their extensive enforcement efforts and acknowledged the challenges residents faced when reporting illegal fireworks. He also praised the San Bernardino County Fire Department for handling a high volume of fire and medical calls over the holiday weekend and thanked all first responders for their dedication.

Mayor Pro Tem Garcia thanked staff for a successful Fourth of July event and recognized Public Works Maintenance Worker II Adam Trigger for his lifesaving actions, highlighting the quality of City personnel. He also congratulated Mayor Warren for being featured in a recent New York Times article as one of 16 U.S. mayors interviewed, noting it reflects positively on her leadership and the City's prominence.

Mayor Warren thanked staff for a successful Fourth of July celebration and shared positive feedback from visitors who were impressed by the community's spirit. She reminded residents to stay safe during the upcoming heat wave, emphasizing the dangers of leaving children, pets, or others in parked cars and encouraging neighbors to check on one another. She noted the possibility of power outages and urged residents to prepare accordingly.

Mayor Warren expressed appreciation for the Police and Fire Departments for managing increased calls and maintaining public safety during the holiday weekend. She highlighted Fontana's continued growth, community collaboration, and national recognition, including her recent feature in The New York Times, which she credited as a reflection of the city's progress.

She also spoke about attending a youth event led by Stage Red and the Boys & Girls Club, praising its impact on local students and thanking those involved in supporting arts and career development programs.

Mayor Warren concluded her remarks by honoring the lives of recently deceased community members Michael Rusich and retired Undersheriff Horace Boatwright, offering prayers to their

families. She also acknowledged recent natural disasters across the country and called for continued unity and compassion.

ADJOURNMENT:

Mayor Warren and the City Council led a moment of silence in memory of the following individuals:

1. Michael Rusich
2. Undersheriff Horace Boatwright

Mayor Warren adjourned the meeting at 4:15 p.m. to the Regular City Council Meeting on Tuesday, July 22, 2025, at 2:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

_____

Christina Rudsell, CMC
Chief Deputy City Clerk

THE FOREGOING MINUTES WERE ADOPTED AND APPROVED BY THE FONTANA CITY COUNCIL ON JULY 22, 2025.

_____

Germaine Key
City Clerk

File #: 25-0421
Agenda #: B.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
City Clerk

SUBJECT:
Adoption of Ordinance No. 1972 (Second Reading), adopting the 2025 State of California Fire Hazard Severity Zone Map.

RECOMMENDATION:
Conduct a second reading by title only and adopt **Ordinance No. 1972**, adopting the 2025 State of California Fire Hazard Severity Zone Map Pursuant to California Government Code Sections 51177-51179 and amending Chapter 30, Article IX (Overlay Districts), Division 8 (Fire Hazard Overlay District), Section 30-656(a) of the City of Fontana Zoning and Development Code.

COUCIL GOALS:
- To improve public safety by minimizing impacts from disasters through emergency and disaster preparedness.

DISCUSSION:
Ordinance No. 1972 was introduced by a vote of 3-0 at the July 8, 2025, Regular City Council Meeting.

FISCAL IMPACT:
There is no direct fiscal impact from this item.

MOTION:
Approve staff recommendation.

ORDINANCE NO. 1972

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, ADOPTING THE 2025 STATE OF CALIFORNIA FIRE HAZARD SEVERITY ZONE MAP PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 51177-51179 AND AMENDING CHAPTER 30, ARTICLE IX (OVERLAY DISTRICTS), DIVISION 8 (FIRE HAZARD OVERLAY DISTRICT), SECTION 30-656(a) OF THE CITY OF FONTANA ZONING AND DEVELOPMENT CODE

WHEREAS, California Government Code Sections 51177-51179 mandates local jurisdictions to designate areas that are within local control and identified by the California Department of Forestry and Fire Protection (CALFIRE) as Fire Hazard Severity Zones (FHSZ); and

WHEREAS, the City of Fontana ("City") Zoning and Development Code identifies fire hazard overlay districts based on Fire Hazard Severity Zone (FHSZ) maps created by CALFIRE; and

WHEREAS, CALFIRE has recently updated its Fire Hazard Severity Zone (FHSZ) maps and the City of Fontana is mandated to designate by Ordinance moderate, high and very high fire hazard severity zones within the City as identified in the updated FHSZ map by amending its Zoning and Development Code to reflect the same; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 24, 2025, to consider the updated CALFIRE FHSZ map, received public comment, and voted in favor of adopting Resolution No. PC 2025-021 to recommend the updated CALFIRE FHSZ map for City Council approval and to amend the Zoning and Development Code to reflect the same; and

WHEREAS, the City Council held a duly noticed public hearing on July 8, 2025, at which time all interested persons were allowed to address the City Council regarding adoption of this ordinance; and

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. Recitals. The above recitals are true and correct and are incorporated herein by this reference as findings in support of this Ordinance.

Section 2. CEQA. The City Council hereby determines that this action is exempt under California Public Resources Code section 21080(b)(4) as the City is mandated by the California Government Code to adopt this Ordinance as a necessity to

prevent or mitigate an emergency. Therefore, adoption of the proposed ordinance is statutorily exempt from CEQA in that it implements state law.

Section 3. Adoption of the 2025 Fire Hazard Severity Zone Map and Amendment of Zoning and Development Code. The City Council hereby adopts the 2025 Fire Hazard Severity Zone Map as reflected in Exhibit A, attached hereto and incorporated herein by reference, and amends Section 30-626(a) of the Zoning and Development Code to reflect the same.

Section 4. Effective Date/Publication. This Ordinance shall take effect thirty (30) days after the date of adoption and prior to the expiration of fifteen (15) days from passage thereof, shall be published by the City Clerk at least once in the Fontana Herald News, a local newspaper of general circulation, published and circulated in the City of Fontana, and thenceforth and thereafter the same shall be in full force and effect.

Section 5. 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 or records is the City Clerk.

Section 6. Certification. The City Clerk of the City Council shall certify to the adoption of this Ordinance.

Section 7. Severability. If any provision of this Ordinance or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED this 22nd day of July 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 8th day of July 2025, and was finally passed and adopted not less than five days thereafter on the 22nd day of July 2025, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

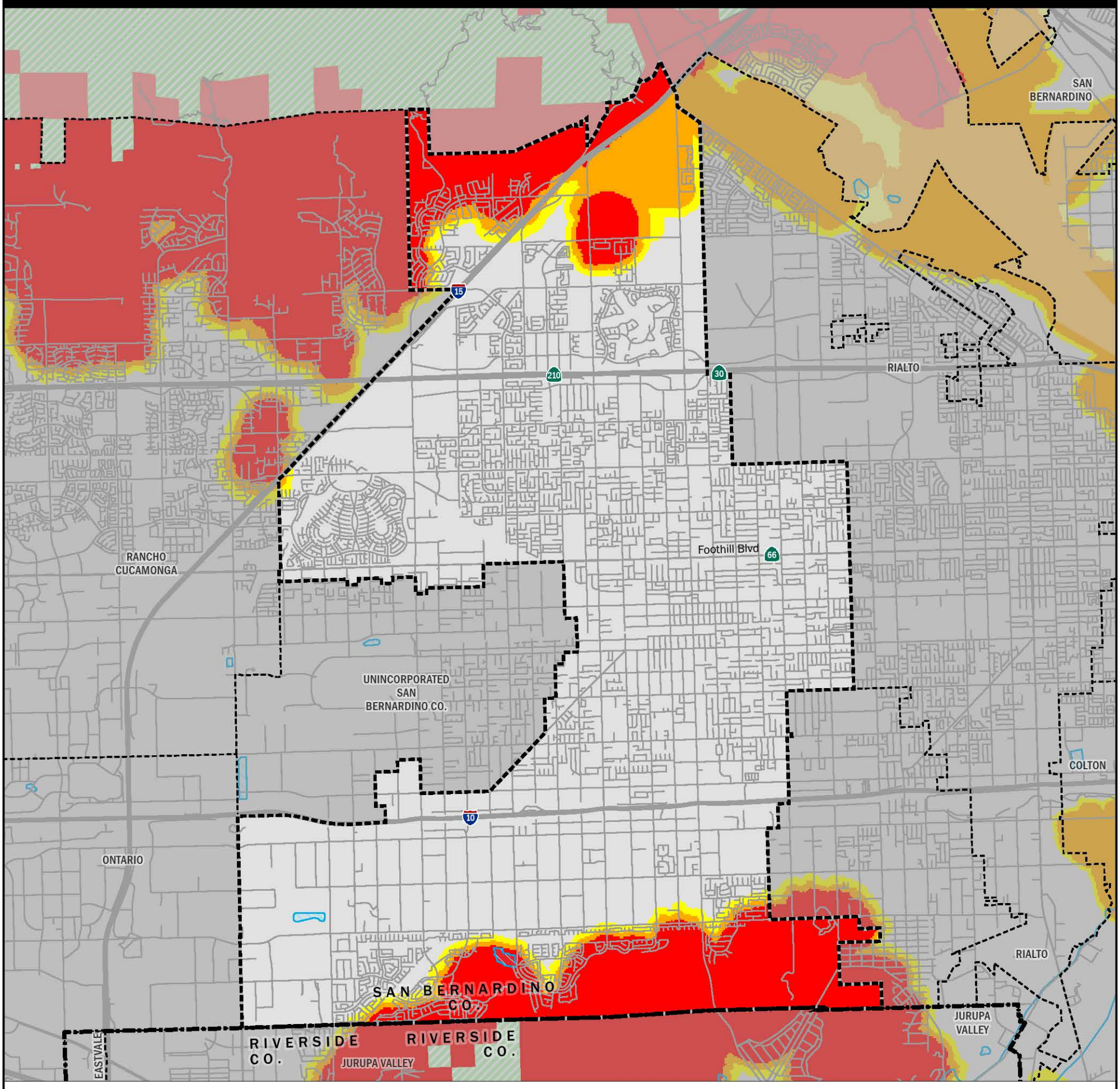
_____
City Clerk

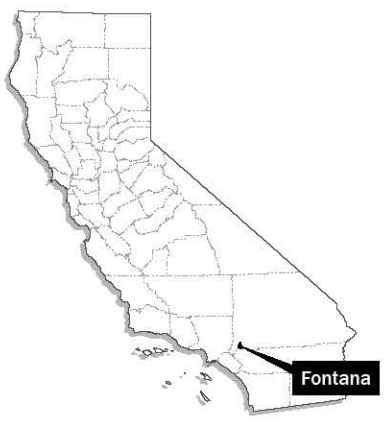
CITY OF FONTANA – SAN BERNARDINO COUNTY

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

March 24, 2025





Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Very High | High | Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Very High | High | Moderate

Mi 0 1 2 3

Km 0 1 2 3 4 5 6

Projection: NAD 83 California Teale Albers
Scale: 1:75,000 at 11" x 17"

Incorporated City | Waterbody

Unzoned LRA | Federal Responsibility Area (FRA)

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California

Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency

Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection

Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

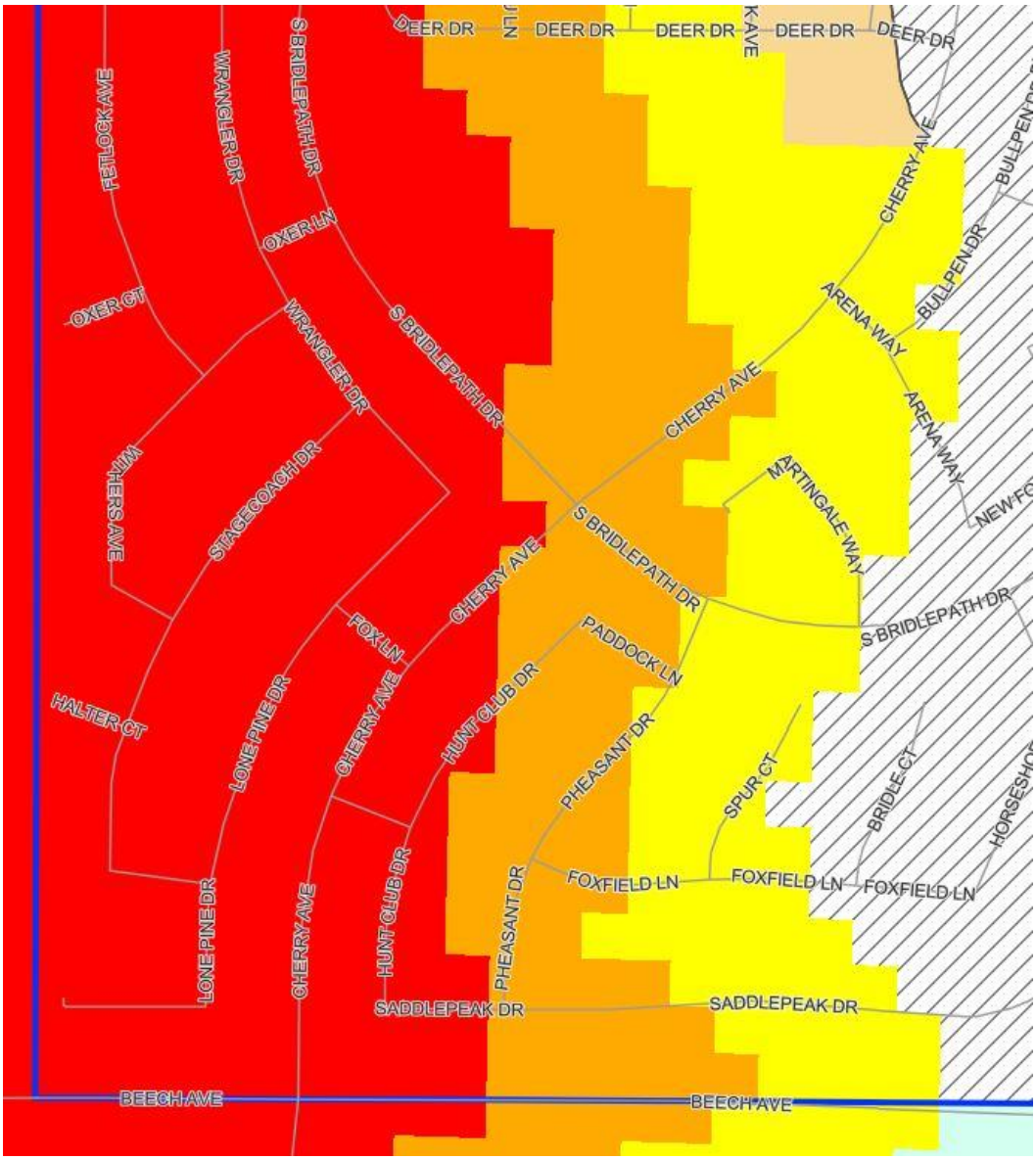
Data Sources:

CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)

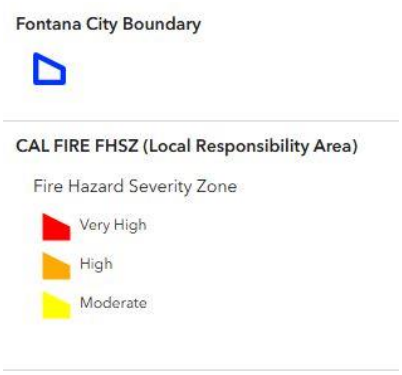
CAL FIRE State Responsibility Areas (SRA25_1)

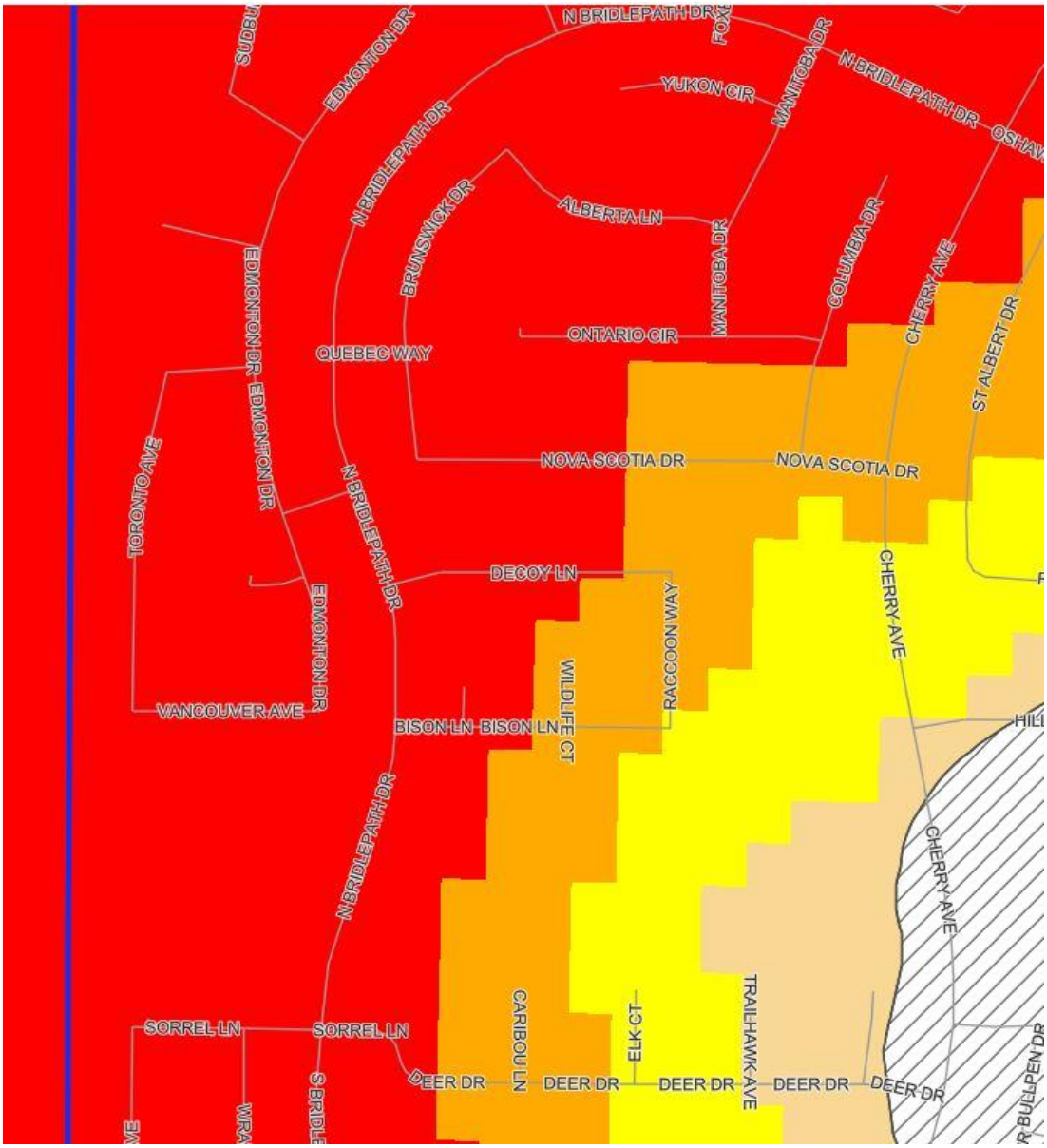
City and County boundaries as of 10/22/24 (CA Board of Equalization)

EXHIBIT B
FIRE HAZARD SEVERITY ZONE MAP QUADRANT DETAIL



Northwest Quadrant 1





Northwest Quadrant 2

Fontana City Boundary

CAL FIRE FHSZ (Local Responsibility Area)

Fire Hazard Severity Zone

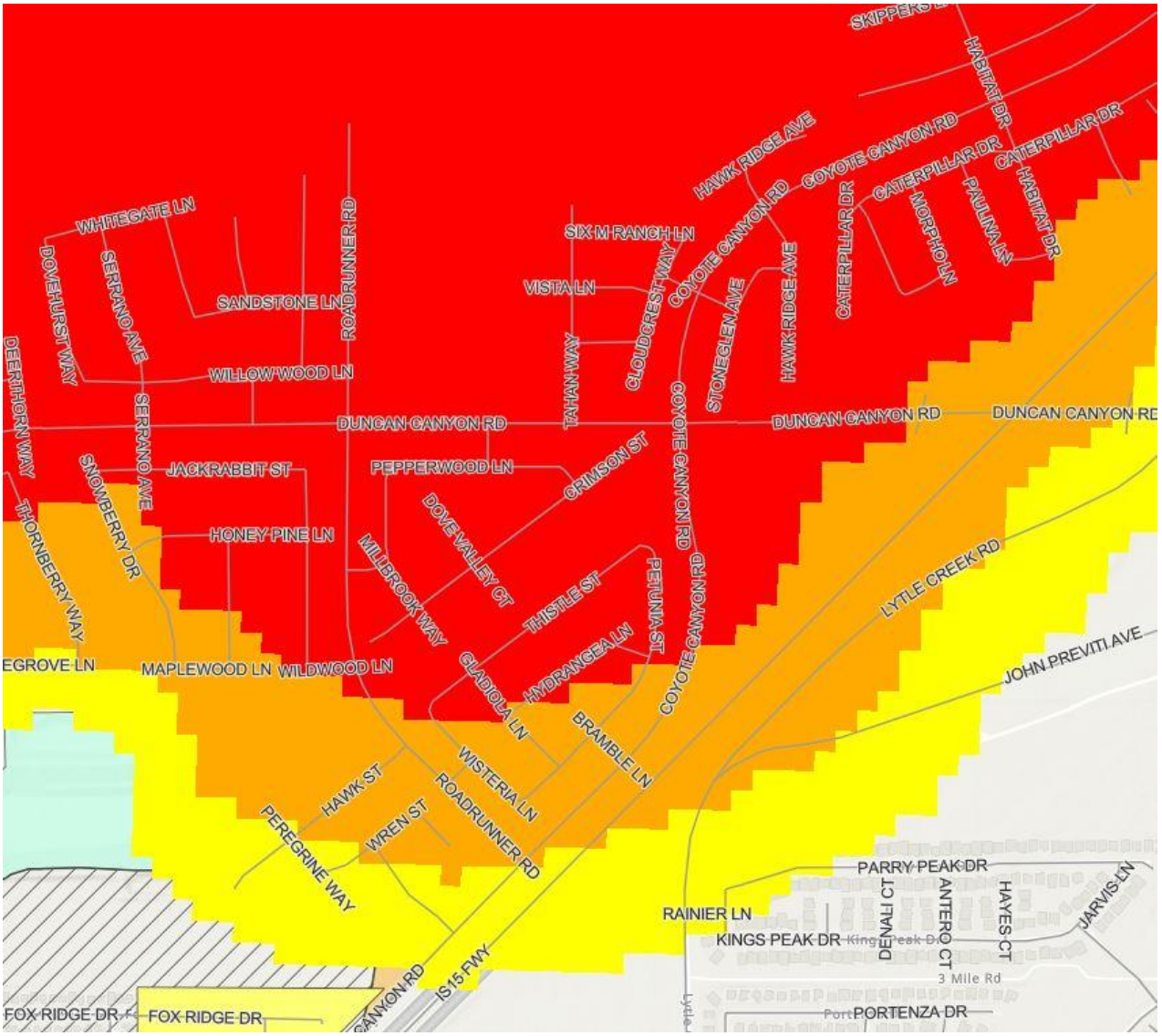
- Very High
- High
- Moderate



Northwest Quadrant 3



Northeast Quadrant



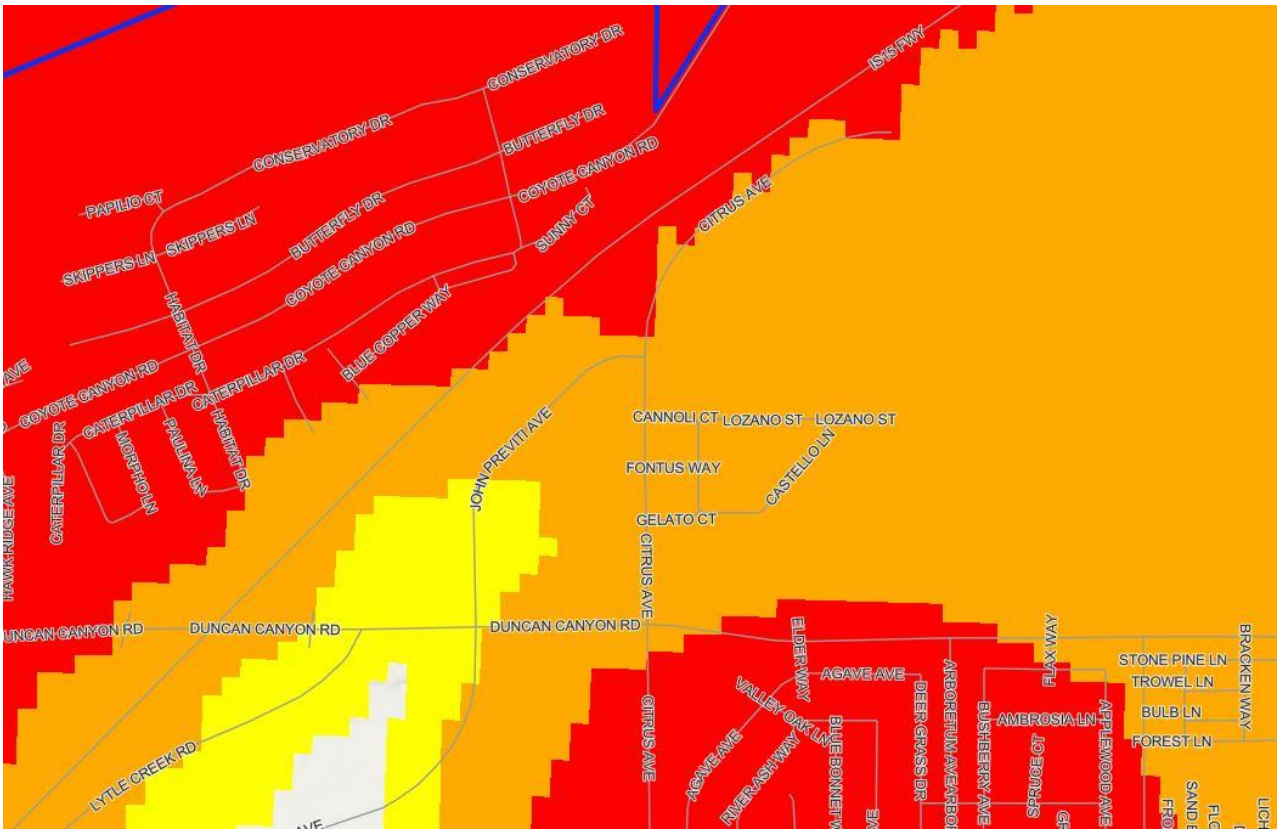
Northcentral Quadrant 1

Fontana City Boundary

CAL FIRE FHSZ (Local Responsibility Area)

Fire Hazard Severity Zone

- Very High
- High
- Moderate



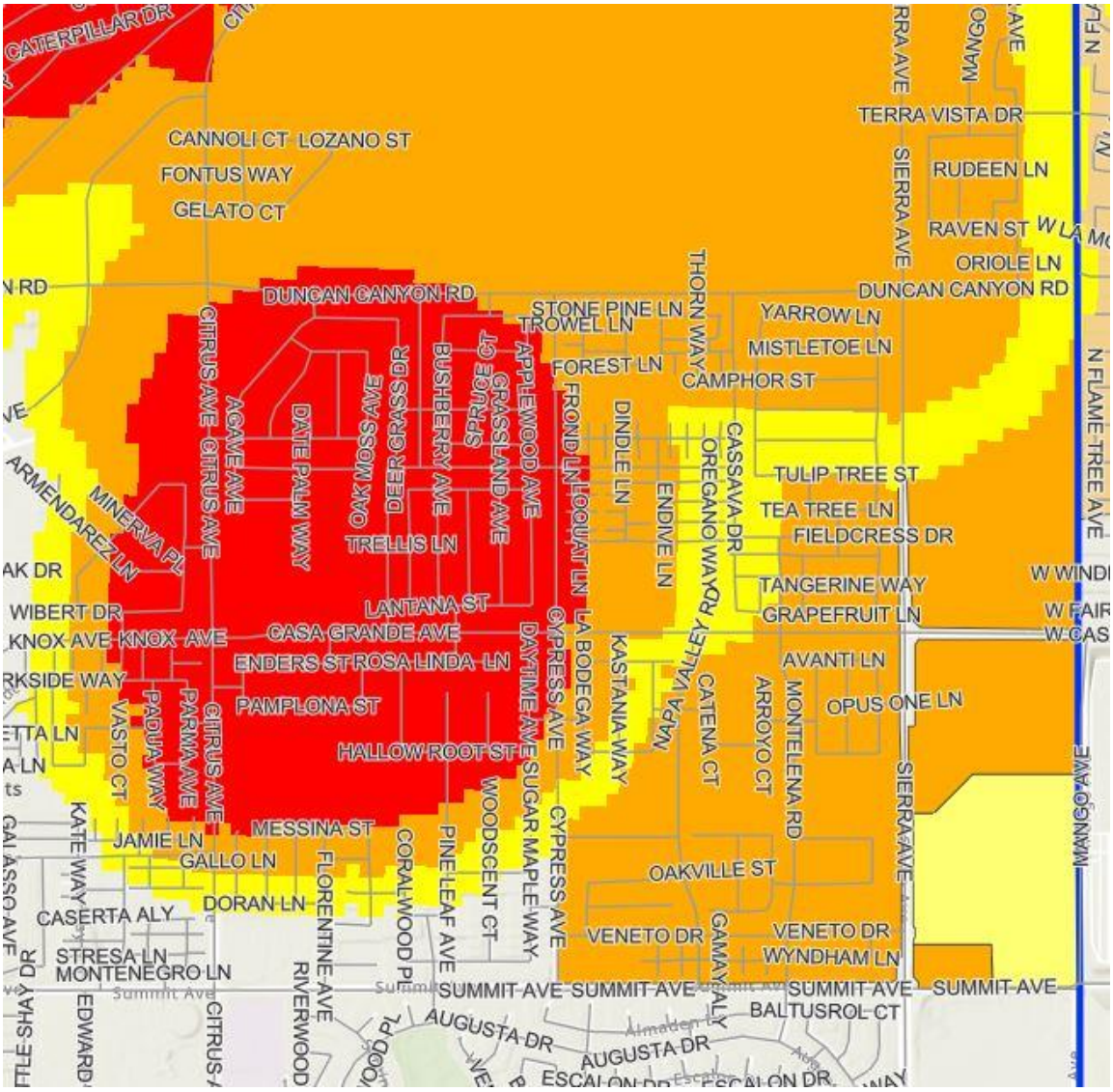
Northcentral Quadrant 2

Fontana City Boundary

CAL FIRE FHSZ (Local Responsibility Area)

Fire Hazard Severity Zone

- Very High
- High
- Moderate



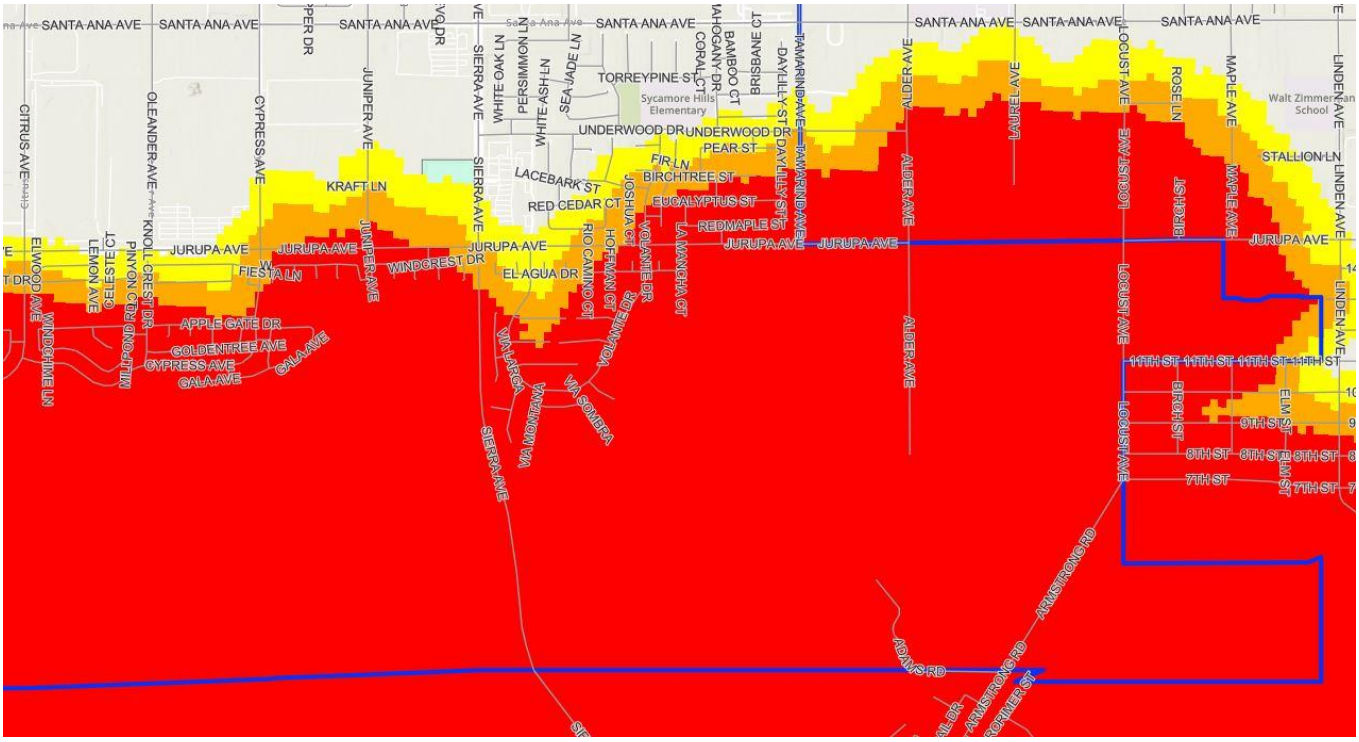
Northcentral Island

Fontana City Boundary

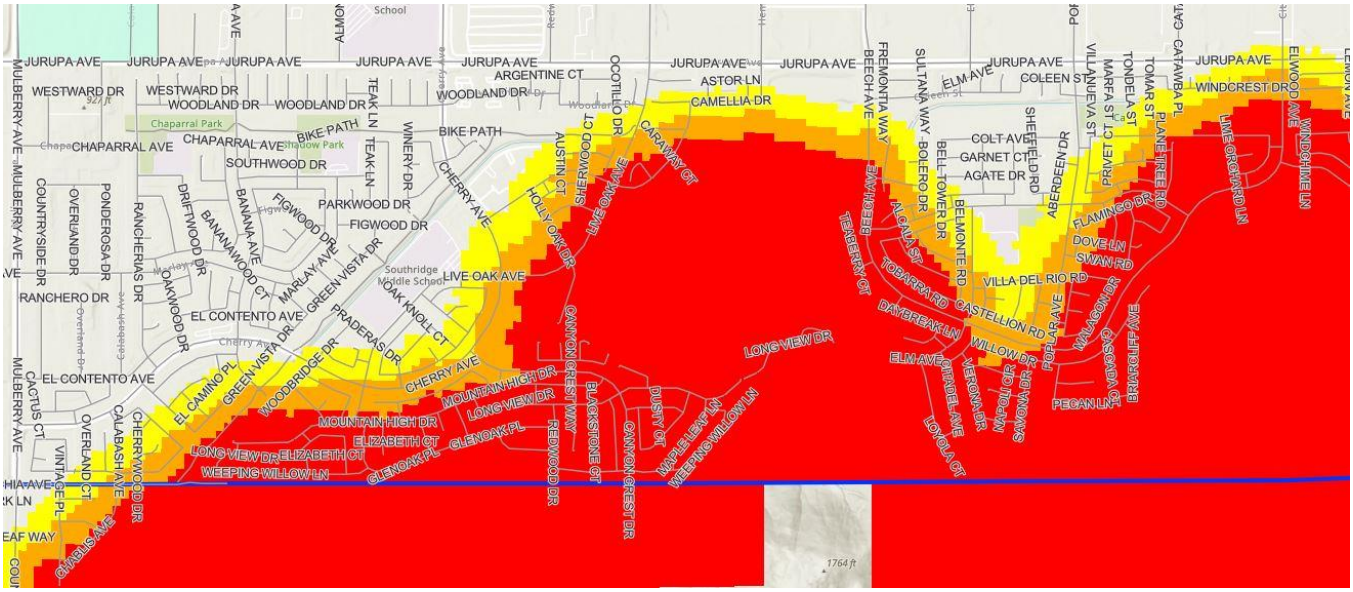
CAL FIRE FHSZ (Local Responsibility Area)

Fire Hazard Severity Zone

- Very High
- High
- Moderate



Southeast Quadrant



Southwest Quadrant

8353 Sierra Avenue
Fontana, CA 92335

File #: 25-0183
Agenda #: C.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Police Department

SUBJECT:
Police Department Donations January - June 2025

RECOMMENDATION:
Accept monetary and gift donations from multiple donors including community programs, businesses, and citizens.

COUNCIL GOALS:

- Improve public safety by increasing operational efficiency, visibility and availability.
- Improve public safety by emphasizing community-oriented policing, community involvement, and youth programs.

DISCUSSION:
The Fontana Police Department received various donations including foods, drinks, snack items, gift cards, various tickets to services & entertainment venues, miscellaneous household items, pet food, and monetary donations to charity. Please reference the attached spreadsheet for the complete list of generous donations which help support the Police Department and its various programs.

FISCAL IMPACT:
Increase funds to the following accounts:

- $1,100 for National Night Out Program, deposited to account #101.3301
- $1,000 Holiday fund, deposited to account #101.3308
- $1,575 for Peer Support, deposited to account #101.3570

MOTION:
Approve staff recommendation.

DONATION LOG				
DATE	DONOR	ITEM	APPROX VALUE	REASON
1/7/2025	Anderson Real Estate	$100 Check #5389	$ 100.00	Shop With a Cop
1/7/2025	Fontana Hyundai	$300 Check #25193	$ 300.00	Shop With a Cop
1/7/2025	Anderson Real Estate	$100 Check #5389	$ 100.00	Love Our Veterans
1/7/2025	Fontana Hyundai	$300 Check #25193	$ 300.00	Love Our Veterans
1/9/2025	Raising Cane's	Jugs of lLmonade and Iced Tea	$ 50.00	Law Enforcement Appreciation Day
1/9/2025	Walmart Distribution Center	Variety of Snacks	$ 100.00	Law Enforcement Appreciation Day
1/16/2025	Spaggi's	Pasta and Chicken	$ 100.00	Appreciation
2/5/2025	Morongo Casino Resort and Spa	1 Night Stay and Dinner for Two	$ 300.00	National Night Out
2/5/2025	Exchange Club of Fontana	$100 Check #164	$ 100.00	Shop With a Cop
2/5/2025	Exchange Club of Fontana	$100 Check #164	$ 100.00	Love Our Veterans
2/6/2025	Six Flags Magic Mountian	2025 Season - 2 One Day Tickets	$ 239.98	National Night Out
2/6/2025	Police Management Association	$150 Check #2911	$ 150.00	Peer Support
2/10/2025	Six Flags Hurricane Harbor	2 Tickets	$ 139.98	National Night Out
2/11/2025	Assisvis Inc	$100 Check #6972	$ 100.00	National Night Out
2/11/2025	Rotolo Chevrolet	$500 Check #176419	$ 500.00	National Night Out
2/12/2025	San Bernardino County Supervisor Jesse Armendarez	$500 Gift Cards	$ 500.00	Love Our Veterans
2/13/2025	Peer Support Fundraiser	$500 Cash	$ 500.00	Peer Support
2/15/2025	Starbucks	Coffee Cake	$ 30.00	Appreciation
2/17/2025	Volunteers for Veterans Foundation	Food and Shoes	$ 450.00	Community Outreach Program
3/3/2025	Purple Easel	2 Paint Passes	$ 80.00	National Night Out
3/4/2025	Fiesta Village	4 Golf Passes	$ 80.00	National Night Out
3/4/2025	Volunteers for Veterans Foundation	Clothing and Backpacks	$ 300.00	Community Outreach Program
3/31/2025	Samyang Logistics	Protein Chips	$ 50.00	Appreciation
4/9/2025	Volunteers for Veterans Foundation	Food and Shirts	$ 300.00	Community Outreach Program
4/10/2025	Oak Quarry Golf Course	4 Golf Passes	$ 308.00	National Night Out
4/14/2025	SouthPoint Resort and Casino	2 Night Stay, Dinner for 2, and Show Tickets	$ 700.00	National Night Out
5/6/2025	Volunteers for Veterans Foundation	Food	$ 200.00	Community Outreach Program
5/8/2025	Police Management Association	$80 Check #2917	$ 80.00	Peer Support
5/8/2025	Police Benefits Association	$220 Check #329	$ 220.00	Peer Support
5/14/2025	Target Distribution Center	Panera Coffee and Bagels	$ 50.00	Appreciation
5/27/2025	Office Star Products	$500 Check #76404	$ 500.00	National Night Out
5/28/2025	Raising Cane's	Food	$ 500.00	Law Enforcement Appreciation Week
6/5/2025	Hope Reigns Foundation/Ontario Reign	4 Lower Level Tickets to Home Game	$ 200.00	National Night Out
6/13/2025	Justin Imhoff	Donuts	$ 20.00	Appreciation
6/18/2025	Volunteers for Veterans Foundation	Food and Clothing	$ 250.00	Community Outreach Program
6/19/2025	Volunteers for Veterans Foundation	Food and Dog Food	$ 200.00	Community Outreach Program
6/25/2025	Walmart	Drinks	$ 150.00	Responder Hydration Week
6/26/2025	Police Management Association	$500 Check #2919	$ 500.00	Peer Support
6/26/2025	Police Benefits Association	$125 Check #333	$ 125.00	Peer Support
4/21/2025	Volunteers for Veterans Foundation	Food and Hygiene Kits	$ 400.00	Community Outreach Program
		Total Value of Donated Items	**$ 5,697.96**	
		Total Checks/Cash	**$ 3,675.00**	
		Grand Total	**$ 9,372.96**	

File #: 25-0298
Agenda #: D.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Final Acceptance for the Construction of Fire Station No. 81 located at 16615 Casa Grande Avenue (Bid No. SB-06-DE-22)

RECOMMENDATION:
Accept as complete the work performed by TELACU Construction Management, Inc. for the construction of Fire Station No. 81 Project (#37603383).

COUNCIL GOALS:

- To improve public safety by maximizing fire and emergency medical service resources.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

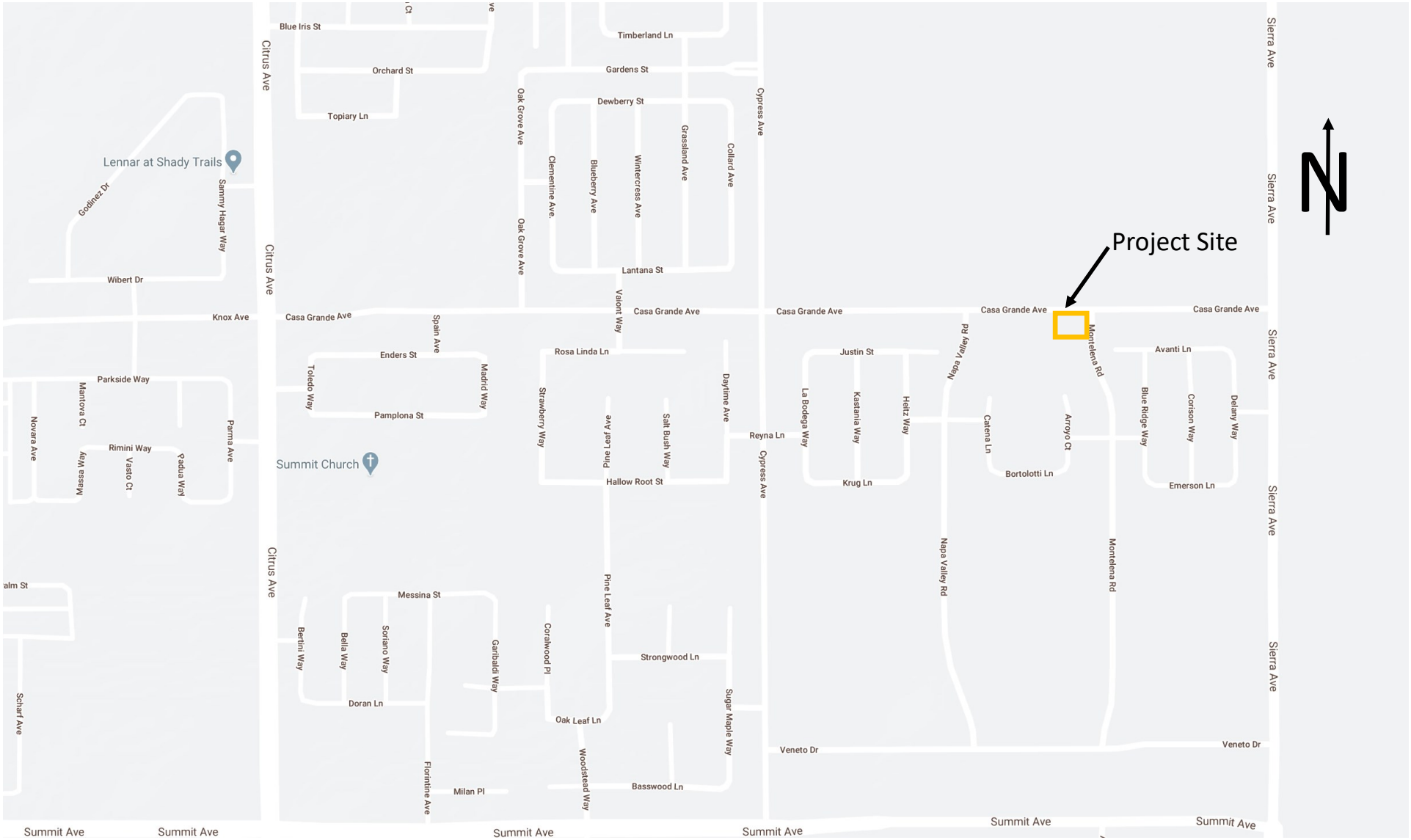
DISCUSSION:
On December 14, 2021, the City Council awarded a construction contract to TELACU Construction Management, Inc. in the amount of $8,205,000.00 and authorized a contingency amount of $820,500.00 for a total contract authorization amount of $9,025,500.00 for the construction of Fire Station No. 81. Fire Station No. 81 is located at the southwest corner of Casa Grande Avenue and Montelena Road (approximately 0.2 miles west of Sierra Avenue). The new fire station was needed to improve response times in the northern area of the City.

Construction began on March 1, 2022, and the Certificate of Occupancy was issued on May 5, 2025. The project was successfully completed for the final contract amount of $7,923,570.21, a decrease of 3.43% from the original contract amount of $8,205,000.00 and $1,101,929.79 under the total authorized budget. All work has been completed to the satisfaction of the City.

FISCAL IMPACT:
As part of the action to accept the construction of Fire Station No. 81 Project (#37603383) as complete, the City will take over the maintenance as defined in the agreements between the City of Fontana Fire Protection Agency and San Bernardino County Fire Department. Appropriate funding for the maintenance is included in the FY 2025-26 budget under the Public Works & Engineering Department, Support Services Division.

MOTION:
Approve staff recommendation.

Vicinity Map



File #: 25-0329
Agenda #: E.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Award a Professional Services Agreement for Design Services with Kimley-Horn and Associates, Inc. for the Pickleball Courts at Seville Park Project (DE-24-138-SP)

RECOMMENDATION:
1. Approve and authorize the City Manager to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc. for Design Services for the Pickleball Courts at Seville Park Project in the amount of $205,675.00 (Request for Proposals DE-24-138-SP).

2. Approve and authorize the City Manager to execute future individual Professional Services Agreement Amendments with Kimley-Horn and Associates, Inc., not exceeding $20,000 for the Pickleball Courts at Seville Park Project (DE-24-138-SP).

3. Authorize the City Manager to execute any and all utility agreements for the Pickleball Courts at Seville Park Project.

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.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by creating and promoting community through people, parks, and programs.

DISCUSSION:
The Pickleball Courts at Seville Park Project will include the addition of four (4) or more pickleball courts within the existing Seville Park located at 16669 Seville Avenue. The courts are proposed in the vicinity of the existing amphitheater structure that will be demolished through a separate contract. Proposed improvements will include the new courts, fencing, shade structures, lighting, and landscape improvements.

On April 9, 2025, the City issued a Request for Proposals (RFP) for Design Services from civil engineering and architectural firms. On May 8, 2025, proposals were received from 11 firms interested in providing design services for the project. The proposals were evaluated based on firm

and staff qualifications, project approach/scope of work, and proposed schedule, in accordance with City policies and procedures. The proposals ranged from $114,000 to $235,826.

Based on the evaluations, staff recommends approval of the Professional Services Agreement with Kimley-Horn and Associates, Inc. due to their experience, available projects staffing, schedule, and detailed approach to the design of the project.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $205,675.00 for the full term of the Professional Services Agreement. The Project is included in the Fiscal Year 2025-26 Budget in Project 37600092-604-A-8113.

MOTION:
Approve staff recommendation.

CITY OF FONTANA
PROFESSIONAL SERVICES AGREEMENT
DE-24-138-SP

This Agreement is made and entered into as of July 8, 2025 by and between the City of Fontana, a public agency organized and operating under the laws of the State of California with its principal place of business at 8353 Sierra Avenue, Fontana, California 92335 ("City"), and Kimley-Horn and Associates, Inc., a corporation with its principal place of business at 401 B Street, Suite 600, San Diego, CA 92101 (hereinafter referred to as "Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. City is a public agency of the State of California and is in need of professional services for the following project:

Design Services – Pickleball Courts at Seville Park(hereinafter referred to as "the Project").

B. Consultant is duly licensed and has the necessary qualifications to provide such services.

C. The Parties desire by this Agreement to establish the terms for City to retain Consultant to provide the services described herein.

AGREEMENT

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Services.

Consultant shall provide the City with the services described in the Scope of Services attached hereto as Exhibit "A."

2. Compensation.

a. Subject to paragraph 2(b) below, the City shall pay for such services in accordance with the Schedule of Charges set forth in Exhibit "B."

b. In no event shall the total amount paid for services rendered by Consultant under this Agreement exceed the sum of **$205,675.00**. This amount is to cover all printing and related costs, and the City will not pay any additional fees for printing expenses. Periodic payments shall be made within 30 days of receipt of an invoice which includes a detailed description of the work performed. Payments to Consultant for work performed will be made on a monthly billing basis.

3. Additional Work.

If changes in the work seem merited by Consultant or the City, and informal consultations with the other party indicate that a change is warranted, it shall be processed in the following manner: a letter outlining the changes shall be forwarded to the City by Consultant with a statement of estimated changes in fee or time schedule. An amendment to this

Agreement shall be prepared by the City and executed by both Parties before performance of such services, or the City will not be required to pay for the changes in the scope of work. Such amendment shall not render ineffective or invalidate unaffected portions of this Agreement.

4. Maintenance of Records.

Books, documents, papers, accounting records, and other evidence pertaining to costs incurred shall be maintained by Consultant and made available at all reasonable times during the contract period and for four (4) years from the date of final payment under the contract for inspection by City.

5. Term.

The term of this Agreement shall be from **[Insert start date]** to **[Insert end date]**, unless earlier terminated as provided herein. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Project. Consultant shall perform its services in a prompt and timely manner within the term of this Agreement and shall commence performance upon receipt of written notice from the City to proceed ("Notice to Proceed"). The Notice to Proceed shall set forth the date of commencement of work.

6. Delays in Performance.

a. Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this Agreement, such circumstances include but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war; riots and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage or judicial restraint.

b. Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.

7. Compliance with Law.

a. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local government, including Cal/OSHA requirements.

b. If required, Consultant shall assist the City, as requested, in obtaining and maintaining all permits required of Consultant by federal, state and local regulatory agencies.

c. If applicable, Consultant is responsible for all costs of clean up and/ or removal of hazardous and toxic substances spilled as a result of his or her services or operations performed under this Agreement.

8. Standard of Care

Consultant's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

9. Assignment and Subconsultant

Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement. Nothing contained herein shall prevent Consultant from employing independent associates, and subconsultants as Consultant may deem appropriate to assist in the performance of services hereunder.

10. Independent Contractor

Consultant is retained as an independent contractor and is not an employee of City. No employee or agent of Consultant shall become an employee of City. The work to be performed shall be in accordance with the work described in this Agreement, subject to such directions and amendments from City as herein provided.

11. Insurance. Consultant shall not commence work for the City until it has provided evidence satisfactory to the City it has secured all insurance required under this section. In addition, Consultant shall not allow any subcontractor to commence work on any subcontract until it has secured all insurance required under this section.

a. Commercial General Liability

(i) The Consultant shall take out and maintain, during the performance of all work under this Agreement, in amounts not less than specified herein, Commercial General Liability Insurance, in a form and with insurance companies acceptable to the City.

(ii) Coverage for Commercial General Liability insurance shall be at least as broad as the following:

(1) Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 00 01) or exact equivalent.

(iii) Commercial General Liability Insurance must include coverage for the following:

(1) Bodily Injury and Property Damage
(2) Personal Injury/Advertising Injury
(3) Premises/Operations Liability
(4) Products/Completed Operations Liability
(5) Aggregate Limits that Apply per Project
(6) Explosion, Collapse and Underground (UCX) exclusion deleted
(7) Contractual Liability with respect to this Agreement
(8) Property Damage
(9) Independent Contractors Coverage

(iv) The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; (3) products/completed operations liability; or (4) contain any other exclusion contrary to the Agreement.

(v) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status using ISO endorsement forms CG 20 10 10 01 and 20 37 10 01, or endorsements providing the exact same coverage.

(vi) The general liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City, and provided that such deductibles shall not apply to the City as an additional insured.

b. Automobile Liability

(i) At all times during the performance of the work under this Agreement, the Consultant shall maintain Automobile Liability Insurance for bodily injury and property damage including coverage for owned, non-owned and hired vehicles, in a form and with insurance companies acceptable to the City.

(ii) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 00 01 covering automobile liability (Coverage Symbol 1, any auto).

(iii) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status.

(iv) Subject to written approval by the City, the automobile liability program may utilize deductibles, provided that such deductibles shall not apply to the City as an additional insured, but not a self-insured retention.

c. Workers' Compensation/Employer's Liability

(i) Consultant certifies that he/she is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and he/she will comply with such provisions before commencing work under this Agreement.

(ii) To the extent Consultant has employees at any time during the term of this Agreement, at all times during the performance of the work under this Agreement, the Consultant shall maintain full compensation insurance for all persons employed directly by him/her to carry out the work contemplated under this Agreement, all in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any acts amendatory thereof, and Employer's Liability Coverage in amounts indicated herein. Consultant shall require all subconsultants to obtain and maintain, for the period required by this Agreement, workers' compensation coverage of the same type and limits as specified in this section.

d. Professional Liability (Errors and Omissions)

At all times during the performance of the work under this Agreement the Consultant

shall maintain professional liability or Errors and Omissions insurance appropriate to its profession, in a form and with insurance companies acceptable to the City and in an amount indicated herein. This insurance shall be written on a policy form coverage specifically designed to protect against negligent acts, errors or omissions of the Consultant. "Covered Professional Services" as designated in the policy must specifically include work performed under this Agreement. The policy must "pay on behalf of" the insured and must include a provision establishing the insurer's duty to defend.

e. Minimum Policy Limits Required

(i) The following insurance limits are required for the Agreement:

	Combined Single Limit
Commercial General Liability	$1,000,000 per occurrence/ $2,000,000 aggregate for bodily injury, personal injury, and property damage
Automobile Liability	$1,000,000 combined single limit
Employer's Liability	$1,000,000 per accident or disease
Professional Liability	$1,000,000 per claim and aggregate (errors and omissions)

(ii) Defense costs shall be payable in addition to the limits, except under the professional liability policy.

(iii) Requirements of specific coverage or limits contained in this section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. Any available coverage shall be provided to the parties required to be named as Additional Insured pursuant to this Agreement.

f. Evidence Required

Prior to execution of the Agreement, the Consultant shall file with the City evidence of insurance from an insurer or insurers certifying to the coverage of all insurance required herein. Such evidence shall include original copies of the ISO CG 00 01 (or insurer's equivalent) signed by the insurer's representative and Certificate of Insurance (Acord Form 25-S or equivalent), together with required endorsements. All evidence of insurance shall be signed by a properly authorized officer, agent, or qualified representative of the insurer and shall certify the names of the insured, any additional insureds, where appropriate, the type and amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance.

g. Policy Provisions Required

(i) Consultant shall provide the City at least thirty (30) days prior written notice of cancellation of any policy required by this Agreement, except that the Consultant shall provide at least ten (10) days prior written notice of cancellation of any such policy due to non-payment of premium. If any of the required coverage is cancelled or expires during the term of this Agreement, the Consultant shall deliver renewal certificate(s) including

the General Liability Additional Insured Endorsement to the City at least ten (10) days prior to the effective date of cancellation or expiration.

(ii) The Commercial General Liability Policy and Automobile Policy shall each contain a provision stating that Consultant's policy is primary insurance and that any insurance, self-insurance or other coverage maintained by the City or any named insureds shall not be called upon to contribute to any loss.

(iii) The retroactive date (if any) of each policy is to be no later than the effective date of this Agreement. Consultant shall maintain such coverage continuously for a period of at least three years after the completion of the work under this Agreement. Consultant shall purchase a one (1) year extended reporting period A) if the retroactive date is advanced past the effective date of this Agreement; B) if the policy is cancelled or not renewed; or C) if the policy is replaced by another claims-made policy with a retroactive date subsequent to the effective date of this Agreement.

(iv) All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to provide a waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(v) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

h. Qualifying Insurers

(i) All policies required shall be issued by acceptable insurance companies, as determined by the City, which satisfy the following minimum requirements:

(1) Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and admitted to transact in the business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

i. Additional Insurance Provisions

(i) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(ii) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is

canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(iii) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(iv) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

j. Subconsultant Insurance Requirements. Consultant shall not allow any subcontractors or subconsultants to commence work on any subcontract until they have provided evidence satisfactory to the City that they have secured all insurance required under this section. Policies of commercial general liability insurance provided by such subcontractors or subconsultants shall be endorsed to name the City as an additional insured using ISO form CG 20 38 04 13 or an endorsement providing the exact same coverage. If requested by Consultant, City may approve different scopes or minimum limits of insurance for particular subcontractors or subconsultants.

12. Indemnification.

a. To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

b. If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance of "design professional" services (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

13. California Labor Code Requirements.

a. Consultant is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total

compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Consultant and all subconsultants to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

b. If the services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Consultant and all subconsultants performing such services must be registered with the Department of Industrial Relations. Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants, as applicable. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

c. This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor.

14. Verification of Employment Eligibility.

By executing this Agreement, Consultant verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time, and shall require all subconsultants and sub-subconsultants to comply with the same.

15. Reserved.

16. Laws and Venue.

This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in the County of San Bernardino, State of California.

17 Termination or Abandonment

a. City has the right to terminate or abandon any portion or all of the work under this Agreement by giving ten (10) calendar days written notice to Consultant. In such event, City shall be immediately given title and possession to all original field notes, drawings and specifications, written reports and other documents produced or developed for that portion of the work completed and/or being abandoned. City shall pay Consultant the reasonable value of services rendered for any portion of the work completed prior to termination. If said termination occurs prior to completion of any task for the Project for which a payment request has not been received, the charge for services performed during such task shall be the reasonable value of such services, based on an amount mutually agreed to by City and Consultant of the portion of such task completed but not paid prior to said termination. City shall not be liable for any costs other than the charges or portions thereof which are specified herein. Consultant shall not be entitled to payment for unperformed services, and shall not be entitled to damages or compensation for termination of work.

b. Consultant may terminate its obligation to provide further services under this Agreement upon thirty (30) calendar days' written notice to City only in the event of substantial failure by City to perform in accordance with the terms of this Agreement through no fault of Consultant.

18 Documents. Except as otherwise provided in "Termination or Abandonment," above, all original field notes, written reports, Drawings and Specifications and other documents, produced or developed for the Project shall, upon payment in full for the services described in this Agreement, be furnished to and become the property of the City.

19. Organization

Consultant shall assign Michael Madsen as Project Manager. The Project Manager shall not be removed from the Project or reassigned without the prior written consent of the City.

20. Limitation of Agreement.

This Agreement is limited to and includes only the work included in the Project described above.

21. Notice

Any notice or instrument required to be given or delivered by this Agreement may be given or delivered by depositing the same in any United States Post Office, certified mail, return receipt requested, postage prepaid, addressed to:

CITY:	CONSULTANT:
City of Fontana	Kimley-Horn and Associates, Inc.
8353 Sierra Avenue	401 B Street, Suite 600
Fontana, California 92335	San Diego, CA 92101
Attn: Kimberly Young	Attn: Michael Madsen

and shall be effective upon receipt thereof.

22. Third Party Rights

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

23. Equal Opportunity Employment.

Consultant represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the State or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

24. Entire Agreement

This Agreement, with its exhibits, represents the entire understanding of City and Consultant as to those matters contained herein, and supersedes and cancels any prior or contemporaneous oral or written understanding, promises or representations with respect to those matters covered hereunder. Each Party acknowledges that no representations, inducements, promises or agreements have been made by any person which are not incorporated herein, and that any other agreements shall be void. This Agreement may not be modified or altered except in writing signed by both Parties hereto. This is an integrated Agreement.

25. Severability

The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the remaining provisions unenforceable, invalid or illegal.

26. Successors and Assigns

This Agreement shall be binding upon and shall inure to the benefit of the successors in interest, executors, administrators and assigns of each Party to this Agreement. However, Consultant shall not assign or transfer by operation of law or otherwise any or all of its rights, burdens, duties or obligations without the prior written consent of City. Any attempted assignment without such consent shall be invalid and void.

27. Non-Waiver

None of the provisions of this Agreement shall be considered waived by either Party, unless such waiver is specifically specified in writing.

28. Time of Essence

Time is of the essence for each and every provision of this Agreement.

29. City's Right to Employ Other Consultants

City reserves its right to employ other consultants, including engineers, in connection with this Project or other projects.

30. Prohibited Interests

Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no director, official, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR PROFESSIONAL SERVICES AGREEMENT

CITY OF FONTANA

By: _____
Matthew C. Ballantyne
City Manager

Attest:

By: _____
Germaine McClellan Key
City Clerk

By: _____
Phillip Burum
Deputy City Manager

Approved as to form:

_____
Best Best & Krieger LLP
City Attorney

_____
Gia Kim
Director of Engineering / City Engineer

IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION POLICIES/PROCEDURES

_____
Jessica Brown
Chief Financial Officer

VENDOR NAME.

By: _____
Michael Madsen

_____
Sid Lambert
Purchasing Manager

EXHIBIT A

Scope of Services

Methodology

The following is our proposed methodology to accomplish the goals of this project:

Task 1: Coordination and Meetings, Data Collection, and Field Review

Task 1.1 Project Kick-off Meeting/Site Walk and Field Review

The Kimley-Horn team will facilitate a project kick-off meeting with the City project manager and key staff to discuss project schedule, design intent, budget, and deliverables.

The Kimley-Horn team, along with the City's project manager and key staff, will walk the Seville Park pickleball site to confirm the site conditions and key issues to be addressed during the design process.

Task 1.2 Data Collection

The Kimley-Horn team will assess the detailed background information for the project, provided by the City and review pertinent information to support the design process. All information will be reviewed and incorporated into base files for the project's design phase. All of the information obtained will be documented and organized for information exchange as needed.

Task 1.2.1 Survey

The Kimley-Horn team will conduct the following as a part of the survey scope:

a. Research City, County, and NGS database for centerline (CL), right-of-way (R/W) records, and horizontal and vertical (HV) controls

b. 120' wide topographic map with 40 scale mapping at 1' contour intervals

c. Detail ground surveys within proposed improvement limits for all tie in points

d. Recover existing Street CL monuments at site

e. Recover existing R/W monuments at site

f. Preparation of Auto Computer Aided Design (CAD) and Portable Document Format (PDF) drawings and submittals

g. Survey data will follow National Map Accuracy Standards

Task 1.2.2 Geotechnical Analysis and Report

The Kimley-Horn team will coordinate with the City on the concept and determination of the locations for geotechnical investigation. The following components will be a part of the geotechnical tasks:.

a. Perform percolation testing at locations agreed to during the project kickoff.

b. Perform laboratory tests on soil samples collected. The laboratory test program will be based on the soil conditions encountered with respect to the proposed improvements. We expect the testing program will include maximum density/optimum moisture content, in site moisture and density determinations, corrosion screening (resistivity, sulfate, chloride, pH), grain size analyses, R-value, and direct shear tests.

c. Prepare a limited geotechnical investigation report for project planning and design. Our report will include boring logs, percolation test data and calculated infiltration rates, a plan depicting the boring and percolation test locations, laboratory test results, geotechnical analyses, and conclusions and recommendations for earthwork, court post-tension paving design, and lighting foundations.

Task 1.2.3 Potholing

Our team will provide vacuum excavation potholes to assist in identifying utilities where conflicts may exist with existing utilities. This task entails up to 5 potholes. Potholing information will be used to identify potential conflicts with proposed improvements. We assume traffic control for potholing will be based on WATCH manual. Preparation of traffic control plans is excluded from this task. It is assumed that pothole locations will be restored to its previous condition using native backfill and cold AC patch. Data collected as a result of potholing activities will be presented in a Portable Document Format (PDF) report that will include utility type, size, material, depth and pictures of the exposed utility.

Task 1.3 Project Schedule

The Kimley-Horn team will coordinate the project schedule with the City, as detailed later in this proposal, to deliver the project, achieve project goals and objectives, and clarify any assumptions. The outlined process will be organized and mapped to show the relationship between tasks to allow effective and timely planning of tasks, designate key project milestones, and deliverable dates for each phase. The project schedule will evaluate and incorporate the time relationships between design, procurement, permitting, construction and delivery. Currently, our schedule has us beginning in May and completing 60% plans within 60 calendar days of receiving notic to proceed. The target date for having the project out to bid is October 2025. We look forward to the opportunity to fine-tune this schedule with the City.

Task 1.4 Progress Project Development Team (PDT) Meetings

The Kimley-Horn team will hold design meetings with City staff and other stakeholders as necessary to provide project and schedule updates, progress, identify current tasks/action items, and discuss upcoming tasks. This task includes up to four (4) PDT project meetings over the duration of the design phase of the project. Two (2) of these meetings are assumed to be in-person meetings at Seville Park, or at the City offices. The remaining two (2) meetings will be virtual.

Task 1.5 Project Management

The Kimley-Horn team project manager will provide coordination between the design team and the City while monitoring project progress and the project schedule on a regular basis. The Kimley-Horn team project manager will lead any necessary meetings with the City and project stakeholders and coordinate all monthly project invoicing. ***The Kimley-Horn team will provide an extensive in-house quality control (QC) review to assure plans inclusive of proper coordination between the City, affected utilities, and consultant teams.***

Task 2: Concept Development

After working through the data collection tasks above, Kimley-Horn will focus on refining the concept plan that was shared to move forward into a design development document preparation phase. Along with a rendered concept, an associated list of pros and cons/opportunities and constraints will be prepared, and with a rough estimate, as part of the deliverables.

Community stakeholder outreach has been another part of concept development phases we have led on prior projects. Kimley-Horn would be happy to work with the City, and community stakeholders, for further input, if so desired, as an additional service.

Task 3: Design Development

Once a design concept has been chosen, Kimley-Horn will focus on refining that concept to allow the plan to move forward into a construction document preparation phase. The Design Development Drawing deliverable will be 60% level construction documents and will provide the first opportunity for City review.

These plans will include the following at a 60% (first plan check) construction document level:

a. **Pickleball Construction Materials and Finish Schedule** – A draft Construction Materials and Finish Schedule will be provided to represent a description of walkways, play surfaces, and park furnishings (example furnishings: benches/seating, trash receptacles, drinking fountains). Product literature describing park furnishings and fixtures will also be included.

b. **Grading and Drainage Plan** – The Grading and Drainage Plan will represent a 60% complete grading plan as appropriate to the construction of these park improvements.

c. **Street Improvement Plans** – Plans shall encompass all improvements for the full length of improvements within the project limits for any work within the public right of way including the construction of driveway approaches. Street plans shall exhibit street R/W; proposed pavement sections; proposed and existing curb, gutter, signing and striping, driveways, utilities (including septic systems), and utility appurtenances. Street plans shall also exhibit elevation points for curb ramps, sidewalk, and driveways to meet the requirements of the California Department of Transportation (Caltrans) DIB 82-06 and Form CEM5773 (A through D) where applicable.

d. **Signing and Striping Plans (if applicable)** – Striping plans shall show all existing signing and striping, in addition to the proposed signing and striping changes required to accommodate the new improvements. Signing and Striping plans shall be submitted in 1" = 40' scale.

e. **Environmental Coordination** – Environmental Coordination scope of services is based on the following key assumptions:CEQA compliance documentation will be a Categorical Exemption.One project design alternative will be evaluated through environmental review.Scope of services will include a CEQA Notice of Exemption and an acoustical assessment. Based upon our preparation of environmental documentation for similar projects and a review of the project as presented in the RFP, Kimley-Horn anticipates the project will be categorically exempt under CEQA Guidelines Section 15301 – Existing Facilities; Section 15302 – Replacement or Reconstruction; and Section 15303 – New Construction or Conversions of Small Structures. Kimley-Horn will file the Notice of Exemption (NOE) with the County Clerk and State Clearinghouse. The NOE will include a brief explanation as to why these exemptions are appropriate and confirm that no exceptions or unusual circumstances exist. Any filing fees shall be the responsibility of the City. The acoustical assessment will quantify both construction and operational noise levels. The analysis will examine whether the project would generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of applicable standards. The assessment will take into account existing conditions, construction noise, vibration, and operational noise. Environmental Coordination will also include preparation of Water Quality Management Plan (WQMP) and National Pollutant Discharge Elimination System (NPDES) Documentation as required prior to construction.

f. **Water Quality Management and Compliance** – Kimley-Horn shall comply with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.); the California Porter-Cologne Water Quality Control Act (Cal Water Code §§ 13000-14950); and any and all regulations, policies, or permits issued pursuant to any such authority. Kimley-Horn will comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges.

g. **Lighting Plan and Details/Electrical Plans** – The Lighting Plan and Details will identify the potential location (in plan view) of site lighting including walkway/path lighting and play court lighting. Product literature describing light fixtures will also be included. It is assumed that all lighting enhancements will be integrated into existing on-site electrical services. An electrical service upgrade can be provided as an additional cost.

h. **Planting Plan** – Any associated Planting Plan will be to scale and will include the identification of the type, size, and quantities of proposed plant materials for the impacted area.

i. **Irrigation Equipment and Details** – Any necessary Irrigation Equipment and Details provided will consist of a listing of irrigation system components including irrigation heads (Manufacturer and Equipment Model numbers) for the impacted area. Appropriate irrigation details will also be provided.

j. **Preliminary Cost Estimate** – A preliminary cost estimate will be included with the Design Development deliverable.

Task 4: Construction Documents

This phase of the project consists of the preparation of all plans necessary to allow construction of the park in accordance with the approved Design Development Plan. Construction documents will be prepared in accordance with City requirements.

The Kimley-Horn team will prepare 90% and 100% (final) construction documents for City review and comment. All design work will be in accordance with the requirements and latest versions of the City of Fontana Standards, California Building Code, Standard Specifications for Public Works Construction (Greenbook), ADA standards, and the California Manual on Uniform Traffic Control Devices, as applicable.

It is assumed that the City will provide one set of consolidated comments at each submittal stage. After each of these submittals, a one-hour meeting will be held between the City's project manager, applicable City plan check reviewers, and applicable Kimley-Horn team staff to review the comments and determine final comment resolution.

It is assumed that these meetings will coincide with one of the scheduled progress meetings (Task 1.4). All comments and revisions will be addressed as part of the 100% final submittal, respectively. The plans will be prepared for a single phase of construction in a format and scale deemed appropriate by the Kimley-Horn team.

The construction documents are anticipated to consist of the following sheets:

a. **Cover Sheet** – The Kimley-Horn team will prepare a cover sheet that includes: vicinity map, location map, City general notes, project description, legend, abbreviations, and limits of work that summarizes the overall project plan set.

b. **General Notes** – The Kimley-Horn team will prepare sheets that include general notes, abbreviations, and site-specific notes as needed.

c. **Demolition Plan** – The Kimley-Horn team will prepare plan view sheets showing existing facilities to be removed, relocated, and protected in place. The plan view sheets will reflect existing topography, existing right-of-way, and existing utilities.

d. **Erosion Control Plan** – Kimley-Horn will prepare erosion control plans for construction conditions. These plans will indicate proposed wet weather Best Management Practices (BMPs) to minimize erosion from the project site to the adjacent public streets and storm drain systems. These plans will also show the City's standard erosion control notes and locate suggested temporary construction entrance, staging areas, BMPs, and appropriate pipe outlet to surrounding streets or storm drain system. (Up to 2 sheets)

e. **Improvement Plan and Details** – The Kimley-Horn team will prepare plan view sheets showing proposed improvements on site, including curb, curb and gutter, walkways (decomposed granite [DG] and Portland cement concrete [PCC]), utilities, pavement structural section, parking layout, decorative flatwork, and ADA enlargement details. The 90% plans will provide preliminary stormwater BMP details as needed for project compliance.

f. **Horizontal and Vertical Control Plans** – The Kimley-Horn team will prepare plan view sheets illustrating the proposed grading condition with data tables and elevations to control all hardscape features such as curb, walkways, and parking. The 90% plans will illustrate contours and spot elevation information only; the 100% plans will include data tables and additional enlargements, as required, to control ADA facilities on-site.

g. **Street Improvement Plans** – The street improvement plans will be advanced to construction document level and account for any comments received during the 60% plan review.

h. **Signing and Striping Plans (if applicable)** – The Signing and Striping plans will be advanced to construction document level and account for any comments received during the 60% plan review.

i. **Environmental Coordination** – The Environmental Coordination during this task shall account for any comments received during the 60% plan review.

j. **Water Quality Management and Compliance** – Kimley-Horn shall make sure any and all comments received during the 60% review are captured during this phase. If necessary, Kimley-Horn shall submit a separate WQMP report that identifies WQMP measures that will be incorporated into the final design.

k. **Pickleball Amenity Plan** – A plan will be provided that depicts all furnishings proposed for the pickleball amenity. Depending on the final concept, some of these may include seating, trash receptacles, drinking fountains, shade elements, fencing, and signage.

l. **Pickleball Court Design and Details** – The Kimley-Horn team will prepare design drawings which convey the post-tension structural details for the courts, and depict their integration with the associated fencing, lighting, post/nets, and other amenities. The drawings will include cross sections and associated fine grading for constructibility.

m. **Landscape Plans and Details** – The Kimley-Horn team will prepare landscape plans and work with the City to develop the plant palette and comply with California's Water Use Classification of Landscape Species (WUCOLS) information.

n. **Irrigation Plans and Details** – The Kimley-Horn team will prepare irrigation plans which comply with California's Water Efficient Ordinance and indicate the anticipated point of connection, note controller locations, and proposed irrigation mainline routing with anticipated pipe sizing.

o. **Lighting and Electrical Plans and Details** – The Kimley-Horn team will prepare electrical and lighting engineering design plans including all equipment and lighting locations, conduit routing locations, lighting and equipment installation details, and calculations. New lighting will be designed for the proposed sports courts. The Kimley-Horn team will coordinate with the City's preferred vendor for the court lighting design. It is assumed that all Photometric lighting calculations will be performed by the chosen lighting vendor.

Task 4.1 90% Construction Documents

The 90% Construction Document deliverable will serve as the second plan check that further refines the design development plans and incorporates all Client and City comments.

Task 4.2 100% Construction Documents

The 100% Construction Document deliverable will serve as the third plan check that completes the plans and incorporates all Client and City comments from the 90% plan review. The plans shall be provided in an electronic format, and signed and sealed plans will be provided to the City.

Task 4.3 Specifications, Reports, and Estimates

The Kimley-Horn team will prepare technical specifications to accompany the construction plans. The technical specifications will be prepared utilizing the City's preferred format for onsite construction. Specifications will be submitted as a part of the 100% (final) submittal.

The Kimley-Horn team will prepare the Engineer's Opinion of Probable Construction Cost (OPCC), based on the latest design quantity takeoffs and current unit prices. The OPCC will provide a bid item description, bid unit, bid quantity, unit price, and total price for each bid item. The item description will correspond with the bid schedule item description to be used when advertising the project for construction bids.

Task 5: Bidding Support

The Kimley-Horn team will provide bidding support to answer questions and attend one (1) pre-bid meeting if deemed necessary. We assume a total of ten (10) hours for this as-needed task to attend a pre-bid meeting and answer questions and provide any plan or specification changes by phone and email.

Task 6: Construction Administration Support

Kimley-Horn will play an oversight role during construction of the park and will respond to contractor questions and issues which arise during construction, including the review of construction changes. Kimley-Horn's role will not include field supervision or construction monitoring.

Services include:

a. Meetings: Pre-construction meeting attendance, up to two (2) additional site meetings throughout the construction process (this includes the final punch list review visit), and four (4) on-line meetings at 1 hour each. All meetings will include the preparation of meeting notes. Some of the design elements to be reviewed in the field will include:
   i. Planting location/layout reviews
   ii. Hardscape form and features review
   iii. Site lighting review
b. Review of up to fifteen (15) contractor submittals
c. Responding to requests for information (RFIs) (assume up to fifteen [15])

Task 7: Record Drawing Production

At the completion and final approval of the project, Kimley-Horn shall provide the City with signed and sealed "As Built" plans.

Additional Tasks and Services

Additional Services/Assumptions
Additional services, not outlined in the RFP, that the Kimley-Horn team can provide include, but are not limited to, the following:

1. Preparation of a hydrology/drainage memorandum
2. Architecture support
3. Water pressure readings and/or pump station design
4. Sewer calculations and sewer master plan
5. Existing pipeline condition assessments
6. GIS services
7. Value engineering or phased construction plans
8. Construction staking
9. Inspections and materials testing
10. Traffic control plans and details/flagging for traffic control
11. Existing plant inventory or landscape preservation plans
12. Electrical load study
13. Water features and/or fountains
14. Recycled irrigation water submittal and review to department of environmental health
15. Warranty and/or maintenance administration
16. In addition to soils information found during our initial project phases, a soils consultant and soil analysis will be coordinated/prepared by the contractor upon the completion of mass grading. The existing soil nutrient information will be compared against the proposed plant palette to determine the appropriate amendment recommendations.
17. Hot patching
18. Slurry backfill
19. Removal of dig alert marks

2. Firm Information

Firm Name: Kimley-Horn and Associates, Inc.

Mailing Address: 401 B Street, Suite 600, San Diego, CA 92101

Telephone Number: 619.234.9411

Our project manager and project team members' names and responsibilities for this project are denoted on the organizational chart on page 3.

EXHIBIT B

Schedule of Charges/Payments

Consultant will invoice City on a monthly cycle. Consultant will include with each invoice a detailed progress report that indicates the amount of budget spent on each task. Consultant will inform City regarding any out-of-scope work being performed by Consultant. This is a time-and-materials contract.

City of Fontana
Pickleball Courts at Seville Park

		Kimley-Horn and Associates, Inc.										
	Category/Title	Sr. Professional II	Sr. Professional I	Sr. Professional I	Professional	Analyst II	Analyst II	Analyst I	Analyst I	Support Staff	TOTAL HOURS	TOTAL COST
	Billing Rate	$370	$340	$275	$245	$215	$190	$175	$165	$145		
Task 1	**Coordination and Meetings + Data Collection and Field Review**	**18**	**6**	**11**		**12**	**18**	**4**		**5**	**74**	**$ 19,150**
1.1	Project Kick-Off Meeting/Site Walk and Field Review	2		2		2	2				8	$ 2,100
1.2	Data Collection	2		2			5	4		1	14	$ 3,085
1.2.1	Survey (see other direct costs)											
1.2.2	Geotechnical Analysis and Report (see other direct costs)											
1.2.3	Utility Clearance											
1.2.3	Utility Clearance (see other direct costs)											
1.3	Project Schedule	1		1			1				3	$ 835
1.4	Progress PDT Meetings	5	4	2		4	4			2	21	$ 5,670
1.5	Project Manangement	8	2	4		6	6			2	28	$ 7,460
Task 2	**Concept Development**	**3**	**3**	**3**			**12**	**22**			**43**	**$ 9,085**
2.1	Concept Refinement	2	2	2			10	18			34	$ 7,020
2.2	Pros and Cons list	1	1	1			2	4			9	$ 2,065
Task 3	**Design Development**	**13**	**10**	**4**	**13**	**39**	**48**	**91**			**218**	**$ 45,925**
3.1	Construction Materials and Finish Schedule	1	1	2				5			9	$ 2,135
3.2	Civil: Grading & Drainage, Street Improvement Plans, Signing & Striping, Water Quality Management and Compliance	1	2		8	5		25			41	$ 8,460
3.3	Environmental Coordination: CEQA compliance, CE, and Acoustic Assessment	5	5			23	36	35			104	$ 21,460
3.4	Lighting Plan and Details/Electrical Plans	3	1	2		6		10			22	$ 5,040
3.5	Planting Plan	1					6	8			15	$ 2,910
3.6	Irrigation Equipment and Details	1					6	8			15	$ 2,910
3.7	Preliminary Cost Estimate	1	1		5	5					12	$ 3,010
Task 4	**Construction Documents**	**21**	**21**	**36**	**16**	**66**	**19**	**125**		**14**	**318**	**$ 70,435**
4.1	90% Constuction Documents									4	4	$ 580
	Structural	2	2	15				12			31	$ 7,645
	Civil: Demolition Plan, Erosion Control Plan, Grading & Drainage, Street Improvement Plans, Signing & Striping, Water Quality Management and Compliance, Notes & Details	1	3		10	22		30			66	$ 13,820
	Environmental Coordination: CEQA compliance, CE, and Acoustic Assessment		2	3							5	$ 1,505
	Landscape Architecture	6	2			10	10	25			53	$ 11,325
4.2	100% Construction Documents									4	4	$ 580
	Structural	2	2	12				10			26	$ 6,470
	Civil: Demolition Plan, Erosion Control Plan, Grading & Drainage, Street Improvement Plans, Signing & Striping, Water Quality Management and Compliance, Notes & Details	1	2		6	10		28			47	$ 9,570
	Environmental Coordination: CEQA compliance, CE, and Acoustic Assessment		2	3							5	$ 1,505
	Landscape Architecture	5	2			9	9	20			45	$ 9,675
4.3	Specification, Reports, and Estimates	4	4	3		15				6	32	$ 7,760
Task 5	**Bidding Support**	**3**	**3**			**4**					**10**	**$ 2,990**
5.1	Bidding Support	3	3			4					10	$ 2,990
Task 6	**Construction Administration Support**	**9**	**8**			**24**	**28**			**2**	**71**	**$ 16,820**
6.1	Meetings	5	2				16			2	25	$ 5,860
6.2	Submittal Review	2	3				12				17	$ 4,040
6.3	Responding to RFIs	2	3			24					29	$ 6,920
Task 7	**Record Drawing Production**	**4**	**4**				**12**	**24**			**44**	**$ 9,320**
7.1	As-Built Drawing Production	4	4				12	24			44	$ 9,320
	TOTAL HOURS	**71**	**55**	**54**	**29**	**145**	**137**	**266**		**21**	**778**	
	Subtotal Labor:	**$26,270**	**$18,700**	**$14,850**	**$7,105**	**$31,175**	**$26,030**	**$46,550**		**$3,045**		**$ 173,725**
	Other Direct Costs											**$ 31,950**
	Survey											$ 9,000
	Geotechnical & Utility Research											$ 11,500
	Potholing											$ 11,450
	TOTAL COST:											**$ 205,675**

EXHIBIT C

Activity Schedule

PICKLEBALL COURTS AT SEVILLE PARK



Schedule

Tasks	2025																																2026											
	May		June				July				August				September				October				November				December				January				June				July			
	1	2	3	4	5	6	7	8	9	10	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	43	44	45	46	47	48	65	66	67	68	69	70	71	72
Notice to Proceed	★																																										
Project Kick-off Meeting/Site Walk & Field Review																																											
Data Collection																																											
Survey																																											
Geotechnical Analysis and Report																																											
Concept Development																																											
Progress Meeting 1																																											
City Review and Comment																																											
Design Development (60% Construction Documents)																																											
City Review and Comment																																											
Progress Meeting 2																																											
90% Construction Documents																																											
City Review and Comment																																											
Progress Meeting 3																																											
100% (Final) Construction Documents																																											
Pre-Bid Meeting																																											
Bidding Support																																											
Construction Kickoff																																											
Construction Administration Phase																							Construction > complete by July 2026																				
As Built Drawing Production																																											

SEVILLE PARK

FONTANA CA



SEVILLE PARK - PICKLE BALL COURTS

NORTH 0' 50' 100' 150'

bmla
LANDSCAPE
ARCHITECTURE

INDEX MAP LP-1

PREPARED FOR THE CITY OF FONTANA

8353 Sierra Ave, Fontana, CA 92335





THE PROPOSED PICKLE BALL COURT COMPLEX WILL REPLACE THE EXISTING AMPHITHEATER AT SEVILLE PARK. IT'S LOCATION WILL BE ADJACENT TO AN EXISTING PARKING LOT, BASKETBALL COURT AND TRAIL. THIS DESIGN PROVIDES FOR COMMUNITY CONNECTION THROUGH SOCIAL, PHYSICAL FITNESS AND OUTDOOR RECREATION ENGAGEMENT.





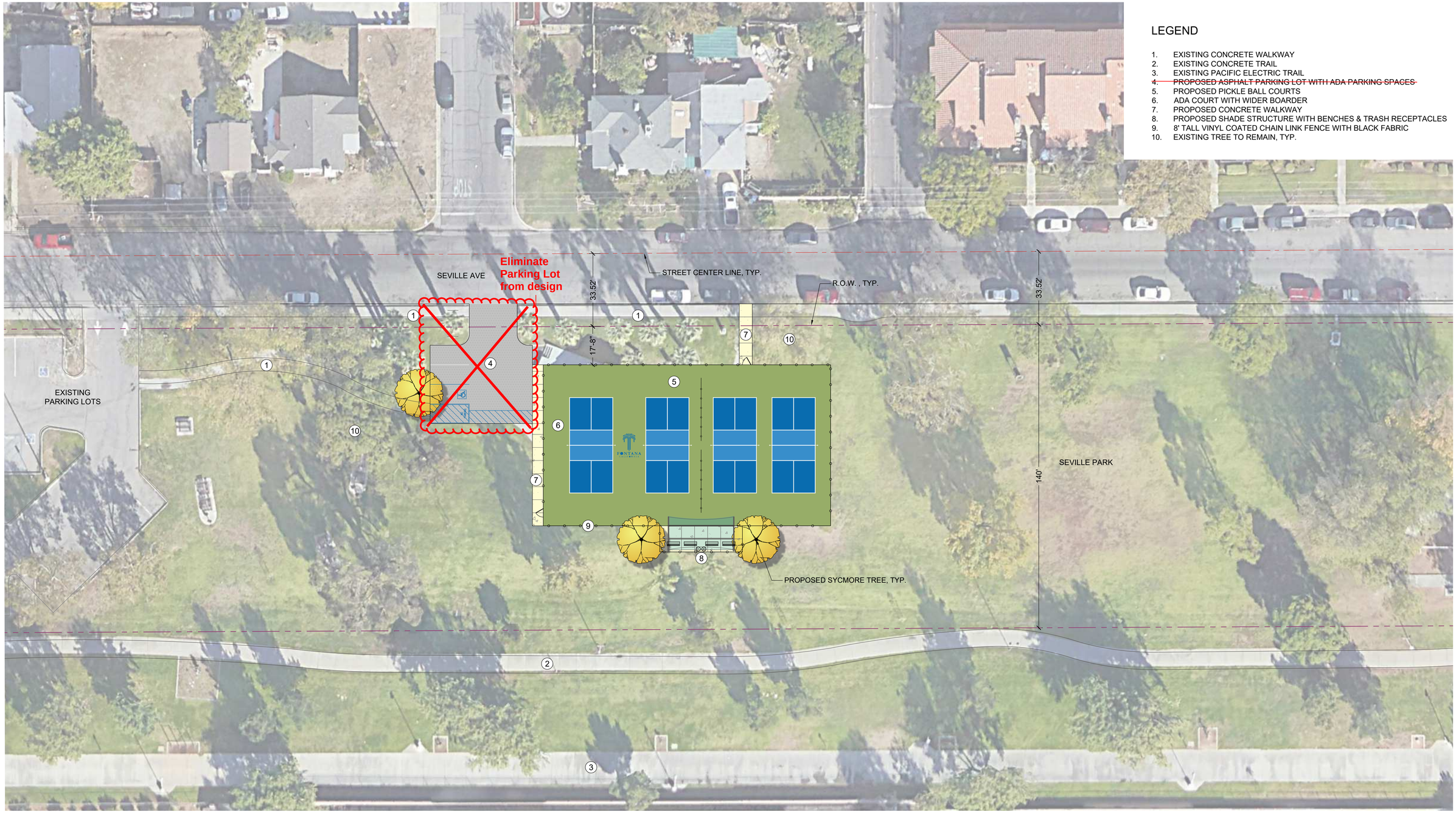




SEVILLE PARK - PICKLE BALL COURTS

bmla
LANDSCAPE
ARCHITECTURE

DESIGN IMAGERY LP-2
PREPARED FOR THE CITY OF FONTANA
8353 Sierra Ave, Fontana, CA 92335



LEGEND

1. EXISTING CONCRETE WALKWAY
2. EXISTING CONCRETE TRAIL
3. EXISTING PACIFIC ELECTRIC TRAIL
4. ~~PROPOSED ASPHALT PARKING LOT WITH ADA PARKING SPACES~~
5. PROPOSED PICKLE BALL COURTS
6. ADA COURT WITH WIDER BOARDER
7. PROPOSED CONCRETE WALKWAY
8. PROPOSED SHADE STRUCTURE WITH BENCHES & TRASH RECEPTACLES
9. 8' TALL VINYL COATED CHAIN LINK FENCE WITH BLACK FABRIC
10. EXISTING TREE TO REMAIN, TYP.

SEVILLE PARK - PICKLE BALL COURTS

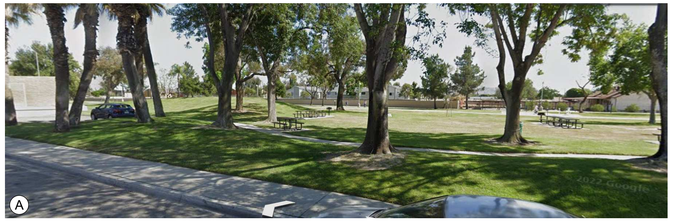
NORTH 0' 20' 40' 60'

bmla LANDSCAPE ARCHITECTURE

CONCEPTUAL LANDSCAPE PLAN LP-3

PREPARED FOR THE CITY OF FONTANA

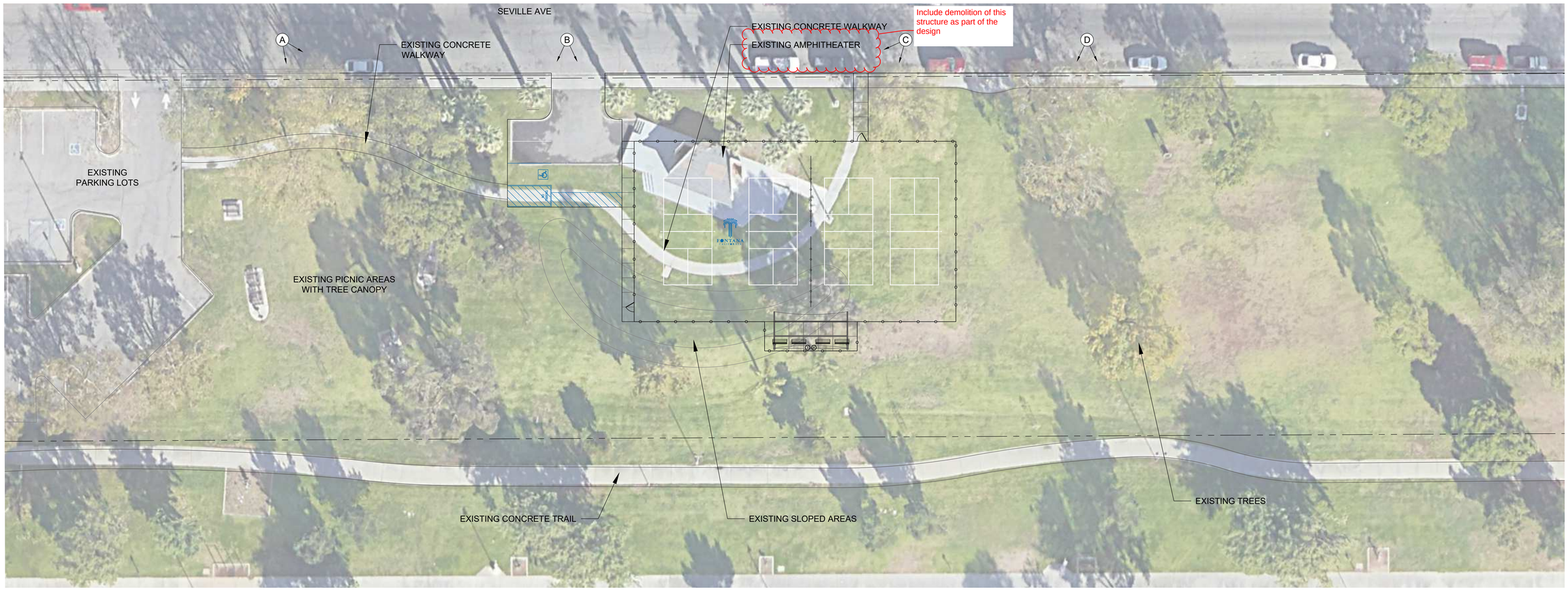
8353 Sierra Ave, Fontana, CA 92335











SEVILLE PARK - PICKLE BALL COURTS

NORTH 0' 20' 40' 60'

bmla
LANDSCAPE ARCHITECTURE

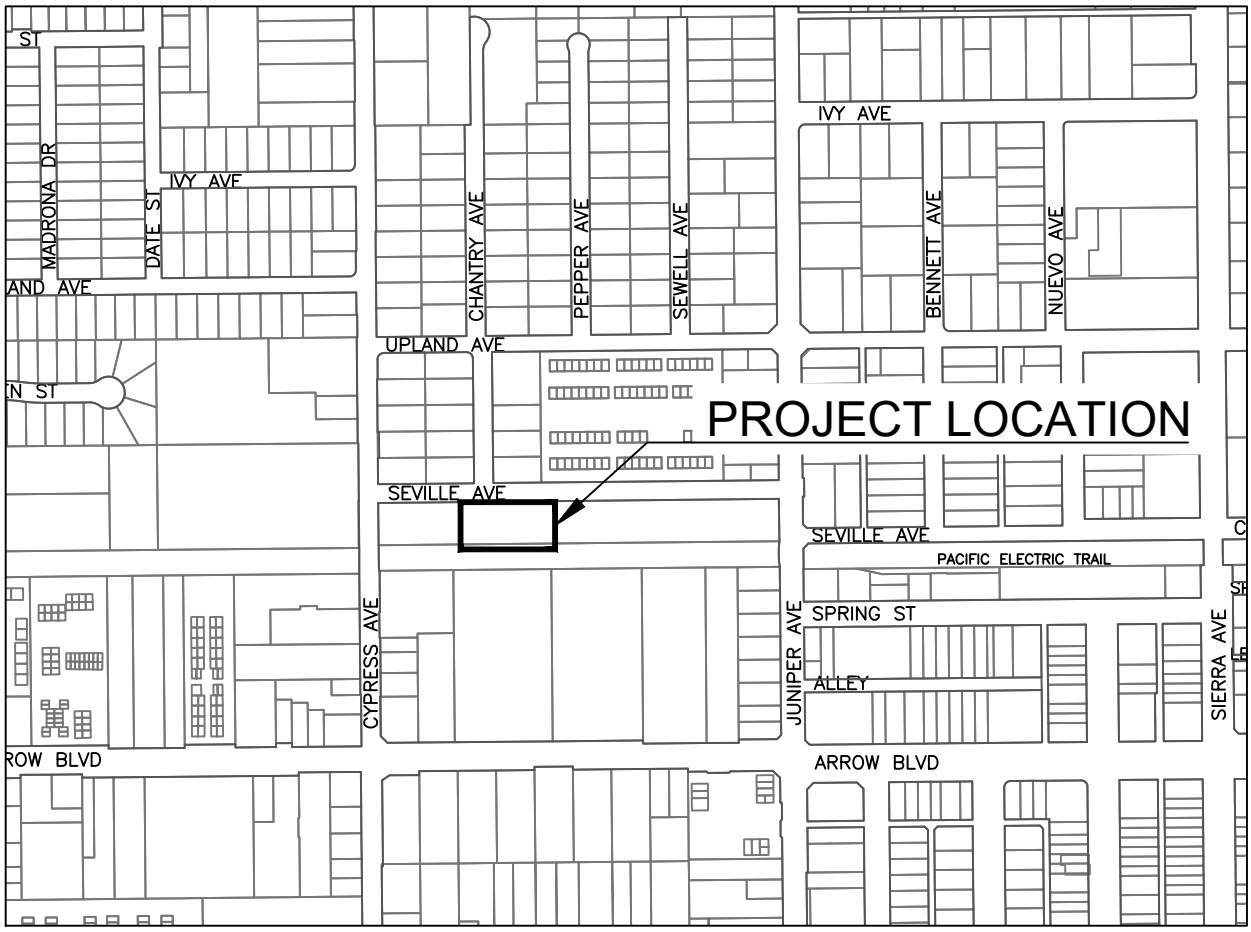
EXISTING CONDITIONS LP-4

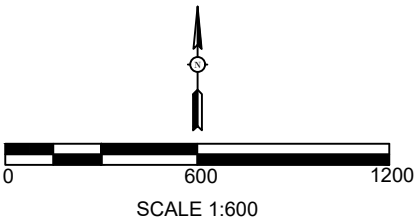
PREPARED FOR THE CITY OF FONTANA
8353 Sierra Ave, Fontana, CA 92335

Ranking Results
Pickleball Courts at Seville Park Project
DE-24-138-SP

Firm	Rank
Kimley-Horn and Associates, Inc. Orange, CA	1
RJM Design Group, Inc. San Juan Capistrano, CA	2
MIG, Inc. Fullerton, CA	3
RHA Landscape Architects-Planners, Inc. Riverside, CA	4
IDS Group, Inc. Corona, CA	5
Hirsch and Associates, Inc. Landscape Architects Anaheim, CA	6
David Volz Design Landscape Architects, Inc. Costa Mesa, CA	7
WestLAND Group, Inc. Rancho Cucamong, CA	7
Willdan Engineering Orange, CA	8
Interwest Consulting Group, Inc. Irvine, CA	9
California Landscape and Design, Inc. Upland, CA	10

PICKLEBALL COURTS AT SEVILLE PARK PROJECT





SCALE 1:600

File #: 25-0347
Agenda #: F.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Public Works

SUBJECT:
Award a Contract for the Demolition of Seville Park Amphitheater

RECOMMENDATION:
Authorize the City Manager to execute a CUCCAC contract PW-26-11-CC with Wreck Age Demolition Inc. in the amount of $49,800.00 with a 10% contingency in the amount of $4,980.00 for the demolition of Seville Park Amphitheater.

COUNCIL GOALS:
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

DISCUSSION:
The Seville Park Amphitheater, located within Seville Park at 16601 Seville Avenue, has historically served as a venue for City-sponsored events and facility rentals. Through time, the structure has experienced significant deterioration and is no longer in a condition suitable for public use. In addition, the site has experienced unauthorized use, contributing to safety concerns for park visitors and the surrounding neighborhood. As a result, the amphitheater is now considered beyond feasible repair.

Following a comprehensive assessment, City staff have determined that demolition of the amphitheater is the most appropriate course of action. This will allow for the redevelopment of the site to accommodate new recreational amenities, specifically the design and construction of much requested pickleball courts.

In accordance with the California Uniform Public Construction Cost Accounting Act (CUCCAC), the City will be awarding the demolition contract PW-26-11-CC to Wreck Age Demolition Inc. based in Chino Hills, California.

Staff recommends proceeding with the demolition to enable timely planning and implementation of the proposed park improvements.

FISCAL IMPACT:
The total fiscal impact associated with the approval of this item is $54,780.00. Funds for this project are budgeted in the current FY 2025/2026 Budget in the Pickleball Court Project #37600092, Fund 604 - Capital TUT

MOTION:
Approve staff recommendation.

P.O. BOX 3040, CHINO HILLS, CA,91709
LICENSE #890096

DIR REGISTRATION # 1000004610
SBE MBE CERTIFIED

PROPOSAL AND CONTRACT

To: City of Fontana
Attn: Adrian Daniel

Date: Wednesday, June 11, 2025

Project: Demolition of a block stage building
Address: 16601 Seville Avenue, Fontana, CA

I PROPOSE TO FURNISH ALL EQUIPMENT, FULLY OPERATED AND MAINTAINED, TO COMPLETE THE FOLLOWING:

This Company will not be responsible for broken sidewalks, underground pipes, etc.; if work involves drilling or blasting the cost of this work is extra unless otherwise agreed upon in writing. Also not responsible for dewatering filled ground, shoring, cave-ins, engineering, fine grading, backfilling, obtaining any required barricading or canopies, utility abandonment, removal of caissons or septic tanks, fencing, unforeseen, or obtaining required permits, unless otherwise specified in writing. Removal of property line fences and footings larger than 18 inches are extra. **Not responsible for hazardous or contaminated material.**

This company reserves the right to all salvageable material on the site at the time the job is bid, unless otherwise agreed upon in writing. Prices quoted do not include obtaining any necessary permits.
Any alteration or deviation from the following specifications involving extra work will only be executed upon written orders for same, and will become extra charge over the sum mentioned in this contract; all agreements must be in writing.

SCOPE OF WORK: This quote includes prevailing wages.

Demolition Scope:

1. Obtain a demolition permit from the City of Fontana. (Permit fee not included).
2. Obtain a water hydrant meter.
3. Install temporary construction fencing with windscreen to secure the site approximately 350 LF.
4. Demolish, remove and dispose of existing block building. Approx…800 SF.
5. Removal and disposal of concrete slab and foundations.
6. Removal and disposal of asphalt pavement adjacent to block building. Approx..1500 SF.
7. Removal and disposal of concrete pavement around the perimeter of the existing building.
8. Capping of sewer line is included.
9. Contract for Hauling services with the City's franchise hauler, Burrtec Waste.

EXCLUDE: Cut and cap of existing utilities, permits, deposits for recycling, erosion control.

ALL THE ABOVE WORK TO BE COMPLETED IN A SUBSTANTIAL AND WORKMANLIKE MANNER FOR THE SUM OF:

$49,800.00 (Forty Nine Thousand Eight Hundred Dollars).

PHONE: (909) 393-6937
FAX: (909) 393-6945
EMAIL: ISMAEL.E.RODRIGUEZ@WRECKAGEDEMO.COM

The price stated in this contract is valid for a length of 40 days only. After 40 days the total amount stated above will become void unless a signed contract is returned within the specified time. Payments to be made 30 days upon completion of work. 10% per month for late payments. Price based on one move. Engineering, testing, survey, any required bonds, permits and inspection fees to be paid by others. Sanitation facilities and water necessary for dust control shall be furnished by owner or general contractor ordering work. If circumstances at the site require that another specialty contractor be hired, such as to trim trees entangled in power lines, saw-cut property line walls, etc. The cost or hiring said contractor is not included in this quote unless specifically mentioned otherwise. Owner indemnifies and agrees to defend Wreck Age Demolition, Inc., should any claims be made by third parties based on work performed by Wreck Age Demolition, Inc. In the event of litigation relating to the subject matter of this Agreement, the non-prevailing party shall reimburse the prevailing party for all reasonable attorney fees and costs resulting therefrom.

NOTICE TO PAYOR:

"Under the Mechanics' Lien Law (California Code of Civil Procedures, Section 1181 et seq.), any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

We require the following information prior to scheduling: Signed contract, Copy of asbestos abatement completion, approximate square footage and age of structure, property owner's name, address and phone number. Demolition and sewer permits to be obtained by others prior to demolition.

Signature_____ Date_____

Name_____ Title_____

Respectfully submitted,

WRECK AGE DEMOLITION, INC.

ISMAEL E RODRIGUEZ

PHONE:
(909) 393-6937

FAX:
(909) 393-6945

EMAIL:
ISMAEL.E.RODRIGUEZ@WRECKAGEDEMO.COM

File #: 25-0348
Agenda #: G.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Housing

SUBJECT:
Acceptance of 2025 Housing and Homelessness Incentive Program Funding

RECOMMENDATION:
1. Accept the San Bernardino County Continuum of Care's Housing and Homelessness Incentive Program funding in the amount of $1,700,000;

2. Authorize the City Manager, or City Manager's designee, to execute and transmit any documents necessary or desirable to ensure the City's timely receipt of the San Bernardino County Continuum of Care's Housing and Homelessness Incentive Program funding.

COUNCIL GOALS:
- Practice sound fiscal management by pursing grant opportunities.
- Provide a diverse range of housing types and levels of affordability while addressing homelessness in the community by promoting diverse range of housing projects and levels of affordability.
- Concentrate on Inter-governmental relations by pursuing financial participation from county, state and federal governments

DISCUSSION:
The San Bernardino County Continuum of Care (CoC) released the Request for Applications No. OHS 24-05 Housing and Homelessness Incentive Program (HHIP) on October 31, 2024 making approximately $10 million dollars available to eligible applicants.

The HHIP is a statewide voluntary program in which Managed Care Plans (MCPs) work at the county level with local partners to build partnerships with social service providers and homeless systems of care. HHIP funds are used to invest in work done by local organizations that are leading housing and homeless-related efforts.

The ultimate goal is to improve health outcomes and access to whole-person care services by addressing housing insecurity and instability as social determinants of health for the targeted population.

There were five major categories that an applicant could request funding through this two-year grant:

- CoC Support which strengthens housing-related infrastructure and increases the related workforce.
- CoC Collaboration & Partnerships supports the increase in the number of housing-related service providers.
- Disparities & Equity Services Support enhances support for addressing disparities and equity in housing-related services.
- Street Medicine Support supports infrastructure to coordinate and meet eligible participants health and housing needs.
- Permanent Supportive Housing

The City submitted an application under the Permanent Supportive Housing category to be utilized at the Aldea Apartments to expand the City's current homeless programming and was awarded $1,700,000. The County of San Bernardino's grant approval process is expected to be completed in the next few months with the San Bernardino County Interagency Council on Homelessness approving the funding first and final approval by the San Bernardino County Board of Supervisors shortly thereafter.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is an increase in the Housing and Homelessness Incentive Program Continuum of Care funds in the amount of $1,700,000 dollars. The required budget adjustments will be included in the first available quarterly budget report in Fund 301 (Project #30200028) once the County has completed its approval process.

MOTION:
Approve Staff Recommendation.

San Bernardino County Homeless Partnership

Homeless Provider Network
Administrative Office
560 E. Hospitality Lane, Suite 200, San Bernardino, CA 92408-0044
Office: (909) 501-0610

June 18, 2025

Mary Aguilar – Project Specialist
City of Fontana
8353 Sierra Ave
Fontana, CA 92335

RE: Notification of Recommendation for Funding - Housing and Homelessness Incentive Program – Continuum of Care

Greetings,

The Housing and Homelessness Incentive Program – Continuum of Care (HHIP – CoC) Evaluation Panel will be presenting funding recommendations to the Continuum of Care Board on June 25, 2025, for projects that were submitted in response to Request for Applications No. OHS 24-05. The City of Fontana is included in this award recommendation for the amount of **$1,700,000**.

Please note that final award amount recommendations are subject to approval by the CoC Board. You will receive further information following the CoC Board meeting on June 25, 2025.

If you have any questions regarding this letter, please contact the Office of Homeless Services at (909) 501-0610.

Sincerely,

Scott Neeri
Administrative Analyst III
Community Revitalization – Office of Homeless Services

File #: 25-0360
Agenda #: H.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Acceptance of Final Parcel Map No. 20464 for the Development of a Commercial Property at the northwest corner of Citrus Avenue and South Highland Avenue, and the Abandonment of a Certain Portion of Alleys and a Certain Portion of Highland Avenue

RECOMMENDATION:
1. Approve Final Parcel Map No. 20464, located on the north side of South Highland Avenue between Citrus Avenue and Catawba Avenue.

2. Accept dedication of public streets and easements.

3. Authorize the Mayor and City Clerk to certify the abandonment of a certain portion of the alleys and a certain portion of Highland Avenue, as identified on the parcel map.

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.
- To help establish and expand economic development within the City.

DISCUSSION:
On January 17, 2023, the City of Fontana Planning Commission approved Tentative Parcel Map No. 20464 (TPM No. 20-021), Variance No. 22-001, Conditional Use Permit No. 20-025, Conditional Use Permit No. 22-019, Conditional Use Permit No. 22-028, and Design Review No. 20-031 for the development of a commercial retail center on an approximately 8.9 adjusted gross acre site. The subdivider, Citrus Development, LLC, has complied with the Conditions of Approval and dedicated the required right-of-way and easements as a part of the project. The Parcel Map has been reviewed by the City Engineer and found to be substantially in conformance with the approved tentative parcel map.

As a part of this Parcel Map, portions of excess road right-of-way on Highland Avenue and certain alleys are no longer needed and will be vacated and abandoned. Pursuant to Section 66434(g) and Section 66499.20.2 of the Government Code (Subdivision Map Act), the City Clerk must certify the abandonment of those certain portions of street right-of-way. The filing of this Parcel Map shall constitute an abandonment of those portions of the easements granted to the City of Fontana for

street and public utility purposes.

On May 6, 2025, the City of Fontana Planning Commission adopted Resolution No. PC 2025-013, finding that the vacation and disposition of portions of Highland Avenue and an unnamed alley are consistent with the goals and policies of the City of Fontana General Plan and the project is exempt from CEQA.

In accordance with the Subdivision Map Act, the Parcel Map is now being brought to the City Council for final approval.

FISCAL IMPACT:
This action will only approve the parcel map for recordation and authorize permits for the construction of the development, therefore, there is no fiscal impact to City resources at this time.

MOTION:
Approve staff recommendation.

LAND IMPROVEMENT AGREEMENT

PM # 20464 **ASP #** _____
DR # _____ **ADDRESS #** _____

THIS AGREEMENT made and entered into this ____ day of _____, 20___, by and between the City of Fontana, hereinafter call City and CITRUS DEVELOPMENT LLC, _____hereinafter called Applicant**.**

WITNESSETH:

WHEREAS, it is the intention of the Applicant to improve a certain parcel or parcels of land in the City of Fontana described as 0228-301-51& 52; 0228-301-20 through 23; 0228-301-33 through 49 and 0228-301-02 through 08 and,

WHEREAS, the City Council of the City of Fontana has approved and adopted certain rules and regulations governing the developing of land in the City and the posting of improvements securities guaranteeing the installation of necessary permanent improvements as set forth in Article III of Chapter 25, Article IV of Chapter 26 and Article III of Chapter 27 of the Fontana City Code and,

WHEREAS, the City Code specifically sets forth the requirements for the installations of necessary improvements affecting land development.

NOW, THEREFORE, the City and the Applicant mutually agrees as follows:

The Applicant will construct or cause to be constructed at applicants expense all required permanent improvements on streets abutting his property, all required tests, design work, equipment materials, and labor in order to complete all of the improvements as associated with the requirements per the approved project or to the satisfaction of the City Engineer or as specifically described and shown on approved plans on file with City Engineer and total cost estimate as stated on Exhibit "A", and in accordance with applicable provisions of the Standard Specifications and Standard Details of the City of Fontana in effect on the date of this Agreement.

The work shall be done under the supervision of and to the satisfaction of the City Engineer. The estimated cost of said work and improvement is the sum of One million, three hundred thirty-five thousand, five hundred two dollars ($ 1,335,502.00). Surety bond for Faithful Performance in the penal sum of the estimated cost of said work and improvement shall be properly executed in favor of and delivered to the City as part of this Agreement. In lieu of a surety bond the Applicant may deposit money or negotiable securities with the City as provided in Article III of Chapter 25, Article IV of Chapter 26 and Article III of Chapter 27 of the Fontana City Code.

The estimated cost of construction set forth in Exhibit "A" is for estimation purposes only, and for calculation of the amount of securities required pursuant to the provisions of this section.

Applicant's obligation to complete the improvements, or any portion of them, is not limited in any way by the estimated cost of construction, and the obligation of Applicant's surety in connection with the securities required pursuant to the provisions of this section.

All of the required improvements shall be completed within 12 months from the effective date of this agreement. If the work is not completed within the specified time period because of acts of God, the public enemy, the City, or because of fire, flood, epidemic, quarantine restrictions, strikes or freight embargoes, the Applicant shall be entitled to an extension beyond the specified time period for a period equal to the length of such delay within ten days from the beginning of such delay

In addition to the extension for the reasons referenced in the foregoing paragraph, Applicant may submit a written request, Exhibit "B", for a discretionary extension of the time for completion of the improvements to the City Engineer. The City Engineer may grant or reject such extension, in whole or in part or with conditions, in his sole discretion. If an extension time is granted it shall in no way affect the validity of this contract or release the surety on the securities referenced herein.

Upon timely completion of the required improvements pursuant to the terms of this Agreement, and prior to final acceptance of the improvements by the City, Applicant shall submit to the City Engineer for review and approval, a digital copy of "record" drawings of all improvement plans in accordance with the latest edition of the City of Fontana Electric File Submittal Requirements. Upon the approval of "record" drawing, the City Engineer shall process the release of the Applicant's performance bond posted pursuant to the Bond Guarantee for Faithful Performance.

In the event that Applicant fails to complete the improvements within the required period or any approved extension, the City may complete the work and shall be entitled to recover the full cost and expenses thereof from Applicant, or his surety as herein provided. If City pursues completion of the improvement work, it may require Applicant, or his surety, to pay the City in advance, sufficient monies to cover the City's cost in completing construction of the improvements.

Any limitations period provided by law related to breach of this Agreement or the terms thereof shall not commence running until Applicant, or Applicant's surety pursuant to this Agreement, has provided the City Engineer with written notice of Applicant's intent to abandon or otherwise not complete the improvements.

Applicant shall defend, indemnify and hold City, its elected officials, officers, employees, and agents free and harmless from any and all liability arising out of or incident to Applicant's performance of this Agreement, including without limitation all reasonable attorney's fees, whether or not resulting from the negligence of Applicant or Applicant's agents. This indemnity shall extend to any claims arising because Applicant has failed to properly secure any necessary easement, land right, contract, and approval, but shall not extend to any claim arising out of the sole negligence of City.

It is further expressly agreed that the Applicant will procure all permits and licenses, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the work.

IN WITNESS WHEREOF, three (3) identical counterparts of this agreement, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Applicant herein named on the _____day of _____, 20_____ the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

APPLICANT

_____
Signature

_____
Print Name

_____
Company Name

_____
Address

_____
City State Zip Code

CITY OF FONTANA

By:_____
City Engineer

_____
Print Name

Date:_____

Attachments: (1) Exhibit "A" – Cost Estimate
(2) Exhibit "B" – Time Extension
(3) Securities

CITY OF FONTANA
ENGINEERING
☐ PRELIMINARILY APPROVED
☐ CONSTRUCTION APPROVED
☑ FINAL APPROVED
☐ CORRECTIONS
☐ FOR INFORMATION ONLY
BY xpfister DATE 6/19/2025

EXHIBIT A

STAFF USE ONLY
ENGINEERING PC NO.
ELPC23-000023

CITY OF FONTANA
ENGINEERING DEPARTMENT
COST ESTIMATE - EXHIBIT "A"

DATE: 06/19/2025
DEVELOPER Jinder Singh
ENGINEER Jaspal singh sidhu
PHONE NO. 702-780-1492

PROJECT NAME Fontana Square
TRACT MAP NO.
PARCEL MAP NO.

STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
6" CURB & GUTTER	1,313	L.F.	17.00	22,321
8" CURB & GUTTER		L.F.	19.00	
8" THICK CROSS GUTTER		S.F.	11.00	
4" SIDEWALK	6,860	S.F.	7.00	48,020
ACCESS RAMP	9	EA	5,000.00	45,000
DRIVE WAY APPROACHES	3530	S.F.	11.00	38,830
ASPHALT CONCRETE DIKES		L.F.	11.00	
FOG SEAL		S.F.	.10	
IMPORTED EMBANKMENT		C.Y.	10.00	
PREPARATION OF SUBGRADE	23,120	S.F.	.50	11,560
*A.C.	628.0	TON	150.00	94,200
*A.C.OVERLAY(0.20 THICKNESS) PER CITY STANDARD	595.0	TON	150.00	89,250
**PCC CURB ONLY (MEDIAN)	1,460	L.F.	16.00	23,360
ADJUST SEWER MANHOLE TO GRADE		EA	500.00	
ADJUST SEWER CLEAN OUT TO GRADE		EA	300.00	
ADJUST WATER VALVES TO GRADE		EA	250.00	
BARRICADES		L.F.	40.00	
2 X 4 REDWOOD HEADER		L.F.	5.00	
*REMOVAL OF A.C. PAVEMENT	5,344	S.F.	.66	3,527
**REMOVAL OF P.C.C. CURB	2,293	L.F.	6.00	13,758
*REMOVAL OF A.C. BERM		L.F.	5.00	
RETAINING WALL H=2 1/2 FT. OR LESS		L.F.	40.00	
BLOCK WALL H=6 FEET		L.F.	50.00	
AGGREGATE BASE	722.0	TON	30.00	21,660
GUARD POSTS		EA	70.00	
GUARD PANEL (WOOD)		L.F.	40.00	
SAWCUT	1,890	L.F.	3.50	6,615
REFLECTORS AND POSTS		EA	100.00	
STREET SIGNS		EA	250.00	
CROSS GUTTER	130	LF	17.00	2,210
2'X3.5" UNDER SIDEWALK DRAIN	1	EA	400.00	400
3'X3.5" UNDER SIDEWALK DRAIN	1	EA	450.00	450
2.75'X3.5" UNDER SIDEWALK DRAIN	1	EA	425.00	425
1.75'X3.5" UNDER SIDEWALK DRAIN	1	EA	375.00	375
1.25'X3.5" UNDER SIDEWALK DRAIN	1	EA	250.00	250

STREET IMPROVEMENT SUBTOTAL 422,211

* A.C. ASPHALTIC CONCRETE
** P.C.C. PORTLAND CONCRETE CEMENT

20% CONTINGENCY FOR UNAPPROVED PLANS 84,442

SUBTOTAL 506,653

STORM DRAIN IMPROVEMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
* 18" RCP		L.F.	90.00	
* 24" RCP	76	L.F.	110.00	8,360
* 30" RCP		L.F.	250.00	
* 36" RCP		L.F.	250.00	
* 42″ RCP		L.F.	250.00	
* 48" RCP		L.F.	260.00	
* 54" RCP		L.F.	280.00	
* 60" RCP		L.F.	300.00	
* 66″ RCP		L.F.	320.00	
* 78″ RCP		L.F.	340.00	
* 24″ CMP		L.F.	90.00	
* 60″ CMP		L.F.	320.00	
CATCH BASIN/CURB INLET:				
W=7	1	EA	4,000.00	4,000
W=10		EA	4,500.00	
W=14		EA	6,000.00	
W=21		EA	11,000.00	
W=28		EA	14,000.00	
JUNCTION STRUCTURE		EA	3,200.00	
TRAFFIC TYPE JUNCTION STRUCTURE		EA	2,800.00	
DISCHARGE STRUCTURE		EA	2,800.00	
MANHOLES		EA	2,500.00	
LOCAL DEPRESSION		EA	1,250.00	
GRATE INLET STRUCTURE		EA	2,100.00	
		EA		
		EA		
		EA		

STORM DRAIN IMPROVEMENT SUBTOTAL 12,360

* REINFORCE CONCRETE PIPE

SANITARY SEWER IMPROVEMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
MANHOLES 60" DIAMETER		EA	4,500.00	
MANHOLES 48" DIAMETER		EA	4,000.00	
DROP MAN HOLES		EA	4,500.00	
WYES		EA	100.00	
CLEANOUTS		EA	600.00	
REMODELING OF EXISTING MANHOLE		EA	950.00	
** 4" VCP		L.F.	50.00	
** 6" VCP		L.F.	60.00	
** 8" VCP	90	L.F.	70.00	6,300
** 10" VCP		L.F.	80.00	
** 12" VCP		L.F.	90.00	
** 15" VCP		L.F.	100.00	
CONNECTION TO EXISTING MANHOLE	1	L.F.	1500.00	1,500
PLUGGED-IN AND ABANDONED EX. SEWER LATERAL	15	L.F.	35.00	525

SANITARY SEWER IMPROVEMENT SUBTOTAL 8,325

** VITRIFIED CLAY PIPE

TRAFFIC SIGNALS/SIGN/STRIPING

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
TRAFFIC SIGNAL MODIFICATION:				
ONE CORNER		L.S.	75,000.00	
TWO CORNERS		L.S.	100,000.00	
TRAFFIC SIGNAL NEW	1	L.S.	400,000.00	400,000
PAINT TRAFFIC STRIPE (1 COAT)	5188	L.F.	2.40	12,451
PAINT TRAFFIC STRIPE(2 COATS)	5188	L.F.	.65	3,372
PEDESTRIAN CROSSWALK STRIPING	520	L.F.	.65	338
PAVEMENT MARKER (NON REFLECTIVE)		EA	2.50	
PAVEMENT MARKER (REFLECTIVE)	3	EA	4.00	12
REFLECTORS AND POSTS		EA	100.00	
STREET SIGNS	3	EA	250.00	750
		EA		
		EA		

TRAFFIC SIGNAL/SIGNS/STRIPING SUBTOTAL 416,923

CFD LANDSCAPE IMPROVEMENTS (BONDING PURPOSES ONLY)

AREA LANDSCAPED		S.F.	$12.00	
CENTER MEDIAN		S.F.	$12.00	

LANDSCAPING IMPROVEMENTS SUBTOTAL _____

SUBTOTALS:

STREET IMPROVEMENT SUBTOTAL..... 506,653

STORM DRAIN IMPROVEMENTS SUBTOTAL..... 12,360

SANITARY SEWER IMPROVEMENTS SUBTOTAL..... 8,325

TRAFFIC SIGNAL/SIGNS/STRIPING SUBTOTAL..... 416,923

IMPROVEMENT SUBTOTAL 944,261

*(*USE THIS TOTAL FOR PLAN CHECK & PERMITTING PURPOSES*)*

CFD LANDSCAPE IMPROVEMENTS .....

SUBDIVISION MONUMENT GUARANTEE $1,200 + $50/LOT ...

STREET LIGHTS 9 **@ $5,000** 45,000

CUCAMONGA COUNTY WATER DISTRICT FACILITIES.....

IMPROVEMENT SUBTOTAL.... 989,261

ADD 35%..... 346,241

BONDING TOTAL..... 1,335,502

APPROVED PUBLIC IMPROVEMENT PLANS:

STREET IMP. DWG. NO. 6529

STREET LIGHT DWG. NO. 6529LT

SEWER IMP. DWG. NO. 6530

STORM DRAIN IMP. DWG. NO. N/A

TRAFFIC SIGNAL DWG. NO. 6531

SIGNING & STRIPING DWG. NO. 6532

Bond No. _____
Premium $ _____

BOND GUARANTEE FOR FAITHFUL PERFORMANCE

Land Improvement Agreement

WHEREAS, the City of Fontana, State of California, and CITRUS DEVELOPMENT LLC, hereinafter designated as "Applicant" have entered into an agreement whereby applicant agrees to install and complete certain designated public improvements which said agreement, dated _____, and identified as 0228-301-51& 52; 0228-301-20 through 23; 0228-301-33 through 49 and 0228-301-02 through 08 is hereby referred to and made a part hereof; and

WHEREAS, said applicant is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we the applicant and CITRUS DEVELOPMENT LLC, as surety, are held and firmly bound unto the City of Fontana, hereinafter called the City, in the penal sum of One million, three hundred thirty-five thousand, five hundred two dollars ($ 1,335,502.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by those presents.

The condition of this obligation is such that if the above bonded applicant, his or its heirs, executors, administrators, successors, or assigns, shall in all things stand to and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and hold harmless the City, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect, pursuant to Article III of Chapter 25, Article IV of Chapter 26 and Article III of Chapter 27 Fontana City Code, and any amendments thereto, for the installation of construction of: _____
OFF-SITE IMPROVEMENTS PER DWG NOS. - 6529 (ST), 6529LT (SL), 6530 (SW), 6531 (TS), 6532 (SS)

As part of the obligation secured hereby and in addition to the face amount specified hereon, there shall be included costs and reasonable expenses and fees including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any wise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the applicant and surety above named, on _____.

_____(seal)
Applicant

_____(seal)
Surety

NOTE: Signature for those executing for the surety must be properly acknowledge.

LAND IMPROVEMENT AGREEMENT

EXHIBIT "B"

I,_____

(Applicant's name here)

am the owner of the property to which this Request is being made for a **One Year Time Extension for Project No.** _____.

Print Name: _____

Applicant's Signature: _____

Applicant's Address: _____

_____

Date: _____

(Attached Notary Acknowledgment)

CITY OF FONTANA

BY:_____ DATE:_____

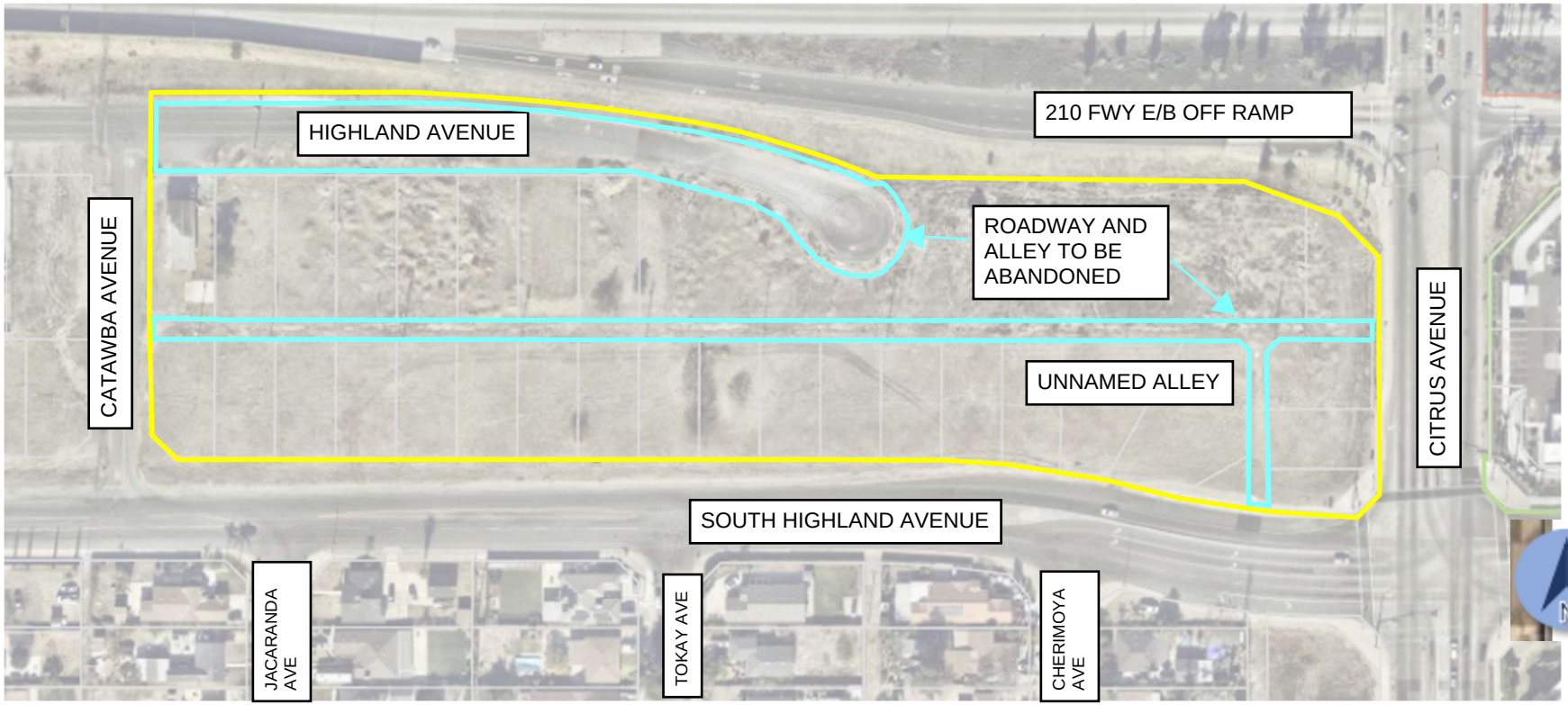
City Engineer

[ ] DENY

[ ] APPROVED

NEW DATE: _____

CITY OF FONTANA **ENGINEERING DEPARTMENT**



ABANDONMENT AREAS

DATE: July 22, 2025

CASE: **Final Map Acceptance**
PM 20464

ATTACHMENT NO. 2



VICINITY MAP

SCALE – N.T.S

NORTH

GROSS AREA = 8.877 ACRES
NET AREA = 8.770 ACRES
NUMBERED PARCELS: 4

PARCEL MAP NO. 20464

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF TRACT NO. 3348, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA PER PLAT FILED IN BOOK 47, PAGES 14-16, INCLUSIVE, RECORDS OF SAID COUNTY, AND A PORTION OF SEGMENT 1 AND ALL OF SEGMENT 2 OF STATE HIGHWAY MAP BOOK 15, PAGES 82 AND 83, RECORDS OF SAID COUNTY, OF SUPERSEDED HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF FONTANA PER DOC. NO. 2003-0250323, OFFICIAL RECORDS OF SAID COUNTY AND STATE, RECORDED APRIL 16, 2003, RECORDS OF SAID COUNTY AND STATE.

ALLARD ENGINEERING

NOVEMBER, 2022

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND INCLUDED WITHIN THE DISTINCTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNES FOR THE USE AND BENEFIT OF THE OWNERS OF PARCELS 1 THROUGH 4, INCLUSIVE, A RECIPROCAL ACCESS AND PARKING EASEMENT OVER THE ENTIRE AREA OF ALL PARCELS CREATED BY THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

WE HEREBY DEDICATE TO THE CITY OF FONTANA AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, AND UPON SOUTH HIGHLAND AVENUE AND CITRUS AVENUE AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF FONTANA, ALL RIGHTS OF VEHICULAR ACCESS TO OR EGRESS FROM, OVER AND ACROSS THOSE PORTIONS OF PARCELS 3 AND 4 ABUTTING CITRUS AVENUE AND SOUTH HIGHLAND AVENUE AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF FONTANA AN EASEMENT FOR PUBLIC UTILITY PURPOSES OVER THE EASTERLY 5' OF PARCEL 4 AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF FONTANA, THE 40' WIDE SEWER EASEMENT OVER PARCEL 4 AS SHOWN ON THIS MAP.

CITRUS DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

_____

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Bernardino
ON June 19, 2025 BEFORE ME, D. Wright , A NOTARY PUBLIC,
PERSONALLY APPEARED Jinder Singh ,WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

D. Wright _____
PRINT NAME SIGNATURE

MY COMMISION EXPIRES: April 17, 2029 COMMISION NO.: 2517547

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

ABANDONMENT NOTES:

PURSUANT TO SECTION (66434(g) AND 66445(j) 66499.20 1/4 66499.20 1/2) OF THE SUBDIVISION MAP ACT, THE RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THAT CERTAIN ALLEY ACQUIRED BY THE COUNTY OF SAN BERNARDINO FOR ROAD PURPOSES BY TRACT NO. 3348, RECORDED IN BOOK 47 OF MAPS, PAGES 14-16, INCLUSIVE, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY AND THAT PORTION OF SEGMENT 1 AND ALL OF SEGMENT 2 PER DOC. NO. 2003-0250323, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

PURSUANT TO SECTION (66434(g) AND 66445(j) 66499.20 1/4 66499.20 1/2) OF THE SUBDIVISION MAP ACT, THE RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THAT CERTAIN TEMPORARY CONSTRUCTION EASEMENT BY DEED RECORDED APRIL 23, 2004 AS DOCUMENT NO. 2004-0196463, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE CITY OF FONTANA IN NOVEMBER, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSTIONS WITHIN ONE YEAR OF MAP RECORDATION, IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT, AND THAT SAID MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: 10/18/25

D. B. Warren
DAVID B. WARREN, L.S. 8244

LICENSED LAND SURVEYOR
DAVID B. WARREN
No. 8244
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 20464, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ARTICLE I THROUGH III, CHAPTER 26, CODE OF THE CITY OF FONTANA HAVE BEEN COMPLETED.

DATE: _____

_____
GIA LAM KIM, RCE 62296
CITY ENGINEER
CITY OF FONTANA

REGISTERED PROFESSIONAL ENGINEER
GIA LAM KIM
C 62296
CIVIL
STATE OF CALIFORNIA

CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP 20464 CONSISTING OF 4 SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____

_____
MICHAEL P. THORNTON, PLS 6867
CITY LAND SURVEYOR
CITY OF FONTANA

LICENSED LAND SURVEYOR
MICHAEL P. THORNTON
NO. 6867
STATE OF CALIFORNIA

CITY OFFICIAL'S CERTIFICATE

AT THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 2025, THE SAID CITY COUNCIL APPROVED ON BEHALF OF THE CITY OF FONTANA THE ANNEXED MAP OF PARCEL MAP NO. 20464 AND ACCEPTED THE FOREGOING DEDICATION, IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS AND HEREBY CERTIFY THE ABANDONMENTS AS STATED IN THE ABANDONMENT NOTES HEREON.

ATTEST:

_____

_____
GERMAINE KEY
CITY CLERK, CITY OF FONTANA

_____
ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES; OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE $ _____.

DATE: _____

ENSEN MASON - COUNTY AUDITOR
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA

BY: _____, DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATE: _____

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY

BY: _____ DEPUTY

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)&(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO FEE:

CITY OF FONTANA, HOLDER OF AN EASEMENT FOR STREET, ALLEYS AND PUBLIC UTILITIES PER TRACT NO. 3348, MB 47/14-16, TO BE VACATED ON THIS MAP.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDERS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 20, 1950 IN BK. 2609/195, OFFICIAL RECORDS, EASEMENT TO BE QUITCLAIMED PER SEPARATE INSTRUMENT.

PACIFIC TELEPHONE & TELEGRAPH COMPANY, HOLDERS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 26, 1950 IN BK. 2612 / 438, OFFICIAL RECORDS, EASEMENT TO BE QUITCLAIMED PER SEPARATE INSTRUMENT.

STATE OF CALIFORNIA, HOLDERS OF AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196458, 2004-0196461, 2004-0196464, 2004-0196468, ALL OFFICIAL RECORDS.

STATE OF CALIFORNIA, HOLDERS OF AN EASMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196459, 2004-0196462, 2004-0196465, 2004-0196469, ALL OFFICIAL RECORDS.

STATE OF CALIFORNIA, HOLDERS OF AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196463, OFFICIAL RECORDS.

CITY OF FONTANA, HOLDERS OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES RECORDED JUNE 3, 1986 AS INST. NO. 86-144951, OFFICIAL RECORDS.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER_____, THIS _____ DAY _____ OF _____, 20 ___, AT ___ M. IN BOOK _____ OF MAPS AT PAGE(S) _____, AT THE REQUEST OF THE CITY OF FONTANA IN THE AMOUNT OF _____.

JOSIE GONZALES
ASSESSOR - RECORDER - COUNTY CLERK
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

GROSS AREA = 8.877 ACRES
NET AREA = 8.770 ACRES
NUMBERED PARCELS: 4

PARCEL MAP NO. 20464

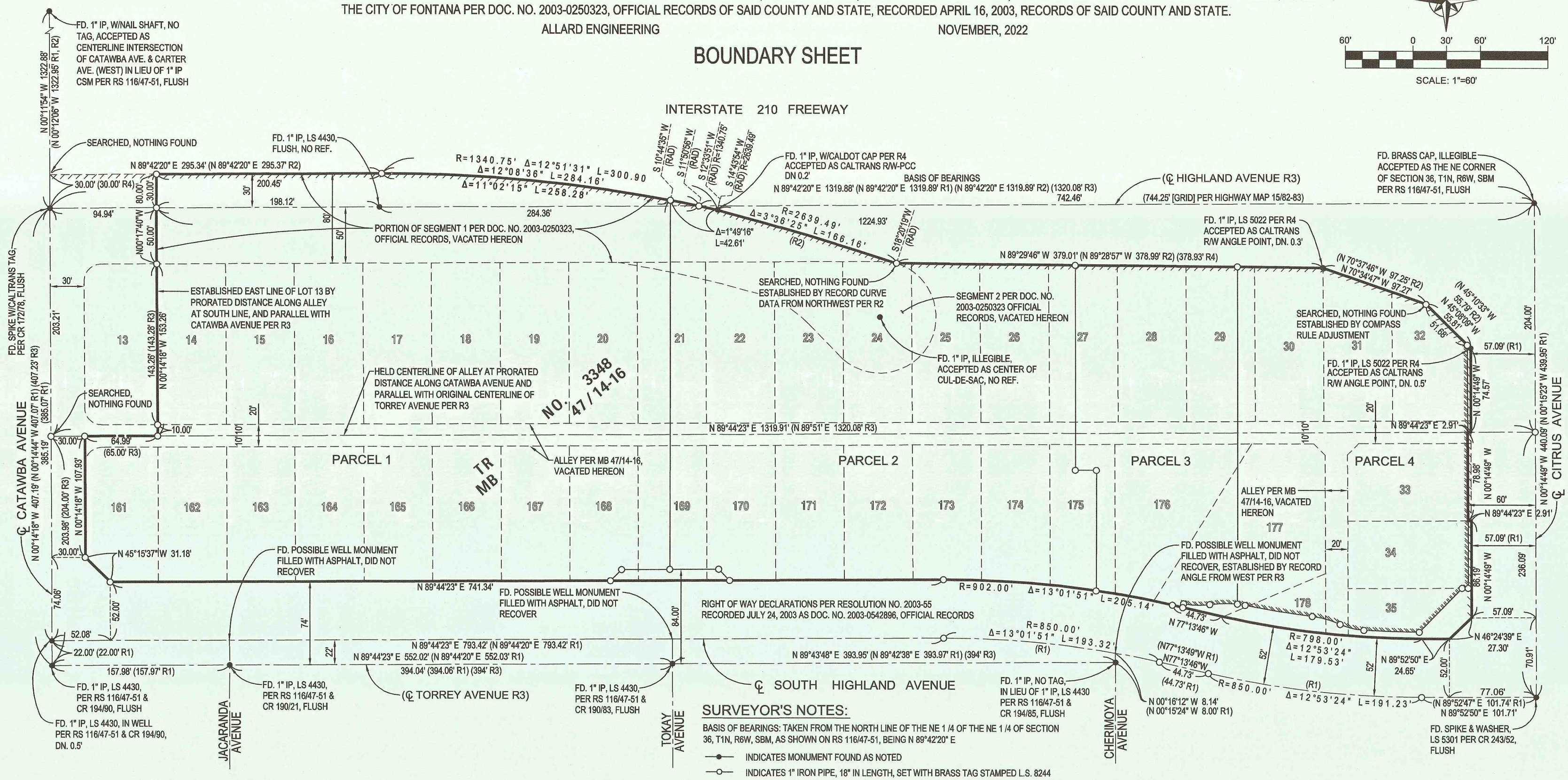
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF TRACT NO. 3348, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA PER PLAT FILED IN BOOK 47, PAGES 14-16, INCLUSIVE, RECORDS OF SAID COUNTY, AND A PORTION OF SEGMENT 1 AND ALL OF SEGMENT 2 OF STATE HIGHWAY MAP BOOK 15, PAGES 82 AND 83, RECORDS OF SAID COUNTY, OF SUPERSEDED HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF FONTANA PER DOC. NO. 2003-0250323, OFFICIAL RECORDS OF SAID COUNTY AND STATE, RECORDED APRIL 16, 2003, RECORDS OF SAID COUNTY AND STATE.

ALLARD ENGINEERING — NOVEMBER, 2022

BOUNDARY SHEET

N
60' 0 30' 60' 120'
SCALE: 1"=60'



SURVEYOR'S NOTES:

BASIS OF BEARINGS: TAKEN FROM THE NORTH LINE OF THE NE 1 /4 OF THE NE 1 /4 OF SECTION 36, T1N, R6W, SBM, AS SHOWN ON RS 116/47-51, BEING N 89°42'20" E

—●—	INDICATES MONUMENT FOUND AS NOTED
—○—	INDICATES 1" IRON PIPE, 18" IN LENGTH, SET WITH BRASS TAG STAMPED L.S. 8244
//////	INDICATES EXISTING RESTRICTED ACCESS RIGHTS
//////	INDICATES PROPOSED RESTRICTED ACCESS RIGHTS
R/W	INDICATES RIGHT-OF-WAY
PCC	INDICATES POINT OF COMPOUND CURVE
CALDOT	INDICATES CALIFORNIA DEPARTMENT OF TRANSPORTATION
(RAD)	INDICATES RADIAL BEARING
M	INDICATES MEASURED DATA
R1	INDICATES RECORD DATA PER RS 116/47-51, DISTANCES SHOWN ARE GRID. TO OBTAIN GROUND DISTANCES, MULTIPLY BY THE COMBINATION FACTOR OF 1.000085997
R2	INDICATES RECORD DATA PER CALTRANS R/W MAPS 66408-2, -3 & -4, , DISTANCES SHOWN ARE GRID. TO OBTAIN GROUND DISTANCES, MULTIPLY BY THE COMBINATION FACTOR OF 1.00009175
R3	INDICATES RECORD DATA PER TRACT NO. 3348, MB 47/14-16
R4	INDICATES RECORD DATA PER RS 131/72-83

NOTE:
ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

SEE SHEET 3 FOR NEW PARCEL SHEET
SEE SHEET 4 FOR EASEMENT SHEET

GROSS AREA = 8.877 ACRES
NET AREA = 8.770 ACRES
NUMBERED PARCELS: 4

PARCEL MAP NO. 20464

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF TRACT NO. 3348, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA PER PLAT FILED IN BOOK 47, PAGES 14-16, INCLUSIVE, RECORDS OF SAID COUNTY, AND A PORTION OF SEGMENT 1 AND ALL OF SEGMENT 2 OF STATE HIGHWAY MAP BOOK 15, PAGES 82 AND 83, RECORDS OF SAID COUNTY, OF SUPERSEDED HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF FONTANA PER DOC. NO. 2003-0250323, OFFICIAL RECORDS OF SAID COUNTY AND STATE, RECORDED APRIL 16, 2003, RECORDS OF SAID COUNTY AND STATE.

ALLARD ENGINEERING — NOVEMBER, 2022

NEW PARCEL SHEET

INTERSTATE 210 FREEWAY

N
60' 0 30' 60' 120'
SCALE: 1"=60'

FD. 1" IP, W/NAIL SHAFT, NO TAG, ACCEPTED AS CENTERLINE INTERSECTION OF CATAWBA AVE. & CARTER AVE. (WEST) PER RS 116/47-51, FLUSH

N 00°11'54" W 1322.88' (N 00°12'06" W 1322.95' R1, R2)

BASIS OF BEARINGS
N 89°42'20" E 1319.88' (N 89°42'20" E 1319.89' R1) (N 89°42'20" E 1319.89' R2) (1320.08' R3)

(℄ HIGHLAND AVENUE)
(744.25' [GRID] PER HIGHWAY MAP 15/82-83)

N 89°42'20" E 295.34' (N 89°42'20" E 295.37' R2)
30.00'
94.94'
80.00'
30.00'
50.00'
N00°17'40"W
30'
200.45'
198.12'
284.36'
R=1340.75' Δ=12°51'31" L=300.90'
Δ=12°08'36" L=284.16'
Δ=11°02'15" L=258.28'
S 10°44'35" W (RAD)
S 11°50'56" W (RAD)
S 12°33'51" W (RAD) R=1340.75'
S 14°43'54" W (RAD) R=2639.49'
Δ=1°49'16" L=42.61'
R=2639.49' Δ=3°36'25" L=166.16' (R2)
1224.93'
S 18°20'19" W (RAD)
742.46'
N 89°29'46" W 379.01' (N 89°28'57" W 378.99' R2) (378.93' R4)
158.94'
144.22'
75.85'
(N 70°37'46" W 97.25' R2)
N 70°34'47" W 97.27'
(N 45°10'33" W 55.79' R2)
N 45°08'09" W 55.81'
51.68'
CITRUS AVENUE DEDICATED HEREON TO THE CITY OF FONTANA (221 SQ. FT.)
57.09'
60'
216.48'
N 00°14'49" W 74.57'
5' P.U.E. DEDICATED HEREON
N 89°44'23" E 2.91'
PARCEL 4
1.464 AC (GROSS)
1.388 AC (NET)
SEE DETAIL "C", THIS SHEET
SEE DETAIL "B", THIS SHEET
N 00°14'49" W 440.09' (N 00°15'23" W 439.95' R1)
℄ CITRUS AVENUE
203.21'
(385.07' R1)
143.26'
N 00°14'18" W 153.26'
10.00'
64.99'
N 89°44'23" E
℄ CATAWBA AVENUE
N 00°14'18" W 407.19' (N 00°14'44" W 407.07' R1)
385.19'
181.98'
N 00°14'18" W 107.93'
30'
N 45°15'37" W 31.18'
PARCEL 1
3.934 AC (NET)
N 00°08'39" E 328.72'
PARCEL 2
2.511 AC (NET)
PARCEL 3
0.937 AC (NET)
N 00°00'09" E 182.64'
N 89°54'26" W 18.76'
N 00°00'09" E 300.36'
N 00°05'34" E 107.31'
S 08°23'39" W (RAD)
SOUTH HIGHLAND AVENUE DEDICATIONED HEREON TO THE CITY OF FONTANA
CITRUS AVENUE DEDICATED HEREON TO THE CITY OF FONTANA
N 89°44'23" E 2.91'
57.09'
60'
N 00°14'49" W 86.19'
N 89°44'23" E 741.34'
445.09'
190.26'
62.31'
84'
74'
Δ=8°39'16" L=136.24'
R=902.00'
Δ=13°01'51" L=205.14'
Δ=4°22'35" L=68.90'
44.73'
N 77°13'46" W
14'
6'
27.30'
N 46°24'39" E
24.65'
N 89°52'50" E
R=798.00' Δ=12°53'24" L=179.53'
R=850.00' Δ=13°01'51" L=193.32' (R1)
(N77°13'49"W R1)
N77°13'46"W
44.73'
(44.73' R1)
R=850.00' Δ=12°53'24" L=191.23' (R1)
52'
66'
58'
52'
(N 89°52'47" E 101.74' R1)
N 89°52'50" E 101.71'
22.00'
157.98' (157.97' R1)
22'
N 89°44'23" E 793.42'
N 89°44'23" E 552.02' (N 89°44'20" E 552.03' R1)
394.04' (394.06' R1) (394' R3)
N 89°43'48" E 393.95' (N 89°42'38" E 393.97' R1) (394' R3)
(℄ TORREY AVENUE R3)
℄ SOUTH HIGHLAND AVENUE
JACARANDA AVENUE
TOKAY AVENUE
CHERIMOYA AVENUE
SEE DETAIL "A", THIS SHEET

PARCEL 1 | PARCEL 2
N89°44'23"E
N 44°40'54" E 14.13'
42.95'
86.36'
43.41'
N 44°14'44" W 13.90'
105.99'
SOUTH HIGHLAND AVENUE DEDICATED HEREON TO THE CITY OF FONTANA (962 S.F.)

DETAIL "A"
SCALE: 1"=50'

PARCEL 3 | PARCEL 4
N 12°46'14" E 3.47'
N11°44'54"E (RAD)
N06°39'29"W PRC(RAD)
N07°09'27"E (RAD)
N11°25'19"E PRC(RAD)
N07°00'18"E PRC(RAD)
N24°29'35"E PRC(RAD)
N03°35'33"E PCC(RAD)
N00°02'03"E (RAD)
N 89°44'23" E 5.44'
N 00°14'49" W 138.98'
60.00'
86.19'
N 00°14'49" W
CITRUS AVENUE DEDICATED HEREON TO THE CITY OF FONTANA (175 S.F.)
9.49'
35.24'
44.73'
N 77°13'46" W
14'
6'
54.54'
N 44°18'32" E
27.30'
N 46°24'39" E
24.65'
N 89°52'50" E
R=798.00' Δ=12°53'24" L=179.53'
SOUTH HIGHLAND AVENUE DEDICATED HEREON TO THE CITY OF FONTANA (3,279 S.F.)

DETAIL "B"
SCALE: 1"=50'

N 89°44'23" E 2.91'
PARCEL 4
N 00°14'49" W 74.57'
N 00°14'49" W 138.98'

DETAIL "C"
SCALE: 1"=50'

CURVE TABLE			
CURVE ⬡	RADIUS	DELTA	LENGTH
A	792.00'	3°33'30"	49.19'
B	60.00'	20°54'02"	21.89'
C	85.00'	17°29'17"	25.94'
D	784.00'	4°25'01"	60.44'
E	90.00'	4°24'52"	6.93'
F	90.00'	15°39'50"	24.60'
G	90.00'	20°04'42"	31.54'
H	66.00'	20°24'17"	23.50'

SEE SHEET 2 FOR BOUNDARY SHEET & NOTES
SEE SHEET 4 FOR EASEMENT SHEET

GROSS AREA = 8.877 ACRES
NET AREA = 8.770 ACRES
NUMBERED PARCELS: 4

PARCEL MAP NO. 20464

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF TRACT NO. 3348, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA PER PLAT FILED IN BOOK 47, PAGES 14-16, INCLUSIVE, RECORDS OF SAID COUNTY, AND A PORTION OF SEGMENT 1 AND ALL OF SEGMENT 2 OF STATE HIGHWAY MAP BOOK 15, PAGES 82 AND 83, RECORDS OF SAID COUNTY, OF SUPERSEDED HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF FONTANA PER DOC. NO. 2003-0250323, OFFICIAL RECORDS OF SAID COUNTY AND STATE, RECORDED APRIL 16, 2003, RECORDS OF SAID COUNTY AND STATE.

ALLARD ENGINEERING — NOVEMBER, 2022

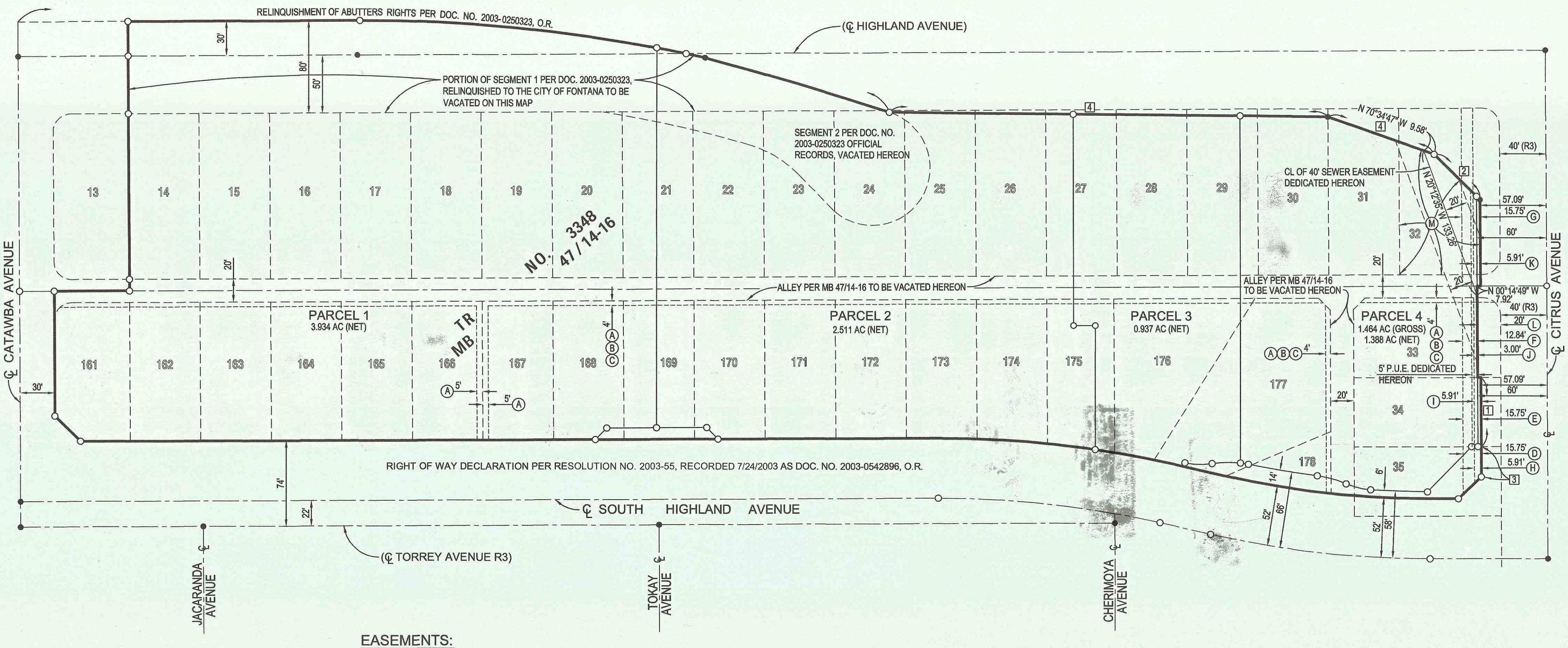
N

60' 0 30' 60' 120'

SCALE: 1"=60'

EASEMENT SHEET

INTERSTATE 210 FREEWAY



EASEMENTS:

(A) CITY OF FONTANA, HOLDER OF AN EASEMENT FOR STREET, ALLEYS AND PUBLIC UTILITIES PER TRACT NO. 3348, MB 47/14-16, TO BE VACATED ON THIS MAP.

(B) SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 20, 1950 IN BK. 2609 / 195, OFFICIAL RECORDS, EASEMENT TO BE QUITCLAIMED PER SEPARATE INSTRUMENT.

(C) PACIFIC TELEPHONE & TELEGRAPH COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 26, 1950 IN BK. 2612 / 438, OFFICIAL RECORDS, EASEMENT TO BE QUITCLAIMED PER SEPARATE INSTRUMENT.

(D) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196468, OFFICIAL RECORDS. TO REMAIN IN PLACE.

(E) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196458, OFFICIAL RECORDS. TO REMAIN IN PLACE.

(F) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196464, OFFICIAL RECORDS. TO REMAIN IN PLACE.

(G) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196461, OFFICIAL RECORDS. TO REMAIN IN PLACE.

(H) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196469, OFFICIAL RECORDS. TO REMAIN IN PLACE.

(I) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196459, OFFICIAL RECORDS. TO REMAIN IN PLACE.

(J) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196465, OFFICIAL RECORDS. TO REMAIN IN PLACE.

(K) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196462, OFFICIAL RECORDS. TO REMAIN IN PLACE.

(L) CITY OF FONTANA ROAD EASEMENT RECORDED JUNE 3, 1986 AS INST. NO. 86-144951, OFFICIAL RECORDS. TO REMAIN IN PLACE.

(M) STATE OF CALIFORNIA EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196463, OFFICIAL RECORDS. TO BE VACATED ON THIS MAP.

RELINQUISHMENT OF ABUTTER'S RIGHTS

[1] PER DOC. NO. 2004-0196457, O.R.
[2] PER DOC. NO. 2004-0196460, O.R.
[3] PER DOC. NO. 2004-0196467, O.R.
[4] PER DOC. NO. 2008-0359351, O.R.

SEE SHEET 2 FOR BOUNDARY SHEET & NOTES
SEE SHEET 3 FOR NEW PARCEL SHEET

File #: 25-0361
Agenda #: I.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Approve a Professional Services Agreement for Architectural Design Services with Rubio Medina, Architect for the Metrolink Emergency Responder Substation Project (DE-25-153-SP)

RECOMMENDATION:
1. Award and authorize the City Manager to execute a Professional Services Agreement with Rubio Medina, Architect for Architectural Design Services for the Metrolink Emergency Responder Substation Project in the amount of $455,190.00 (Request for Proposals DE-25-153-SP).

2. Approve and authorize the City Manager to execute future individual Professional Services Agreement Amendments not exceeding $100,000.00 for the Metrolink Emergency Responder Substation Project (Request for Proposals DE-25-153-SP).

3. Authorize the City Manager to execute any and all utility agreements, utility easements, and any related items on behalf of the City of Fontana for the Metrolink Emergency Responder Substation Project.

COUNCIL GOALS:
- To improve public safety by increasing operational efficiency, visibility and availability.
- To enhance the local environment for future generations and create a healthy economic and environmental future by creating neighborhoods that are attractive, safe and convenient for walkers and bicyclists.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.

DISCUSSION:
The City of Fontana's Capital Improvement Program Budget includes the Metrolink Emergency Responder Substation Project ("Project"). The proposed project is located within the Fontana Metrolink Transit Center, located at 16855 Orange Way, Fontana, CA 92335 and includes the demolition of the existing public restroom, construction of a new Fontana Police Substation and a café with public restrooms, along with a dedicated parking area for one motorcycle and one police vehicle. The Metrolink Emergency Responder Substation will be designed to accommodate up to five full-time officers and a front reception area. The total substation area shall not exceed 2,800 square feet and will include office spaces, a restroom, a small meeting room, and a public-facing front counter. Adjacent to the substation, a coffee shop will be constructed within an area not to exceed 900 square feet. The café will need to include two ADA-compliant unisex public restrooms.

On May 7, 2025, the City issued a Request for Proposals (RFP) for Architectural Design Services by notifying three hundred seventy-eight (378) prospective bidders through the Purchasing Office. Thirty -six (36) prospective bidders downloaded the RFP documents. On May 29, 2025, proposals were received from seven (7) firms interested in providing architectural design services for the project. The received proposals for architectural design ranged from $392,400.00 to $782,935.00 for all phases and were evaluated and ranked in accordance with the City policies and procedures.

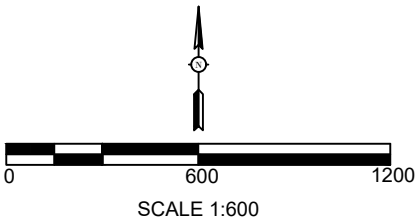
Based on the evaluations, staff recommends approval of the Professional Services Agreement with Rubio Medina, Architect, a sole proprietorship of Irvine, CA, due to their experience, available project staffing and detailed approach to meeting the tight deadline. The total not-to-exceed amount of the Professional Services Agreement is $455,190.00.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $455,190.00 for the full term of the Professional Services Agreement. The $455,190.00 is included in the FY 2025-2026 budget in project 37600085-601-A-8113, Fund 601 - Capital Reinvestment.

MOTION:
Approve staff recommendation.

METROLINK SUBSTATION RENOVATION PROJECT





SCALE 1:600

Ranking Matrix

Metrolink Emergency Responder Substation Project

Architectural Services RFP

DE-25-153-SP

Firm	Rank
Rubio Medina, Architect Irvine, CA	1
PBK Rancho Cucamonga, CA	2
TR Design Group, Inc. Riverside, CA	3
Ware Malcomb Irvine, CA	4
BFK Architects Pasadena, CA	5
RY + AO Solana Beach, CA	6
LOC Architects Los Angeles, CA	7

CITY OF FONTANA
PROFESSIONAL SERVICES AGREEMENT
DE-25-153-SP

This Agreement is made and entered into as of July 23, 2025 by and between the City of Fontana, a public agency organized and operating under the laws of the State of California with its principal place of business at 8353 Sierra Avenue, Fontana, California 92335 ("City"), and Rubio Medina, Architect a Sole Proprietorship with its principal place of business at 780 Roosevelt, Irvine, CA 92620 (hereinafter referred to as "Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. City is a public agency of the State of California and is in need of professional services for the following project:

Metrolink Emergency Responder Substation Project (hereinafter referred to as "the Project").

B. Consultant is duly licensed and has the necessary qualifications to provide such services.

C. The Parties desire by this Agreement to establish the terms for City to retain Consultant to provide the services described herein.

AGREEMENT

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Services.

Consultant shall provide the City with the services described in the Scope of Services attached hereto as Exhibit "A."

2. Compensation.

a. Subject to paragraph 2(b) below, the City shall pay for such services in accordance with the Schedule of Charges set forth in Exhibit "B."

b. In no event shall the total amount paid for services rendered by Consultant under this Agreement exceed the sum of $455,190.00. This amount is to cover all printing and related costs, and the City will not pay any additional fees for printing expenses. Periodic payments shall be made within 30 days of receipt of an invoice which includes a detailed description of the work performed. Payments to Consultant for work performed will be made on a monthly billing basis.

3. Additional Work.

If changes in the work seem merited by Consultant or the City, and informal consultations with the other party indicate that a change is warranted, it shall be processed in the following manner: a letter outlining the changes shall be forwarded to the City by Consultant with a statement of estimated changes in fee or time schedule. An amendment to this Agreement shall be prepared by the City and executed by both Parties before performance of such services, or

the City will not be required to pay for the changes in the scope of work. Such amendment shall not render ineffective or invalidate unaffected portions of this Agreement.

4. Maintenance of Records.

Books, documents, papers, accounting records, and other evidence pertaining to costs incurred shall be maintained by Consultant and made available at all reasonable times during the contract period and for four (4) years from the date of final payment under the contract for inspection by City.

5. Term

The term of this Agreement shall be from **July 23, 2025** to **July 22, 2028,** unless earlier terminated as provided herein. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Project. Consultant shall perform its services in a prompt and timely manner within the term of this Agreement and shall commence performance upon receipt of written notice from the City to proceed ("Notice to Proceed"). The Notice to Proceed shall set forth the date of commencement of work.

6. Delays in Performance.

a. Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this Agreement, such circumstances include but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war; riots and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage or judicial restraint.

b. Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.

7. Compliance with Law.

a. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local government, including Cal/OSHA requirements.

b. If required, Consultant shall assist the City, as requested, in obtaining and maintaining all permits required of Consultant by federal, state and local regulatory agencies.

c. If applicable, Consultant is responsible for all costs of clean up and/ or removal of hazardous and toxic substances spilled as a result of his or her services or operations performed under this Agreement.

8. Standard of Care

Consultant's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

9. Assignment and Subconsultant

Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement. Nothing contained herein shall prevent Consultant from employing independent associates, and subconsultants as Consultant may deem appropriate to assist in the performance of services hereunder.

10. Independent Contractor

Consultant is retained as an independent contractor and is not an employee of City. No employee or agent of Consultant shall become an employee of City. The work to be performed shall be in accordance with the work described in this Agreement, subject to such directions and amendments from City as herein provided.

11. Insurance. Consultant shall not commence work for the City until it has provided evidence satisfactory to the City it has secured all insurance required under this section. In addition, Consultant shall not allow any subcontractor to commence work on any subcontract until it has secured all insurance required under this section.

a. Commercial General Liability

(i) The Consultant shall take out and maintain, during the performance of all work under this Agreement, in amounts not less than specified herein, Commercial General Liability Insurance, in a form and with insurance companies acceptable to the City.

(ii) Coverage for Commercial General Liability insurance shall be at least as broad as the following:

(1) Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 00 01) or exact equivalent.

(iii) Commercial General Liability Insurance must include coverage for the following:

(1) Bodily Injury and Property Damage
(2) Personal Injury/Advertising Injury
(3) Premises/Operations Liability
(4) Products/Completed Operations Liability
(5) Aggregate Limits that Apply per Project
(6) Explosion, Collapse and Underground (UCX) exclusion deleted
(7) Contractual Liability with respect to this Agreement
(8) Property Damage
(9) Independent Contractors Coverage

(iv) The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; (3) products/completed operations liability; or (4) contain any other exclusion contrary to the Agreement.

(v) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status using ISO endorsement forms CG 20 10 10 01 and 20 37 10 01, or endorsements providing the exact same coverage.

(vi) The general liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City, and provided that such deductibles shall not apply to the City as an additional insured.

b. Automobile Liability

(i) At all times during the performance of the work under this Agreement, the Consultant shall maintain Automobile Liability Insurance for bodily injury and property damage including coverage for owned, non-owned and hired vehicles, in a form and with insurance companies acceptable to the City.

(ii) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 00 01 covering automobile liability (Coverage Symbol 1, any auto).

(iii) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status.

(iv) Subject to written approval by the City, the automobile liability program may utilize deductibles, provided that such deductibles shall not apply to the City as an additional insured, but not a self-insured retention.

c. Workers' Compensation/Employer's Liability

(i) Consultant certifies that he/she is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and he/she will comply with such provisions before commencing work under this Agreement.

(ii) To the extent Consultant has employees at any time during the term of this Agreement, at all times during the performance of the work under this Agreement, the Consultant shall maintain full compensation insurance for all persons employed directly by him/her to carry out the work contemplated under this Agreement, all in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any acts amendatory thereof, and Employer's Liability Coverage in amounts indicated herein. Consultant shall require all subconsultants to obtain and maintain, for the period required by this Agreement, workers' compensation coverage of the same type and limits as specified in this section.

d. Professional Liability (Errors and Omissions)

At all times during the performance of the work under this Agreement the Consultant shall maintain professional liability or Errors and Omissions insurance appropriate to its profession, in a form and with insurance companies acceptable to the City and in an amount indicated herein. This insurance shall be endorsed to include contractual liability applicable to this Agreement and shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. "Covered Professional Services" as designated in the policy must

specifically include work performed under this Agreement. The policy must "pay on behalf of" the insured and must include a provision establishing the insurer's duty to defend.

e. Minimum Policy Limits Required

(i) The following insurance limits are required for the Agreement:

	Combined Single Limit
Commercial General Liability	$1,000,000 per occurrence/ $2,000,000 aggregate for bodily injury, personal injury, and property damage
Automobile Liability	$1,000,000 combined single limit
Employer's Liability	$1,000,000 per accident or disease
Professional Liability	$1,000,000 per claim and aggregate (errors and omissions)

(ii) Defense costs shall be payable in addition to the limits.

(iii) Requirements of specific coverage or limits contained in this section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. Any available coverage shall be provided to the parties required to be named as Additional Insured pursuant to this Agreement.

f. Evidence Required

Prior to execution of the Agreement, the Consultant shall file with the City evidence of insurance from an insurer or insurers certifying to the coverage of all insurance required herein. Such evidence shall include original copies of the ISO CG 00 01 (or insurer's equivalent) signed by the insurer's representative and Certificate of Insurance (Acord Form 25-S or equivalent), together with required endorsements. All evidence of insurance shall be signed by a properly authorized officer, agent, or qualified representative of the insurer and shall certify the names of the insured, any additional insureds, where appropriate, the type and amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance.

g. Policy Provisions Required

(i) Consultant shall provide the City at least thirty (30) days prior written notice of cancellation of any policy required by this Agreement, except that the Consultant shall provide at least ten (10) days prior written notice of cancellation of any such policy due to non-payment of premium. If any of the required coverage is cancelled or expires during the term of this Agreement, the Consultant shall deliver renewal certificate(s) including the General Liability Additional Insured Endorsement to the City at least ten (10) days prior to the effective date of cancellation or expiration.

(ii) The Commercial General Liability Policy and Automobile Policy shall each contain a provision stating that Consultant's policy is primary insurance and that any

insurance, self-insurance or other coverage maintained by the City or any named insureds shall not be called upon to contribute to any loss.

(iii) The retroactive date (if any) of each policy is to be no later than the effective date of this Agreement. Consultant shall maintain such coverage continuously for a period of at least three years after the completion of the work under this Agreement. Consultant shall purchase a one (1) year extended reporting period A) if the retroactive date is advanced past the effective date of this Agreement; B) if the policy is cancelled or not renewed; or C) if the policy is replaced by another claims-made policy with a retroactive date subsequent to the effective date of this Agreement.

(iv) All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to provide a waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(v) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

h. Qualifying Insurers

(i) All policies required shall be issued by acceptable insurance companies, as determined by the City, which satisfy the following minimum requirements:

(1) Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and admitted to transact in the business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

i. Additional Insurance Provisions

(i) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(ii) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(iii) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(iv) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

j. Subconsultant Insurance Requirements. Consultant shall not allow any subcontractors or subconsultants to commence work on any subcontract until they have provided evidence satisfactory to the City that they have secured all insurance required under this section. Policies of commercial general liability insurance provided by such subcontractors or subconsultants shall be endorsed to name the City as an additional insured using ISO form CG 20 38 04 13 or an endorsement providing the exact same coverage. If requested by Consultant, City may approve different scopes or minimum limits of insurance for particular subcontractors or subconsultants.

12. Indemnification.

a. To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

b. If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance of "design professional" services (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

13. California Labor Code Requirements.

a. Consultant is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Consultant and all subconsultants to comply with all California Labor Code provisions, which

include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

b. If the services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Consultant and all subconsultants performing such services must be registered with the Department of Industrial Relations. Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants, as applicable. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

c. This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor.

14. Verification of Employment Eligibility.

By executing this Agreement, Consultant verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time, and shall require all subconsultants and sub-subconsultants to comply with the same.

15. Reserved.

16. Laws and Venue.

This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in the County of San Bernardino, State of California.

17. Termination or Abandonment

a. City has the right to terminate or abandon any portion or all of the work under this Agreement by giving ten (10) calendar days written notice to Consultant. In such event, City shall be immediately given title and possession to all original field notes, drawings and specifications, written reports and other documents produced or developed for that portion of the work completed and/or being abandoned. City shall pay Consultant the reasonable value of services rendered for any portion of the work completed prior to termination. If said termination

occurs prior to completion of any task for the Project for which a payment request has not been received, the charge for services performed during such task shall be the reasonable value of such services, based on an amount mutually agreed to by City and Consultant of the portion of such task completed but not paid prior to said termination. City shall not be liable for any costs other than the charges or portions thereof which are specified herein. Consultant shall not be entitled to payment for unperformed services, and shall not be entitled to damages or compensation for termination of work.

b. Consultant may terminate its obligation to provide further services under this Agreement upon thirty (30) calendar days' written notice to City only in the event of substantial failure by City to perform in accordance with the terms of this Agreement through no fault of Consultant.

18 Documents. Except as otherwise provided in "Termination or Abandonment," above, all original field notes, written reports, Drawings and Specifications and other documents, produced or developed for the Project shall, upon payment in full for the services described in this Agreement, be furnished to and become the property of the City.

19. Organization

Consultant shall assign Rubio Medina as Project Manager. The Project Manager shall not be removed from the Project or reassigned without the prior written consent of the City.

20. Limitation of Agreement.

This Agreement is limited to and includes only the work included in the Project described above.

21. Notice

Any notice or instrument required to be given or delivered by this Agreement may be given or delivered by depositing the same in any United States Post Office, certified mail, return receipt requested, postage prepaid, addressed to:

CITY:	CONSULTANT:
City of Fontana	Rubio Medina, Architect
8353 Sierra Avenue	780 Roosevelt
Fontana, California 92335	Irvine, CA 92620
Attn: Christopher Smethurst, Department of Engineering	Attn: Rubio Medina, Architect

and shall be effective upon receipt thereof.

22. Third Party Rights

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

23. Equal Opportunity Employment.

Consultant represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the State or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

24. Entire Agreement

This Agreement, with its exhibits, represents the entire understanding of City and Consultant as to those matters contained herein, and supersedes and cancels any prior or contemporaneous oral or written understanding, promises or representations with respect to those matters covered hereunder. Each Party acknowledges that no representations, inducements, promises or agreements have been made by any person which are not incorporated herein, and that any other agreements shall be void. This Agreement may not be modified or altered except in writing signed by both Parties hereto. This is an integrated Agreement.

25. Severability

The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the remaining provisions unenforceable, invalid or illegal.

26. Successors and Assigns

This Agreement shall be binding upon and shall inure to the benefit of the successors in interest, executors, administrators and assigns of each Party to this Agreement. However, Consultant shall not assign or transfer by operation of law or otherwise any or all of its rights, burdens, duties or obligations without the prior written consent of City. Any attempted assignment without such consent shall be invalid and void.

27. Non-Waiver

None of the provisions of this Agreement shall be considered waived by either Party, unless such waiver is specifically specified in writing.

28. Time of Essence

Time is of the essence for each and every provision of this Agreement.

29. City's Right to Employ Other Consultants

City reserves its right to employ other consultants, including engineers, in connection with this Project or other projects.

30. Prohibited Interests

Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee,

commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no director, official, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR PROFESSIONAL SERVICES AGREEMENT

CITY OF FONTANA

By: _____
Matthew C. Ballantyne
City Manager

Attest:

By: _____
Germaine McClellan Key
City Clerk

Approved as to form:

_____
Best Best & Krieger LLP
City Attorney

Rubio Medina, Architect

By: _____
Rubio Medina
Architect

IN COMPLIANCE WITH CONTRACT INSURANCE REQUIREMENTS

By: _____
Rakesha Thomas
Human Resources & Risk Management Director

IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION POLICIES/PROCEDURES

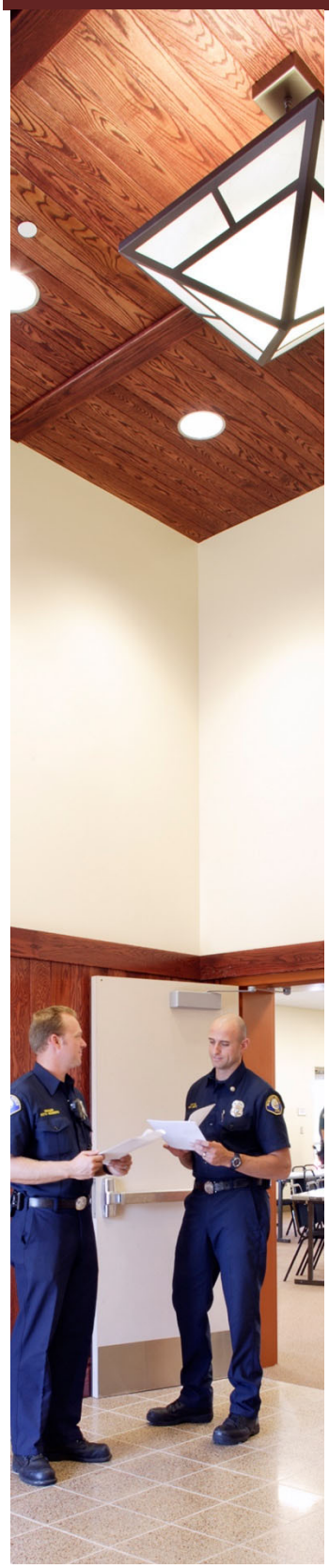
_____
Chief Financial Officer

_____
Purchasing Office

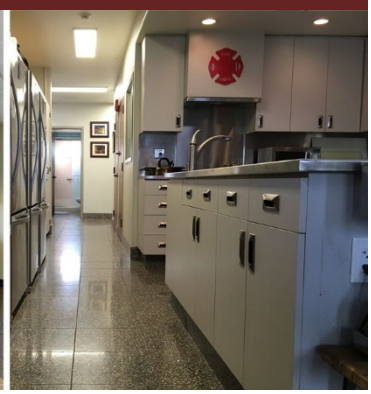
EXHIBIT A

Scope of Services

PROJECT UNDERSTANDING







The City of Fountain Valley is seeking a qualified design team to develop a new police substation and coffee shop at the current Metrolink Station where an existing public restroom facility is located. The substation will help to assist the Fontana Police Department patrol the area and provide more presence where there is currently not; provide riders on the Metrolink line a place relax in between rides; and replace the restrooms lost by the new work.

The project will consist of three main components that will need to be developed and designed together:

- ***Police Substation***: Program and develop a new 2,800SF police substation for a working staff of up to five employees including office and desk space, interview rooms, restrooms, and public interaction
- ***Coffee Shop***: Program and develop in conjunction with a third party a new 900SF public coffee shop with small commercial kitchen and prep area for the purpose of coffee and light snacks.
- ***Public Restrooms***: As part of the coffee shop component, new public restrooms that will either be part of an accessible directly from the coffee shop or accessible and for use by Metrolink patrons and the surrounding community on a long term basis.

EV Charging: Explore opportunities to include EV charging as part of the project.

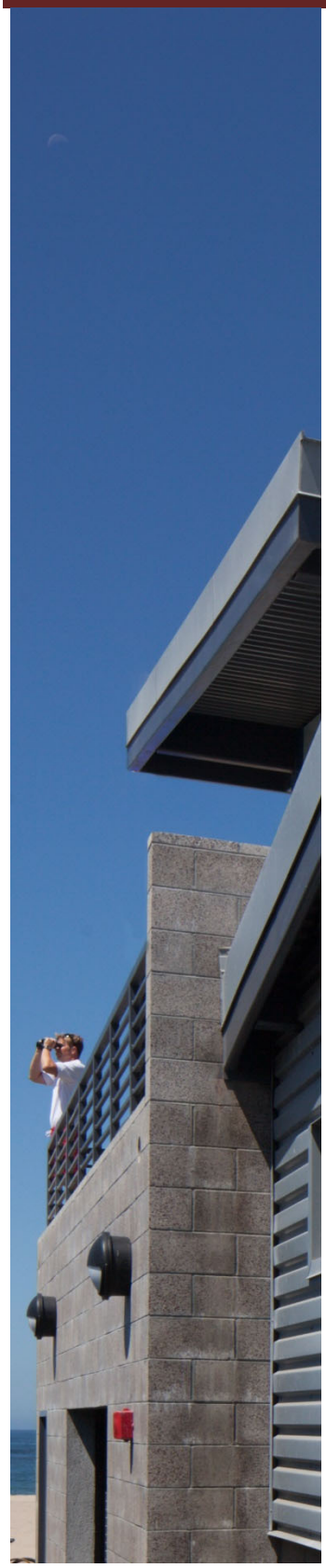
Minimal Disturbance to Existing Park: Prepare and develop the new facility to minimize disturbance to the existing park and parking areas and maintain flow of traffic for people wishing to use the park and for commuters.

Dedicated Parking: Provide dedicated parking for police personnel including a motorcycle space and patrol vehicle.

Be Good Neighbors: The existing amenities such as parking, Metrolink service, and park are anticipated to be in service and useable for the duration of construction. Continual access and coordination between Metrolink and the City will be necessary to ensure commuters' safety.

Project Budget: Establish a project budget early in the process by a professional cost estimator giving the City of Fontana and the Police Department an early and accurate snapshot of the project costs.

PROJECT APPROACH







Our **Project Approach** is designed to engage the City of Fontana, the Fontana Police Department, and other interested stakeholders and incorporate their thoughts into the design features of the project. Our proven project approach includes:

All projects are led by firm owner Rubio Medina, Architect, providing ***Continuity of Service*** from the first design meeting through project closeout and move-in. ***He will not be replaced or removed.***

An ***Accurate Programming Statement*** will be developed through the engagement of all interested stakeholders and begin to give form to what is now only thoughts and ideas to be understood by all interested parties.

Collaboration Collaborate and engage with police personnel to make them part of the design solutions to ensure challenges and desires are reflected in the final design package and installed.

We understand that your project is like no other and so we do not approach your project like any others – we will ***Develop Unique Solutions*** that speak to the nature of the City of Fontana.

Once we have developed potential solutions, we will seek to ***Validate Solutions*** at key intervals to review progress of the work, gain feedback, and verify that we have understood the stated objectives for the project.

We will ***Develop the Project Budget*** by our third-party estimator at an early stage and confirm that budget throughout the process and be responsive to current volatile market trends today and in the future.

Rubio Medina, Architect, will ***Be Responsive*** to your day-to-day inquiries and always be at the ready to answer questions and give updates on project status. We have built our reputation off of client service!

Our goal is to deliver a quality project to the City of Fontana and the community at large. Our ***Quality Assurance*** plans involve continual project management and regular interaction with our subconsultant team.

Teamwork, Teamwork, Teamwork! Successful projects are not the product of one individual. They involve a group of like-minded individuals working towards common goals. ***Call my references!!***

PROPOSED SCOPE OF WORK

Task A: Project Design Kick-Off Meeting

Project Orientation: A project orientation meeting will be held with appropriate stakeholders for the Metrolink Emergency Responders Substation project including but not limited to City project management team, Metrolink personnel, police personnel, coffee shop owners, building department, planning department, and other interested stakeholders to discuss goals of the project, project protocol, lines of communications, sustainability goals, and processing timelines.

Project Schedule: The Architect will refine the conceptual project schedule for review and input from the attendants of the Project Orientation.

Data Gathering: The Architect will collect all previous materials and information regarding the proposed facility including but not limited to as built, studies, reports, budgets, title reports, and other information related to the site and project parameters.

Deliverables: Meeting minutes, updated schedule

Task B: Programming

Programmatic Study: The Architect will work with city police personnel to develop an accurate programming statement to accurately describe spaces to be included in the new substation, activities of those spaces, adjacencies to other spaces, and overall characteristics. The Architect will develop a space use analysis matrix and associated component diagrams so the spaces can be reviewed in both written and graphic formats.

The Architect will also meet with the proposed coffee shop owners to determine characteristics of the proposed spaces, equipment proposed for the space, and overall development guidelines.

During a working meeting, the Architect will present the draft programmatic study for review and comments by City of Fontana, police department, coffee shop owners, and other interested stakeholders. The Architect will gather the comments and revise the programmatic study which will become the basis for future work.

With the programmatic study completed and agreed to, the Architect will develop a site bubble diagram indicating proposed spaces and how the new facility would fit into the existing park area, traffic circulation, any security issues, landscaping, hardscape areas, trash enclosures and other site features for review and comments. The Architect will gather the comments and revise the site bubble diagram which will become the basis of future work.

Deliverables: Program matrix and component diagrams, site bubble diagram

Task C.1: Schematic Design

Schematic Floor Plans: Based on the approved Programmatic Study, the Architect will develop conceptual floor plans to scale for the public safety facility indicating all room adjacencies, hallways, equipment, and general code conformance for review and discussion with the City, police personnel, Metrolink, and coffee shop owners. The Architect will revise the scheme based on comments received and will be the basis of future work.

Schematic Site Plan: Based on the approved site schematic bubble diagram and conceptual floor plan, the Architect will refine the site plan to include information including actual building size, vehicular access, secured parking, shared entrances, site features such as trash enclosure, fuel island, generator, training opportunities, and additional utility information.

Image Boards: Based on input from the planning division and City personnel, the Architect will prepare image boards of potential features and characteristics of exterior features and styles to arrive at a common design theme to be utilized for the architectural elevations of the facility. The Architect will prepare image boards of potential features and characteristics to be designed into the facility for review, comment, and consensus building.

Schematic Elevations: Based on information gained the Architect will develop conceptual elevations for the substation facility for review and discussions. Samples of materials and colors will be discussed, and the Architect will receive comments and revise the elevation schemes which will be the basis for future work.

Consultant Preliminary Design: The consultant team will prepare schematic engineering systems for the station including civil, electrical, water and sewer requirements, conceptual HVAC requirements, and structural engineering systems.

Opinion of Probable Construction Cost: An opinion of probable construction cost in CSI format will be completed based on completed schematic documents. The opinion of cost will be reviewed with the City Project Team and verified with the overall project budget. Phasing of the facility will be discussed and agreed upon for future development..

Deliverables: Schematic design level architectural drawings including site plan, floor plan, exterior elevations; schematic design level drawings from civil, structural, mechanical, electrical, and plumbing, opinion of probable construction costs

Task C.3: Geotechnical Investigation

Geotechnical Investigation: The Architect's geotechnical consultant will be on-site to do exploratory borings on the proposed site for use in developing site soil characteristics and guidelines for an essential services facility and flatwork. The geotechnical consultant will dig and take samples at up to four test areas based on the approved site bubble diagram.

Geotechnical Report: The geotechnical consultant will prepare a site-specific report of the findings of their borings and make recommendations for footings, excavation and compaction activities, concrete sections, and site-specific work such as AC paving and concrete flatwork.

Deliverables: Geotechnical report

Task C.2: Topographical/ALTA Survey

Topographical Survey: The Architect's civil consultant will prepare a site topographical survey focused on areas of anticipated improvements only indicating boundary lines and site topographical characteristics for use in developing a demolition plan and for future site improvements.

ALTA Survey: The civil consultant will prepare an ALTA survey based on an owner supplied title report. The ALTA survey shall include items 3, 4, 5, 6(a)(b), 7(a)(b1)(c), 8, 11(a)(b), 13, 14, and 19 of Table A of the ALTA/NPS standards. The ALTA survey will cover the entire legal parcel having APN 0191-291-0000, having a total area of 5.136 acres

Deliverables: Site topographical map, boundary survey, ALTA Survey

Task C.4:	**Planning Subimttal**
	Presentation Documents: The Architect will prepare colored site, floor plan, and exterior elevations previously prepared for use in presenting the full project to City Planning Department to attain planning approval. **Deliverables:** Colored site, floor plan, and exterior elevations; additional documents as required by the City of Fontana Planning Department.
Task D:	**Design Development Documents**
	Design Development Documents: Based on the schematic design previously completed and approved the Design Team will further refine the project scope and develop grading, utility, structural, electrical and mechanical systems, and planting plans and how they relate and impact the approved design. The Design Development set (50% Construction Documents) will be submitted to the City IT department for system review, coordination, and comments on required systems to be in place. **Outline Specifications:** The Architect will prepare an outline specification indicating proposed materials, finishes, equipment, and general product data. The outline specification will be discussed with the City, Fire, and Sheriff Department personnel to determine color and material selections for the interior of the project. **Opinion of Probable Construction Cost:** An opinion of probable construction cost in CSI format will be completed based on completed design development documents. The opinion of cost will be reviewed with the City Project Team and verified with the overall project budget. Value engineering items will be discussed if necessary to bring the project back within budget limits. **Deliverables:** Design Development plans (50% CD): architectural, civil, structural, mechanical, electrical, landscaping; opinion of probable construction cost in CSI format
Task E.1:	**Construction Documents**
	Construction Documents: The Design Team will prepare Construction Documents for use in submitting to the City of Fontana Building Department for review and permitting. The project will be designed using the 2022 CBC as amended by the City of Fontana, and other applicable and current local codes including the CalGreen Checklist for Sustainable Design. The Construction Documents will include plans, specifications, and calculations. Submittals are anticipated at 50% and 90% only. **Equipment Cut Sheets:** The Design Team will present product cut sheets for proposed equipment for review by the City maintenance department for verification of systems to be specified. The Design Team will make revisions to equipment based on comments from the maintenance department and incorporate in to the final design. **Utility Coordination:** The engineering consultants will coordinate with local wet and dry utility service providers for onsite and offsite improvements relating to water, sewer, gas, electrical, cable, data, and phone. The engineering consultants will assist the Architect and the City in submitting an application for new and or revised services to the subject site. **Building Department Submittal and Permit Issuance:** At the completion of the 90% construction document phase, the plans will be submitted to the City of Fontana Building Department for review of code issues. The Design Team will respond to review plan check items and resubmit for building department issuance. The plans incorporating these items will be considered the Bid Set.

It is anticipated that the entire project will be submitted for plan check as one project with phasing of plans clearly delineated.

It is anticipated that the Design Team will respond to plan check comments generated out of first plan check comments only. Any additional comments not originally contained in first plan check comments will be picked up on an hourly basis.

Project Manual: The Design Team will prepare the project manual which will include the technical specifications for all proposed systems, finishes, materials, and equipment to be installed. The Architect will coordinate with the City in preparing Division 1 specifications, sustainability requirements, general conditions, and bid information.

Opinion of Probable Construction Cost: An opinion of probable construction cost in CSI format will be completed based on 70% and 100% construction documents. The opinion of cost will be reviewed with the City Project Team and verified with the overall project budget. Value engineering items will be discussed if necessary to bring the project back within budget limits.

Deliverables: Construction Documents and calculations suitable for submitting to building department (90% CD): architectural, civil, structural, mechanical, electrical, landscaping; opinion of probable construction cost in CSI format (2 total); bid ready plans and specifications.

Task F.1: Bidding Support Services/Construction Administration

Bid Assistance: During the bidding phase the Design Team will assist the City in preparing bid documents for use in distributing to prospective general contractors. The Architect will attend a pre-bid meeting at the site and assist the City in presenting and explaining the work. The Design Team will respond to contractor request for information, review proposed product substitutions, and prepare addenda for distribution.

Construction Administration: The Architect will establish a means to respond quickly to the contractor's requests for information. Scope is based on a twelve-month construction schedule. Services include:

- Attend bi-weekly construction meetings to determine general conformance with the Contract Documents (up to 24 meetings)
- Periodic review by the sub consultant team during key points in development of the remodel (total of six meetings)
- Review of contractor application for payment
- Final pay application recommendations
- Final walk-through and punch-list; establishment of Date of Substantial Completion (total of two meetings)
- Submittal/ Shop Drawing review
- Product substitution review
- Responses for contractor clarifications/ field questions/ requests for information
- Preparation of change orders/ architects' supplemental instructions as required
- Review of contractor submitted operations manuals and as-built documents

Deliverables: Addenda and clarification as required

Task F.2: Record Drawings

Record Drawings: The Architect and the sub-consultant design team will receive the general contractor's red lined field set as required by the specifications and incorporate those changes into the drawings. The Architect will return one unstamped or signed set to the City for their records.

	Exclusions
The following services are excluded from our scope and fee:	▪ Environmental documentation and processing ▪ Hazardous materials abatement or evaluation ▪ Independent investigation of accuracy of supplied information from Owner ▪ Permit/ plan check/ agency fees ▪ Optional CalGreen Tier design and evaluation ▪ LEED Certification and evaluation ▪ Photovoltaic design (performance specification for third party design/installation included) ▪ EV charging stations for vehicles other than Level-2 (buses, etc) ▪ Telecommunications design (backbone system and coordination with City IT department and other vendors included) ▪ Power, raceway, cabling and similar for radio dispatch operations – assumed none required at the facility. ▪ Fire suppression design (to be design-build by selected contractor, performance specification included) ▪ Specialized footing systems (mat slabs, pile driven, etc) ▪ Specialized framing systems (moment frames, etc) ▪ On site retention/percolation systems ▪ Off-site improvements to streets, utilities, or sidewalks (parking as specified in scope are included) ▪ Construction staking ▪ Special inspections during construction including but not limited to soils compaction, concrete compression testing, welding inspections, and other specialty inspections as required by the drawings.

Task E.2:	**Water Quality Management Plans (Optional Service)**
	Preliminary WQMD: The Architect's civil consultant will prepare a Preliminary Water Quality Management Plan (PWQMP) in accordance with the current County of San Bernardino and City of Fontana Storm Water Standards as required for the anticipated ASP entitlement process for the Project. The report will include permanent BMPs to treat the Project site storm water runoff and mitigate downstream hydromodification. **Final WQMD:** The Architect's civil consultant will prepare final WQMD documentation in accordance with the current County of San Bernardino and City of Fontana Storm Water Standards. The report will include permanent BMPs to treat the Project site storm water runoff and mitigate downstream hydromodification. **Deliverables:** WQMD Documentation
Task E.3:	**Fire Sprinkler Design (Optional Service)**
	Fire Sprinkler Design: It is anticipated that the fire sprinkler design will be a deferred submittal and completed by the selected general contractor. Should the City request or require that the fire sprinkler design be completed at time of building design, the Architect's consultant will prepare design plans and calculations for a fully functional fire sprinkler system. **Deliverables:** Fire sprinkler drawings and calculations.
Task E.4:	**EV1 Parking Stalls (Optional Service)**
	EV Charging Stalls: The Architect's electrical consultant will prepare drawings for up to four (4) EV parking stalls for adjacent building parking. It is assumed that EV parking will be designed as Level-2 (40A/2P) with charging station, wire, service conductors installed at completion of project.

PROPOSED CONSTRUCTION SCHEDULE

	PHASE DESCRIPTION	DAYS	START	COMPLETION
CONTINUOUS PROJECT MANAGEMENT	**TASK A: PROJECT DESIGN KICK-OFF MEETING**	**2**	**July 1, 2025**	**July 3, 2025**
	Kick off meeting, gather data	2	**Deliverables**: Updated project schedule	
	TASK B: PROGRAMMING	**10**	**July 7, 2025**	**July 18, 2025**
	Meet with PD, café owners and prepare first draft	5	**Deliverables:** Programming Statement,	
	Revise programmiing per comments of design committee	5	site bubble diagram	
	TASK C.1 SCHEMATIC DESIGN	**26**	**July 21, 2025**	**August 26, 2025**
	Develop conceptual floor plans, site, and elevations	10	**Deliverables:** Conceptual architectural drawings	
	Meet with City, PD to review and gather comments	1	SD level estimate, SD level consultant drawings	
	Revise drawings and submit for approval	5	(civil, structural, mechanical, electrical)	
	Consultant start conceptual layouts	5		
	Prepare cost estimate	5		
	TASK C.2 TOPOGRAPHICAL SURVEY	**20**	**July 7, 2025**	**August 1, 2025**
	Field work, prepare CAD files	20	**Deliverables:** Site survey, ALTA survey	
	ALTA survey work (concurrent with survey)	20		
	TASK C.3 GEOTECHNICAL INVESTIGATION	**20**	**July 7, 2025**	**August 1, 2025**
	Field work, prepare report	20	**Deliverables:** geotechnical report	
	TASK C.4 PLANNING SUBMITTAL	**10**	**August 27, 2025**	**TBD**
	Prepare planning documents and submit for planning review	10	**Deliverables:** Planning documents (colored site,	
	Fontana Planning Review (undetermined length or time)	**	floor plans, conceptual landscape plans, exterior elevations, colors and materials board)	
	TASK D: DESIGN DEVELOPMENT	**25**	**August 27, 2025**	**October 1, 2025**
	Prepare DD level drawings (50% CD)	25	**Deliverables:** DD level architectural, civil, structural, MEP, landscaping; cost estimate	
	TASK E: CONSTRUCTION DOCUMENTS	**91**	**October 2, 2025**	**February 11, 2026**
	70% Construction Documents	20	**Deliverables:** 70% level CD drawings, 70% level	
	70% Cost Estimate	10	cost estimate, 100% level CD set, 100% level	
	90% Construction Documents	10	estimate, calculations, specifications book	
	1st Review Plans by Building Department*	20		
	Resopnse to 1st Plan Check Comments	10		
	2nd Review Plans by Building Department*	10		
	100% Cost Estimate	10		
	Permit Ready/Submit to City for Bidding/Construction	1		
	Advertise for Bids	20	TBD how many days for bid and how long for	
	Start of Construction (TBD)		issuance of Notice to Proceed	

EXHIBIT B

Schedule of Charges/Payments

Consultant will invoice City on a monthly cycle. Consultant will include with each invoice a detailed progress report that indicates the amount of budget spent on each task. Consultant will inform City regarding any out-of-scope work being performed by Consultant. This is a time-and-materials contract.

PROPOSED FEE SCHEDULE

TASK A: PROJECT DESIGN KICK-OFF MEETING		**Task A Subtotal:**	**$2,280**
RUBIO MEDINA, ARCHITECT	Architect of Record	$2,280	
TASK B: PROGRAMMING		**Task B Subtotal:**	**$5,700**
Rubio Medina, Architect	Architect of Record	$5,700	
TASK C.1 SCHEMATIC DESIGN		**Task C.1 Subtotal:**	**$39,203**
RUBIO MEDINA, ARCHITECT	Architect of Record	$11,400	
KIMLEY-HORN	Civil Engineering Consultant		$10,560
DCSE	Structural Engineering Consultant		$2,750
C3	Mechanical Engineering Consultant		$4,703
THOMA ELECTRIC	Electrical Engineering Consultant		$6,270
CUMMING	Cost Consultant		$3,520
TASK C.2 TOPOGRAPHICAL SURVEY		**Task C.2 Subtotal:**	**$22,800**
RUBIO MEDINA, ARCHITECT	Architect of Record	$1,900	
KIMLEY-HORN	Civil Engineering Consultant		$20,900
TASK C.3 GEOTECHNICAL INVESTIGATION		**Task C.3 Subtotal:**	**$26,760**
RUBIO MEDINA, ARCHITECT	Architect of Record	$1,900	
PETRA GEOSCIENCE	Geotechnical Consultant		$24,860
TASK C.4: PLANNING SUBMITTAL		**Task C.4 Subtotal:**	**$7,600**
RUBIO MEDINA, ARCHITECT	Architect of Record	$7,600	
TASK D: DESIGN DEVELOPMENT		**Task D Subtotal:**	**$80,672**
RUBIO MEDINA, ARCHITECT	Architect of Record	$15,200	
KIMLEY-HORN	Civil Engineering Consultant		$24,640
DCSE	Structural Engineering Consultant		$7,700
C3	Mechanical Engineering Consultant		$9,405
THOMA ELECTRIC	Electrical Engineering Consultant		$7,645
RJM DESIGN GROUP	Landscape Architect Consultant		$10,802
CUMMING	Cost Consultant		$5,280
TASK E: CONSTRUCTION DOCUMENTS		**Task E.1 Subtotal:**	**$126,421**
RUBIO MEDINA, ARCHITECT	Architect of Record	$25,650	
KIMLEY-HORN	Civil Engineering Consultant		$35,200
DCSE	Structural Engineering Consultant		$14,300
C3	Mechanical Engineering Consultant		$14,108
THOMA ELECTRIC	Electrical Engineering Consultant		$9,543
RJM DESIGN GROUP	Landscape Architect Consultant		$18,821
CUMMING	Cost Consultant		$8,800
TASK F.1: BIDDING SUPPORT/CA		**Task F.1 Subtotal:**	**$64,385**
RUBIO MEDINA, ARCHITECT	Architect of Record	$30,400	
KIMLEY-HORN	Civil Engineering Consultant		$14,300
DCSE	Structural Engineering Consultant		$5,225
C3	Mechanical Engineering Consultant		$3,135
THOMA ELECTRIC	Electrical Engineering Consultant		$3,273
RJM DESIGN GROUP	Landscape Architect Consultant		$8,052
CUMMING	Cost Consultant		$0
TASK F.2: RECORD DRAWINGS		**Task F.2 Subtotal:**	**$15,130**
RUBIO MEDINA, ARCHITECT	Architect of Record	$3,800	
KIMLEY-HORN	Civil Engineering Consultant		$3,300
DCSE	Structural Engineering Consultant		$2,200
C3	Mechanical Engineering Consultant		$1,650
THOMA ELECTRIC	Electrical Engineering Consultant		$1,980
RJM DESIGN GROUP	Landscape Architect Consultant		$2,200
	Rubio Medina, Architect Subtotal:	$105,830	
	Consultant Subtotal:		$285,120
	****SUBTOTAL (BASE FEE):**	**$390,950**	
	*Reimbursable:	$7,500	

*Reimbursable expenses incurred by Rubio Medina, Architect, or any subconsultant it may hire to perform services for this project, are reimbursed by the client at actual cost plus 10% to cover its overhead and administrative expenses. Reimbursable expenses include, but are not limited to reproduction costs, postage, shipping and handling of drawings and documents, long distance communications, fees paid to authorities having jurisdiction over the project, the expense of any additional insurance requested by client in excess of that normally carried by the Architect or its subconsultants, travel expenses (transportation/automobile/lodging/meals), renderings, and models. Reimbursable automobile travel mileage will be billed at the current IRS business standard mileage rate.

**At a total of 3,700SF it is anticipated that the construction fee is close to $4M - our fee is less than 10% of construction costs and includes non-AIA standard services suich as cost estimating, civil, landscape architecture, and others. We are very excited to be working with the City of Fontana and their Police Department on this very important project. We submit our fee proposal as a starting point for discussion and further negotiations to better refine to the needs of the City and the Police Department and welcome your feedback.

PROPOSED FEE SCHEDULE (OPTIONAL SERVICES)

TASK E.2: WQMD DOCUMENTATION		**Task E.2 Subtotal:**	**$17,300**
Rubio Medina, Architect	Architect of Record	$1,900	
KIMLEY-HORN	Civil Engineering Consultant		$15,400
TASK E.3: FIRE SPRINKLER DESIGN		**Task E.3 Subtotal:**	**$34,900**
Rubio Medina, Architect	Architect of Record	$1,900	
COLLINGS AND ASSOCIATES	Fire Sprinkler Consultant		$33,000
TASK E.4: EV1 PARKING STALLS	Project Role	**Task E.4 Subtotal:**	**$4,540**
Rubio Medina, Architect	Architect of Record	$1,900	
THOMA ELECTRIC	Electrical Engineering Consultant		$2,640

SUBTOTAL (BASE FEE + REIMBURSABLE) = $398,450.00

SUBTOTAL (OPTIONAL SERVICES - E.2, E.3, & E.4) = $56,740.00

GRAND TOTAL = $455,190.00

File #: 25-0367
Agenda #: J.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Development Services

SUBJECT:
Award Bid for Food Services - The Path DS-25-101-SP

RECOMMENDATION:
1. Award bid and authorize a purchase order for a one-year with Chapala Mexican Grill in the amount of $179,400.00 for food services for The Path Homelessness Shelter.

2. Approve and Authorize the City Manager, or City Manager's designee, to execute any future amendments and necessary documents for the Food services agreement.

COUNCIL GOALS:
- Practice sound fiscal management by living within our means while investing in the future.
- Provide a diverse range of housing types and levels of affordability while addressing homelessness in the community by address Homelessness through proactive programs, including the efforts of the COAST and MET teams.

DISCUSSION:
The City of Fontana has determined Homelessness and Homeless prevention as a top priority and has previously instructed staff to take all feasible actions in support of the City's homelessness prevention plan. The City of Fontana owns The Path; formerly known as the Homelessness Prevention Resources and Care Center (HPRCC), an Interim Housing Facility with 120 beds dedicated to serving individuals and families experiencing or at risk of homelessness. Currently, residents of the Path are provided with a continental breakfast due to the lack of available kitchen facilities.

The Purchasing Office solicited a Request for Proposals for DS-25-101-SP Food Services at The Path. The formal bidding process has been completed in conformance with the City's purchasing policies. The Evaluation Committee evaluated five (5) proposals based on qualifications, technical approach and fee structure and is recommending Chapala Mexican Grill for award. Chapala Mexican Grill was determined to be the most qualified, responsible, and responsive bidder. The proposals cost per meal for residents range from $4.95 to $19.50. Chapala Mexican Grill cost breakdown is as follows:

- A flat rate per resident of $13.80 for one meal per day

The monthly cost for up to 50 residents will be $14,950.00 and will vary depending on the occupancy

of the Path.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $179,400.00 included in The Path Operating Expenses 10130105 FY 2025-2026 and supplemented by grants when possible.

MOTION:
Approve staff recommendation.

Bid Summary

Food Services for The Path

DS-25-101-SP

Firm	Score	Rank
Chapala Mexican Grill Fontana, CA	3.01	1
Everytable City of Industry, CA	2.38	2
NSM Consulting Group Alexandria, VA	1.93	3
Women Organizing Women Riverside, CA	1.92	4
Titan Contracting Moreno Valley, CA	1.13	5

SCORE: **0**=Unacceptable **1**=Poor **2**=Average **3**=Good **4**= Excellent

Bid Detail

Project Title	Food Services for The Path Homelessness Prevention Resource and Care Center (HPRCC)
Invitation #	DS-25-101-SP
Bid Posting Date	05/14/2025 10:09 AM (PDT)
Project Stage	Closed
Bid Due Date	06/19/2025 2:00 PM (PDT)
Response Format	Electronic only
Link to Project	https://vendors.planetbids.com/portal/14391/bo/bo-detail/129869
Reference ID	
Project Type	RFP (Request for Proposal)
Response Types	Cost File Response File
Type of Award	Lump Sum
Categories	37500 - Foods: Bakery Products (Fresh) 38000 - Foods: Dairy Products (Fresh) 38500 - Foods, Frozen 39000 - Foods: Perishable 39300 - Foods: Staple Grocery And Grocer'S Miscellaneous Items 96115 - Concessions, Catering, Vending: Mobile And Stationary (See Class 905 For Airport Concessions) 96138 - Food Preparation Services (Including Food Canning Services) 96240 - Food Distribution Services 96259 - Processing Services, Food (Not Otherwise Classified In Classes 961 Or 962)
License Requirements	
Restriction	None
Restricted To	
Department	Purchasing
Address	8353 Sierra Ave Fontana, California 92335
County	San Bernardino
Bid Valid	90 Days
Liquidated Damages	
Target Bid Amount	$180,000.00
Estimated Bid Value	$180,000.00
Start/Delivery Date	July 1, 2025
Project Duration	1 Year
Prevailing Wage	No
Cooperative Bid	No
Piggy-backable	No
eBid Notes	

Bid Bond

Bid Bond	0%
Payment Bond	0%
Performance Bond	0%

Pre-Bid Meeting Information

Pre-Bid Meeting	No

Online Q&A

Online Q&A Yes
Q&A Deadline 05/22/2025 2:00 PM (PDT)

Contact Information

Contact Info Elia Alvarez 909-350-6605
ealvarez@fontanaca.gov

Bids to Owner's Agent

Description

Scope of Services City of Fontana is inviting qualified Contractors to submit proposals to provide professional food services for Homelessness Center Breakfast Program at The Path, 17133 Valley Boulevard, Fontana CA 92335.

Other Details

Notes

Special Notices

Local Programs & Policies

Documents

File Title	File Name	Status
Request for Proposal	Food Services - The Path DS-25-101-SP.pdf	On Server
Re-Bid Request for Proposal	Re-Bid Food Services - The Path DS-25-101-SP.pdf	On Server

Download Cost $0.00

Vendor Notification

Agency Notifications `68 City of Fontana vendors notified`

05/14/2025 10:09 AM (PDT) 59 vendors notified

using Criteria **Category:**

37500 - Foods: Bakery Products (Fresh)
38000 - Foods: Dairy Products (Fresh)
38500 - Foods, Frozen
39000 - Foods: Perishable
39300 - Foods: Staple Grocery And Grocer'S Miscellaneous Items
96115 - Concessions, Catering, Vending: Mobile And Stationary (See Class 905 For Airport Concessions)
96138 - Food Preparation Services (Including Food Canning Services)
96240 - Food Distribution Services
96259 - Processing Services, Food (Not Otherwise Classified In Classes 961 Or 962)

Vendors

Addison Distributing (540323)
ALL VENDING INC. (155645)
ASM Global (1294837)
Begin from Within Youth & Young Adult Intervention Program (567779)
Benjamin Foods (87575)
Burke Industries LLC (1415586)
Caelum Contracts (1456450)
Chef Dora Presents (1514825)
Choura Events (234344)
CLAY Enterprises (1402305)
Coffee Connection (372390)
DataProse (22238)
DSW Homes, LLC (1197003)
Esperanza Health And Wellness Center (1238322)
GoGo Technologies, Inc (1207645)
GRAZE CRAZE ONTARIO (1452077)
H.O.P.E Helping Other People Excel (102788)
Harry Brown-Hiegel (141177)
Hash Town (1187218)
Interboro Packaging Corp. (411456)
Kelly & Company 1st Responders, LLC (1375132)
L's (300685)
Leticia Salazar Allen (301046)
Macana Global LLC (1399672)
Main Hire Staffing & Outsourcing (537375)
Majestic Spice (447965)
Maria's Mixers (719913)
Marubeni America Corporation (1369782)
Maui Wowi Hawaiian / Ali'i Kahuna (373878)
Mr. G's Southern Food & BBQ Restaurant (23170)
Nybll (874061)
Oh So Sweet Couture Candy Buffet (197640)
Pacific Gateway Concessions (312106)
Pacific Vending Service (148698)
Paperboy Roasting Co. (1483407)
PepsiCo (991196)
Perrin Bernard Supowitz, Inc. (539844)
PFD Management (394366)
POP IT LIKE IT'S HOT KETTLE CORN AND FUNNEL CAKES (615896)
PRIMOS TACO'S/MEXICAN FOOD (23426)
S.O.A.R. & L.I.V.E., Inc. (909153)
s.s services (1338233)
Sacyr Environment USA, LLC (533866)
SAI INTERNATIONAL HOLDINGS INC (1433532)
State of California Prison Industry Authority (420004)
Subway Sandwiches & Catering (87649)
Sunset Survival & First Aid, Inc. (292824)
Sweetsy Does It (310873)
sysco (1124049)
Sysco Los Angles (42720)
Sysco Riverside, Inc. (282808)
Triple R BBQ (1338222)
Tropical Islands/Papas and Dogs (615438)
Unikorn (732091)
US Foods INC (420959)
US Foodservice (37562)
Very Special Mini Market (1006308)
What's Popping (643880)
Wingman Legal Tech (435776)

05/19/2025 9:49 AM (PDT) 5 vendors notified

using Criteria **Category:**

37500 - Foods: Bakery Products (Fresh)
38000 - Foods: Dairy Products (Fresh)
38500 - Foods, Frozen
39000 - Foods: Perishable
39300 - Foods: Staple Grocery And Grocer'S Miscellaneous Items
96115 - Concessions, Catering, Vending: Mobile And Stationary (See Class 905 For Airport Concessions)
96138 - Food Preparation Services (Including Food Canning Services)
96240 - Food Distribution Services
96259 - Processing Services, Food (Not Otherwise Classified In Classes 961 Or 962)

Vendors

AI COOK LLC (1611871)
Freshlunches (1613810)
PFD Management Inc (1612106)
Produce Services of Los Angeles, Inc (1611734)
women organizing women (1612891)

05/29/2025 12:18 PM (PDT) 4 vendors notified

using Criteria **Category:**

37500 - Foods: Bakery Products (Fresh)
38000 - Foods: Dairy Products (Fresh)
38500 - Foods, Frozen
39000 - Foods: Perishable
39300 - Foods: Staple Grocery And Grocer'S Miscellaneous Items
96115 - Concessions, Catering, Vending: Mobile And Stationary (See Class 905 For Airport Concessions)
96138 - Food Preparation Services (Including Food Canning Services)
96240 - Food Distribution Services
96259 - Processing Services, Food (Not Otherwise Classified In Classes 961 Or 962)

Vendors

Cuernavaca's Grill LLC (1617247)
Everytable, PBC (1616654)
NSM Consulting Group, LLC (1614527)
Women Organizing Women (1619083)

06/05/2025 5:58 PM (PDT) No vendors notified

using Criteria **Category:**

37500 - Foods: Bakery Products (Fresh)
38000 - Foods: Dairy Products (Fresh)
38500 - Foods, Frozen
39000 - Foods: Perishable
39300 - Foods: Staple Grocery And Grocer'S Miscellaneous Items
96115 - Concessions, Catering, Vending: Mobile And Stationary (See Class 905 For Airport Concessions)
96138 - Food Preparation Services (Including Food Canning Services)
96240 - Food Distribution Services
96259 - Processing Services, Food (Not Otherwise Classified In Classes 961 Or 962)

06/05/2025 5:58 PM (PDT) No vendors notified

using Criteria Category:

37500 - Foods: Bakery Products (Fresh)
38000 - Foods: Dairy Products (Fresh)
38500 - Foods, Frozen
39000 - Foods: Perishable
39300 - Foods: Staple Grocery And Grocer'S Miscellaneous Items
96115 - Concessions, Catering, Vending: Mobile And Stationary (See Class 905 For Airport Concessions)
96138 - Food Preparation Services (Including Food Canning Services)
96240 - Food Distribution Services
96259 - Processing Services, Food (Not Otherwise Classified In Classes 961 Or 962)

06/18/2025 5:28 PM (PDT) No vendors notified

using Criteria Category:

37500 - Foods: Bakery Products (Fresh)
38000 - Foods: Dairy Products (Fresh)
38500 - Foods, Frozen
39000 - Foods: Perishable
39300 - Foods: Staple Grocery And Grocer'S Miscellaneous Items
96115 - Concessions, Catering, Vending: Mobile And Stationary (See Class 905 For Airport Concessions)
96138 - Food Preparation Services (Including Food Canning Services)
96240 - Food Distribution Services
96259 - Processing Services, Food (Not Otherwise Classified In Classes 961 Or 962)

06/18/2025 5:29 PM (PDT) No vendors notified

using Criteria Category:

37500 - Foods: Bakery Products (Fresh)
38000 - Foods: Dairy Products (Fresh)
38500 - Foods, Frozen
39000 - Foods: Perishable
39300 - Foods: Staple Grocery And Grocer'S Miscellaneous Items
96115 - Concessions, Catering, Vending: Mobile And Stationary (See Class 905 For Airport Concessions)
96138 - Food Preparation Services (Including Food Canning Services)
96240 - Food Distribution Services
96259 - Processing Services, Food (Not Otherwise Classified In Classes 961 Or 962)

Prospective Bidders

19 Prospective Bidders

Vendor	Contact	Vendor Type	Status	Classification
AI COOK LLC (2928073) 15 Lily Pool Irvine, California 92620 United States	**Contact:** Victoria Hoke **Phone:** 310-904-9749 **Fax:** **Email:** victoria@cookhere.net		Bidder	Prime
Chapala mexican Grill inc (2947457) 15891 Foothill blvd suite 6 Fontana, California 92336 United States	**Contact:** Raul Rodarte **Phone:** 909-275-2259 **Fax:** **Email:** chapalamexicangrillinc@gmail.com		Bidder	Prime
Cuernavaca's Grill LLC (2937353) 429 E. 11th St. Los Angeles, California 90015 United States	**Contact:** Nayomie Mendoza **Phone:** 562-256-5037 **Fax:** **Email:** taqueriacg@gmail.com	OSB, MBE	Bidder	Prime
Deltek (2928142) 2291 Wood Oak Dr Herndon, Virginia 20171 United States	**Contact:** Source Management **Phone:** 206-373-9500 **Fax:** **Email:** sourcemanagement@deltek.com		Bidder	Other
Everytable, PBC (2935886) 18901 Railroad St. City of Industry, California 91748 United States	**Contact:** Robert Camarena **Phone:** 909-289-8900 **Fax:** **Email:** robertcamarena@everytable.com		Bidder	Prime
Freshlunches (2931681) 4767 E. 49th St. Vernon, California 90058 United States	**Contact:** Vanessa Kechichian **Phone:** 626-272-1739 **Fax:** **Email:** vkechichian@unity-meals.com	WBE	Bidder	Prime
GovGuide (2933829) 1916 N Dinwiddie St. Arlington, Virginia 22207 United States	**Contact:** Connor Fusselman **Phone:** 407-619-6738 **Fax:** **Email:** madhavik@aci.apexcovantage.com		Bidder	Other
L & L Supplies (2949755) 18976 Crestview Drive Columbus, Ohio 43228 United States	**Contact:** Scott Walker **Phone:** 505-997-5987 **Fax:** **Email:** swalker8585@gmail.com		Bidder	Prime
NSM Consulting Group, LLC (2932700) 1520 Belle View Blvd Suite 5550 Alexandria, Virginia 22307 United States	**Contact:** Natalya McNeal **Phone:** 202-670-9772 **Fax:** **Email:** admin@nsmcgroup.com	MBE, WBE	Bidder	Prime
PFD Management Inc (2928350) PO BOX 140330 Irvine, California 92618 United States	**Contact:** Eric Pak **Phone:** 949-800-7720 **Fax:** **Email:** pfdmanagementinc@gmail.com		Bidder	Prime

Prime Vendor Inc. (2937702) 4622 Cedar Avenue Wilmington, North Carolina 28403 United States	**Contact:** Kim Jones **Phone:** 910-794-2856 **Fax:** **Email:** govtbids@prime-vendor.com		Bidder	Other
Produce Services of Los Angeles, Inc (2927915) 725 Merchant Street Los Angeles, California 92648 United States	**Contact:** Josh Cruz **Phone:** 213-622-5874 **Fax:** **Email:** josh@pslainc.com	OSB	Bidder	Prime
Sevenoutsource.com (2928551) 113 Barksdale Professional Center Newark, Delaware 19711-3258 United States	**Contact:** Steve Walse **Phone:** 354-363-4577 **Fax:** -- **Email:** rfpalerts@gmail.com		Bidder	Other
Symba Center (2970499) 20601 Hwy 18 Suite 188 Apple Valley, California 92307 United States	**Contact:** Shawn Smith **Phone:** 760-515-2464 **Fax:** **Email:** ssmith@symbacenter.org		Bidder	Other
sysco (2937531) 15750 meridian parkway riverside, California 92518 United States	**Contact:** steve brown **Phone:** 909-200-8128 **Fax:** **Email:** steven.brown2@sysco.com		Non-Bidder, receive communications	Supplier
Titan Contracting & Logistics LLC (2928278) 25590 Prospect ave loma linda, California 92354 United States	**Contact:** Jonathan Rodriguez **Phone:** 951-567-3711 **Fax:** **Email:** jonnyr@titancontractingandlogistics.com		Bidder	Prime
Very Special Mini Market (2931075) PO BOX 642 Palm Desert, California 92261 United States	**Contact:** Vernon Wyllie-James **Phone:** 877-460-7729 **Fax:** 800-616-2091 **Email:** virtualvestedsolutions@gmail.com	WBE, MBE	Bidder	Prime
Women Organizing Women (2940097) PO BOX 294 Temecula, California 92593 United States	**Contact:** Robin McCoy **Phone:** 951-926-7400 **Fax:** 800-616-2091 **Email:** womenorganizingwomen2025@gmail.com	OSB, DBE, MBE, MIC, WBE	Bidder	Prime
Women's Inspirational Network (2954867) 1505 W Highland Ave Ste 6 San Bernardino, California 92411 United States	**Contact:** Che Wright **Phone:** 909-341-0750 **Fax:** **Email:** winnetwork05@gmail.com	FON, WBE	Bidder	Prime

File #: 25-0370
Agenda #: K.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Public Works

SUBJECT:
Purchase of Artificial Turf Replacement Materials for Fields #1 and #2 at Ralph M. Lewis Park.

RECOMMENDATION:
1. Authorize the Purchasing Division to utilize the California Multiple Awards Schedule (CMAS) contract #4-06-78-0031A to procure Artificial Turf Replacement Materials and Nailer Boards Replacement per Purchasing Policies and Procedure Manual 3.1.5 Non-Competitive Proposal.

2. Approve the purchase from FieldTurf USA, Inc. in the amount of $753,598.70 for the synthetic turf and materials.

COUNCIL GOALS:
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.

DISCUSSION:
The artificial turf fields at Ralph M. Lewis Park were last replaced in 2015. Since then, the original 8-year warranty period has expired, and they are nearing the end of their expected service life.

The attached CMAS Pricing Proposal from FieldTurf USA, Inc. includes the supply of all materials necessary to replace the existing artificial turf on Field #1 and Field #2. The total cost is $356,497.19 for Field #1 and $355,437.51 for Field #2. The proposal also includes a 10-year, third-party, pre-paid insured warranty upon completion of installation. In addition, the City received an $80,000 credit in March 2025 as part of a class action settlement, which has been applied to this proposal as a $40,000 line-item credit per field.

The proposal from FieldTurf also includes pricing for the optional replacement of Nailer Boards, which secure the edges of the new turf during installation (Proposal Alternate A1). The existing Nailer Boards will remain in place and be reused unless their condition at the time of turf removal warrants replacement. To account for this possibility, funding in the amount of $41,664.00 is being requested to cover the potential replacement of up to 2,400 linear feet of Nailer Boards, if necessary.

Installation of the materials requires a competitive process. Therefore, staff will bring forward a separate contract for approval of the labor and installation of these fields, which will include the removal and disposal of the existing turf. The fields are scheduled to be replaced in early 2026 to avoid conflicts with scheduled games.

FISCAL IMPACT:
The total fiscal impact for this purchase is $753,598.70. Funding is included in the Fiscal Year 2025-2026 operating budget in Org# 60437000.8130.

MOTION:
Approve Staff Recommendation

RALPH M. LEWIS PARK FIELDS 1 AND 2 MATERIALS ONLY

July 9, 2025

FieldTurf USA Inc. is pleased to present the following proposal. FieldTurf pricing is based on the current **FieldTurf CMAS Contract (4-06-78-0031A). FieldTurf California License 849044.**

Click the follow CMAS hyperlink for CMAS due diligence documentation: CMAS Contract: 4-06-78-0031A

	Ralph Lewis - Field 1				
	Synthetic Turf - Materials Only				
	FieldTurf Vertex Core 2.5" with CoolPlay (Materials taxable)	75,566	SF	$2.92	$220,703.72
	FieldTurf Vertex Core 2.5" with CoolPlay (Materials Nontaxable)	75,566	SF	$1.91	$144,435.91
	Inlaid Soccer Markings	1	EA	$9,974.81	DONATED
	Inlaid Football Numbers & Arrows	1	EA	$20,629.72	DONATED
	Inlaid Football Hashmarks	1	EA	$9,500.00	DONATED
	Inlaid Football Media Lines	1	EA	$10,450.01	DONATED
	Inlaid Center Logo (Approx. 36'-3" x 13'-6"; 3 Colors)	1	EA	$8,080.00	$8,080.00
	Taxes	1	LS	$19,311.58	$19,311.58
	A 10- year 3rd party pre-paid insured warranty on the FieldTurf artificial grass surface	1	EA	Included	Included
	Credit	1	EA	-$40,000.00	-$40,000.00
	Subtotal Synthetic Turf				**$352,531.21**
					-
	Subtotal Project				**$352,531.21**
	Performance & Payment Bonds	1	LS	$3,965.98	$3,965.98
	Total - Ralph Lewis Park - Field 1 - Materials Only				**$356,497.19**

	Ralph Lewis - Field 2				
	Synthetic Turf - Materials Only				
	FieldTurf Vertex Core 2.5" with CoolPlay (Materials taxable)	75,421	SF	$2.9208	$220,291.08
	FieldTurf Vertex Core 2.5" with CoolPlay (Materials Nontaxable)	75,421	SF	$1.9071	$143,836.77
	Inlaid Soccer Markings	1	EA	$9,974.81	DONATED
	Inlaid Football Numbers & Arrows	1	EA	$20,629.72	DONATED
	Inlaid Football Hashmarks	1	EA	$9,500.00	DONATED
	Inlaid Football Media Lines	1	EA	$10,450.01	DONATED
	Inlaid Center Logo (Approx. 36'-3" x 13'-6"; 3 Colors)	1	EA	$8,080.00	$8,080.00
	Taxes	1	LS	$19,275.47	$19,275.47
	A 10-year 3rd party pre-paid insured warranty on the FieldTurf artificial grass surface	1	EA	Included	Included
	Credit	1	EA	-$40,000.00	-$40,000.00
	Subtotal Synthetic Turf				**$351,483.32**
					-
	Subtotal Project				**$351,483.32**
	Performance & Payment Bonds	1	LS	$3,954.19	$3,954.19
	Total - Ralph Lewis Park - Field 2 - Materials Only				**$355,437.51**

Field Replacements to take place in 2025.

	Voluntary Alternates for all Fields				
A1	Nailer Board replacement (if required)	1	LF	$17.17	$17.17
	Performance & Payment Bonds	1	LS	$0.19	$0.19
	Total Alternate #4				**$17.36/LF**

PRODUCT DETAILS

FieldTurf, the worldwide leader in artificial turf, is pleased to offer the FieldTurf Vertex CORE 2.5" (FTVTC-1-CP) with CoolPlay system, with the following product characteristics:

- **Pile Height:** 2.5 Inches
- **Infill Weight:** 6.2lbs sand, 2.4lbs cryo & 0.6 CoolPlay per sq.ft.
- **Pile Weight:** 47 oz/yd2
- **Total System Weight:** 1393 oz/yd2

FieldTurf has taken the necessary steps to ensure that your project will run smoothly and that the quality promised will be the quality delivered.

PRICE INCLUDES: MATERIALS ONLY

a) Supply of synthetic turf (Vertex CORE 2.5")
b) A 10-year 3rd party pre-paid insured warranty on the FieldTurf artificial grass surface.
c) Inlaid Football Marking (2 sets, 1 per field).
d) Inlaid Soccer Markings (2 sets, 1 per field).
e) Inlaid Center Logo (Approx. 36'-3" x 13'-6"; 3 Colors) 1 per field.
f) Payment & Performance Bonds.
g) Taxes.

NOTE: Materials must be installed by an exclusive certified FieldTurf installer.

PRICE DOES NOT INCLUDE:

a) Removal and disposal of the existing synthetic turf.
b) Regrade of the existing stone base.
c) Installation of the synthetic turf field.
d) Installation of inlaid field graphics.
e) Installation of inlaid sport markings.
f) Installation of the versatile drainage tile and liner.
g) The base upon which the FieldTurf artificial turf surface will be placed. FieldTurf shall not be responsible for the stability, the porosity, nor the approval of the base upon which the FieldTurf surface will be installed, the drainage system, nor any construction or modification of existing installations around the fields.
h) FieldTurf is not altering or improving the existing drainage system under the existing artificial turf limits. No removal, milling, ponding, flooding or repairs within the existing base and drainage system are included and shall remain the responsibility of the owner.
i) The supply, replacement, installation and/or modification of the existing field edging, perimeter nailer board or existing inner concrete curbing within the artificial turf limits.
j) The supply and import of additional finish aggregate.
k) Any costs associated with necessary charges relating to the delineation of the field.
l) Unless otherwise specified, the price does not include any G-max testing.
m) The supply of or adjustment to existing manholes, clean-outs or grates and supply of the manhole covers.
n) The supply of or adjustments to existing manholes, clean-outs or grates, and supply of the manhole covers.
o) Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders and will become an extra charge over and above the offered price.
p) Site security.

- **q)** Repair or resurfacing existing asphalt parking lot if damaged by truck traffic.
- **r)** Site restoration, sodding, landscaping or grow-in.
- **s)** Permit fees, Inspection fees.
- **t)** A vehicle to tow FieldTurf maintenance equipment.
- **u)** FieldCare Maintenance Program.
- **v)** Maintenance equipment.
- **w)** Newly imposed Tariffs.
- **x)** Anything not explicitly noted in the inclusions.

The pricing set forth in this proposal is based on applicable tariffs, duties, and taxes in effect as of the proposal date. Any new or increased tariffs, duties, taxes, or similar charges imposed by the United States Government, whether at the federal or state level, on products included in this proposal after the proposal date shall be the sole responsibility of the Customer and will result in an adjustment to the proposed price accordingly. FieldTurf USA, Inc. reserves the right to modify pricing to reflect such additional costs, and the Customer agrees to bear any such increases.

The price is valid for a period of 90 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction. The parties recognize that the effects of global economic instability are currently unpredictable and could lead to limitations in labor availability and delays in the supply and delivery of materials, equipment or products. In addition, as these contingencies have not been factored into this proposal, materials, equipment and/or products to be used in performing the work may become subject to a price increase. Accordingly, it is acknowledged that the seller/FieldTurf shall (a) not be subject to any damages for any delay due to events beyond its control and, (b) be allowed an equitable adjustment of the time and/or of the price of this proposal or any contractual document resulting therefrom. FieldTurf shall endeavor to notify you as soon as possible of any such events and/or contingencies. Please note that the seller/FieldTurf shall use its best efforts to ensure that it fulfills its commitments and will strive to minimize any negative impacts as they may arise. Thank you for your kind understanding.

Please feel free to reach out to any member of our project team with questions about our offer:

Dino Di Maulo
Project Manager
(514) 375-2577
Dino.DiMaulo@FieldTurf.com

Cal Watson
Regional Sales Manager
(858) 353-2366
Calwfieldturf@yahoo.com

Thank you again for your interest in FieldTurf, we look forward to working with you.

Per: _____
Marie-Christine Raymond, Vice President of Customer Operations
FieldTurf USA, Inc. / Tarkett Sports Canada, Inc.

FieldTurf USA, Inc. holds the Cooperative Purchase contract, any PO for Contract must be made out to FieldTurf USA, Inc. 175 N Industrial Blvd NE. Calhoun, GA 30701

If you have questions regarding the FieldTurf and Beynon SmartBuy Cooperative Purchasing Program, please contact Eric Fisher at: Eric.Fisher@smartbuycooperative.com.


Smart Buy
PURCHASING PROGRAM
FIELDTURF • BEYNON

CONDITIONS

Notwithstanding any other document or agreement entered into by FieldTurf in connection with the supply and installation only of its product pursuant to the present bid proposal, the following shall apply:

a) This bid proposal and its acceptance is subject to strikes, accidents, delays beyond our control and *force majeure*.

b) FieldTurf's preferred payment terms are as follows: (i) 50% of the Price upon Customer's execution of contract; (ii) 40% of the Price upon shipment of materials from FieldTurf's manufacturing facility; and (iii) Remaining balance of ten percent (10%) upon substantial completion of the field, which shall be achieved when Customer is able to use the field for its intended purpose, even if punchlist items remain and the Certificate of Completion has not been executed by Customer.

c) Accounts overdue beyond 30 days of invoice date will be charged at an interest rate of 10% per annum.

d) FieldTurf requires a minimum of 21 days after receiving a fully executed contract or purchase order and final approvals on shop drawings to manufacture, coordinate delivery and schedule arrival of installation crew. Under typical field size and scenario, FieldTurf further requires a minimum of 28 days per field to install the Product subject to weather and force majeure

e) FieldTurf requires a suitable staging area. Staging area must be square footage of field x 0.12, have a minimum access of 15 feet wide by 15 feet high, and, no more than 100 ft from the site. A 25 foot wide by 25 foot long hard or paved clean surface area located within 50 feet of the playing surface shall be provided for purposes of proper mixing of infill material. Access to any field will include suitable bridging over curbs from the staging area to permit suitable access to the field by low clearance vehicles. Staging area surface shall be suitable for passage with motor vehicles used to transport materials to the site and/or staging area. FieldTurf shall not be liable for any damages to the staging area or its surface unless such damages are caused by FieldTurf's intentional misconduct or negligence.

f) This proposal is based on a single mobilization. If the site is not ready and additional mobilizations are necessary, additional charges will apply.

g) Upon substantial completion of FieldTurf's obligations, the Customer shall sign FieldTurf's Certificate of Completion in the form currently in force; to accomplish this purpose, the Customer will ensure that an authorized representative is present at the walk-through to determine substantial completion and acceptance of the field, which may include a list of punch list items.

h) FieldTurf shall not be a party to any penalty clauses and/or liquidated damages provisions.

i) FieldTurf shall be entitled to recover all costs and expenses, including attorney fees, associated with collection procedures in the event that FieldTurf pursues collection of payment of any past due invoice.

j) All colors are to be chosen from FieldTurf's standard colors.

File #: 25-0371
Agenda #: L.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Development Services

SUBJECT:
Amend the Professional Service Agreement DS-24-127-MS for the property management of 17133 Valley Boulevard-The Path

RECOMMENDATION:
1. Approve and Authorize the City Manager, or City Manager's designee, to amend the Professional Service Agreement in the amount of $44,375 per month.

2. Approve and Authorize the City Manager, or City Manager's designee, to execute any future amendments and documents necessary for the Property Management of The Path.

COUNCIL GOALS:
- Practice sound fiscal management by living within our means while investing in the future.
- Provide a diverse range of housing types and levels of affordability while addressing homelessness in the community by address Homelessness through proactive programs, including the efforts of the COAST and MET teams.

DISCUSSION:
The City of Fontana has determined Homelessness and Homeless prevention as a top priority and has previously instructed staff to take all feasible actions in support of the City's homelessness prevention plan. The City of Fontana owns The Path; formerly known as the Homelessness Prevention Resources and Care Center (HPRCC), an Interim Housing Facility with 120 beds dedicated to serving individuals and families experiencing or at risk of homelessness.

On May 28, 2024, City Council authorized the Non-Competitive Proposal Single/Sole Source method of the City's Purchasing Policies and Procedure Manual Section 3.1.5 to procure the service. The city entered into a professional service agreement DS-24-127-MS on June 15, 2024, for property management services with KCP Management, LLC.

The current contract is $30,000 per month renewing on 60-day extensions for the daily operations of The Path. Staff recommends amending the contract to a one-year agreement and expanding the scope of work to include security services with the following cost breakdown:

- $12,500 per month for security services

- $1,875 per month for administrative cost

The monthly cost will increase to $44,375 per month; with a one-year contract for the first year, with the option to renew on 60-day extensions.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $44,375 per month included in The Path Operating Expenses 10130105 FY 2025-2026 and supplemented by grants when possible.

MOTION:
Approve staff recommendation.

KCP Management, LLC
12680 Stanton Ave.
Tustin, CA 92782
Phone: 909-289-2924
Email: surestayfontana@gmail.com

The Path Fontana Proposal

Objective: Provide site operations, security, and management services for the City of Fontana (hereinafter referred to as "City") for "The Path" located at 17133 Valley Blvd, Fontana, CA 92335. This proposal extends the current term from 60 days to a full 1-year term (12-month term).

Proposed Term:
- 1 year (12 months) with optional 60-day extensions thereafter for Hotel Management.
- 1 year (12 months) with optional 60-day extensions thereafter for Security Services.

Budget:

Service	Amount (per month)	Term (months)	Total
Site Operations	$30,000	12	$360,000
Security Service	$12,500	12	$150,000
Administrative Cost	$1,875	12	$22,500
Total Cost	**$44,375**	**12**	**$532,500**

Site Manager Background: KCP Management, LLC (hereinafter referred to as "KCP") has operated the subject facility since July 1, 2024. In addition, KCP currently has six hotel properties under management, spanning California, Texas, and New Mexico; all properties are well maintained and highly rated on review platforms.

Site Management Scope of Work:
- KCP will hire security onsite employees, pay and manage employees, and provide overall management of property for the City as needed/required.
- 24-hour management of subject facility (at least one team member on site at all times).
- Provide essential supplies (Soap, Toilet Paper, batteries, cleaning supplies, etc.) to guests.
- Checking in and checking out approved guests per City requirements.
- Assist H.O.S.T, case management, and other building/city staff with overall client management/services.
- Enforce program rules and curfew hours.
- Keep detailed records of all observed events at the facility.
- Provide regular reports on room inspections, rule violations, and ongoing occupancy.
- Provide guests with hospitable service and reasonable accommodations.
- Ensure common areas and parking lot are clean and orderly on a regular basis.

- Ensure rooms are cleaned, inspected, and turned over on a regular schedule per City requirements.
- Ensure all linens, bed sheets, towels, etc. are washed and ready for guests on a regular schedule.
- Reporting maintenance issues to City and coordinating repairs with City approval as needed.
- Maintaining required insurance related to management duties (liability, professional liability, and workers compensation) in limits acceptable to City.
- Any other management responsibilities as determined by the City.

Security Background: 2 full-time unarmed security guard(s) will be hired. Guards are to be "Guard Card" certified by BSIS (security guard license) and trained in nonviolent crisis intervention.

Security Scope of Work:
- Routine perimeter checks
- Support intake and exit of guests
- Assist with room inspections on a regular schedule
- Document and help enforce rule infractions
- Participate in client interventions with utilization of established rapport developed with clients
- Exit and entrance security using metal detector and scanning wands

Proposed Security Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Security #1	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	off	off	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)
Security #2	off	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	1:00pm – 10:00PM (Lunch Taken at 4:30PM to 5:30PM)	1:00pm – 10:00PM (Lunch Taken at 4:30PM to 5:30PM)	1:00pm – 10:00PM (Lunch Taken at 4:30PM to 5:30PM)	off

KCP Management, LLC **will not** be required to:
- Maintain any insurance related to the building (fire, earthquake, etc.)
- Pay for repairs/maintenance.
- Pay for utilities.
- Pay for TV, internet, or phone service.

Billing:
KCP Management, LLC will provide invoice to City before the 10th of the following month.

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CITY OF FONTANA
PROFESSIONAL SERVICES AGREEMENT
DS-24-127-MS

This Agreement is made and entered into as of June 15, 2024 by and between the City of Fontana, a public agency organized and operating under the laws of the State of California with its principal place of business at 8353 Sierra Avenue, Fontana, California 92335 ("City"), and **KCP Management. LLC**, a Limited Liability Company, with its principal place of business at 12680 Stanton Avenue, Tustin, California 92782 (hereinafter referred to as "Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. City is a public agency of the State of California and is in need of professional services for the following project:

Property Management of the Homelessness Prevention Resources Care Center (HPRCC) at 17133 Valley Boulevard, Fontana, California 92335 (hereinafter referred to as "the Project").

B. Consultant is duly licensed and has the necessary qualifications to provide such services.

C. The Parties desire by this Agreement to establish the terms for City to retain Consultant to provide the services described herein.

AGREEMENT

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Services.

Consultant shall provide the City with the services described in the Scope of Services attached hereto as Exhibit "A."

2. Compensation.

a. Subject to paragraph 2(b) below, the City shall pay for such services in accordance with the Schedule of Charges set forth in Exhibit "A."

b. In no event shall the total amount paid for services rendered by Consultant under this Agreement exceed the sum of **$120,000.00 (One Hundred Twenty Hundred Thousand Dollars and no cents]**. This amount is to cover all printing and related costs, and the City will not pay any additional fees for printing expenses. Periodic payments shall be made within 30 days of receipt of an invoice which includes a detailed description of the work performed. Payments to Consultant for work performed will be made on a monthly billing basis.

3. Additional Work.

If changes in the work seem merited by Consultant or the City, and informal consultations with the other party indicate that a change is warranted, it shall be processed in the following manner: a letter outlining the changes shall be forwarded to the City by Consultant with a

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statement of estimated changes in fee or time schedule. An amendment to this Agreement shall be prepared by the City and executed by both Parties before performance of such services, or the City will not be required to pay for the changes in the scope of work. Such amendment shall not render ineffective or invalidate unaffected portions of this Agreement.

4. Maintenance of Records.

Books, documents, papers, accounting records, and other evidence pertaining to costs incurred shall be maintained by Consultant and made available at all reasonable times during the contract period and for four (4) years from the date of final payment under the contract for inspection by City.

5. Term.

The term of this Agreement shall be effective fully of the Agreement date entered and remain in effect for four (4) months, unless earlier terminated as provided herein. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Project for additional 60-day extensions. Consultant shall perform its services in a prompt and timely manner within the term of this Agreement and shall commence performance upon receipt of written notice from the City to proceed. The Notice to Proceed shall set forth the date of commencement of work.

6. Delays in Performance.

a. Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this Agreement, such circumstances include but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war; riots and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage or judicial restraint.

b. Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.

7. Compliance with Law.

a. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local government, including Cal/OSHA requirements.

b. If required, Consultant shall assist the City, as requested, in obtaining and maintaining all permits required of Consultant by federal, state and local regulatory agencies.

c. If applicable, Consultant is responsible for all costs of clean up and/ or removal of hazardous and toxic substances spilled as a result of his or her services or operations performed under this Agreement.

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8. Standard of Care

Consultant's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

9. Assignment and Subconsultant

Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement. Nothing contained herein shall prevent Consultant from employing independent associates, and subconsultants as Consultant may deem appropriate to assist in the performance of services hereunder.

10. Independent Contractor

Consultant is retained as an independent contractor and is not an employee of City. No employee or agent of Consultant shall become an employee of City. The work to be performed shall be in accordance with the work described in this Agreement, subject to such directions and amendments from City as herein provided.

11. Insurance. Consultant shall not commence work for the City until it has provided evidence satisfactory to the City it has secured all insurance required under this section. In addition, Consultant shall not allow any subcontractor to commence work on any subcontract until it has secured all insurance required under this section.

a. Commercial General Liability

(i) The Consultant shall take out and maintain, during the performance of all work under this Agreement, in amounts not less than specified herein, Commercial General Liability Insurance, in a form and with insurance companies acceptable to the City.

(ii) Coverage for Commercial General Liability insurance shall be at least as broad as the following:

(1) Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 00 01) or exact equivalent.

(iii) Commercial General Liability Insurance must include coverage for the following:

(1) Bodily Injury and Property Damage
(2) Personal Injury/Advertising Injury
(3) Premises/Operations Liability
(4) Products/Completed Operations Liability
(5) Aggregate Limits that Apply per Project
(6) Explosion, Collapse and Underground (UCX) exclusion deleted
(7) Contractual Liability with respect to this Agreement
(8) Property Damage

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(9) Independent Contractors Coverage

(iv) The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; (3) products/completed operations liability; or (4) contain any other exclusion contrary to the Agreement.

(v) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status using ISO endorsement forms CG 20 10 10 01 and 20 37 10 01, or endorsements providing the exact same coverage.

(vi) The general liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City, and provided that such deductibles shall not apply to the City as an additional insured.

b. Automobile Liability

(i) At all times during the performance of the work under this Agreement, the Consultant shall maintain Automobile Liability Insurance for bodily injury and property damage including coverage for owned, non-owned and hired vehicles, in a form and with insurance companies acceptable to the City.

(ii) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 00 01 covering automobile liability (Coverage Symbol 1, any auto).

(iii) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status.

(iv) Subject to written approval by the City, the automobile liability program may utilize deductibles, provided that such deductibles shall not apply to the City as an additional insured, but not a self-insured retention.

c. Workers' Compensation/Employer's Liability

(i) Consultant certifies that he/she is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and he/she will comply with such provisions before commencing work under this Agreement.

(ii) To the extent Consultant has employees at any time during the term of this Agreement, at all times during the performance of the work under this Agreement, the Consultant shall maintain full compensation insurance for all persons employed directly by him/her to carry out the work contemplated under this Agreement, all in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any acts amendatory thereof, and Employer's Liability Coverage in amounts indicated herein. Consultant shall require all subconsultants to obtain and maintain, for the period required by this Agreement, workers' compensation coverage of the same type and limits as specified in this section.

d. Professional Liability (Errors and Omissions)

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At all times during the performance of the work under this Agreement the Consultant shall maintain professional liability or Errors and Omissions insurance appropriate to its profession, in a form and with insurance companies acceptable to the City and in an amount indicated herein. This insurance shall be endorsed to include contractual liability applicable to this Agreement and shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. "Covered Professional Services" as designated in the policy must specifically include work performed under this Agreement. The policy must "pay on behalf of" the insured and must include a provision establishing the insurer's duty to defend.

e. Minimum Policy Limits Required

(i) The following insurance limits are required for the Agreement:

	Combined Single Limit
Commercial General Liability	$1,000,000 per occurrence/ $2,000,000 aggregate for bodily injury, personal injury, and property damage
Automobile Liability	$1,000,000 combined single limit
Employer's Liability	$1,000,000 per accident or disease
Professional Liability	$1,000,000 per claim and aggregate (errors and omissions)

(ii) Defense costs shall be payable in addition to the limits.

(iii) Requirements of specific coverage or limits contained in this section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. Any available coverage shall be provided to the parties required to be named as Additional Insured pursuant to this Agreement.

f. Evidence Required

Prior to execution of the Agreement, the Consultant shall file with the City evidence of insurance from an insurer or insurers certifying to the coverage of all insurance required herein. Such evidence shall include original copies of the ISO CG 00 01 (or insurer's equivalent) signed by the insurer's representative and Certificate of Insurance (Acord Form 25-S or equivalent), together with required endorsements. All evidence of insurance shall be signed by a properly authorized officer, agent, or qualified representative of the insurer and shall certify the names of the insured, any additional insureds, where appropriate, the type and amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance.

g. Policy Provisions Required

(i) Consultant shall provide the City at least thirty (30) days prior written notice of cancellation of any policy required by this Agreement, except that the Consultant shall provide at least ten (10) days prior written notice of cancellation of any such policy due to non-payment of premium. If any of the required coverage is cancelled or expires during the term of this Agreement, the Consultant shall deliver renewal certificate(s) including the General

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Liability Additional Insured Endorsement to the City at least ten (10) days prior to the effective date of cancellation or expiration.

(ii) The Commercial General Liability Policy and Automobile Policy shall each contain a provision stating that Consultant's policy is primary insurance and that any insurance, self-insurance or other coverage maintained by the City or any named insureds shall not be called upon to contribute to any loss.

(iii) The retroactive date (if any) of each policy is to be no later than the effective date of this Agreement. Consultant shall maintain such coverage continuously for a period of at least three years after the completion of the work under this Agreement. Consultant shall purchase a one (1) year extended reporting period A) if the retroactive date is advanced past the effective date of this Agreement; B) if the policy is cancelled or not renewed; or C) if the policy is replaced by another claims-made policy with a retroactive date subsequent to the effective date of this Agreement.

(iv) All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to provide a waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(v) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

h. Qualifying Insurers

(i) All policies required shall be issued by acceptable insurance companies, as determined by the City, which satisfy the following minimum requirements:

(1) Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and admitted to transact in the business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

i. Additional Insurance Provisions

(i) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(ii) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is

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canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(iii) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(iv) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

j. Subconsultant Insurance Requirements. Consultant shall not allow any subcontractors or subconsultants to commence work on any subcontract until they have provided evidence satisfactory to the City that they have secured all insurance required under this section. Policies of commercial general liability insurance provided by such subcontractors or subconsultants shall be endorsed to name the City as an additional insured using ISO form CG 20 38 04 13 or an endorsement providing the exact same coverage. If requested by Consultant, City may approve different scopes or minimum limits of insurance for particular subcontractors or subconsultants.

12. Indemnification.

a. To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

b. If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance of "design professional" services (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

13. California Labor Code Requirements.

a. Consultant is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total

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compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Consultant and all subconsultants to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

b. If the services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Consultant and all subconsultants performing such services must be registered with the Department of Industrial Relations. Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants, as applicable. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

c. This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor.

14. Verification of Employment Eligibility.

By executing this Agreement, Consultant verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time, and shall require all subconsultants and sub-subconsultants to comply with the same.

15. Reserved.

16. Laws and Venue.

This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in the County of San Bernardino, State of California.

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17 Termination or Abandonment

a. City has the right to terminate or abandon any portion or all of the work under this Agreement by giving ten (10) calendar days written notice to Consultant. In such event, City shall be immediately given title and possession to all original field notes, drawings and specifications, written reports and other documents produced or developed for that portion of the work completed and/or being abandoned. City shall pay Consultant the reasonable value of services rendered for any portion of the work completed prior to termination. If said termination occurs prior to completion of any task for the Project for which a payment request has not been received, the charge for services performed during such task shall be the reasonable value of such services, based on an amount mutually agreed to by City and Consultant of the portion of such task completed but not paid prior to said termination. City shall not be liable for any costs other than the charges or portions thereof which are specified herein. Consultant shall not be entitled to payment for unperformed services, and shall not be entitled to damages or compensation for termination of work.

b. Consultant may terminate its obligation to provide further services under this Agreement upon thirty (30) calendar days' written notice to City only in the event of substantial failure by City to perform in accordance with the terms of this Agreement through no fault of Consultant.

18 Documents. Except as otherwise provided in "Termination or Abandonment," above, all original field notes, written reports, Drawings and Specifications and other documents, produced or developed for the Project shall, upon payment in full for the services described in this Agreement, be furnished to and become the property of the City.

19. Organization

Consultant shall assign Vishal Patel as Project Manager. The Project Manager shall not be removed from the Project or reassigned without the prior written consent of the City.

20. Limitation of Agreement.

This Agreement is limited to and includes only the work included in the Project described above.

21. Notice

Any notice or instrument required to be given or delivered by this Agreement may be given or delivered by depositing the same in any United States Post Office, certified mail, return receipt requested, postage prepaid, addressed to:

CITY:	CONSULTANT:
City of Fontana	KCP Management. LLC
8353 Sierra Avenue	12680 Stanton Avenue
Fontana, California 92335	Tustin, California 92782
Attn: Philip Burum	Attn: Vishal Patel

and shall be effective upon receipt thereof.

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22. Third Party Rights

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

23. Equal Opportunity Employment.

Consultant represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the State or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

24. Entire Agreement

This Agreement, with its exhibits, represents the entire understanding of City and Consultant as to those matters contained herein, and supersedes and cancels any prior or contemporaneous oral or written understanding, promises or representations with respect to those matters covered hereunder. Each Party acknowledges that no representations, inducements, promises or agreements have been made by any person which are not incorporated herein, and that any other agreements shall be void. This Agreement may not be modified or altered except in writing signed by both Parties hereto. This is an integrated Agreement.

25. Severability

The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the remaining provisions unenforceable, invalid or illegal.

26. Successors and Assigns

This Agreement shall be binding upon and shall inure to the benefit of the successors in interest, executors, administrators and assigns of each Party to this Agreement. However, Consultant shall not assign or transfer by operation of law or otherwise any or all of its rights, burdens, duties or obligations without the prior written consent of City. Any attempted assignment without such consent shall be invalid and void.

27. Non-Waiver

None of the provisions of this Agreement shall be considered waived by either Party, unless such waiver is specifically specified in writing.

28. Time of Essence

Time is of the essence for each and every provision of this Agreement.

29. City's Right to Employ Other Consultants

City reserves its right to employ other consultants, including engineers, in connection with this Project or other projects.

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30. Prohibited Interests

Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no director, official, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

[SIGNATURES ON FOLLOWING PAGE]

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SIGNATURE PAGE
DS-24-127-MS

CITY OF FONTANA

By: Matthew C. Ballantyne
Matthew C. Ballantyne
City Manager

Attest:

By: Germaine Key
Germaine Key
City Clerk

By: Phillip Burum
Philip Burum
Deputy City Manager

Approved as to form:

Ruben Duran
Best Best & Krieger LLP
City Attorney

IN COMPLIANCE WITH CONTRACT INSURANCE REQUIREMENTS

SM Rakesha L. Voss
Rakesha L. Voss
Human Resources & Risk Management Director

IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION POLICIES/PROCEDURES

Jessica Brown
Jessica Brown
Chief Financial Officer

Sid Lambert
Sid Lambert
Purchasing Manager

KCP Management, LLC

By: Vishal Patel

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EXHIBIT A

Scope of Services

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17133 Valley Blvd Management Proposal

Objective: Provide management services for the City of Fontana (hereinafter referred to as "City") for the property located at 17133 Valley Blvd, Fontana, CA 92335.

Background of Management Company: KCP Management, LLC (hereinafter referred to as "Management Company") currently has five hotel properties under management, spread out between California, Texas, and New Mexico. All properties are well maintained and highly rated on review platforms.

Proposed Terms: 4 months with optional 60 day extensions

- Management Term: ~~6 Months~~. If City needs management for a longer period can be extended on a month-to-month basis as needed.
- Management Company will hire employees, pay employees, manage employees, and provide overall management of property for the City as needed/required.
- Management Company will be responsible for the following:
  - Checking in and checking out approved guests per City requirements.
  - Providing guests with hospitable service and reasonable accommodations.
  - Making sure common areas and parking lot are clean and in order on a regular basis.
  - Making sure rooms are cleaned, inspected, and turned over on a regular schedule per City requirements.
  - Making sure all linens, bed sheets, towels, etc. are washed and ready for guests.
  - Reporting maintenance issues to City and coordinating repairs per city approval if needed.
  - Maintaining required insurance related to management duties in limits acceptable to City.
  - Any other management responsibilities as determined by the City.
- Management company **will not** be required to:
  - Maintain any insurance related to the building (Fire, Earthquake, etc.)
  - Pay for repairs/maintenance.
  - Pay for or provide supplies (toilet paper, soap, laundry chemicals, linens, blankets, etc).
  - Pay utilities.
  - Pay for TV, Internet, or Phone service.
  - Pay for operating equipment.

Budget:

- $30,000 per month **(estimated*)**

Proposed budget will allow Management Company to cover all associated costs for the following:

- Payroll for Front Desk Staff, and Housekeeping,
- Payroll Tax
- Payroll processing
- Flat Management Fee
- Workers Compensation, General Liability, and Employment Practices Liability Insurance in limits required by city.

Management Company proposes City provide a **$45,000**** initial retainer to cover initial operations and any potential reimbursement delays.

Management Company will provide bank statements for operating account, payroll reports, payroll processing invoice, insurance invoice, and flat management fee invoice to the City in the following month by the 10th day for verification and reimbursement. Management Company will return any unused funds to the City upon termination and/or end of term.

***This is an estimated budget based on Management's experience and quotes received for certain line items. Actual budget may very slightly.**
****Management Company requests retainer in order to support initial operations, and any possible delays in reimbursement.**

File #: 25-0377
Agenda #: M.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Measure I Five Year Local Street Capital Improvement Program Annual Adoption

RECOMMENDATION:
Adopt **Resolution No. 2025-048**, adopting the Measure I Five Year Local Street Capital Improvement for Fiscal Years 2025/2026 - 2029/2030.

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.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by utilizing Measure-I Funds wisely.

DISCUSSION:
San Bernardino County Transportation Authority (SBCTA) is responsible for administering the San Bernardino Measure I Program from which the City of Fontana receives funds for transportation projects.

On July 23, 2024, the City Council adopted by Resolution the Fiscal Years 2024/2025 - 2028/2029 Measure I Five Year Local Street Capital Improvement Program, also known as the "five-year look ahead CIP Plan" for projects to be funded by the Measure I Valley Local Streets Pass-Through Program.

As program administrator, SBCTA permits local jurisdictions to amend the "five-year look ahead CIP plan" at the end of each fiscal year to account for expenditures made. There were no changes to the plan over the last fiscal year and therefore an amendment is not required.

SBCTA also requires local jurisdictions to complete an annual update of the five-year program, identifying the projects to be funded in the upcoming fiscal year (FY 2025/2026). Attachment "A" to the Resolution is the CIP List for the Fiscal Years 2025/2026 - 2029/2030, identifying the progress which will be funded by the Local Pass-Through Program.

FISCAL IMPACT:
Project budgets will be established as each individual project moves forward, providing full funding detail. The Measure I Local Pass-Through Program (Attachment "A" to the Resolution) funds are

received monthly and will fund the projects listed on the Local Street Program.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-048

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, ADOPTING THE MEASURE I FIVE YEAR LOCAL STREET CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2025/2026 - 2029/2030.

WHEREAS, San Bernardino County voters approved passage of Measure I in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 04-01 of the Authority; and

WHEREAS, the Strategic Plan requires each local jurisdiction applying for revenue from the Local Street Program to annually adopt and update a Five-Year Capital Improvement Plan; and

WHEREAS, Expenditure Plans of the Ordinances require each local jurisdiction receiving revenue from the tax to expend those funds pursuant to a Capital Improvement Program adopted by resolution of the local jurisdiction; and

WHEREAS, local jurisdictions are required to amend the original adopted annual plan to the end of the fiscal year; California Public Utilities Code 190300 and Ordinance No. 04-01 require each local jurisdiction to maintain General Fund expenditures for transportation-related construction and maintenance activities at the required Maintenance of Effort base year level in each fiscal year of the adopted Five-Year Capital Improvement Plan, which for the City of Fontana is $1,901,831; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, hereby adopts the Attachment “A” Measure I Five-Year Capital Improvement Program for Fiscal Years 2025/2026 through 2029/2030.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 that was

duly and regularly adopted by the City Council at a regular meeting held on the 22nd day of July, 2025, 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

Resolution Number:	
Resolution Approval Date:	
Contact Person/Title:	Hassnaa Rashad
Phone:	909-350-7669
Email:	hrashad@fontanaca.gov

Measure I Local Pass-through Program

FIVE YEAR CAPITAL IMPROVEMENT PLAN

Fiscal Years 2025/2026 thru 2029/2030

Jurisdiction:

Fontana

6/30/25 Carryover Balance **$11,481,705.07**

Projects:	Is Project in City's Non-motorized Transportation Plan? (Yes/No)	Does Project have an ATP Component? (Yes/No)	Is the Project on the City's Nexus Study List? (Public/DIF Share %)		Estimated Total Project Cost	FY2025/26 Est. Revenue	FY2026/27 Est. Revenue	FY2027/28 Est. Revenue	FY2028/29 Est. Revenue	FY2029/30 Est. Revenue	Total Est. Rev.
						$5,584,728	**$5,739,982**	**$5,900,697**	**$6,067,674**	**$6,241,808**	**$29,534,889**
						Current Estimate	Current Estimate	Current Estimate	Current Estimate	Current Estimate	**Total**
ADA Ramps Reconstruction 37600087	No	No	0.0%	0.0%	$500,000	$500,000	$0	$0	$0	$0	**$500,000**
Arrow/Cypress TS 37603386	No	No	0.0%	0.0%	$2,114,000	$272,001	$0	$0	$0	$0	**$272,001**
Citrus/Malaga Pedestrian Xing 37503356	No	No	0.0%	0.0%	$100,000	$100,000	$0	$0	$0	$0	**$100,000**
Fontana SRTS Gap Closure 37600003	No	No	0.0%	0.0%	$4,593,000	$284,307	$0	$0	$0	$0	**$284,307**
S.Highland & Juniper Traffic Signal 37600052	No	No	0.0%	0.0%	$260,000	$87,266	$0	$0	$0	$0	**$87,266**
TruckRte/Street Name Sign Instal 37500016	No	No	0.0%	0.0%	$100,000	$95,455	$0	$0	$0	$0	**$95,455**
Alder-Locust-Ramona SRTS 37603339	No	No	0.0%	0.0%	$5,926,000	$451,543	$0	$0	$0	$0	**$451,543**
Citywide RRFB (TDA) 37600070	No	No	0.0%	0.0%	$200,000	$147,500	$0	$0	$0	$0	**$147,500**
Catawba Ave SRTS TDA 2023 37600068	No	No	0.0%	0.0%	$793,000	$383,213	$0	$0	$0	$0	**$383,213**
Baseline Ave and Palmetto Ave TS 37600031	No	No	0.0%	0.0%	$1,900,000	$1,722,195	$0	$0	$0	$0	**$1,722,195**
Cypress Ave at Summit Ave TS 37600038	No	No	0.0%	0.0%	$1,257,000	$1,167,607	$0	$0	$0	$0	**$1,167,607**
Date Elementary School SRTS (ATP) 37600029	No	No	0.0%	0.0%	$2,150,000	$659,827	$0	$0	$0	$0	**$659,827**
Maple Ave Pavement Rehabilitation 37600053	No	No	0.0%	0.0%	$272,000	$272,000	$0	$0	$0	$0	**$272,000**
San Sevaine PH I 37603345	No	No	0.0%	0.0%	$16,100,000	$326,575	$0	$0	$0	$0	**$326,575**
Santa Ana & Juniper Ave TS 37600054	No	No	0.0%	0.0%	$910,000	$31,922	$0	$0	$0	$0	**$31,922**
Sierra/Riverside Traffic Signal 37603329	No	No	0.0%	0.0%	$2,339,000	$3,833	$0	$0	$0	$0	**$3,833**
Street Name Sign Replacement 37500033	No	No	0.0%	0.0%	$216,000	$216,000	$0	$0	$0	$0	**$216,000**
Valley & Live Oak Recon Curb Return 37600057	No	No	0.0%	0.0%	$285,000	$247,408	$0	$0	$0	$0	**$247,408**
TMS Signal Upgrade 37600064	No	No	0.0%	0.0%	$1,291,624	$643,935	$0	$0	$0	$0	**$643,935**
Bridlepath at Oxer RRFB Project 37600007	No	No	0.0%	0.0%	$30,000	$30,000	$0	$0	$0	$0	**$30,000**
Citywide Bus Pads TDA 37600069	No	No	0.0%	0.0%	$84,319	$25,281	$0	$0	$0	$0	**$25,281**
Etiwanda Ave TS Video Detect System 37500043	No	No	0.0%	0.0%	$9,423	$9,423	$0	$0	$0	$0	**$9,423**
Live Oak & Cloverdale RRFB 37500051	No	No	0.0%	0.0%	$50,000	$50,000	$0	$0	$0	$0	**$50,000**
Mango & Wabash RRFB 37500050	No	No	0.0%	0.0%	$50,000	$50,000	$0	$0	$0	$0	**$50,000**
Summit Ave. Left-Turn Phasing 37600032	No	No	0.0%	0.0%	$76,000	$76,000	$0	$0	$0	$0	**$76,000**
Alder Marigold TS F3600071	No	No	0.0%	0.0%	$1,250,000	$0	$1,250,000	$0	$0	$0	**$1,250,000**
Banana/Cherry F3600041	No	No	0.0%	0.0%	$1,250,000	$0	$1,250,000	$0	$0	$0	**$1,250,000**
Baseline/Tamarind F3600038	No	No	0.0%	0.0%	$1,250,000	$0	$1,250,000	$0	$0	$0	**$1,250,000**
Beech/Valley F3600073	No	No	0.0%	0.0%	$1,250,000	$0	$1,250,000	$0	$0	$0	**$1,250,000**
Catawba/Fontana/Randall TS F3600047	No	No	0.0%	0.0%	$1,250,000	$0	$1,250,000	$0	$0	$0	**$1,250,000**
Cherry/Village TS F3600044	No	No	0.0%	0.0%	$1,250,000	$0	$0	$1,250,000	$0	$0	**$1,250,000**
Live Oak/Village TS F3600074	No	No	0.0%	0.0%	$1,250,000	$0	$0	$1,250,000	$0	$0	**$1,250,000**
Randall/Mango TS F3600075	No	No	0.0%	0.0%	$1,250,000	$0	$0	$1,250,000	$0	$0	**$1,250,000**
San Bernardino/Oleander TS F3600076	No	No	0.0%	0.0%	$1,250,000	$0	$0	$1,250,000	$0	$0	**$1,250,000**
Citywide Measure I Traffic Engineering Studies 24637507	No	No	0.0%	0.0%	$2,582,450	$516,490	$516,490	$516,490	$516,490	$516,490	**$2,582,450**
Citywide Measure I Customer Relations 24637013	No	No	0.0%	0.0%	$93,475	$18,695	$18,695	$18,695	$18,695	$18,695	**$93,475**
Citywide Measure I Street Lighting Related 24637509	No	No	0.0%	0.0%	$695,690	$139,138	$139,138	$139,138	$139,138	$139,138	**$695,690**
Citywide Measure I Street Striping Related 24637510	No	No	0.0%	0.0%	$418,675	$83,735	$83,735	$83,735	$83,735	$83,735	**$418,675**

Resolution Number:	
Resolution Approval Date:	
Contact Person/Title:	Hassnaa Rashad
Phone:	909-350-7669
Email:	hrashad@fontanaca.gov

Measure I Local Pass-through Program

FIVE YEAR CAPITAL IMPROVEMENT PLAN

Fiscal Years 2025/2026 thru 2029/2030

Jurisdiction:

Fontana

Measure I 2010-2040 Local Cost Allocation 24637014	No	No	0.0%	0.0%	$2,251,100	$450,220	$450,220	$450,220	$450,220	$450,220	**$2,251,100**
Measure I 2010-2040 Local Vehicle Maintenance 24637512	No	No	0.0%	0.0%	$276,150	$55,230	$55,230	$55,230	$55,230	$55,230	**$276,150**
Citywide Measure I Street Related Activities / Traffic Studies 24637513	No	No	0.0%	0.0%	$1,650,650	$330,130	$330,130	$330,130	$330,130	$330,130	**$1,650,650**
Citywide Measure I System (Traffic Controller Cabs) 24637514	No	No	0.0%	0.0%	$1,820,705	$364,141	$364,141	$364,141	$364,141	$364,141	**$1,820,705**
Citywide Measure I System (Traffic Controller Equip) 24637515	No	No	0.0%	0.0%	$157,645	$31,529	$31,529	$31,529	$31,529	$31,529	**$157,645**
Citywide Measure I System (Traffic Signal Equip) 24637516	No	No	0.0%	0.0%	$2,214,515	$442,903	$442,903	$442,903	$442,903	$442,903	**$2,214,515**
Citywide Measure I System (Preventative Sig Maint) 24637517	No	No	0.0%	0.0%	$1,364,635	$272,927	$272,927	$272,927	$272,927	$272,927	**$1,364,635**
Citywide Measure I System (Traffic Signal Maint) 24637518	No	No	0.0%	0.0%	$7,555,815	$1,511,163	$1,511,163	$1,511,163	$1,511,163	$1,511,163	**$7,555,815**
Citywide Measure I Traffic-Related Signage 24637519	No	No	0.0%	0.0%	$161,350	$32,270	$32,270	$32,270	$32,270	$32,270	**$161,350**
Citywide Measure I Emergency Reserve Equipment 24637520	No	No	0.0%	0.0%	$606,840	$121,368	$121,368	$121,368	$121,368	$121,368	**$606,840**
Citywide Measure I Traffic Signal Maint Support 24637521	No	No	0.0%	0.0%	$34,050	$6,810	$6,810	$6,810	$6,810	$6,810	**$34,050**
Citywide Measure I Traffic Signal Installation Support 24637522	No	No	0.0%	0.0%	$34,050	$6,810	$6,810	$6,810	$6,810	$6,810	**$34,050**
Citywide Measure I Traffic Signal Communication Support 24637523	No	No	0.0%	0.0%	$27,800	$5,560	$5,560	$5,560	$5,560	$5,560	**$27,800**
Citywide Measure I Traffic Signal Modification/Upgrade 24637424	No	No	0.0%	0.0%	$34,100	$6,820	$6,820	$6,820	$6,820	$6,820	**$34,100**
Citywide Measure I Traffic Signal Timing Sync 24637425	No	No	0.0%	0.0%	$35,850	$7,170	$7,170	$7,170	$7,170	$7,170	**$35,850**
Citywide Measure I Traffic System Improvements 24637426	No	No	0.0%	0.0%	$35,700	$7,140	$7,140	$7,140	$7,140	$7,140	**$35,700**
					Projects Total:	$12,263,540	$10,660,249	$9,410,249	$4,410,249	$4,410,249	**$41,154,536**

Total Programming is currently **100%** ***(Must not exceed 150% of Carryover Balance + Total Estimated Revenue)***

Total Estimated Programming: **$41,154,536**

File #: 25-0381
Agenda #: N.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Housing

SUBJECT:
A Resolution of the City Council of the City Of Fontana, California, Approving Amendment No. 2 to the Professional Services Agreement Between the City of Fontana and Water of Life Community Church for Homelessness Services

RECOMMENDATION:
1. Adopt **Resolution No. 2025-049**, approving Amendment No. 2 to the Professional Services Agreement with Water of Life Community Church ("CityLink"), which provides for an extension of the agreement for an additional year, expands the scope of homelessness services, and increases the total consideration to Six Hundred Thousand Dollars ($600,000.00).

2. Authorize the City Manager to execute all future amendments to the agreement with CityLink for Homeless Services.

COUNCIL GOALS:
- Operate in a businesslike manner by correcting problems immediately.

DISCUSSION:
The City of Fontana originally entered into a Professional Services Agreement (SP-86-HD-23) ("Agreement") with Water of Life Community Church (CityLink) on June 27, 2023 to provide essential homelessness services to the residents of the City. Subsequently, on June 11, 2024, The City and CityLink entered into Amendment No. 1 to extend the initial term and adjust the contract amount.

CityLink currently provides critical homelessness services through various City-owned properties used for emergency, interim, and permanent housing, including the Bridge of Hope Emergency Shelter and Olive and Bennett (collectively, the "City Properties").

To ensure the continued provision and enhancement of these vital services, and to address the ongoing and evolving needs of the homeless population within the City of Fontana, staff is recommending the approval of Amendment No. 2 to the Agreement with CityLink.

This Amendment No. 2 specifically includes:

Agreement Extension: The term of the agreement will be extended for an additional year, providing continuity of services through June 30, 2026.

Expanded Scope of Services: The scope of services provided by CityLink will be expanded to allow for increased capacity and more comprehensive homelessness services. This expansion will enable CityLink to serve a greater number of individuals and address a broader range of challenges associated with homelessness in Fontana. The enhanced services will include: expanded case management and housing navigation support across all City Properties, increased staffing to support 24/7 operations at the Bridge of Hope Emergency Shelter, dedicated outreach and engagement services for individuals living in encampments or vehicles, coordination of wraparound services including mental health and substance use referrals, and assistance with obtaining critical documents and benefits. Additionally, CityLink will support program participants with move-in assistance and stabilization support as they transition from interim to permanent housing. These expanded services are designed to create a more seamless and effective system of care that moves individuals from crisis to housing stability.

Increased Consideration: In conjunction with the extended term and the expanded scope of services, the total consideration for the agreement will be increased to a sum not to exceed Six Hundred Thousand Dollars ($600,000.00).

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $600,000.00 and it is included with the FY25/26 Operating Budget in 10130000-8115.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF FONTANA AND WATER OF LIFE COMMUNITY CHURCH FOR HOMELESSNESS SERVICES

WHEREAS, on June 27, 2023, the City of Fontana (the "City") entered into a Professional Services Agreement, SP-86-HD-23, ("Agreement") with Water of Life Community Church (hereinafter "CityLink") to render essential Homelessness Services to the residents of the City of Fontana; and

WHEREAS, on June 11, 2024, the City and CityLink entered into Amendment No. 1 to the Agreement to extend the term of the agreement and adjust the contract amount; and

WHEREAS, CityLink continues to provide critical Homelessness Services at various City-owned properties utilized for emergency, interim, and permanent housing, including the Bridge of Hope Emergency Shelter and Olive and Bennett (collectively, the "City Properties"); and

WHEREAS, the City desires to ensure the continuity and enhancement of these vital services to address the ongoing needs of the homeless population within the City of Fontana; and

WHEREAS, the proposed Amendment No. 2 to the Agreement provides for an extension of the agreement for an additional year, expands the scope of services to provide for more homelessness services, and increases the total consideration to a sum not to exceed Six Hundred Thousand Dollars ($600,000.00); and

WHEREAS, staff recommends approval of Amendment No. 2 as being in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, as follows:

Section 1. The aforementioned recitals are true, correct, and incorporated herein by this reference.

Section 2. City Council hereby approves Amendment No. 2 to the Agreement between the City and CityLink, which extends the term of the agreement for an additional year, expands the scope of services to provide for more homelessness services, and increases the total consideration to an amount not to exceed Six Hundred Thousand Dollars $600,000.00.

Section 3. The City Manager, or designee, is hereby authorized and directed to execute Amendment No. 2 to the Agreement on behalf of the City, and to take all actions necessary to implement this Resolution.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council of the City of Fontana, hereby certify that the foregoing Resolution is the actual resolution that was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting on the 22nd day of July, 2025, 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 of the City of Fontana

AMENDMENT NO. 2
TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE CITY OF FONTANA
AND
WATER OF LIFE COMMUNITY CHURCH
SP-86-HD-23

1. Parties and Date.

This Amendment No. 2 to the Professional Services Agreement SP-86-HD-23 is made and entered into as of this 1st day of July, 2025, by and between the City of Fontana a municipal corporation organized under the laws of the State of California with its principal place of business at 8353 Sierra Avenue, Fontana, California 92335 (hereinafter referred to as the "City") and Water of Life Community Church, a Non-Profit Organization with its principal place of business at 11418 Miller Ave, Suite K, Fontana CA 92336 (hereinafter referred to as the "Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties."

2. Recitals.

2.1 Agreement. The City and Consultant have entered into an agreement entitled "Professional Services Agreement SP-86-HD-23" dated June 27, 2023 ("Agreement") for the purpose of retaining the services of Consultant to provide certain community services to the homeless population of the City of Fontana.

2.2 First Amendment to Agreement. The City and Consultant have entered into that Amendment No. 1 to the Agreement dated June 11, 2024 ("Amendment No. 1") for the purpose of extending the term of the Agreement and increasing the contract amount to include the FY 2024-2025 Emergency Solutions Grant amount.

2.3 Change in Funding Source and Removal of Federal Requirements. The Original Agreement, and Amendment No. 1, stipulated that funding for the Project was provided through the Emergency Solutions Grant program ("ESG Funds") administered by the United States Department of Housing and Urban Development ("HUD"), subjecting the Project to various federal ESG requirements. The City now desires to change the funding source for the Project from the Emergency Solutions Grant Program to the City's General Fund, thereby removing all associated federal ESG requirements and ensuring the continued provision of vital services to the homeless population of the City of Fontana.

2.4 Compliance with Program Funding Requirements. When funding for Consultant's services are provided, in whole or in part, by an agency of the federal government or the state government, Consultant shall also fully and adequately comply with the provisions included in the funding requirements as defined in said program's guidelines and regulations. With respect to any conflict between such funding requirements and the terms of this Agreement and/or provisions of state law, the more stringent requirement shall control.

2.5 Compliance with Homeless Management Information System. Consultant must cooperate with the City to comply with all obligations for inputting and maintaining data into the Homeless Management Information System.

2.6 Compliance with Local Coordinated Entry System. All referrals to assisted units shall be made through the local Coordinated Entry System or other comparable prioritization system based on greatest need, and in accordance with protocols that are developed and implemented in accordance with the local Continuum of Care and program requirements.

2.7 Second Amendment to Agreement Purpose. The City and Consultant desire to amend the aforesaid Agreement ("Amendment No. 2"), to extend the term of the agreement, to change the primary funding source and amount provided by City, and to modify and expand the scope of services.

2.8 Amendment Authority. This Amendment No. 2 is authorized pursuant to Section 3 of the Agreement.

3. Terms.

3.1 Amendment of Compensation Source and Amount. Section 2 of the Agreement, Compensation, is hereby amended in its entirety to read as follows:

> 2. Compensation. Consultant shall receive compensation from City's General Fund, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in "Exhibit A", included in this Amendment No. 2 for tasks set forth in "Exhibit A". The total compensation for this agreement is as follows:
>
> **City General Funds: $600,000.00**

3.2 Amendment of Term. Section 5 of the Agreement is hereby amended in its entirety to read as follows:

> 5. Term. The term of this Agreement shall be from **July 1, 2025, to June 30, 2026**, unless earlier terminated as provided herein. The Parties may, by mutual, written consent, extend the term of this Agreement to renew this Agreement annually for no more than two (2) additional one-year terms should funding to continue the Project be available. Consultant shall perform its services in a prompt and timely manner within the term of this Agreement and shall commence performance upon receipt of written notice from the City to proceed.

3.3 Amendment of Scope of Work and Removal of ESG Requirements. Pursuant to Section 3 of the Agreement, Additional Work, the Parties have engaged in informal consultations, and agree that a change is warranted in the Scope of Work. The agreed to Scope of Work, attached as "Exhibit A" and titled "CityLink Pathway to Housing Proposal" dated June 5, 2025, is hereby incorporated into this Amendment No. 2. Subject to any ongoing obligations required for

compliance due to the receipt and prior expenditure of ESG Funds under the Agreement, as of the effective date of this Amendment No. 2, all specific requirements, eligibility citations, matching requirements, reporting standards, and operational mandates solely and exclusively tied to the Emergency Solutions Grant Program (including, but not limited to, those referenced in 24 C.F.R. §576.103, §576.104, §576.201, and Section 7 and Exhibit C of the Original Agreement) are hereby explicitly removed and shall no longer apply to the services provided under this Agreement. As of the effective date of this Amendment, Exhibit "A" shall define the specific General Fund-supported services and operational parameters, superseding any conflicting ESG-specific programmatic language in the Original Agreement's Exhibit "A", provided, however, that nothing in this Amendment No. 2 shall affect any ongoing obligations arising from the prior expenditure of ESG Funds. Such amendment shall not render ineffective or invalidate unaffected portions of the Agreement. Nothing in this Amendment shall affect, modify, or relieve Consultant from any other funding requirements that are set forth in separate agreements with the City.

3.4 Continuing Effect of Agreement. Except as amended by this Amendment No. 2, all other provisions of the aforementioned Professional Services Agreement remain in full force and effect. From and after the date of this Amendment No. 2, whenever the term “Agreement” appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. 2.

3.5 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 2.

3.6 Severability. If any portion of this Amendment No. 2 is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO
AMENDMENT NO. 2
TO THE CITY OF FONTANA
PROFESSIONAL SERVICES AGREEMENT

CITY OF FONTANA

By: _____
Matthew C. Ballantyne
City Manager

Attest:

By: _____
Germaine McClellan Key
City Clerk

Approved as to form:

_____
Best Best & Krieger LLP
City Attorney

By: _____
Phillip Burum
Deputy City Manager

By: _____
Valerie Gonzales
Housing Development Manager

WATER OF LIFE COMMUNITY CHURCH

By: _____
Jim Kensinger
Executive Director of Ministry Operations

IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION POLICIES/PROCEDURES

_____
Jessica Brown
Chief Financial Officer

_____
Sid Lambert
Purchasing Manager

File #: 25-0383
Agenda #: O.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities Districts (Maintenance) for Fiscal Year 2025-2026.

RECOMMENDATION:
Adopt **Resolution No. 2025-050,** Authorizing the Levy of a Special Tax within Community Facilities Districts (Maintenance) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Invest in the City's infrastructure (streets, sewers, parks, etc.) by improving the aesthetics of the community through code enforcement, street sweeping, and landscape maintenance.

DISCUSSION:
Community Facilities Districts (Maintenance) in various locations around the City were established for the purpose of funding annual landscape, lighting, and park maintenance within each District.

Pursuant to Government Code Section 53340, Ordinances have been adopted to levy a special tax at the rate and in the manner specified in each district Rate and Method of Apportionment. Each district Rate and Method of Apportionment has been approved and adopted by the City Council.

The proposed Fiscal Year 2025-2026 special tax rates are shown for each district in the Exhibit attached to the resolution. **The proposed rates are the same rates assessed in the prior fiscal year with the exception of the following districts:**

	2024-2025 Current Residential Rate	2025-2026 Proposed Residential Rate	$ Increase	% Increase
CFD # 6-1	$ 472.87	$ 520.16	47.29	10%
CFD # 8	$ 270.00	$ 297.00	27.00	10%
CFD # 9M	$ 445.86	$ 490.44	44.58	10%
CFD # 10M	$ 3,873.45	$ 4,260.79	387.34	10%
CFD # 13M	$ 544.45	$ 598.90	54.45	10%
CFD # 14M	$ 552.77	$ 608.05	55.27	10%
CFD # 15M	$ 408.81	$ 449.69	40.88	10%
CFD # 16M	$ 437.75	$ 481.53	43.78	10%
CFD # 20M	$ 540.75	$ 594.83	54.08	10%

CFD # 23M	$ 293.55	$ 322.91	29.36	10%
CFD # 25M	$ 478.95	$ 526.85	47.90	10%
CFD # 27M	$ 707.85	$ 778.64	70.79	10%
CFD # 28M	$ 419.21	$ 461.13	41.92	10%
CFD # 29M	$ 476.99	$ 524.69	47.70	10%
CFD # 33M	$ 160.68	$ 176.75	16.07	10%
CFD # 35M	$ 844.99	$ 929.49	84.50	10%
CFD # 36M	$ 365.65	$ 402.22	36.57	10%
CFD # 39M	$ 458.35	$ 504.19	45.84	10%
CFD # 42M	$ 509.85	$ 560.84	50.99	10%
CFD # 44M	$ 509.85	$ 560.84	50.99	10%
CFD # 45M	$ 612.85	$ 674.14	61.29	10%
CFD # 47M	$ 694.22	$ 763.64	69.42	10%
CFD # 49M	$ 772.50	$ 849.75	77.25	10%
CFD # 50M	$ 381.10	$ 419.21	38.11	10%
CFD # 51M	$ 633.45	$ 696.80	63.35	10%
CFD # 54M	$ 659.20	$ 725.12	65.92	10%
CFD # 57M	$ 906.40	$ 997.04	90.64	10%
CFD # 69M	$ 509.85	$ 535.34	25.49	5%
CFD # 72M	$ 581.95	$ 640.15	58.20	10%
CFD # 76M	$ 648.90	$ 713.79	64.89	10%
CFD # 78M	$ 365.65	$ 402.22	36.57	10%
CFD # 93M	$ 772.50	$ 849.75	77.25	10%
CFD # 96M	$ 1,010.00	$ 1,030.20	20.20	2%

The special tax levied on each assessable parcel within each District is necessary to pay the costs and expenses of each District. A list of each parcel and the related specific tax for each parcel is available for viewing in the City Clerk's Office.

The Districts were established after the adoption of Proposition 218, and comply with its requirements because the Districts and the special taxes were approved by the consent of the property owners at the time each District was formed.

The City Treasurer has reviewed and supports this action.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates will generate approximately $6.45 million to fund annual landscape and lighting maintenance costs within each District.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN THE CITY OF FONTANA MAINTENANCE COMMUNITY FACILITIES DISTRICTS FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes in the maintenance community facilities districts identified in Exhibit "A" attached hereto and incorporated herein by this reference, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"); and

WHEREAS, the City Council, by ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of special taxes to pay for the maintenance of authorized improvements and facilities and other costs and expenses related to said community facilities districts, and the City Council desires to establish the specific rate of the special taxes to be levied and collected with the community facilities districts identified on Exhibit "A" for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct and that all legal prerequisites to the adoption of this Resolution have been duly and regularly taken.

SECTION 2. The specific rate and amount of the special tax to be collected for Fiscal Year 2025-2026 for the community facilities districts identified in Exhibit "A" is hereby determined and established as set forth in Exhibit "A" attached hereto. Said special taxes shall be and are hereby levied for Fiscal Year 2025-2026 on all parcels of real property that are subject to taxation within each community facilities district identified on Exhibit "A" and in the amount set forth for each such parcel on file with the City Clerk.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay the costs of maintenance of authorized facilities and improvements for each community facilities district and for payment of administrative expenses incurred in connection with the levy and collection of said Special Taxes.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the designated fund for each community facilities district.

SECTION 7. The City Clerk is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected, the installment of the Special Tax as set forth in the documents on file with the City Clerk.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit A

CITY OF FONTANA
Special Assessments Maintenance Districts
Fiscal Year 2025-2026

Type & Number	# parcels	Rates	Total
CFD # 2*	3,724	$ 14.82	85,127.48
CFD # 6	962	441.87	425,078.94
CFD # 6-1*	402	520.16	209,104.32
CFD # 6-2	183	512.94	93,868.02
CFD # 6-3a	476	480.00	228,480.00
CFD # 8*	274	297.00	81,378.00
CFD # 9M*	376	various	184,405.12
CFD # 10M*	10	various	42,607.89
CFD # 13M*	933	various	558,769.83
CFD # 14M*	790	various	480,356.69
CFD # 15M*	738	449.69	331,871.22
CFD # 16M*	101	481.53	48,634.53
CFD # 18M	16	438.27	7,012.32
CFD # 20M*	64	594.83	38,069.12
CFD # 21M	74	552.08	40,853.92
CFD # 23M*	26	322.91	8,395.66
CFD # 24M	102	450.11	45,911.22
CFD # 25M*	175	526.85	92,198.75
CFD # 27M*	85	778.64	66,184.40
CFD # 28M*	355	461.13	163,701.15
CFD # 29M*	57	524.69	29,907.33
CFD # 30M	485	496.46	240,783.10
CFD # 32M	50	366.68	18,334.00
CFD # 33M*	37	176.75	46,699.09
CFD # 34M	168	various	21,135.12
CFD # 35M*	649	929.49	603,239.01
CFD # 36M*	62	402.22	24,937.64
CFD # 38M	363	499.55	181,336.65
CFD # 39M*	48	504.19	24,201.12
CFD # 40M	27	390.00	10,530.00
CFD # 41M	22	705.55	15,522.10
CFD # 42M*	88	560.84	49,353.92
CFD # 44M*	18	560.84	10,095.12
CFD # 45M*	168	674.14	113,255.52
CFD # 46M	70	712.76	49,893.20
CFD # 47M*	17	763.64	12,981.88
CFD # 48M	90	844.60	76,014.00
CFD # 49M*	17	849.75	14,445.75
CFD # 50M*	96	419.21	40,244.16
CFD # 51M*	107	696.80	74,557.60
CFD # 53M	16	567.53	9,080.48
CFD # 54M*	39	725.12	28,279.68
CFD # 55M	9	813.70	7,323.30
CFD # 56M	62	280.00	26,040.00
CFD # 57M*	17	997.04	16,949.68
CFD # 58M	14	315.00	4,410.00
CFD # 59M	1	400.00	2,400.00
CFD # 60M	16	808.55	12,936.80
CFD # 61M	77	621.09	55,277.01
CFD # 62M	8	697.00	5,576.00
CFD # 63M	95	575.00	54,625.00
CFD # 64M	1	633.45	5,067.60
CFD # 65M	33	618.00	20,394.00
CFD # 67M	74	587.10	43,445.40
CFD # 68M	38	664.35	25,245.30
CFD # 69M*	332	535.34	177,732.88
CFD # 72M*	19	640.15	12,162.85
CFD # 73M	117	576.80	67,485.60
CFD # 75M	27	545.90	14,739.30
CFD # 76M*	53	713.79	37,830.87
CFD # 77M	20	664.35	13,287.00
CFD # 78M*	205	402.22	79,055.50
CFD # 79M	1	N/A	21,500.00
CFD # 82M	110	267.80	29,458.00
CFD # 83M	96	664.35	63,777.60
CFD # 84M	30	650.00	19,500.00
CFD # 91M	8	760.00	6,080.00
CFD # 92M	19	906.40	17,221.60
CFD # 93M*	15	849.75	12,746.25
CFD # 94M	6	350.00	2,100.00
CFD # 96M*	11	1,030.20	11,332.20
CFD # 97M	13	400.00	5,200.00
CFD # 98M	9	670.00	6,030.00
CFD # 101M	12	655.00	7,860.00
CFD # 102M	6	835.00	5,010.00
CFD # 103M	5	880.00	4,400.00
CFD # 104M	13	1,060.00	13,780.00
CFD # 105M	96	495.43	47,561.28
CFD # 110M	18	968.00	17,424.00
CFD # 114M**	85	648.00	55,080.00
CFD # 115M**	8	2,138.55	426,000.00
CFD # 116M**	127	527.00	66,929.00
Totals	14,466		6,447,809.07

*2025-2026 rate for this district has been increased as allowed in the Rate and Method of Apportionment.
**First year of special tax levy.

File #: 25-0384
Agenda #: P.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 1 (Southridge Village) for Fiscal Year 2025-2026.

RECOMMENDATION:
Adopt **Resolution No. 2025-051,** Authorizing the Levy of a Special Tax in Community Facilities District No. 1 (Southridge) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
To mitigate the fiscal impact of Southridge Village, the City Council adopted Resolution 84-13 establishing Community Facilities District No. 1 (Southridge). The District was established to fund and provide the following services:

- Police Services
- Fire protection, suppression, ambulance and paramedic services
- Operation and maintenance of parks and parkways

Pursuant to the Special Tax Rate and Method of Apportionment, adopted by the City Council on November 15, 1983, the special tax rate in the District may annually increase by an amount which is the lesser of (1) the annual increase in the consumer price index (CPI) as determined by the U.S. Department of Labor Statistics or (2) five percent (5%) of the maximum special tax rate.

The proposed Fiscal Year 2025-2026 maximum special tax rate for the District is $1,126.71 per equivalent dwelling unit. This reflects a 3.4% ($37.05) increase over the prior fiscal year as the annual increase in CPI was 3.4%. **The actual tax will increase by 10% ($79.80) to $877.82.**

As recommended, the 10% increase proposed doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City will present recommendations to the Council for a long-term funding plan to ensure that services are fully funded, and districts remain sustainable.

The City's special taxes for this District have been reviewed in light of the passage of Proposition

218. The recommended actions comply with the provisions of this proposition.

A listing of the parcels and the related specific tax for each parcel is available for viewing in the City Clerk's office.

FISCAL IMPACT:
The proposed actual tax of $877.82 per dwelling unit will generate approximately $6.51 million to fund police services, fire protection, and landscape maintenance for the District. It is projected that the proposed actual rate will generate sufficient revenues to cover the costs of providing these services to the District. Fully funding expenses without the use of fund balance would require a 27% increase to the maintenance assessment. The 10% increase will require the utilization of $908,957 or 100% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 1 (SOUTHRIDGE VILLAGE) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 1; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the maximum special tax and the actual rate of the special tax to be collected for Fiscal Year 2025-2026; and

WHEREAS, funds of the City are not available to pay for the police protection, fire protection, and the operation and maintenance of parks and parkways in the District during Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. In a manner of apportionment as authorized by Resolution No. 84-13, as amended in Resolution No. 84-57, and as approved by the qualified electors, the specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District are hereby determined and established as follows:

a. For each single or multi-family residential dwelling unit within the District, whether attached, detached or a condominium, as defined by Civil Code Section 783, located within each County Assessor's parcel for which a building permit has been issued, the maximum rate of said special tax shall be one thousand one hundred twenty-six and forty two ($1,126.42) for Fiscal Year 2025-2026. The actual tax amount increased by 10% over the prior fiscal year to $877.82.

b. For property within each County Assessor's parcel in the District developed for any non-residential use of a commercial or other business nature for which a building permit or use permit has been issued, same rate as provided in subparagraph (a), with the limitations and qualifications as contained therein, and shall be determined on the basis of five (5) residential dwelling units per acre or portion thereof for such commercial development upon any such parcel, as herein above set forth; provided that the applicable maximum rate of the special tax for a particular fiscal year for any commercially zoned and developed parcel or condominium ownership unit developed for a commercial use and which comprises a separate County Assessor's parcel shall not be less than the maximum rate of the special tax which otherwise could have been levied in full on a single or multi-family residential dwelling unit or condominium unit with a County Assessor's parcel in accordance with Paragraph 2(a) hereof.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following:

a. Police protection
b. Fire protection
c. Operation and maintenance of parks and parkways
d. Repayment of City advances and loans, if appropriate.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's fund.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July 2025, 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

Exhibit A

City of Fontana
Community Facilities District No. 1
Southridge Village

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Services Authorized		Total	%	Per Unit
Police Services	$	1,843,303	28%	$ 248.73
Fire Protection		1,129,719	17%	152.44
Landscaping		3,875,956	60%	523.02
Delinquency Allowance		130,106	2%	17.56
Funded from Other Sources		(473,780)	-7%	(63.93)
Total Levy	$	6,505,305	100.00%	$877.82

File #: 25-0385
Agenda #: Q.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 7 (Country Club Estates) for Fiscal Year 2025-2026.

RECOMMENDATION:
Adopt **Resolution No. 2025-052,** of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 7 (Country Club Estates) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No. 7 (Country Club Estates) was established by Resolution No. 98-08 on January 20, 1998, to finance public facilities and to pay annual landscape and lighting maintenance costs within the District. On February 25, 1998, the District issued $4 million in Special Tax Bonds to finance certain public improvements within the District. The bonds were refunded in 2005 and again in 2021 to take advantage of interest rate savings.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the maturing principal and interest on the bonds. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1235 approved and adopted by the City Council on February 3, 1998.

The special tax levied on each assessable parcel within the District is necessary to pay principal and interest on the outstanding bonded indebtedness and authorized administrative expenses (Special Tax A); and the annual landscape and lighting maintenance costs of the District (Special Tax B).

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments, and administration costs (Exhibit A, Schedule 1).

The proposed Fiscal Year 2025-2026 special tax rates (Special Tax A and Special Tax B) are outlined in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (A and B) for Fiscal Year 2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). **Special tax rate A (bond) is the same as prior year and special tax rate B (maintenance) will increase by 10% ($31.52) per parcel**.

As recommended, the 10% increase for Special Tax B doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City will present recommendations to the Council for a long-term funding plan to ensure that services are fully funded, and districts remain sustainable.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax A rates are the same as the prior year while special tax B rates will increase by 10%. This will generate approximately $395,051; $268,159 for debt service expenses and $126,892 for landscape and lighting maintenance costs. Fully funding expenses without the use of fund balance would require an 125% increase to the maintenance assessment. The 10% increase will require the utilization of $111,220 or 54% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 7 (COUNTRY CLUB ESTATES) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 7; and

WHEREAS, on February 25, 1998, Community Facilities District No. 7 (Country Club Estates) Special Tax Bonds were issued to finance certain public improvements within the district; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "B" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "B" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of Special Tax A shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of Special Tax A needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The proceeds of Special Tax B shall be used to pay the costs of park, parkways and open space maintenance of the District and for the payment of administrative expenses incurred in connection with the levy and collection of said Special Tax B.

SECTION 6. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 7. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 8. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "B" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 9. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 7
Country Club Estates Tr. 13332

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 210,000	Bond Service Funds Available	$ 259,004
Interest Payment 09/2025	17,600	Proposed Special Tax Levy	268,159
Administration Costs (2025)	24,613	Allowance for Delinquencies	(8,045)
Interest Payment 03/2026	13,400		
Principal Payment 09/2026	215,000		
Interest Payment 09/2026	13,400		
Administration Costs (2026)	25,105		
Total Costs	$ 519,118	Available Funds	$ 519,118

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size	Special Tax A	Special Tax B	Total Special Tax Rate
Small (less than 7,200 sq ft)	$ 667.23	$ 346.70	$ 1,013.93
Medium (7,200 to 9,999 sq ft)	765.60	346.70	1,112.30
Large (10,000 sq ft or larger)	864.73	346.70	1,211.43
Total Proposed Levy	$ 268,159	$ 126,892	$ 395,051

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years
(Special Tax A and Special Tax B)

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
Small (less than 7,200 sq ft)	$ 183,711	$ 982.41	$ 189,605	$ 1,013.93	3%
Medium (7,200 to 9,999 sq ft)	124,290	1,080.78	127,915	1,112.30	3%
Large (10,000 sq ft or larger)	75,514	1,179.91	77,532	1,211.43	3%
	$ 383,515		$ 395,051		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 7
(COUNTRY CLUB ESTATES)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax shall be levied on and collected in City of Fontana Community Facilities District No. 7 (Country Club Estates) ("CFD No. 7") each Fiscal Year in an amount determined by the City Council of the City of Fontana through the application of the provisions described herein. All of the real property in CFD No. 7, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Taxing Classification	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
Small (less than 7,200 sq ft)	Unit	$ 875.00	$ 667.23	$ 124,772
Medium (7,200 sq ft to 9,999 sq ft)	Unit	1,004.00	765.60	88,044
Large (10,000 sq ft or larger)	Unit	1,134.00	864.73	55,343
				$ 268,159

The Levy of Special Tax A

1. Assignment to Land Use Classes

Each Fiscal Year, each Parcel shall be classified as Public Property or Taxable Property. Each parcel of Taxable Property shall be classified as Large Lot, Medium Lot, or Small Lot. The classification of Parcels each Fiscal Year shall be made based on the status of each Parcel as of January 1 of the previous Fiscal Year.

2. The Special Tax Requirement

The Special Tax Requirement for any Fiscal Year shall be an amount equal to (A) the sum of the following: (1) debt service and other periodic costs (including deposits to any sinking funds) on the Bonds due in the calendar year commencing in such Fiscal Year, (2) Administration Expenses to be incurred in the Fiscal Year or incurred in any previous Fiscal Year and not paid by CFD No. 7, (3) any amount required to replenish any reserve fund established for any Bonds, (4) an amount equal to the estimated delinquencies expected in the payment of Special Tax A for the Fiscal Year, and (5) the costs of remarketing, credit enhancement and liquidity facility fees (including such fees for instruments that serve as the basis of a reserve fund for any Bonds in lieu of cash), minus (B) any credit pursuant to the indenture, such as investment earnings on account balances.

3. Levy of Special Tax A

Commencing with the 1998-99 Fiscal year and for each following Fiscal Year, the City Council shall determine the Special Tax Requirement for the applicable Fiscal Year and shall levy Special Tax A proportionately on each Parcel of Taxable Property up to the Maximum Annual Special Tax A for each Parcel until the aggregate amount of the levy equals the Special Tax Requirement for such Fiscal Year.

Pursuant to Section 53321 of the Act, under no circumstances shall the Special Tax A levied against any Parcel be increased by more than ten percent as a consequence of a delinquency or default in the payment of Special Tax A by the owner of any other Parcel. An increase of ten percent or more shall be determined by comparison of the levy of Special Tax A to the levy if there were no delinquencies or defaults.

Termination of Special Tax A

Except for any delinquencies in Special Tax A and related penalties and interest, Special Tax A used to pay for either or both the acquisition and construction of any public facilities for CFD No. 7 (through the issuance of Bonds or otherwise) and levied on any Parcel shall not be levied after Fiscal Year 2027-28. After such Fiscal Year, and the collection of any delinquencies in Special Tax A, penalties, and interest, the City shall cause a document substantially in the form required by the Act evidencing such termination of the levy and collection to be recorded in the office of the Recorder of the County.

II. SPECIAL TAXES FOR MAINTENANCE OF PARKS, PARKWAYS, AND OPEN SPACE

Taxing Classification	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
Taxable Property	Unit	$ 663.98	$ 346.70	$ 126,892

"Maximum Annual Special Tax B" for each Parcel of Taxable Property shall be $389 for the 1998-1999 Fiscal Year, and shall increase by two percent each Fiscal Year thereafter.

The Levy of Special Tax B

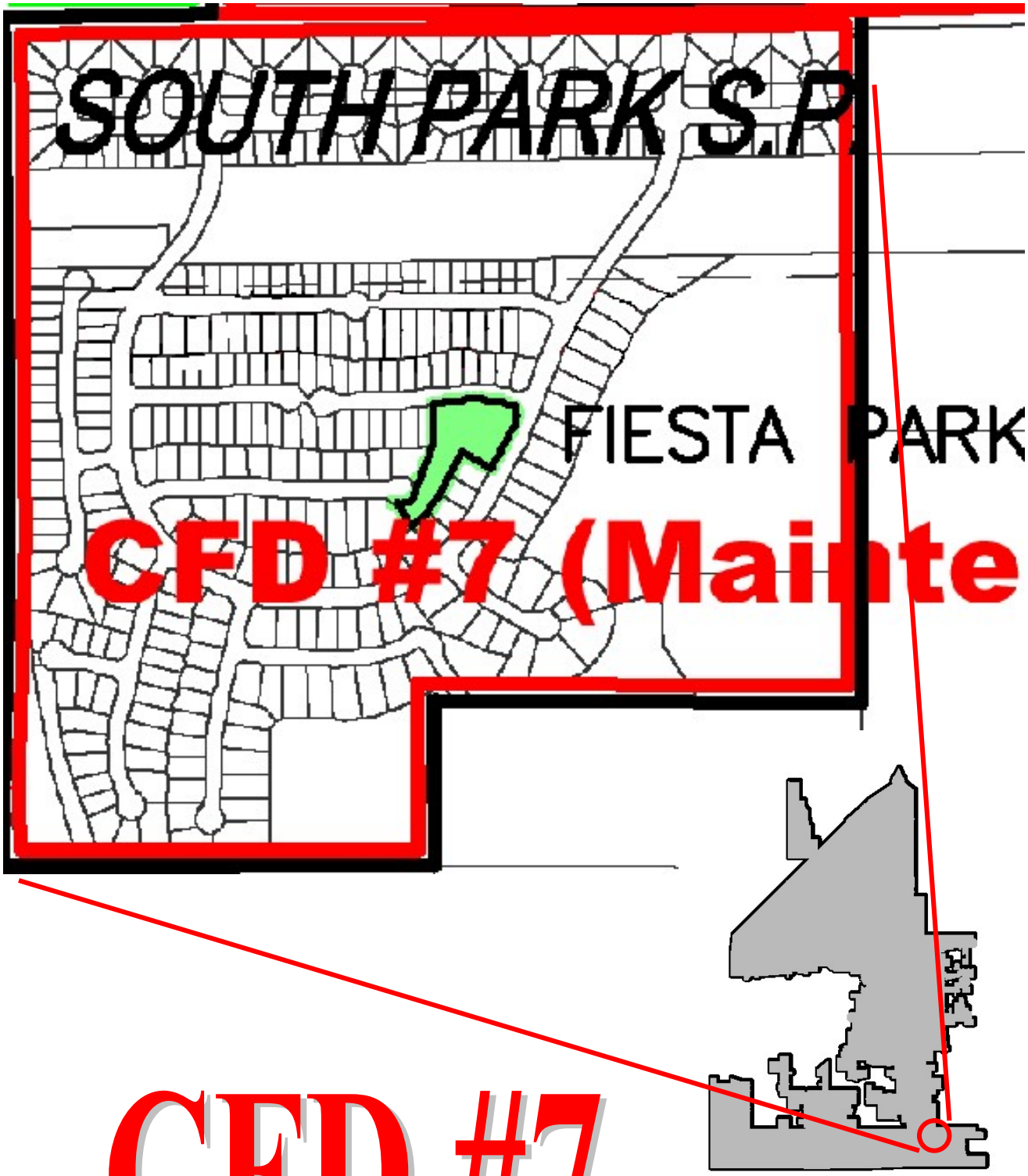
1. The Special Tax Requirement

The Special Tax Requirement for any Fiscal Year shall be an amount equal to (A) the sum of the following: (1) the estimated Park, Parkways, and Open Space Maintenance Cost for such Fiscal Year, (2) Administrative Expenses to be incurred in the Fiscal Year or incurred in any previous Fiscal Year and not paid by CFD No. 7, and (3) an amount equal to the estimated delinquencies expected in the payment of Special Tax B for the Fiscal Year.

2. Levy of Special Tax B

Commencing with the 1998-99 Fiscal Year and for each following Fiscal Year, the City Council shall determine the Special Tax Requirement for the applicable Fiscal Year and shall levy Special Tax B proportionately on each parcel of Taxable Property up to the Maximum Annual Special Tax B for each Parcel until the aggregate amount of the levy equals the Special Tax Requirement for such Fiscal Year.

Pursuant to Section 53321 of the Act, under no circumstances shall the Special Tax B levied against any Parcel be increased by more than ten percent as a consequence of a delinquency or default in the payment of Special Tax B by the owner of any other Parcel. An increase of ten percent or more shall be determined by comparison of the levy of Special Tax B to the levy if there were no delinquencies or defaults.



CFD #7

8353 Sierra Avenue
Fontana, CA 92335

File #: 25-0386
Agenda #: R.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 11 (Heritage West End) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-053,** of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 11 (Heritage West End) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No. 11 was established by Resolution No. 98-110 on December 1, 1998. On January 28, 1999, the District issued $15.5 million in Special Tax Refunding Bonds, 1999 Series A, to prepay a portion of the special tax levied on the property within the District by the Community Facilities District No. 2 and to refund certain indebtedness secured by such special tax, namely the City of Fontana Community Facilities District No. 2 (Village of Heritage) Sub-Subordinate Special Tax Refunding Bonds, 1998 Series C. The bonds were refunded in 2021 to take advantage of interest rate savings.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the maturing principal and interest on the bonds. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1271 approved and adopted by the City Council on December 15, 1998.

The special tax levied on each assessable parcel within the District is necessary to pay principal and interest on the outstanding bonded indebtedness and authorized administration expenses (Exhibit A, Schedule 1).

A comparison of the special tax levy and rates for Fiscal Year 2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 2. **Fiscal Year 2025-2026 rates have decreased by 3% over the prior year for residential parcels and 2% on non-residential parcels.**

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and

Method of Apportionment (Exhibit B).

The District was established after the adoption of Proposition 218, and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates are 2% lower on non-residential parcels and 3% lower on residential parcels. The proposed levy will generate approximately $543,294 for debt service expenses.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 11 (HERITAGE WEST END) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 11; and

WHEREAS, on January 28, 1999, Community Facilities District No. 11 (Heritage West End) Special Tax Refunding Bonds were issued to prepay a portion of the special tax levied on the property within the District by the Community Facilities District No. 2 and to refund certain indebtedness secured by such special tax, namely the City of Fontana Community Facilities District No. 2 (Village of Heritage) Sub-Subordinate Special Tax Refunding Bonds, 1998 Series C; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "B" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "B" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "B" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 11
Heritage West End Tr. 11551

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 430,000	Bond Service Funds Available	$ 524,213
Interest Payment 09/2025	36,300	Proposed Special Tax Levy	543,294
Administration Costs (2025)	41,836	Allowance for Delinquencies	(16,299)
Interest Payment 03/2026	27,700		
Principal Payment 09/2026	445,000		
Interest Payment 09/2026	27,700		
Administration Costs (2026)	42,672		
Total Costs	$ 1,051,208	Available Funds	$ 1,051,208

Schedule 2

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification	FY 2024 - 2025		FY 2025 - 2026		Assessed Percent Rate
(Land Use)	Special Tax	Rate	Special Tax	Rate	Change
1 - R 3,500 sq ft	$ 32,182	$ 510.82	$ 31,246	$ 495.97	-3%
2 - R 3,280-3,499 sq ft	10,095	480.71	9,802	466.74	-3%
3 - R 3,000-3,279 sq ft	31,131	471.68	30,226	457.97	-3%
4 - R 2,781-2,999 sq ft	27,576	417.82	26,774	405.67	-3%
5 - R 2,601-2,780 sq ft	5,681	405.78	5,516	393.98	-3%
6 - R 2,601-2,780 sq ft	24,832	382.03	24,110	370.92	-3%
7 - R 2,401-2,600 sq ft	367	366.97	356	356.30	-3%
8 - R 2,281-2,400 sq ft	30,685	337.20	29,793	327.40	-3%
9 - R 2,050 sq ft	29,788	307.09	28,922	298.17	-3%
10 - Non-residential (sq ft)	9,186	0.23	9,005	0.2288	-2%
11 - Non-residential (acre)	3,933	3,025.35	3,856	2,966.47	-2%
12 - Commercial	314,811	29,284.82	321,107	29,870.51	2%
13 - Commercial	23,028	2,990.75	22,580	2,932.54	-2%
14 - Undeveloped	0	0.00	0	0.00	
	$ 543,294		$ 543,294		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 11
(HERITAGE WEST END)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 11 (Heritage West End) ("CFD No. 11") and collected each Tax Period and/or Fiscal Year commencing in the Initial Tax Period, in an amount determined by the City Council through the application of the appropriate Special Tax for "Developed Property", "Taxable Property Owner Association Property", "Taxable Public Property", and "Undeveloped Property", as described below. All of the real property in CFD No. 11, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

	Tax Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1	R 3,500 sq ft	Unit	$ 1,997.63	$ 495.97	$ 31,246
2	R 3,280-3,499 sq ft	Unit	1,879.90	466.74	9,802
3	R 3,000-3,279 sq ft	Unit	1,844.57	457.97	30,226
4	R 2,781-2,999 sq ft	Unit	1,633.95	405.67	26,774
5	R 2,601-2,780 sq ft	Unit	1,586.86	393.98	5,516
6	R 2,401-2,600 sq ft	Unit	1,493.97	370.92	24,110
7	R 2,281-2,400 sq ft	Unit	1,435.11	356.30	356
8	R 2,051-2,280 sq ft	Unit	1,318.67	327.40	29,793
9	R 2,050 sq ft	Unit	1,200.94	298.17	28,922
10	Non-Residential	Sq Ft	0.9217	0.2288	9,005
11	Non-Residential	Acre	11,948.21	2,966.47	3,856
12	Commercial	Acre	29,870.51	29,870.51	321,107
13	Commercial	Acre	11,811.55	2,932.54	22,580
14	Undeveloped	Acre	17,774.68	0.00	0
					$ 543,294

Method of Apportionment of the Special Tax

1. Initial Tax Period

The amount of Special Taxes to be levied in the Initial Tax Period shall be the Maximum Special Tax for each Assessor's Parcel in Tax Class 1, 2, and 3, multiplied by the quotient derived from dividing the number of months in the Initial Tax Period by twelve (12).

2. After the Initial Tax Period

Commencing with Fiscal year 1999-2000 and for each following Fiscal Year, the City Council shall determine the Special Tax Requirement and shall levy the Special Tax until the amount of Special Taxes equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied proportionately on each Assessor's Parcel of Tax Class 1 Property at up to 100% of the applicable Maximum Special Tax. For Fiscal Years which contain the Second and Third Tax Periods, the Maximum Special Tax for the Fiscal Year shall be the sum of the amounts determined by multiplying the Maximum Special Tax for each Tax Period by the quotient of the number of months of such Tax Period in the Fiscal Year for which the special tax is being levied divided by twelve;

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, then the Special Tax shall be levied proportionately on each Assessor's Parcel in Tax Class 2 up to 100% of the applicable Maximum Special Tax and on each Assessor's Parcel of Developed Property in Tax Class 3 at up to 100% of the applicable Assigned Special Tax;

Third: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the Special Tax shall be levied proportionately on each Assessor's Parcel of Undeveloped Property in Tax Class 3 at up to 100% of the Maximum Special Tax for Undeveloped Property;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Development Property in Tax Class 3 whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased proportionately from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel;

Fifth: If additional monies are needed to satisfy the Special Tax Requirement after the first four steps have been completed, then the Special Tax shall be levied proportionately on each Assessor's Parcel of Taxable Property Owner Association Property and Taxable Public Property at up to the Maximum Special

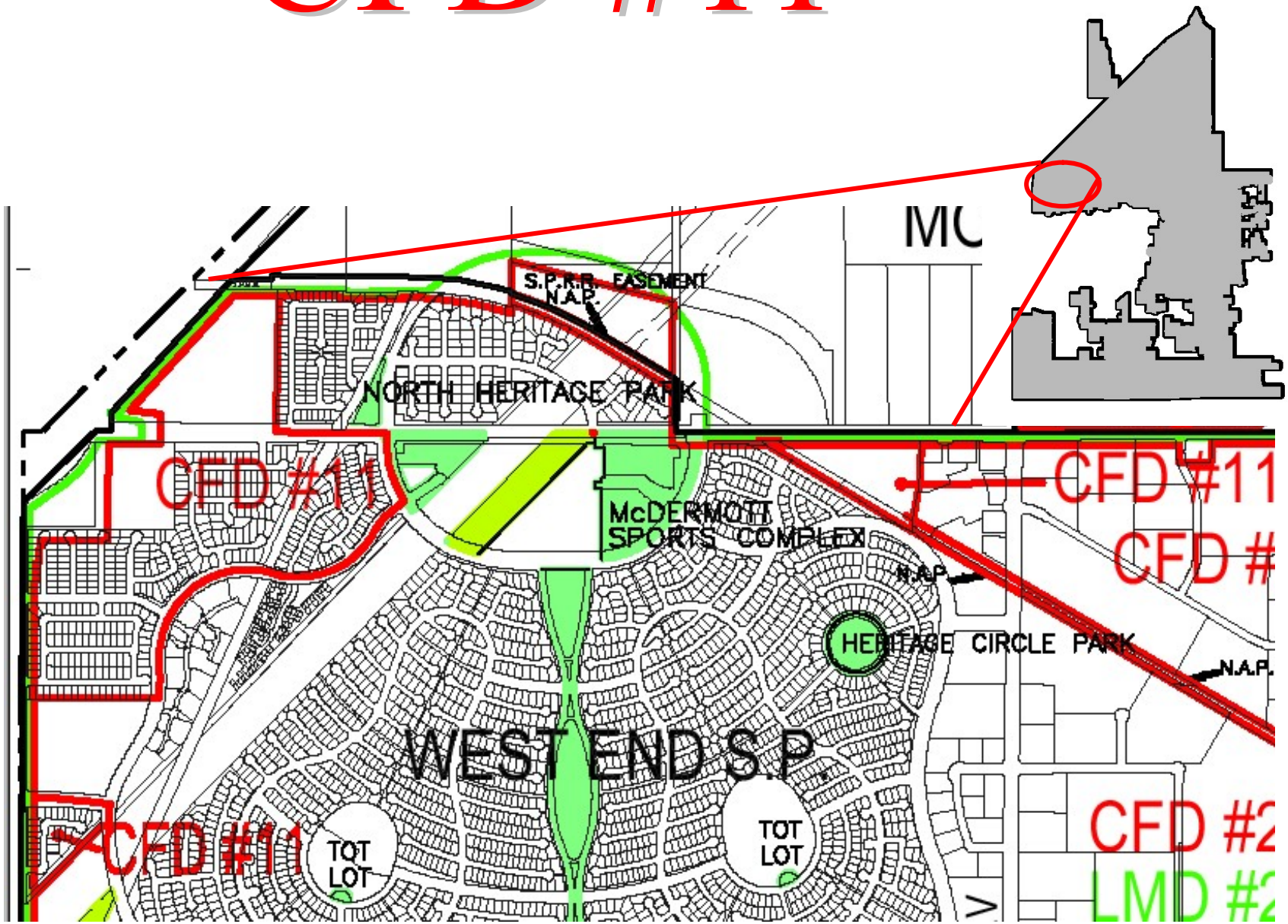
Tax for Taxable Property Owner Association Property and Taxable Public Property.

Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within the CFD.

Term of Special Tax

The Special Tax shall be levied commencing in the Initial Tax Period to the extent necessary to meet the Special Tax Requirement for a period not to exceed forty years on each Assessor's Parcel.

CFD #11


S.P.R.R. EASEMENT
N.A.P.
NORTH HERITAGE PARK
CFD #11
McDERMOTT SPORTS COMPLEX
N.A.P.
HERITAGE CIRCLE PARK
N.A.P.
WEST END S.P
CFD #11
TOT LOT
TOT LOT
CFD #11
CFD #
CFD #2
LMD #2

File #: 25-0387
Agenda #: S.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 12 (Sierra Lakes) for Fiscal Year 2025-2026.

RECOMMENDATION:
Adopt **Resolution No. 2025-054,** of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 12 (Sierra Lakes) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No. 12 was established by Resolution No. 99-09 on January 19, 1999, to finance public facilities and to pay annual landscape and lighting maintenance costs for the district. On November 24, 1999, the District issued $25.4 million in Special Tax Bonds, Series 1999, to finance certain public improvements within the District. The bonds were refunded in 2005 and again in 2021 to take advantage of interest rate savings.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the maturing principal and interest on the bonds. The rate and method of apportionment of the special tax was originally set forth in Resolution No. 99-09 approved and adopted by the City Council on January 19, 1999, and later amended by Resolution No. 99-99 on October 5, 1999.

The special tax levied on each assessable parcel within the District is necessary to pay principal and interest on the outstanding bonded indebtedness and authorized administration expenses *(Special Tax A)*; and the annual park, parkways, and open space maintenance costs of the District *(Special Tax B)*.

The portion of the special tax rate above necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments, and administration costs (Exhibit A, Schedule 1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are

outlined in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (A and B) for Fiscal Year 2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). **The rate for the special tax A (bond) and will remain the same as prior year while special tax rate B (maintenance) will increase by 10% ($46.35) per residential parcel.**

As recommended, the 10% increase for Special Tax B doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City will present recommendations to the Council for a long-term funding plan to ensure that services are fully funded, and districts remain sustainable.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 bond special tax rates and the maintenance special tax rate will increase 10%. The levy will generate approximately $2.5 million; $1.47 million for debt service expenses and $1.03 million for park, parkways and open space maintenance costs. Fully funding expenses without the use of fund balance would require a 83% increase to the maintenance assessment. The 10% increase will require the utilization of $186,390 or 22% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 12 (SIERRA LAKES) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 12; and

WHEREAS, on November 24, 1999, Community Facilities District No. 12 (Sierra Lakes) Special Tax Bonds, Series 1999, were issued to finance certain public improvements within the district; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "B" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of Special Tax A shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of Special Tax A needed for the 2025-2026 fiscal year is set forth in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 5. The proceeds of Special Tax B shall be used to pay the costs of park, parkways and open space maintenance of the District and for the payment of administrative expenses incurred in connection with the levy and collection of said Special Tax B.

SECTION 6. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 7. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 8. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 9. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 12
Sierra Lakes

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 1,060,000	Bond Service Funds Available	$ 1,379,608
Interest Payment 09/2025	140,800	Proposed Special Tax Levy	1,469,399
Administration Costs (2025)	128,676	Allowance for Delinquencies	(44,082)
Interest Payment 03/2026	119,600		
Principal Payment 09/2026	1,105,000		
Interest Payment 09/2026	119,600		
Administration Costs (2026)	131,249		
Total Costs	$ 2,804,925	Available Funds	$ 2,804,925

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Land Use Category	Special Tax A	Special Tax B	Total Special Tax Rate
Greater than 2,700 sq ft	$ 866.96	$ 509.85	$ 1,376.81
2,601 - 2,700 sq ft	768.67	509.85	1,278.52
2,501 - 2,600 sq ft	715.11	509.85	1,224.96
2,401 - 2,500 sq ft	675.08	509.85	1,184.93
2,301 - 2,400 sq ft	635.06	509.85	1,144.91
2,201 - 2,300 sq ft	590.33	509.85	1,100.18
2,101 - 2,200 sq ft	545.60	509.85	1,055.45
2,001 - 2,101 sq ft	519.11	509.85	1,028.96
1,901 - 2,000 sq ft	492.04	509.85	1,001.89
1,900 sq ft or less	474.38	509.85	984.23
Non-residential property	2,281.28	858.81	3,140.09
Golf Course property	233.07	222.07	455.14
Golf Course structures (sq ft)	0.27	0.00	0.27
Undeveloped - residential	0.00	0.00	0.00
Undeveloped - non-residential	0.00	0.00	0.00
Total Proposed Levy	$ 1,469,399	$ 1,033,068	$ 2,502,467

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years
(Special Tax A and Special Tax B)

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Assessed Percent Rate Change
Greater than 2,700 sq ft	915,353	$ 1,330.46	$ 947,242	$ 1,376.81	3%
2,601 - 2,700 sq ft	107,198	1,232.17	111,231	1,278.52	4%
2,501 - 2,600 sq ft	41,251	1,178.61	42,873	1,224.96	4%
2,401 - 2,500 sq ft	121,828	1,138.58	126,787	1,184.93	4%
2,301 - 2,400 sq ft	107,659	1,098.56	112,201	1,144.91	4%
2,201 - 2,300 sq ft	126,460	1,053.83	132,022	1,100.18	4%
2,101 - 2,200 sq ft	79,719	1,009.10	83,380	1,055.45	5%
2,001 - 2,101 sq ft	206,349	982.61	216,082	1,028.96	5%
1,901 - 2,000 sq ft	95,554	955.54	100,189	1,001.89	5%
1,900 sq ft or less	278,552	937.88	292,317	984.23	5%
Non-residential property	257,335	3,062.02	263,896	3,140.09	3%
Golf Course property	63,570	434.95	66,520	455.14	5%
Golf Course structures (sq ft)	7,724	0.27	7,724	0.27	0%
Undeveloped - residential	0	0.00	0	0.00	
Undeveloped - non-residential	0	0.00	0	0.00	
	$ 2,408,552		$ 2,502,467		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 12
(SIERRA LAKES)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 12 ("CFD No. 12") and collected each Fiscal year commencing in Fiscal year 1999-2000, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the appropriate Special Tax for "Developed Property," "Golf Course Property," "Taxable Property Owner Association Property," "Taxable Public Property," "Undeveloped Non-Residential Property," and "Undeveloped Residential Property." All of the real property in CFD No. 12, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
R - greater than 2,700 sq ft	Unit	$ 1,473.00	$ 866.96	$ 596,466
R - 2,601 - 2,700 sq ft	Unit	1,306.00	768.67	66,874
R - 2,501 - 2,600 sq ft	Unit	1,215.00	715.11	25,029
R - 2,401 - 2,500 sq ft	Unit	1,147.00	675.08	72,234
R - 2,301 - 2,400 sq ft	Unit	1,079.00	635.06	62,236
R - 2,201 - 2,300 sq ft	Unit	1,003.00	590.33	70,840
R - 2,101 - 2,200 sq ft	Unit	927.00	545.60	43,102
R - 2,001 - 2,101 sq ft	Unit	882.00	519.11	109,014
R - 1,901 - 2,000 sq ft	Unit	836.00	492.04	49,204
R - 1,900 sq ft or less	Unit	806.00	474.38	140,892
Non-residential property	Acre	3,876.00	2,281.28	191,721
Golf course property	Acre	396.00	233.07	34,064
Golf course structures (per sq ft)	Sq Foot	0.46	0.27	7,724
Undeveloped - residential	Acre	8,617.00	0.00	0
Undeveloped - non-residential	Acre	3,876.00	0.00	0
				$ 1,469,399

The maximum Special Tax Rate of $3,876 per Acre for Non-Residential Property presented above applies only to the first 65.14 Acres assigned to Land Use Class 11 (Non-residential property). In the event the total amount of Developed Non-Residential Property exceeds 65.14 acres, the additional Acres will be subject to a Maximum Special Tax Rate of $8,617 per Acre. The CFD Administrator shall determine which Developed Non-Residential Acres will be subject to the Maximum Special Tax Rates of $8,617 per Acre in inverse chronological order as to when the property was assigned as Land Use Class 11 as Developed Non-Residential Property.

Method of Apportionment of Special Tax A

Commencing with Fiscal year 1999-2000 and for each following Fiscal Year, the Council shall determine the Special Tax A Requirement and shall levy Special Tax A until the amount of Special Taxes equals the Special Tax A Requirement. Special Tax A shall be levied each Fiscal Year as follows:

First: Special Tax A shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax A, and Golf Course Property at up to 100% of its applicable Maximum Special Tax A to satisfy the Special Tax A Requirement;

Second: If additional monies are needed to satisfy the Special Tax A Requirement after the first step has been completed, then Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Non-Residential Property and Undeveloped Residential Property at up to 100% of the Maximum Special Tax A for Undeveloped Non-Residential Property and Undeveloped Residential Property;

Third: If additional monies are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, then the levy of Special Tax A on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Tax A shall be increased Proportionately from the Assigned Special Tax A up to the Maximum Special Tax A for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax A Requirement after the first three steps have been completed, then Special Tax A shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property or Taxable Public Property at up to the Maximum Special Tax A for Taxable Property Owner Association Property or Taxable Public Property.

Notwithstanding the above, under no circumstances will the amount of Special Tax A levied against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within the CFD.

"Special Tax A Requirement" means that amount required in any Fiscal Year for CFD No. 12 to: (i) pay debt service on all Outstanding Bonds; (ii) pay periodic costs on the bonds, including but not limited to, credit enhancement and arbitrage and other rebate payments on the bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) pay for reasonably anticipated Special Tax A delinquencies based on the delinquency rate for Special Taxes levied in the previous Fiscal year; (vi) pay directly for the acquisition or construction of authorized facilities; less (vii) available funds as directed under the Indenture.

II. SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
Residential property	Unit	$ 917.03	$ 509.85	$ 928,436
Non-residential property	Acre	1,544.56	858.81	72,175
Golf course property	Acre	398.27	222.07	32,456
Undeveloped property	Acre	6,128.15	0.00	0
				$ 1,033,068

Commencing July 1, 2000, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, Non-Residential Property, and Golf Course Property shall be increased by two percent (2%).

The Maximum Special Tax B for Undeveloped Property shall be $1,905 per Acre for Fiscal Year 1999-2000; $2,860 per Acre for Fiscal Year 2000-2001; and $3,810 per Acre for Fiscal Year 2001-2002. Commencing July 1, 2002, and each July 1 thereafter, the Maximum Special Tax B for Undeveloped Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 1999-2000 and for each following Fiscal Year, the Council shall determine the Special Tax B Requirement and shall levy Special Tax B until the amount of Special Taxes equals the Special Tax B Requirement. Special Tax B shall be levied each Fiscal Year as follows:

First: Special Tax B shall be levied Proportionately on each Assessor's Parcel of Residential Property classified as Developed Property at up to $510 per dwelling unit, on each Assessor's Parcel of Non-Residential Property classified as Developed Property at up to $859 per Acre, and on each Assessor's Parcel of

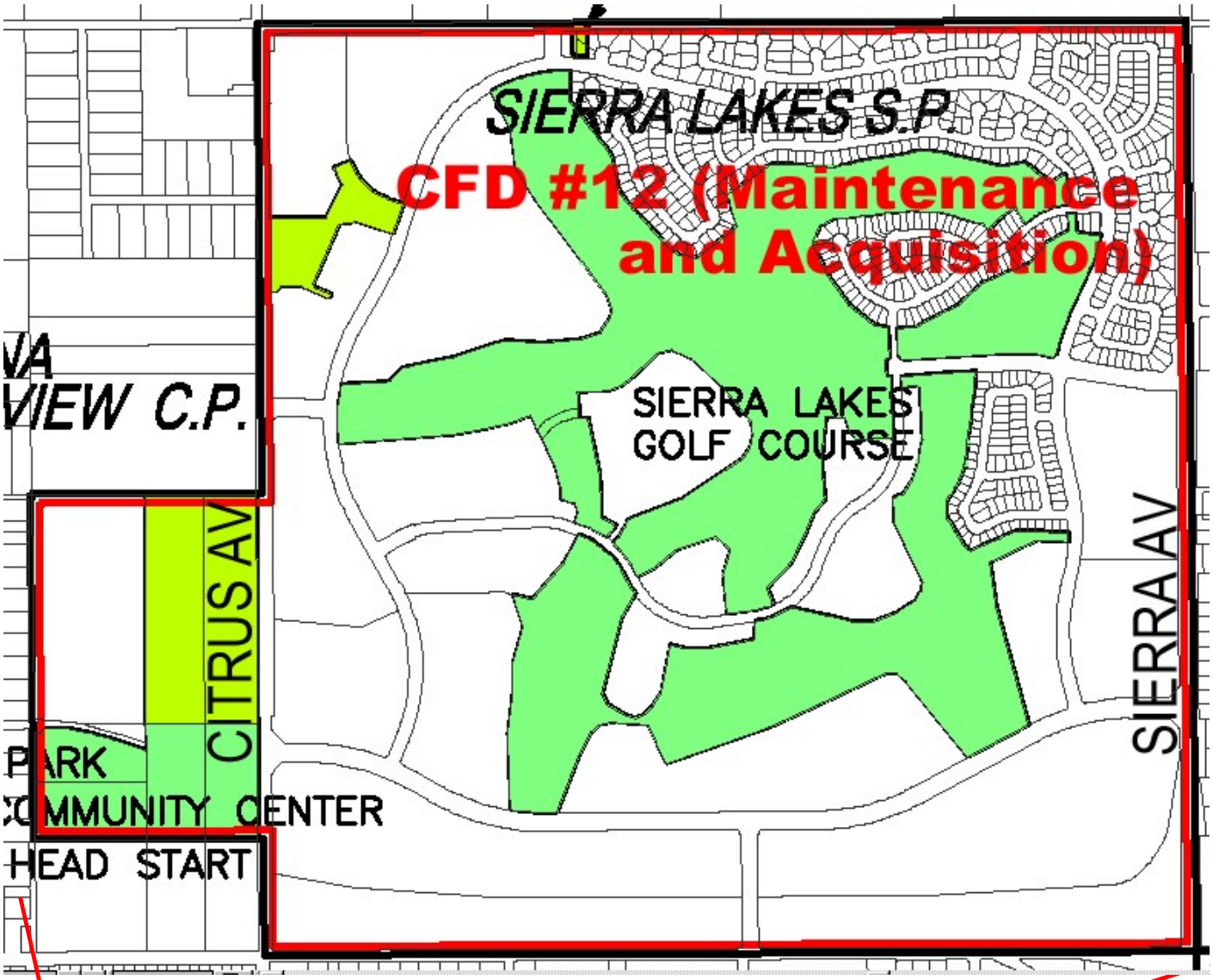
Golf Course Property at up to $222 per Acre to satisfy the Special Tax B Requirement;

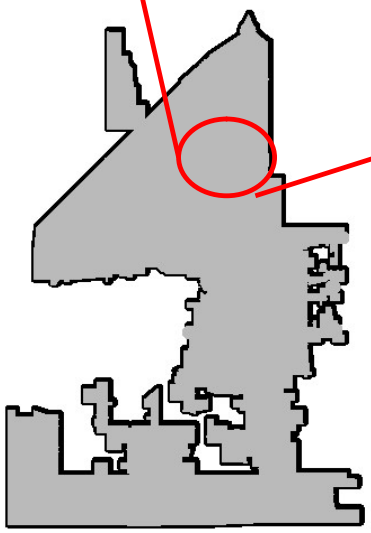
Second: If additional monies are needed to satisfy the Special Tax B Requirement after the first step has been completed, then Special Tax B shall be levied Proportionately on each Assessor's Parcel of Undeveloped Non-Residential Property and Undeveloped Residential Property at up to 100% of the Maximum Special Tax B rate for Undeveloped Non-Residential Property and Undeveloped Residential Property;

Third: If additional monies are needed to satisfy the Special Tax B Requirement after the first two steps have been completed, then Special Tax B shall be levied Proportionately on each Assessor's parcel of Residential Property that is Developed Property, Non-Residential Property, and Golf Course Property at up to 100% of the applicable Maximum Special Tax B rate;

Fourth: If additional monies are needed to satisfy the Special Tax B Requirement after the first three steps have been completed, then Special Tax B shall be levied proportionately on each Assessor's parcel of Taxable Property Owner or Taxable Public Property at up to the Maximum Special Tax B for Taxable Property Owner Association Property or Taxable Public Property.

Notwithstanding the above, under no circumstances will the amount of Special Tax B levied against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within the CFD.


SIERRA LAKES S.P.
CFD #12 (Maintenance and Acquisition)
SIERRA LAKES GOLF COURSE
CITRUS AV
SIERRA AV
PARK
COMMUNITY CENTER
HEAD START



CFD #12

File #: 25-0388
Agenda #: T.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 22 (Sierra Hills South) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-055,** of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 22 (Sierra Hills South) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No. 22 (Sierra Hills South) was established by Resolution No. 2003-38 on April 15, 2003. On August 26, 2004, the District issued $37,365,000 in Special Tax Bonds to refund CFD #90-3 (Empire Center) Special Tax Bonds which were used to finance the construction, installation and acquisition of certain major capital facilities (infrastructure) to serve properties located within the District. On May 29, 2014, the District issued $31 million in Special Tax Refunding Bonds to refinance the 2004 bonds.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the maturing principal and interest on the bonds. The rate and method of apportionment of the special tax was originally set forth in Ordinance 1426, approved and adopted by the City Council on August 6, 2003.

The special tax levied on each assessable parcel within the District is necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized administrative expenses (Exhibit A, Schedule 1).

A comparison of the special tax levy and rates for Fiscal year 2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 2.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as the prior year.

The City's special taxes for this District have been reviewed in light of the passage of Proposition 218. The recommended actions comply with the provisions of this proposition.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates are the same as the prior year and will generate approximately $2.7 million for debt service expenses.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 22 (SIERRA HILLS SOUTH) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 22; and

WHEREAS, on or about August 18, 2004, Community Facilities District No. 22 (Sierra Hills South) Special Tax Bonds were issued to refund the outstanding Community Facilities District No. 90-3 (Empire Center) Special Tax Bonds, Series A, which were used to finance the construction, installation and acquisition of certain major capital facilities (infrastructure) to serve properties located within Community Facilities District. On May 29, 2014, the District issued $31 million in Special Tax Refunding Bonds to refinance the 2004 bonds; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "B" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "B" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "B" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit A

City of Fontana
Community Facilities District No. 22
Sierra Hills South

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 1,640,000	Bond Service Funds Available	$ 2,255,335
Interest Payment 09/2025	469,000	Proposed Special Tax Levy	2,695,627
Administration Costs (2025)	89,155	Allowance for Delinquencies	(80,869)
Interest Payment 03/2026	428,000		
Principal Payment 09/2026	1,725,000		
Interest Payment 09/2026	428,000		
Administration Costs (2026)	90,938		
Total Costs	$ 4,870,093	Available Funds	$ 4,870,093

Schedule 2

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
1 - Non-residential	$ 645,964	$ 10,402.00	$ 645,964	$ 10,402.00	0%
2 - Non-residential	967,617	4,623.11	967,617	4,623.11	0%
2 - Hotel Property	4,161	4,623.11	4,161	4,623.11	0%
3 - Residential	440,450	1,150.00	440,450	1,150.00	0%
4 - Residential	455,400	1,150.00	455,400	1,150.00	0%
5 - Non-residential	182,035	10,402.00	182,035	10,402.00	0%
	$ 2,695,627		$ 2,695,627		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 22
(SIERRA HILLS SOUTH)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

Special Taxes shall be levied on all Parcels located within the boundaries of City of Fontana Community Facilities District No. 22 (Sierra Hills South) (hereinafter "CFD No. 22"). The amount of Special Tax to be levied on a Parcel in any fiscal year shall be determined by the City Council of the City of Fontana (hereinafter the "Council" and the "City"), in accordance with the rate and method of apportionment of the Special Taxes described below. All of the property in CFD No. 22, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner provided herein.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

Tax Rate Zone / Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
Tax Rate Zone 1 – Non residential	Acre	$ 13,913.82	$ 10,402.00	$ 645,964
Tax Rate Zone 2 – Non residential	Acre	6,183.92	4,623.11	967,617
Tax Rate Zone 2 – Hotel	Acre	6,183.92	4,623.11	4,161
Tax Rate Zone 3 – Residential	Unit	1,538.25	1,150.00	440,450
Tax Rate Zone 4 – Residential	Unit	1,538.25	1,150.00	455,400
Tax Rate Zone 5 – Non residential	Acre	13,913.82	10,402.00	182,035
				$ 2,695,627

Maximum Special Tax Rates escalate at 2% per year commencing July 1, 2004.

Tax Rate Zone 3 may only be taxed until the earlier of Fiscal Year 2029-2030 or when no Bonds are outstanding. All other tax rate zones may be taxed until the earlier of Fiscal Year 2041-2042 or when no Bonds are outstanding.

Method of Apportionment of the Special Tax

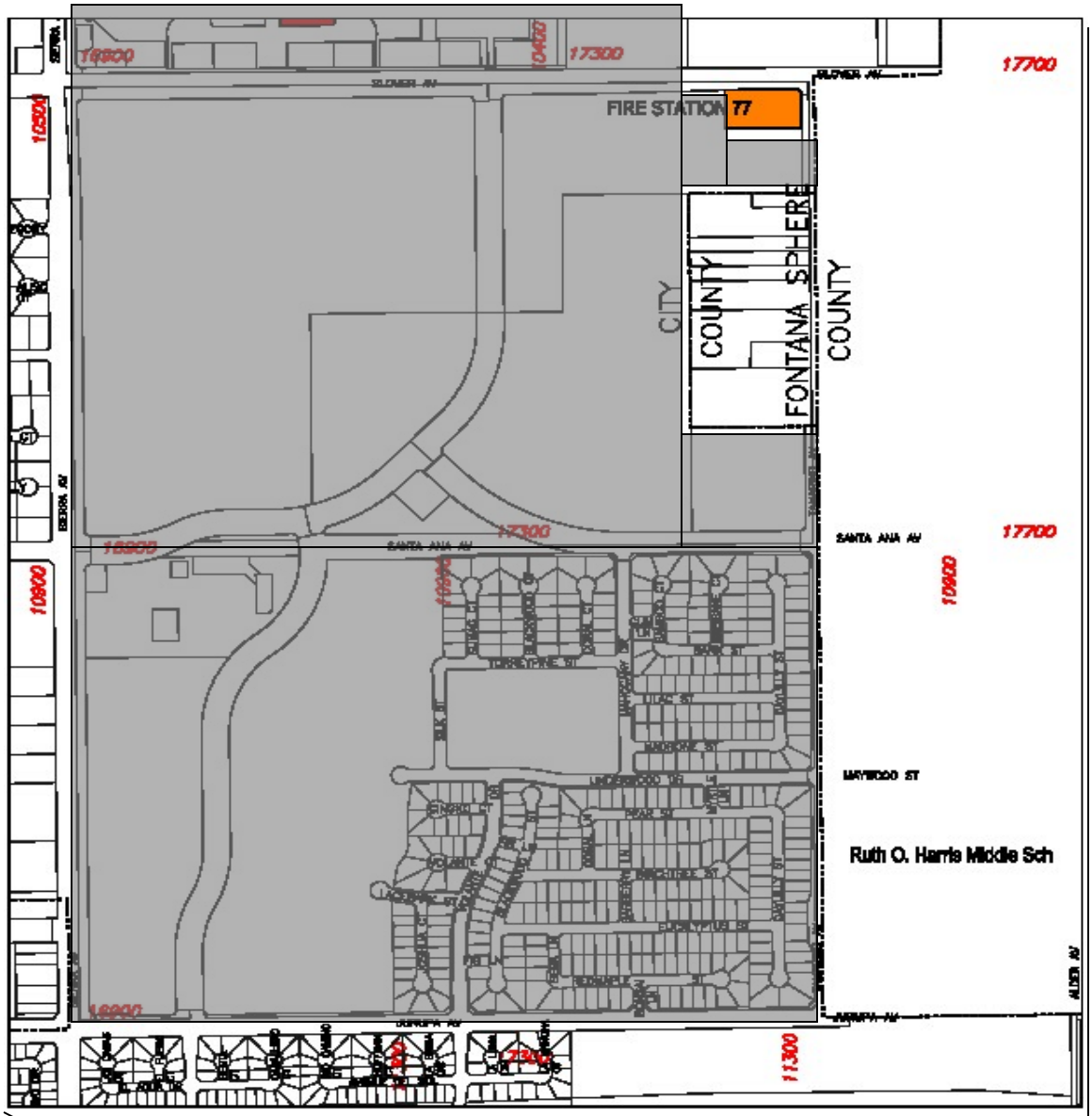
No earlier than the fiscal year in which CFD No. 90-3 is dissolved pursuant to Section 5338.5 of the Act and for each subsequent fiscal year, the Council shall determine the Special Tax Requirement and levy the Special Taxes until the amount of Special Taxes equals the Special Tax Requirement.

Step 1: The Special Tax shall be levied proportionately on each Parcel of Single Family Residential Property, Hotel Property and Non-Residential Property at up to 100 percent of its applicable Maximum Special Tax to satisfy the Special Tax Requirement.

Step 2: If additional monies are needed to satisfy the Special Tax Requirement after Step 1 has been completed, then the Special Tax shall be levied proportionately on each Parcel of Property Owner Association Property at up to 100 percent of its applicable Maximum Special Tax to satisfy the Special Tax Requirement.

Step 3: If additional monies are needed to satisfy the Special Tax Requirement after Step 1 and Step 2 have been completed, then the Special Tax shall be levied proportionately on each Parcel of Public Property at up to 100 percent of its applicable Maximum Special Tax to satisfy the Special Tax Requirement.

"Special Tax Requirement" means, for a fiscal year, that amount required in such fiscal year for CFD No. 22 to: (i) pay debt service on all Outstanding Bonds; (ii) pay periodic costs on the bonds, including but not limited to, credit enhancement and rebate payments on the bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for the Bonds; and (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year, except for the first fiscal year in which the Special Taxes are levied, for which the delinquency rate will be three percent (3%), taking into account any available funds, as determined by the CFD Administrator.



CFD # 22
Sierra Hills South

File #: 25-0389
Agenda #: U.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 31 (Citrus Heights North) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-056,** of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax in Community Facilities District No. 31 (Citrus Heights North) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No. 31 (Citrus Heights North) was established by Resolution No. 2005-59 on June 7, 2005, to finance public facilities and to pay the annual landscape and lighting maintenance costs for the district. On December 21, 2006, the District issued $26,815,000 in Special Tax Bonds, Series 2006, to finance the acquisition and construction of certain capital facilities (infrastructure). On July 11, 2018, the District issued $18.5 million in Special Tax Refunding Bonds to refinance the 2006 bonds; refinancing the bonds allowed the District to take advantage of interest rate savings and to finance the acquisition and construction of additional capital facilities.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the maturing principal and interest on the bonds. The rate and method of apportionment of the special tax was originally set forth in Resolution No. 2005-59 approved and adopted by the City Council on June 7, 2005.

The special tax levied on each assessable parcel within the District is necessary to pay principal and interest on the outstanding bonded indebtedness and authorized administration expenses *(Special Tax A)*; and the annual park, parkways, and open space maintenance costs of the District *(Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments, and administration costs (Exhibit A, Schedule 1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are outlined in Exhibit A, Schedule 2. A comparison of the total special tax levy and rates (A and B) for Fiscal Year 2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). **The rates for all categories are the same as the prior year.**

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates are the same as the prior year and will generate approximately $3.0 million; $2.6 million for debt service expenses and $480,225 for park, parkways and open space costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 31 (CITRUS HEIGHTS NORTH) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 31; and

WHEREAS, on December 21, 2006 Community Facilities District No. 31 (Citrus Heights North) Special Tax Bonds, Series 2006, were issued to finance certain public improvements within the district; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "B" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "B" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of Special Tax A shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of Special Tax A needed for the 2025-2026 fiscal year is set forth in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 5. The proceeds of Special Tax B shall be used to pay the costs of park, parkways and open space maintenance of the District and for the payment of administrative expenses incurred in connection with the levy and collection of said Special Tax B.

SECTION 6. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 7. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 8. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "B" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 9. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 31
Citrus Heights North

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 1,390,000	Bond Service Funds Available	$ 1,737,239
Interest Payment 09/2025	444,225	Proposed Special Tax Levy	2,567,257
Administration Costs (2025)	57,130	Allowance for Delinquencies	(77,018)
Interest Payment 03/2026	416,425		
Principal Payment 09/2026	1,445,000		
Interest Payment 09/2026	416,425		
Administration Costs (2026)	58,273		
Total Costs	$ 4,227,478	Available Funds	$ 4,227,478

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

	Land Use Category	Special Tax A	Special Tax B	Total Special Tax Rate
1	Greater than 4,275 sq ft	$ 3,764.00	$ 475.00	$ 4,239.00
2	4,075 - 4,274 sq ft	3,595.00	475.00	4,070.00
3	3,875 - 4,074 sq ft	3,490.00	475.00	3,965.00
4	3,675 - 3,874 sq ft	3,409.00	475.00	3,884.00
5	3,475 - 3,674 sq ft	3,344.00	475.00	3,819.00
6	3,275 - 3,474 sq ft	3,223.00	475.00	3,698.00
7	3,075 - 3,274 sq ft	3,130.00	475.00	3,605.00
8	2,875 - 3,074 sq ft	3,037.00	475.00	3,512.00
9	2,675 - 2,874 sq ft	2,916.00	475.00	3,391.00
10	2,475 - 2,674 sq ft	2,795.00	475.00	3,270.00
11	2,275 - 2,474 sq ft	2,795.00	475.00	3,270.00
12	2,075 - 2,274 sq ft	2,674.00	475.00	3,149.00
13	1,875 - 2,074 sq ft	2,108.00	475.00	2,583.00
14	1,675 - 1,874 sq ft	1,882.00	475.00	2,357.00
15	1,475 - 1,674 sq ft	1,664.00	475.00	2,139.00
16	1,275 - 1,474 sq ft	1,503.00	475.00	1,978.00
17	Less than 1,275 sq ft	1,180.00	475.00	1,655.00
18	Non-residential	32,233.00	2,040.00	34,273.00
	Final Mapped Property - Zone 1	-	-	-
	Final Mapped Property - Zone 2	-	-	-
	Final Mapped Property - Zone 3	-	-	-
	Undeveloped Zone 1 property	-	-	-
	Undeveloped Zone 2 property	-	-	-
	Undeveloped Zone 3 property	-	-	-
	Total Proposed Levy	$ 2,567,257	$ 480,225	$ 3,047,482

Exhibit "A"

City of Fontana
Community Facilities District No. 31
Citrus Heights North

Schedule 3

Comparison of Total Special Tax Levy and Rates for 2024-2025 and 2025-2026
(Special Tax A and Special Tax B)

	Land Use Category	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
1	Greater than 4,275 sq ft	$ 42,390.00	$ 4,239.00	$ 42,390.00	$ 4,239.00	0%
2	4,075 - 4,274 sq ft	240,130.00	4,070.00	240,130.00	4,070.00	0%
3	3,875 - 4,074 sq ft	27,755.00	3,965.00	27,755.00	3,965.00	0%
4	3,675 - 3,874 sq ft	229,156.00	3,884.00	229,156.00	3,884.00	0%
5	3,475 - 3,674 sq ft	171,855.00	3,819.00	171,855.00	3,819.00	0%
6	3,275 - 3,474 sq ft	218,182.00	3,698.00	218,182.00	3,698.00	0%
7	3,075 - 3,274 sq ft	108,150.00	3,605.00	108,150.00	3,605.00	0%
8	2,875 - 3,074 sq ft	147,504.00	3,512.00	147,504.00	3,512.00	0%
9	2,675 - 2,874 sq ft	98,339.00	3,391.00	98,339.00	3,391.00	0%
10	2,475 - 2,674 sq ft	137,340.00	3,270.00	137,340.00	3,270.00	0%
11	2,275 - 2,474 sq ft	415,290.00	3,270.00	415,290.00	3,270.00	0%
12	2,075 - 2,274 sq ft	107,066.00	3,149.00	107,066.00	3,149.00	0%
13	1,875 - 2,074 sq ft	506,268.00	2,583.00	506,268.00	2,583.00	0%
14	1,675 - 1,874 sq ft	219,201.00	2,357.00	219,201.00	2,357.00	0%
15	1,475 - 1,674 sq ft	329,406.00	2,139.00	329,406.00	2,139.00	0%
16	1,275 - 1,474 sq ft	49,450.00	1,978.00	49,450.00	1,978.00	0%
17	Less than 1,275 sq ft	-	1,655.00	-	1,655.00	0%
18	Non-residential	-	34,273.00	-	34,273.00	0%
	Final Mapped Property - Zone 1	-	-	-	-	0%
	Final Mapped Property - Zone 2	-	-	-	-	0%
	Final Mapped Property - Zone 3	-	-	-	-	0%
	Undeveloped Zone 1 property	-	-	-	-	0%
	Undeveloped Zone 2 property	-	-	-	-	0%
	Undeveloped Zone 3 property	-	-	-	-	0%
		$ 3,047,482		$ 3,047,482		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 31
(CITRUS HEIGHTS NORTH)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 31 ("CFD No. 31") and collected each Fiscal year commencing in Fiscal year 2006-2007, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the appropriate Special Tax for "Developed Property," "Taxable Property Owner Association Property," "Taxable Public Property," "Undeveloped Non-Residential Property," and "Undeveloped Residential Property." All of the real property in CFD No. 31, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 - Greater than 4,275 sq ft	Unit	$ 3,764.00	$ 3,764.00	$ 37,640
2 - 4,075 - 4,274 sq ft	Unit	3,595.00	3,595.00	212,105
3 - 3,875 - 4,074 sq ft	Unit	3,490.00	3,490.00	24,430
4 - 3,675 - 3,874 sq ft	Unit	3,409.00	3,409.00	201,131
5 - 3,475 - 3,674 sq ft	Unit	3,344.00	3,344.00	150,480
6 - 3,275 - 3,474 sq ft	Unit	3,223.00	3,223.00	190,157
7 - 3,075 - 3,274 sq ft	Unit	3,130.00	3,130.00	93,900
8 - 2,875 - 3,074 sq ft	Unit	3,037.00	3,037.00	127,554
9 - 2,675 - 2,874 sq ft	Unit	2,916.00	2,916.00	84,564
10 – 2,475 - 2,674 sq ft	Unit	2,795.00	2,795.00	117,390
11 - 2,275 - 2,474 sq ft	Unit	2,795.00	2,795.00	354,965
12 - 2,075 - 2,274 sq ft	Unit	2,674.00	2,674.00	90,916
13 - 1,875 - 2,074 sq ft	Unit	2,108.00	2,108.00	413,168
14 - 1,675 - 1,874 sq ft	Unit	1,882.00	1,882.00	175,026
15 - 1,475 - 1,674 sq ft	Unit	1,664.00	1,664.00	256,256
16 - 1,275 - 1,474 sq ft	Unit	1,503.00	1,503.00	37,575
17 - 1,274 sq ft or less	Unit	1,180.00	1,180.00	0
18 - Non-residential property	Acre	32,233.00	32,233.00	0
Mapped Property – Zone 1	Acre	17,806.00	0.00	0

Mapped Property – Zone 2	Acre	26,894.00	0.00	0
Mapped Property – Zone 3	Acre	32,233.00	0.00	0
Undeveloped – Zone 1 Property	Acre	17,806.00	0.00	0
Undeveloped – Zone 2 Property	Acre	26,894.00	0.00	0
Undeveloped – Zone 3 Property	Acre	32,233.00	0.00	0
				$ 2,567,257

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2005-2006 and for each following Fiscal Year, the Council shall determine the Special Tax Requirement for Facilities and shall levy Special Tax A until the total Special Tax A equals the Special Tax Requirement for Facilities. Special Tax A shall be levied each Fiscal Year as follows:

First: Special Tax A shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Special Tax A;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Special Tax A shall be levied Proportionately on each Assessor's Parcel of Final Mapped Property in Zone 1, Zone 2, and Zone 3 at up to 100% of the applicable Initial Maximum Special Tax A;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the second step has been completed, the Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property in Zone 1, Zone 2, and Zone 3 at up to 100% of the applicable Initial Maximum Special Tax A;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the levy of the Special Tax A on each Assessor's Parcel of Final Mapped Property and Undeveloped Property in Zone1, Zone 2, and Zone 3 shall be increased in equal percentages from the applicable Initial Maximum Special Tax A for such Zone up to 100% of the applicable Maximum Special Tax A for Final Mapped Property and Undeveloped Property;

Fifth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first four steps have been completed, then the levy of the Special Tax A on each Assessor's Parcel of Developed Property in Zone 1, Zone 2, and Zone 3 whose Maximum Special Tax A is determined through the application of the Backup Special Tax A shall be increased in equal percentages from the Assigned Special Tax A up to the Maximum Special Tax A for each such Assessor's Parcel;

Sixth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first five steps have bee completed, then the Special Tax A

shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association at up to the Maximum Special Tax A for Taxable Property Owner Association Property;

Seventh: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first six steps have been completed, then the Special Tax A shall be levied proportionately on each Assessor's Parcel of Taxable Public Property at up to the Maximum Special Tax A for Taxable Public Property.

Notwithstanding the above the Council may, in any Fiscal Year, levy Proportionately less than 100% of the Assigned Special Tax A in step one (above), when (i) the Council is no longer required to levy the Special Tax A pursuant to steps two through seven above in order to meet the Special Tax Requirement for Facilities, and (ii) all authorized Bonds have already been issued or the Council has covenanted that it will not issue any additional Bonds (except refunding bonds) to be supported by the Special Tax A.

Further notwithstanding the above, under no circumstances will the Special Tax A be levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued be increased by more than ten percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 31.

II. SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
Residential property	Unit	$ 988.16	$ 475.00	$ 480,225
Developed Non-Residential Property	Acre	4,249.81	0.00	0
				$ 480,225

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2005-2006 and for each following Fiscal Year, the Council shall levy the Special Tax B until the total Special Tax B levy equals the Special Tax Requirement for Services. The Special Tax B shall be levied each Fiscal Year as follows;

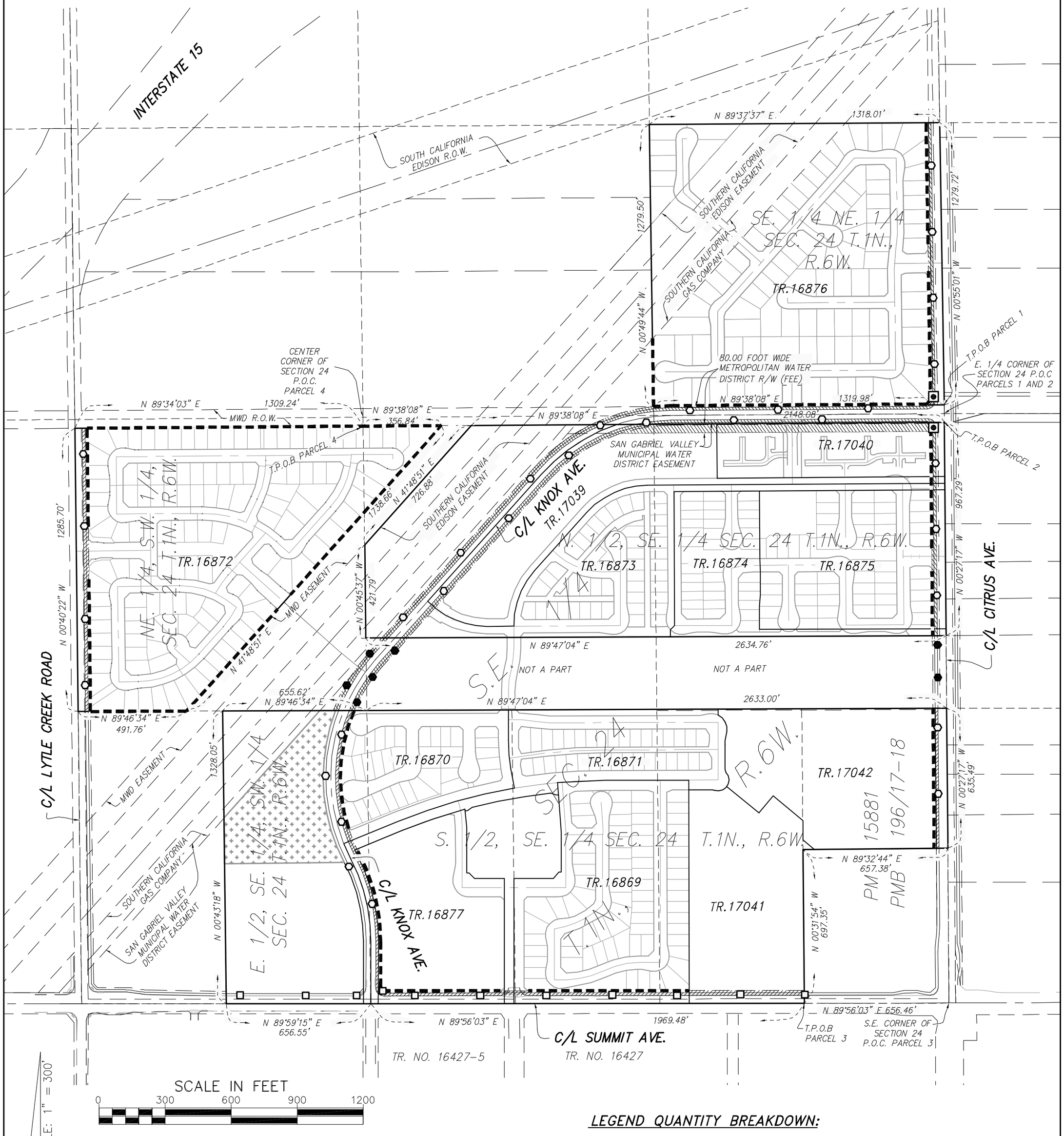
First: The Special Tax B shall be levied proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax B for such Assessor's Parcel;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Special

Tax B on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Special Tax B up to the Maximum Special Tax B for each such Assessor's Parcel.

PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. _____ OF THE CITY OF FONTANA

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



LEGEND QUANTITY BREAKDOWN:

	LANDSCAPE AND HARDSCAPE AREA TO BE MAINTAINED BY CFD	340,394 S.F.
	BLOCK WALL	11,391 L.F.
	DETENTION BASIN	223,590 S.F. 5.13 AC.
	INDICATES 9500 LUMEN, HPS STREET LIGHT (100 WATT; #10) 27 FT. LUMINAIRE HEIGHT.	31 EA
	INDICATES 22000 LUMEN HPSV STREET LIGHT (200 WATT; #20) 30 FT. LUMINAIRE HEIGHT.	11 EA
	INDICATES KING K199E CALIFORNIA LUMINAIRE TYPE K199-EAR-11-150-HPS-120-K16-PBC (H=14.5').	7 EA
	INDICATES 27500 LUMEN HPSV STREET LIGHT (250 WATT; #25) MOUNTED ON TRAFFIC SIGNAL POLE.	2 EA

PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. __

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

MADOLE & ASSOCIATES, INC.
10601 CHURCH STREET, SUITE 107
RANCHO CUCAMONGA, CA 91730
(909) 948-1311

SHEET 2 OF 2

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PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. _____ OF THE CITY OF FONTANA

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PARCEL LEGAL DESCRIPTIONS

PARCEL 1

BEING A PORTION OF THE SOUTHEAST QUARTER, NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOW.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF CITRUS AVENUE AND THAT CERTAIN 80.00 FOOT WIDE METROPOLITAN WATER DISTRICT RIGHT-OF-WAY AS SHOW ON RECORD OF SURVEY MAP FILED IN BOOK 31 PAGES 58 THRU 60 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY; THENCE NORTH 0° 55' 01" WEST 40.00, ALONG THE CENTERLINE OF CITRUS AVENUE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 38' 08" WEST 1319.98 FEET ALONG THE NORTHERLY LINE OF SAID METROPOLITAN WATER DISTRICT 80.00 RIGHT-OF-WAY; THENCE NORTH 0° 49' 44" WEST 1279.50 FEET; THENCE NORTH 89° 37' 37" EAST 1318.01 FEET TO A POINT IN THE CENTERLINE OF SAID CITRUS AVENUE; THENCE SOUTH 0° 55' 01" EAST 1279.72 FEET TO THE TRUE POINT OF BEGINNING.

SAID DESCRIBED REAL PROPERTY CONTAINING 1,687,736 SQUARE FEET MORE OR LESS.

PARCEL 2

BEING A PORTION OF THE NORTH HALF OF SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF CITRUS AVENUE AND THAT CERTAIN 80.00 FOOT WIDE METROPOLITAN WATER DISTRICT RIGHT-OF-WAY AS SHOW ON RECORD OF SURVEY MAP FILED IN BOOK 31 PAGES 58 THRU 60 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY; THENCE SOUTH 0° 27' 17" EAST 40.00, ALONG THE CENTERLINE OF CITRUS AVENUE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 38' 08" WEST 2148.08 FEET ALONG THE SOUTHERLY LINE OF SAID METROPOLITAN WATER DISTRICT 80.00 RIGHT-OF-WAY TO THE NORTHEAST CORNER OF THAT CERTAIN 100.00 FOOT METROPOLITAN WATER DISTRICT RIGHT-OF-WAY AS DESCRIBED IN INSTRUMENT No. 93-387999, OFFICIAL RECORDS, RECORDED SEPTEMBER 9, 1993 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY; THENCE SOUTH 41° 48' 51" WEST 726.88 FEET, ALONG THE SOUTHEASTERLY LINE OF SAID 100.00 FOOT METROPOLITAN WATER DISTRICT RIGHT-OF-WAY; THENCE SOUTH 0° 45' 37" WEST 421.79 FEET; THENCE NORTH 89° 47' 04" EAST 2634.76 FEET, TO THE CENTERLINE OF SAID CITRUS AVENUE; THENCE NORTH 0° 27' 17" WEST 967.29 FEET ALONG SAID CENTERLINE, TO THE TRUE POINT OF BEGINNING.

SAID DESCRIBED REAL PROPERTY CONTAINING 2,409,540 SQUARE FEET MORE OR LESS.

PARCEL 3

BEING THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF CITRUS AVENUE AND SUMMIT AVENUE; THENCE SOUTH 89° 56' 03" WEST 656.46 FEET, ALONG THE CENTERLINE OF SUMMIT AVE, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 89° 56' 03" WEST 1969.48 FEET, SAID POINT ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 89° 59' 15" WEST 656.55 FEET; THENCE NORTH 0° 43' 18" WEST 1328.05 FEET; THENCE NORTH 89° 46' 34" EAST 655.62 FEET; THENCE NORTH 89° 47' 04" EAST 2633.00 FEET TO A POINT IN THE CENTERLINE OF SAID CITRUS AVENUE; THENCE SOUTH 0° 27' 17" EAST 635.49 FEET, ALONG THE CENTERLINE OF CITRUS AVENUE; THENCE SOUTH 89° 32' 44" WEST 657.38 FEET; THENCE SOUTH 0° 31' 54" EAST 697.35 FEET TO THE TRUE POINT OF BEGINNING.

SAID DESCRIBED REAL PROPERTY CONTAINING 3,919,793 SQUARE FEET MORE OR LESS.

PARCEL 4

BEING A PORTION OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER AND A PORTION OF THE NORTH HALF OF SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOW:

COMMENCING AT THE CENTER SECTION CORNER OF SAID SECTION 24; THENCE SOUTH 0° 45' 37" EAST 40.00 TO A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 80.00 FOOT WIDE METROPOLITAN WATER DISTRICT RIGHT-OF-WAY AS DESCRIBED IN DEED FILED IN BOOK 7447 PAGE 482 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY; SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 89° 34' 03" WEST 1309.24 FEET TO A POINT IN THE CENTERLINE OF LYTLE CREEK ROAD; THENCE, ALONG SAID CENTERLINE, SOUTH 0° 40' 22" EAST 1285.70 FEET; THENCE NORTH 89° 46' 34" EAST 491.76 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THAT CERTAIN 100.00 FOOT METROPOLITAN WATER DISTRICT RIGHT-OF-WAY AS DESCRIBED IN INSTRUMENT No. 93-337344, OFFICIAL RECORDS, RECORDED AUGUST 5, 1993 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY; THENCE NORTH 41° 48' 51" EAST 1738.66 FEET, ALONG SAID NORTHWESTERLY LINE, TO A POINT IN SAID METROPOLITAN WATER DISTRICT 80.00 FOOT RIGHT-OF-WAY SOUTHERLY LINE; THENCE SOUTH 89° 38' 08" WEST 356.84 FEET, ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING.

SAID DESCRIBED REAL PROPERTY CONTAINING 1,388,811 SQUARE FEET MORE OR LESS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS_____DAY OF_____, 200_.

_____
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. ___ OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 200_, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF FONTANA

FILED THIS_____DAY OF_____, 200_, AT THE HOUR OF _____O'CLOCK ___M. IN THE BOOK_____OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE(S)_____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND AS INSTRUMENT NO._____.
FEE: $_____
NO. _____

LARRY WALKER, COUNTY RECORDER-AUDITOR
OF THE COUNTY OF SAN BERNARDINO

BY:_____
DEPUTY

PREPARED BY MADOLE AND ASSOCIATES, INC.

_____
ANTHONY HARO, P.L.S. 7635
EXPIRES: 12/31/04

PROFESSIONAL LAND SURVEYOR
ANTHONY HARO
No. 7635
Exp: 12-31-2004
STATE OF CALIFORNIA

PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. __ IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA	MADOLE & ASSOCIATES, INC. 760-A S. ROCHESTER AVENUE ONTARIO, CA 91761 (909) 937-9151	SHEET 1 OF 2

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8353 Sierra Avenue
Fontana, CA 92335

File #: 25-0390
Agenda #: V.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 37 (Montelago) for Fiscal Year 2025-2026.

RECOMMENDATION:
Adopt **Resolution No. 2025-057,** of the City Council of the City of Fontana, California, authorizing the Levy of Special Tax in Community Facilities District No. 37 (Montelago) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No. 37 (Montelago) was established by Resolution No. 2005-63 on June 7, 2005, to finance public facilities and to pay annual landscape and lighting maintenance costs for the district. On September 1, 2005, the District issued $4,590,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District. The bonds were refunded in 2021 to take advantage of interest rate savings.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the maturing principal and interest on the bonds. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1480 approved and adopted by the City Council on June 21, 2005.

The special tax levied on each assessable parcel within the District is necessary to pay principal and interest on the outstanding bonded indebtedness and authorized administrative expenses *(Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments, and administration costs (Exhibit A, Schedule 1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (A and B) for Fiscal Year 2024-2025 and Fiscal

Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). **Special tax rates A (bond) will remain the same as the prior year and special tax rate B (maintenance) will increase by 10% ($62.52) per parcel.**

As recommended, the 10% increase for Special Tax B doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City will present recommendations to the Council for a long-term funding plan to ensure that services are fully funded, and districts remain sustainable.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax A rates are the same as the prior year while special tax B rates will increase by 10%. This will generate approximately $335,656; $237,311 for debt service expenses and $98,345 for landscape and lighting maintenance costs. Fully funding expenses without the use of fund balance would require a 134% increase to the maintenance assessment. The 10% increase will require the utilization of $56,099 or 100% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 37 (MONTELAGO) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 37; and

WHEREAS, on September 1, 2005, Community Facilities District No. 37 (Montelago) Special Tax Bonds, Series 2005, were issued to acquire the improvements in Tract 16678; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "B" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "B" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "B" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 37
Montelago

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 135,000	Bond Service Funds Available	$ 211,323
Interest Payment 09/2025	35,400	Proposed Special Tax Levy	237,311
Administration Costs (2025)	35,007	Allowance for Delinquencies	(7,119)
Interest Payment 03/2026	32,700		
Principal Payment 09/2026	135,000		
Interest Payment 09/2026	32,700		
Administration Costs (2026)	35,708		
Total Costs	$ 441,515	Available Funds	$ 441,515

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size	Special Tax A	Special Tax B	Total Special Tax Rate
1- Greater than 3,700 sq ft	$ 1,892.46	$ 687.73	$ 2,580.19
2- 34,50 to 3,699 sq ft	1,670.01	687.73	2,357.74
3- 3,200 to 3,449 sq ft	1,553.27	687.73	2,241.00
4- Less than 3,200 sq ft	1,386.59	687.73	2,074.32
Total Proposed Levy	$ 237,311	$ 98,345	$ 335,656

Schedule 3

Comparison of Special Tax Levy and Rates for 2024-2025 and 2025-2026
(Special Tax A and Special Tax B)

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Assessed Percent Rate Change
1- Greater than 3,700 sq ft	$ 110,777	$ 2,517.67	$ 113,528	$ 2,580.19	2%
2- 34,50 to 3,699 sq ft	87,218	2,295.22	89,594	2,357.74	3%
3- 3,200 to 3,449 sq ft	78,425	2,178.48	80,676	2,241.00	3%
4- Less than 3,200 sq ft	50,295	2,011.80	51,858	2,074.32	3%
	$ 326,716		$ 335,656		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 37
(MONTELAGO)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 37 ("CFD No. 37") and collected each fiscal year commencing in Fiscal Year 2005-2006, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the appropriate Special Tax for "Developed Property," and "Non-Residential Property." All of the real property in CFD No. 37, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 - Greater than 3,700 sq ft	Unit	$ 2,918.00	$ 1,892.46	$ 83,268
2 - 3,450 - 3,699 sq ft	Unit	2,575.00	1,670.01	63,460
3 - 3,200 - 3,449 sq ft	Unit	2,395.00	1,553.27	55,918
4 – Less than 3,200 sq ft	Unit	2,138.00	1,386.59	34,665
				$ 237,311

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2005-2006 and for each following Fiscal Year, the Council shall determine the Special Tax Requirement for Facilities and shall levy Special Tax A until the total Special Tax A levy equals the Special Tax Requirement for Facilities. The Special Tax A shall be levied each Fiscal Year as follows:

First: Special Tax A shall be levied proportionately on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Special Tax A;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax A for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of Special Tax A on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Tax A shall be increased in equal percentages from the Assigned Special Tax A up to the Maximum Special Tax A for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then Special Tax A shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property at up to the Maximum Special Tax A for Taxable Property Owner Association Property;

Fifth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first four steps have been completed, then Special Tax A shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to the Maximum Special Tax A for Taxable Public Property;

Notwithstanding the above the Council may, in any Fiscal year, levy Proportionately less than 100% of the Assigned Special Tax A in step one (above), when (i) the Council is no longer required to levy the Special Tax A pursuant to steps two through five above in order to meet the Special Tax Requirement for Facilities, and (ii) all authorized Bonds have already been issued or the Council has covenanted that it will not issue any additional Bonds (except refunding bonds) to be supported by the Special Tax A.

Further notwithstanding the above, under no circumstances will the Special Tax A levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued be increased by more than ten percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 37.

II. SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 1,263.06	$ 687.73	$ 98,345
5 – Non-Residential Property	Acre	5,431.14	0.00	0
				$ 98,345

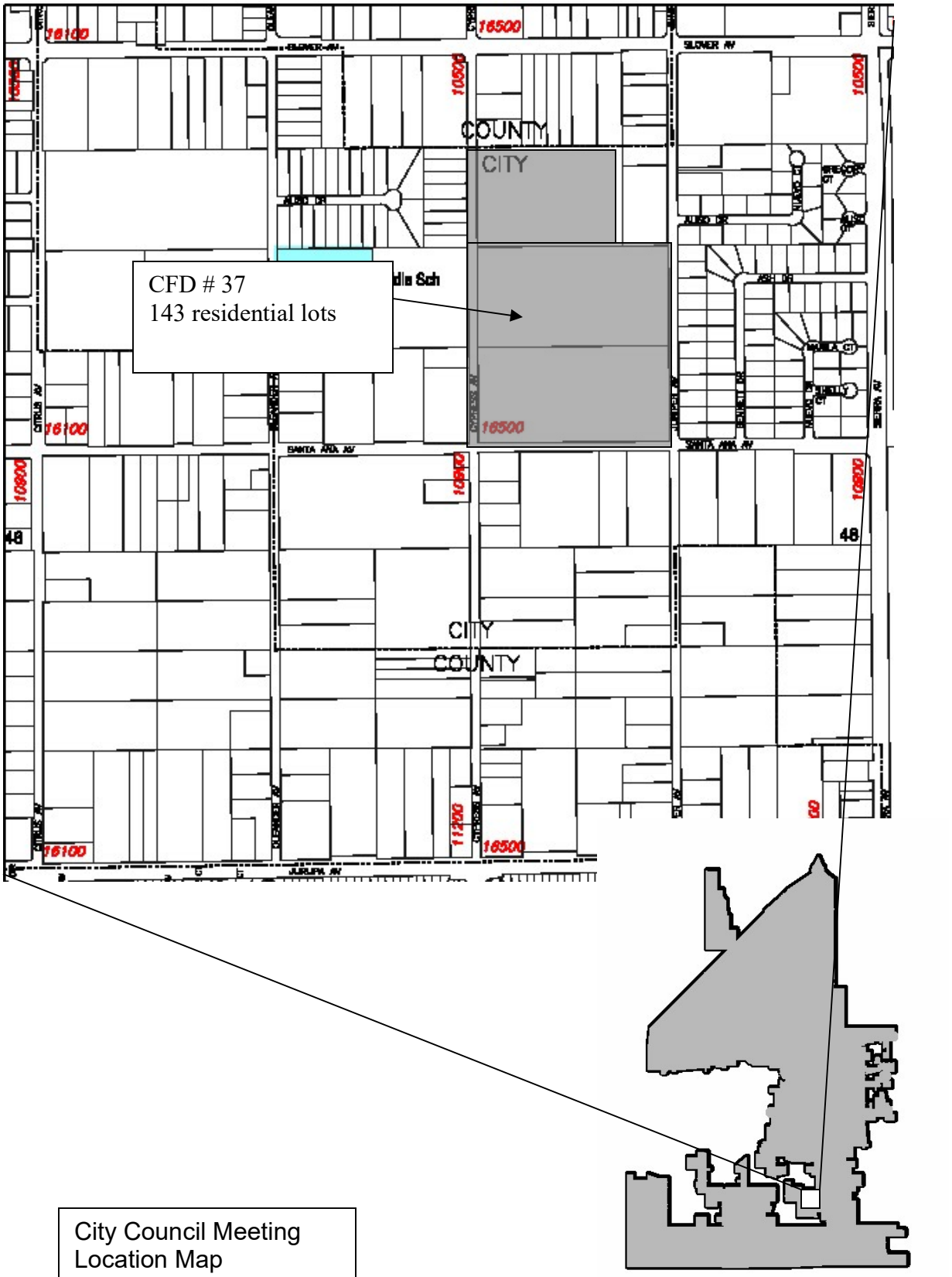
Commencing July 1, 2006, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2005-2006 and for each following Fiscal Year, the Council shall levy Special Tax B until the total Special Tax B levy equals the Special Tax Requirement for Services. Special Tax B shall be levied each Fiscal Year as follows:

First: Special Tax B shall be levied proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax B for such Assessor's Parcel;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Special Tax B on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Special Tax B up to the Maximum Special Ta B for each such Assessor's parcel.



City Council Meeting
Location Map

File #: 25-0391
Agenda #: W.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 70 (Avellino) for Fiscal Year 2025-2026.

RECOMMENDATION:
Adopt **Resolution No. 2025-058,** of the City Council of the City of Fontana, California, authorizing the Levy of Special Tax in Community Facilities District No. 70 (Avellino) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No. 70 (Avellino) was established by Resolution No. 2012-90 on September 25, 2012, to finance public facilities and to pay annual landscape and lighting maintenance costs for the district. On July 24, 2013, the District issued $2,750,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District. The bonds were refunded in 2021 to take advantage of interest rate savings.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the maturing principal and interest on the bonds. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1670 approved and adopted by the City Council on October 9, 2012.

The special tax levied on each assessable parcel within the District is necessary to pay principal and interest on the outstanding bonded indebtedness and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*. The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as the prior year for special tax A (bond) and are the same as the prior year special tax B (maintenance).

As recommended, the proposed special tax rates for Special Tax B doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City

will present recommendations to the Council for a long-term funding plan to ensure that services are fully funded, and districts remain sustainable.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rate A and special tax rate B are the same as prior year. This will generate approximately $249,105; $168,889 for debt service expenses and $80,216 for landscape and lighting maintenance costs. Fully funding expenses without the use of fund balance would require a 18% increase to the maintenance assessment. The proposed special tax rates will require the utilization of $14,580 or 7% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 70 (AVELLINO) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 70; and

WHEREAS, on September 25, 2012, Community Facilities District No. 70 (Avellino) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 18824; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "B" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "B" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "B" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 70
Avellino

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 70,000	Bond Service Funds Available	$ 143,568
Interest Payment 09/2025	35,800	Proposed Special Tax Levy	168,889
Administration Costs (2025)	31,084	Allowance for Delinquencies	(5,067)
Interest Payment 03/2026	34,400		
Principal Payment 09/2026	70,000		
Interest Payment 09/2026	34,400		
Administration Costs (2026)	31,706		
Total Costs	$ 307,390	Available Funds	$ 307,390

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size	Special Tax A	Special Tax B	Total Special Tax Rate
1- >3,850 sq ft	$ 1,846.42	$ 679.80	$ 2,526.22
2- 3,450 to 3,850 sq ft	1,675.01	679.80	2,354.81
3- 3,050 to 3,450 sq ft	1,503.59	679.80	2,183.39
4- 2,650 to 3,050 sq ft	1,429.42	679.80	2,109.22
5- 2,250 to 2,650 sq ft	1,292.29	679.80	1,972.09
6- 1,850 to 2,250 sq ft	1,146.76	679.80	1,826.56
7- <1,850 sq ft	1,001.23	679.80	1,681.03
8- Non-Residential	8,493.97	3,983.01	12,476.98
Total Proposed Levy	$ 168,889	$ 80,216	$ 249,105

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Assessed Percent Rate Change
1- >3,850 sq ft	$ -	$ 2,481.19	$ -	$ 2,526.22	2%
2- 3,450 to 3,850 sq ft	46,279	2,313.95	47,096	2,354.81	2%
3- 3,050 to 3,450 sq ft	62,255	2,146.71	63,318	2,183.39	2%
4- 2,650 to 3,050 sq ft	72,603	2,074.36	73,823	2,109.22	2%
5- 2,250 to 2,650 sq ft	40,752	1,940.57	41,414	1,972.09	2%
6- 1,850 to 2,250 sq ft	19,784	1,798.59	20,092	1,826.56	2%
7- <1,850 sq ft	3,313	1,656.60	3,362	1,681.03	1%
8- Non-Residential	-	12,269.81	-	12,476.98	2%
	$ 244,986		$ 249,105		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 70
(AVELLINO)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 70 ("CFD No. 70") and collected each fiscal year commencing in Fiscal Year 2013-2014, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the appropriate Special Tax for "Developed Property," and "Non-Residential Property." All of the real property in CFD No. 70, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 - greater than 3,850 sq ft	Unit	$ 2,639.00	$ --	$ --
2 - 3,450 - 3,850 sq ft	Unit	2,394.00	1,675.01	33,500
3 - 3,050 - 3,450sq ft	Unit	2,149.00	1,503.59	43,604
4 - 2,650 - 3,050sq ft	Unit	2,043.00	1,429.42	50,030
5 2,250 – 2,650 sq ft	Unit	1,847.00	1,292.29	27,138
6- 1,850 – 2,250 sq ft	Unit	1,639.00	1,146.76	12,614
7- less than 1,850 sq ft	Unit	1,431.00	1,001.23	2,002
8- Non-residential	Acre	12,140.00	--	--
9- Undeveloped	Acre	13,486.00	--	--
				$ 168,889

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2018-2019 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities

and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 70 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 70 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 70 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 1,195.29	$ 679.80	$ 80,216
5 – Non-Residential Property	Acre	7,003.59	0.00	0
				$ 80,216

Commencing July 1, 2013, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

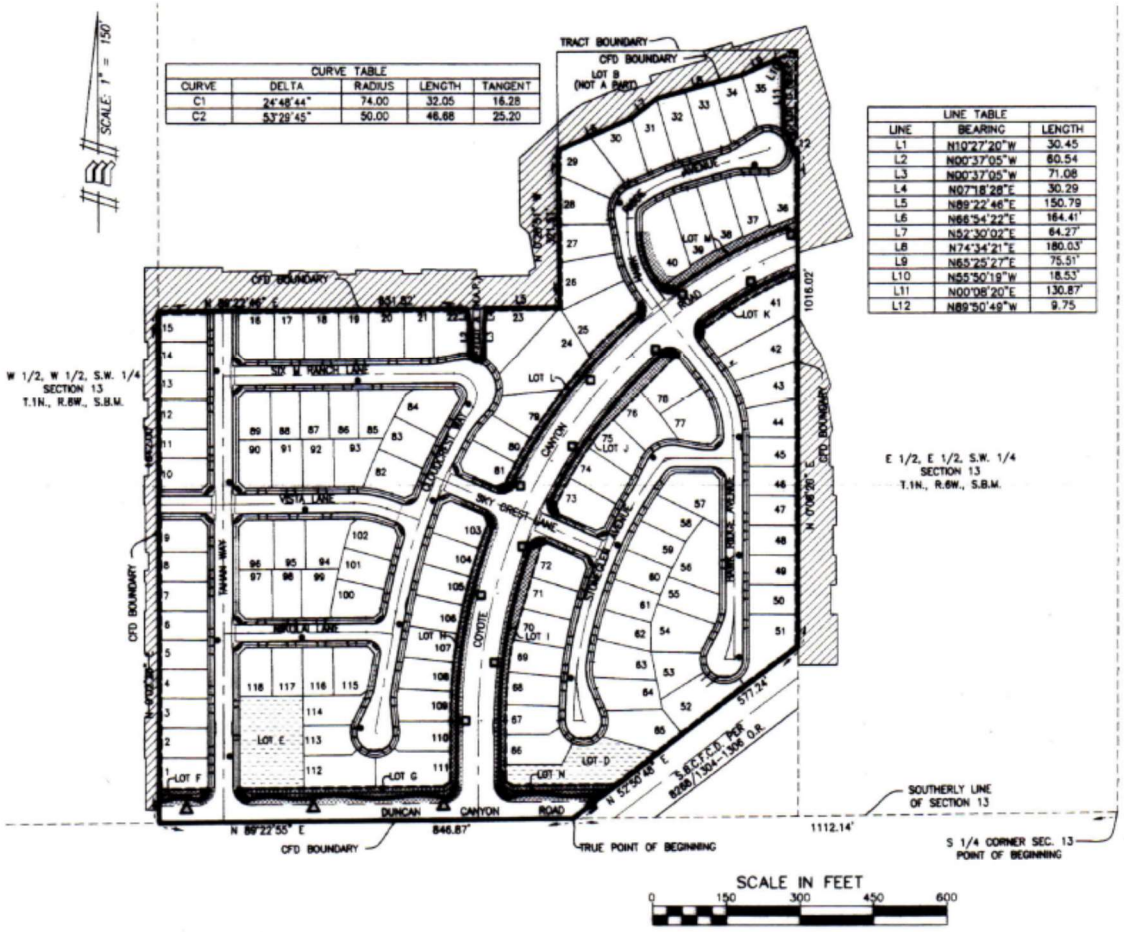
Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2013-2014 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 70 (AVELLINO), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS 22nd DAY OF August 2012.

Tonia Lewis
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 70 (AVELLINO), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE 14TH DAY OF AUGUST, 2012, BY ITS RESOLUTION NO. 2012-80

Tonia Lewis
CITY CLERK OF THE CITY OF FONTANA

FILED THIS 27th DAY OF AUG 2012, AT THE HOUR OF 9:14 O'CLOCK A.M. IN BOOK 85 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 47 AND AS INSTRUMENT NO. 2012-0345716 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

FEE: $ 0

EXEMPT RECORDING REQUESTED PER CALIFORNIA GOVERNMENT CODE § 6103

DENNIS DRAEGER, ASSESSOR-RECORDER-COUNTY CLERK OF THE COUNTY OF SAN BERNARDINO

DEPUTY

Recorded in Official Records, County of San Bernardino Docs: 2012-0345716 8/27/2012 9:14 AM

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 70 (AVELLINO) CONTAIN ALL OF TRACT NO. 18824 AS SHOWN ON A MAP FILED IN BOOK 336 OF TRACT MAPS, AT PAGES 17 THROUGH 22, AND AS DOCUMENT NO. 2012-0253685 RECORDED ON JUNE 12, 2012 WITH THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM LOTS A, B, AND C.

CONTAINING 34.012 ACRES OF LAND, MORE OR LESS.

THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

DATE 8/9/12

ANTHONY HARO, P.L.S. 7635

EXP. 12/31/12

PROFESSIONAL LAND SURVEYOR ANTHONY HARO No. 7635 Exp: 12-31-2012 STATE OF CALIFORNIA

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 70 (AVELLINO), IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

MADOLE

9302 PITTSBURGH AVE., SUITE 200
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.5322
FAX: 909.481.5320

SHEET 1 OF 1

File #: 25-0392
Agenda #: X.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 71 (Sierra Crest) for Fiscal Year 2025-2026.

RECOMMENDATION:
Adopt **Resolution No. 2025-059,** Authorizing the Levy of Special Tax in Community Facilities District No. 71 (Sierra Crest) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No. 71 (Sierra Crest) was established by Resolution No. 2014-020 on April 8, 2014, to finance public facilities and to pay annual landscape and lighting maintenance costs for the district. On July 20, 2016, the District issued $5,915,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the maturing principal and interest on the bonds and/or direct payment for the acquisition or construction of authorized facilities. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1692 approved and adopted by the City Council on April 8, 2014.

The special tax levied on each assessable parcel within the District is necessary to pay principal and interest on the outstanding bonded indebtedness and authorized administrative expenses (Facilities Special Tax A); and the annual landscape and lighting maintenance costs of the District (Services Special Tax B). The proposed Fiscal Year 2025-2026 special tax rates (Special Tax A and Special Tax B) are shown in Exhibit A, Schedule 2. **Special tax rate A (bond) will remain the same as the prior year and special tax rate B (maintenance) will increase 10% ($64.48) over the prior year.**

A comparison of the total special tax levy and rates (A and B) for Fiscal Year 2024-2025 and fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) as amended in April 2016.

As recommended, the 10% increase for Special Tax B doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City will present recommendations to the Council for a long-term funding plan to ensure that services are fully funded, and districts remain sustainable.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rate A is the same as the prior year while special tax rate B will increase by 10%. This will generate approximately $493,095; $360,464 for debt service and $132,632 for landscape and lighting maintenance costs. Fully funding expenses without the use of fund balance would require a 49% increase to the maintenance assessment. The 10% increase will require the utilization of $16,690 or 5% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 71 (SIERRA CREST) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 71; and

WHEREAS, on April 8, 2014, Community Facilities District No. 71 (Sierra Crest) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 18820; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "B" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "B" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "B" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 71
Sierra Crest

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 165,000	Bond Service Funds Available	$ 253,655
Interest Payment 09/2025	72,084	Proposed Special Tax Levy	360,464
Administration Costs (2025)	29,877	Allowance for Delinquencies	(10,814)
Interest Payment 03/2026	70,434		
Principal Payment 09/2026	165,000		
Interest Payment 09/2026	70,434		
Administration Costs (2026)	30,475		
Total Costs	$ 603,305	Available Funds	$ 603,305

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size	Special Tax A	Special Tax B	Total Special Tax Rate
1- >3,450 sq ft	$ 2,240.14	$ 709.26	$ 2,949.40
2- 3,250 to 3,450 sq ft	2,153.35	709.26	2,862.61
3- 3,050 to 3,250 sq ft	2,021.36	709.26	2,730.62
4- 2,850 to 3,050 sq ft	1,980.38	709.26	2,689.64
5- 2,650 to 2,850 sq ft	1,900.22	709.26	2,609.48
6- 2,450 to 2,650 sq ft	1,859.76	709.26	2,569.02
7- 2,250 to 2,450 sq ft	1,782.70	709.26	2,491.96
8- 2,050 to 2,250 sq ft	1,737.49	709.26	2,446.75
9- 1,850 to 2,050 sq ft	1,655.53	709.26	2,364.79
10- <1,850 sq ft	1,627.21	709.26	2,336.47
Total Proposed Levy	$ 360,464	$ 132,632	$ 493,095

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
1- >3,450 sq ft	$ 54,813	$ 2,884.92	$ 56,039	$ 2,949.40	2%
2- 3,250 to 3,450 sq ft	61,559	2,798.13	62,977	2,862.61	2%
3- 3,050 to 3,250 sq ft	63,987	2,666.14	65,535	2,730.62	2%
4- 2,850 to 3,050 sq ft	47,253	2,625.16	48,414	2,689.64	2%
5- 2,650 to 2,850 sq ft	91,620	2,545.00	93,941	2,609.48	3%
6- 2,450 to 2,650 sq ft	-	2,504.54	-	2,569.02	3%
7- 2,250 to 2,450 sq ft	55,832	2,427.48	57,315	2,491.96	3%
8- 2,050 to 2,250 sq ft	71,468	2,382.27	73,403	2,446.75	3%
9- 1,850 to 2,050 sq ft	34,505	2,300.31	35,472	2,364.79	3%
10- <1,850 sq ft	-	2,271.99	-	2,336.47	3%
	$ 481,037		$ 493,095		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 71
(SIERRA CREST)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 71 ("CFD No. 71") and collected each fiscal year commencing in Fiscal Year 2014-2015, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the appropriate Special Tax for "Developed Property," and "Non-Residential Property." All of the real property in CFD No. 71, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 - greater than 3,450 sq ft	Unit	$ 2,333.48	$ 2,240.14	$ 42,563
2 - 3,250 -- < 3,450 sq ft	Unit	2,243.08	2,153.35	47,374
3 - 3,050 -- < 3,250 sq ft	Unit	2,105.59	2,021.36	48,513
4 - 2,850 -- < 3,050 sq ft	Unit	2,062.90	1,980.38	35,647
5 - 2,650 – < 2,850 sq ft	Unit	1,979.40	1,900.22	68,408
6 - 2,450 – < 2,650 sq ft	Unit	1,937.25	1,859.76	0
7 - 2,250 -- < 2,450 sq ft	Unit	1,856.98	1,782.70	41,002
8 - 2,050 -- < 2,250 sq ft	Unit	1,809.89	1,737.49	52,125
9 - 1,850 -- < 2,050 sq ft	Unit	1,724.51	1,655.53	24,833
10 - less than 1,850 sq ft	Unit	1,695.01	1,627.21	0
11 - Non-Residential	Acre	19,074.00	19,074.00	0
				$ 360,464

*As amended. Notice of Special Tax Lien with amended rates recorded May 24, 2017.

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2014-2015 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 71 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 71 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 71 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any

such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 1,112.25	$ 709.26	$ 132,632
5 – Non-Residential Property	Acre	9,523.23	0.00	0
				$ 132,632

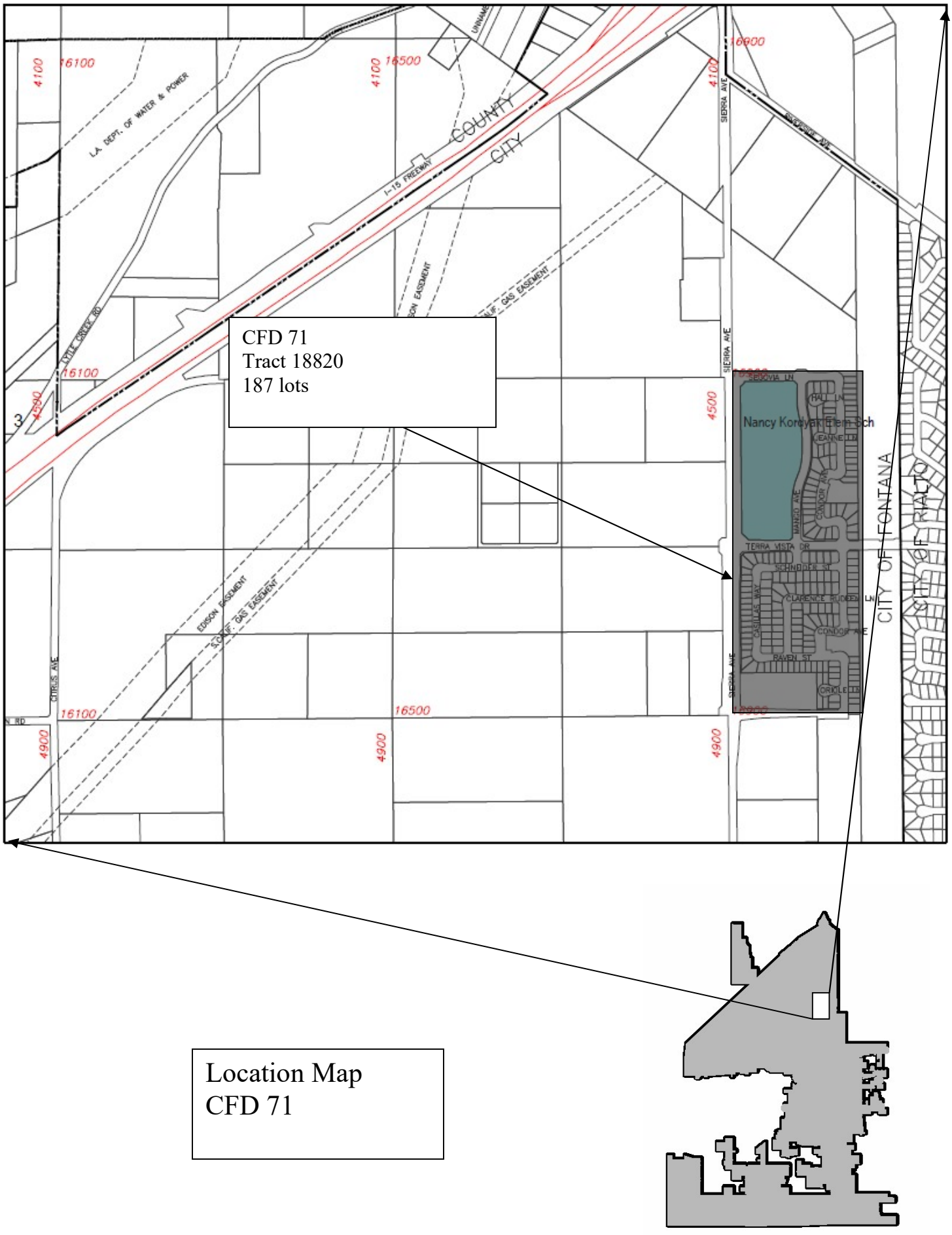
Commencing July 1, 2014, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2014-2015 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.



Location Map
CFD 71

File #: 25-0393
Agenda #: Y.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 74B and 74M (Citrus/Summit) for Fiscal Year 2025-2026

RECOMMENDATION:
1. Adopt **Resolution No. 2025-060,** Authorizing the Levy of a Special Tax in Community Facilities District No. 74B (Citrus/Summit) for Fiscal Year 2025-2026.

2. Adopt **Resolution No. 2025-061,** Authorizing the Levy of a Special Tax in Community Facilities District No. 74M (Citrus/Summit) for Fiscal Year 2025-2026.

COUNCIL GOALS:
- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No. 74B (Citrus/Summit) was established by Resolution No. 2016-002 on January 12, 2016, to finance public facilities for the district. On January 12, 2016 the District issued $4,045,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1738 approved and adopted by the City Council on January 26, 2016.

Community Facilities District No. 74M was established by Resolution No. 2014-053 on June 24, 2014 to finance the maintenance and operation of street lights, landscaping, parks, parkways, storm drains, and open space facilities. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1697 approved and adopted by the City Council on July 8, 2014.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses.

The special tax for CFD 74B is levied on each assessable parcel within the Districts is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax).* The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). The proposed Fiscal Year 2025-2026 special tax

rates are shown in Exhibit A, Schedule 2. **The rate for CFD 74B is the same as the prior year.**

The special tax for CFD 74M is levied on each assessable parcel within the Districts is necessary to pay for the cost of providing maintenance and operation of street lights, landscaping, parks, parkways, storm drains, and open space facilities. The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit C). The proposed Fiscal Year 2024-2025 special tax rates are shown in Exhibit A, Schedule 2. **The rate for CFD 74M is the same as the prior year.**

The Districts were established after the adoption of Proposition 218 and comply with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates for CFD 74B are the same as the prior year and will generate approximately $367,297 for debt service expenses. The special tax rate for CFD 74M is the same as the prior year and will generate $84,645 for maintenance expenses.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 74B (CITRUS/SUMMIT) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 74B; and

WHEREAS, on January 12, 2016, Community Facilities District No. 74B (Citrus/Summit) Special Tax Bonds, were approved for the acquisition of the improvements in Tracts 18825 and 18915; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "B" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "B" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "B" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 74M FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 74M; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay the costs of maintenance of the District and for payment of administrative expenses incurred in connection with the levy and collection of said Special Taxes.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District fund.

SECTION 7. The City Clerk is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected, the installment of the Special Tax as set forth in Exhibit "A."

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 74B and 74M
Citrus/Summit

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 90,000	Bond Service Funds Available	$ 140,853
Interest Payment 09/2025	75,213	Proposed Special Tax Levy	367,297
Administration Costs (2025)	45,046	Allowance for Delinquencies	(11,019)
Interest Payment 03/2026	72,963		
Principal Payment 09/2026	95,000		
Interest Payment 09/2026	72,963		
Administration Costs (2026)	45,947		
Total Costs	$ 497,131	Available Funds	$ 497,131

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax 74B and Special Tax 74M)

Residential Lot Size (Square Feet)	Special Tax 74B	Special Tax 74M	Total Combined Tax Rate
1- 2,700 or Greater	$ 2,419.00	$ 495.00	$ 2,914.00
2- 2,450 to less than 2,700	2,263.00	495.00	2,758.00
3- 2,200 to less than 2,450	2,160.00	495.00	2,655.00
4- 1,950 to less than 2,200	1,983.00	495.00	2,478.00
5- 1,700 to less than 1,950	1,811.00	495.00	2,306.00
6- Less than 1,700	1,726.00	495.00	2,221.00
7- Non-Residential	21,775.00	-	21,775.00
Undeveloped Mapped	-	-	0.00
Total Proposed Levy	$ 367,297	$ 84,645	$ 451,942

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years
(Special Tax 74B and Special Tax 74M)

Tax Classification (Land Use)	FY 2024 - 2025		FY 2025 - 2026		Percent Rate Change
	Special Tax	Combined Rate	Special Tax	Combined Rate	
1- 2,700 or Greater	$ 81,592	$ 2,914.00	$ 81,592	$ 2,914.00	0%
2- 2,450 to less than 2,700	143,416	2,758.00	143,416	2,758.00	0%
3- 2,200 to less than 2,450	116,820	2,655.00	116,820	2,655.00	0%
4- 1,950 to less than 2,200	39,648	2,478.00	39,648	2,478.00	0%
5- 1,700 to less than 1,950	43,814	2,306.00	43,814	2,306.00	0%
6- Less than 1,700	26,652	2,221.00	26,652	2,221.00	0%
7- Non-Residential	-	21,775.00	-	21,775.00	0%
Undeveloped Mapped	-	-	-	-	0%
	$ 451,942		$ 451,942		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 74B
(Citrus/Summit)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 74B ("CFD No. 74B") and collected each fiscal year commencing in Fiscal Year 2016-2017, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 74B, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (Square Feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 - Greater than 2,700	Unit	$ 2,419.00	$ 2,419.00	$ 67,732
2 - 2,450 to less than 2,700	Unit	2,263.00	2,263.00	117,676
3 - 2,200 to less than 2,450	Unit	2,160.00	2,160.00	95,040
4 - 1,950 to less than 2,200	Unit	1,983.00	1,983.00	31,728
5 1,700 to less than 1,950	Unit	1,811.00	1,811.00	34,409
6- Less than 1,700	Unit	1,726.00	1,726.00	20,712
7- Non-Residential Property	Acre	21,775.00	21,775.00	0
Undeveloped Mapped	Acre	25,617.00	25,617.00	0
				$ 367,297

Method of Apportionment of Special Tax

Commencing with Fiscal year 2016-2017 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased in equal percentages from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property and Taxable Property Owner Association Property at up to 100% the Maximum Special Tax A for Taxable Public Property and Taxable Property Owner Association Property, as needed to satisfy the Special Tax Requirement;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 74B Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 74B Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Special Tax levied against any Assessor's Parcel of Residential Property for which a occupancy permit for private residential use has been issued (in accordance with Section 53321(d)(3) of the California Government Code), be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 74B by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Special Tax on Residential Property is limited by the provision in the previous sentence, the levy

of the Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Special Tax.

EXHIBIT "C"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 74M
(Citrus/Summit)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 74M ("CFD No. 74M") and collected each fiscal year commencing in Fiscal Year 2014-2015, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 74M, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 864.15	$ 495.00	$ 84,645
				$ 84,645

Commencing July 1, 2014, and each July 1 thereafter, the Maximum Special Tax rates for the Special Tax for Residential Property shall be increased by two percent (2%).

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2014-15 and for each following Fiscal Year, and prior to the final date on which the County Auditor will accept the levy for inclusion on the ad valorem real property tax roll for such Fiscal Year, the City Manager shall determine the Special Tax Requirement to be collected from Taxable Property in CFD No. 74M in such Fiscal Year. The Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement.

First: The Special Tax shall be levied in equal percentages on each Assessor's Parcel of Developed Property up to 100% of the applicable Assigned Special Tax for such Assessor's Parcel;

Second: If additional funds are needed to satisfy the Special Tax Requirement after the first step has been completed, then the Special Tax shall be levied on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Special tax for such Assessor's Parcel;

Third: If additional funds are needed to satisfy the Special Tax Requirement after the first and second steps have been completed, then the Special Tax shall be levied on each assessor's Parcel of Developed Property in equal percentages from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel;

Fourth: If additional funds are needed to satisfy the Special Tax Requirement after the first, second, and third steps have been completed, then the Special Tax shall be levied on each Assessor's Parcel of Undeveloped Property in equal percentages from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel.

BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 74M

OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

QUANTITIES

MEDIANS/PARKWAYS AND LETTER LOTS

SIDEWALK AREA = 8,295 S.F.
HARDSCAPE AREA = 24,935 S.F.
SUBTOTAL = 33,230 S.F.
LANDSCAPE AREA = 17,397 S.F.
TOTAL = 50,627 S.F.

TOTAL LANDSCAPE AREA = 17,397 S.F.
TOTAL HARDSCAPE AND SIDEWALK AREA = 33,230 S.F.

STREET LIGHTS

5,800 LUMEN STREET LIGHTS = 32
22,000 LUMEN STREET LIGHTS = 4

FENCING AND WALLS

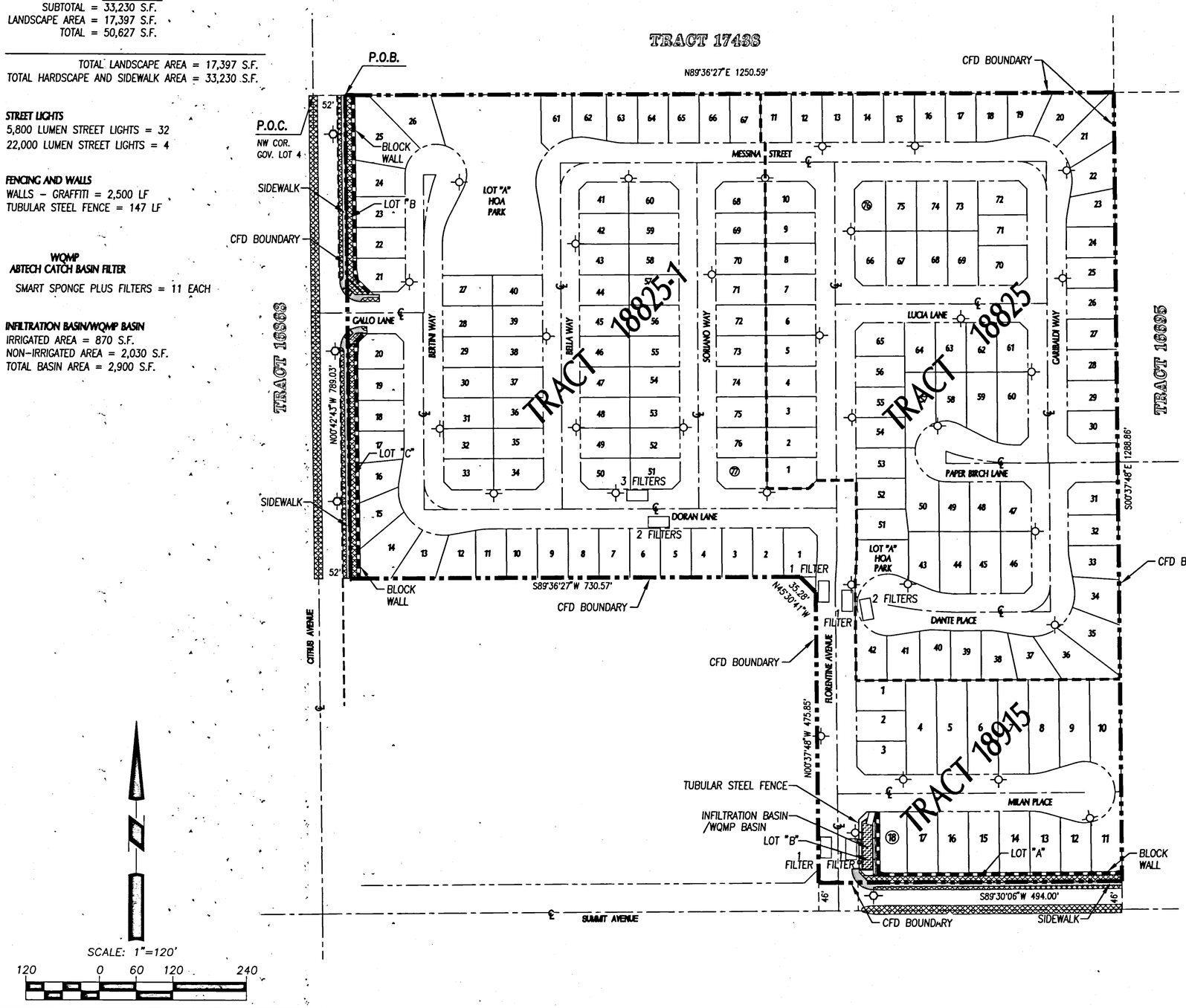
WALLS - GRAFFITI = 2,500 LF
TUBULAR STEEL FENCE = 147 LF

WQMP
ABTECH CATCH BASIN FILTER

SMART SPONGE PLUS FILTERS = 11 EACH

INFILTRATION BASIN/WQMP BASIN

IRRIGATED AREA = 870 S.F.
NON-IRRIGATED AREA = 2,030 S.F.
TOTAL BASIN AREA = 2,900 S.F.



LEGAL DESCRIPTION:

PARCEL "A" OF CITY OF FONTANA LOT LINE ADJUSTMENT NO. 03-020, RECORDED AS INSTRUMENT NO. 04-131626 OF OFFICIAL RECORDS AND THAT PORTION OF GOVERNMENT LOT 4 OF THE FRACTIONAL WEST HALF OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE NORTH 89°36'27" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, 52.00 FEET TO THE EAST LINE OF CITRUS AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°36'27" EAST ALONG SAID NORTH LINE, 1250.59 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 00°37'48" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, 1288.86 FEET TO THE NORTH LINE OF SUMMIT AVENUE, BEING 46.00 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID GOVERNMENT LOT 4; THENCE SOUTH 89°30'06" WEST ALONG SAID NORTH LINE OF SUMMIT AVENUE, 494.00 FEET TO THE EAST LINE OF PARCEL "B" OF CITY OF FONTANA LOT LINE ADJUSTMENT NO. 03-020, RECORDED AS INSTRUMENT NO. 04-131626; OF OFFICIAL RECORDS THENCE NORTH 00°37'48" WEST ALONG SAID EAST LINE, 475.85 FEET; THENCE NORTH 45°30'41" WEST, 35.28 FEET TO THE NORTH LINE OF SAID PARCEL "B"; THENCE SOUTH 89°36'27" WEST ALONG SAID NORTH LINE, 730.57 FEET TO SAID EAST LINE OF CITRUS AVENUE; THENCE NORTH 00°42'43" WEST ALONG SAID EAST LINE, 789.03 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 28.323 ACRES (1,233,751 SF)

PREPARED IN THE OFFICES OF ALLARD ENGINEERING:
UNDER THE DIRECTION OF:

MARK WARE P.L.S. 5820
LIC. EXP. 6-30-14

5/22/14
DATE

PROFESSIONAL LAND SURVEYOR
MARK WARE
5820
Exp. 6/30/14
STATE OF CALIFORNIA

LEGEND

- LANDSCAPE
- HARDSCAPE
- INFILTRATION BASIN
- P.O.B./ POINT OF BEGINNING
- TUBULAR STEEL FENCE
- 5,800 LUMEN STREET LIGHT
- 22,000 LUMEN STREET LIGHT
- WALLS
- ABTECH CATCH BASIN FILTER BASKETS

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS 22nd DAY OF MAY, 2014.

Tonia Lewis
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 74M OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE 13th DAY OF MAY, 2014 BY ITS RESOLUTION NO. 2014-028

Tonia Lewis
CITY CLERK OF THE CITY OF FONTANA

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2014-0191297 THIS 28TH DAY OF MAY, 2014, AT 9:20 AM, IN BOOK 86 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 23, AT THE REQUEST OF CITY OF FONTANA IN THE AMOUNT OF $10.00.

DENNIS DRAEGER, ASSESSOR-RECORDER-CLERK
COUNTY OF SAN BERNARDINO

BY: Nicole Currie-Lotts
DEPUTY RECORDER

Recorded in Official Records, County of San Bernardino
Doc#: 2014-0191297
5/28/2014 9:20 AM

BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 74M
OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815 FAX: (909) 356-1795

SHEET 1 OF 1

File #: 25-0394
Agenda #: Z.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 80 (Bella Strada) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-062,** Authorizing the Levy of Special Tax in Community Facilities District No. 80 (Bella Strada) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 80 (Bella Strada) was established by Resolution No. 2015-021 on April 14, 2015, to finance public facilities and to pay annual landscape and lighting costs for the district. On August 15, 2017 the District issued $11,125,000 of Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1726 approved and adopted by the City Council on April 14, 2015.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*. The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment. Special tax rate A (bond) will remain the same as the prior year and special tax rate B (maintenance) will increase 10% ($58.20) per parcel.

As recommended, the 10% increase for Special Tax B doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City will present recommendations to the Council for a long-term funding plan to ensure that services are fully funded,

and districts remain sustainable.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rate A is the same as prior year while special tax rate B will increase by 10%. This will generate approximately $1,043,765; $803,068 for public facility expenses and $240,696 for landscape and lighting maintenance costs. Fully funding expenses without the use of fund balance would require a 14% increase to the maintenance assessment. The 10% increase will require the utilization of $8,110 or 2% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 80 (BELLA STRADA) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 80; and

WHEREAS, on April 14, 2015, Community Facilities District No. 80 (Bella Strada) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 18859; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 80
Bella Strada

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 285,000	Bond Service Funds Available	$ 505,946
Interest Payment 09/2025	207,959	Proposed Special Tax Levy	803,068
Administration Costs (2025)	45,947	Allowance for Delinquencies	(24,092)
Interest Payment 03/2026	204,575		
Principal Payment 09/2026	290,000		
Interest Payment 09/2026	204,575		
Administration Costs (2026)	46,866		
Total Costs	$ 1,284,923	Available Funds	$ 1,284,923

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size	Special Tax A	Special Tax B	Total Special Tax Rate
1- >3,300 sq ft	$ 2,522.26	$ 640.15	$ 3,162.41
2- 3,100 to 3,300 sq ft	2,472.42	640.15	3,112.57
3- 2,900 to 3,100 sq ft	2,408.34	640.15	3,048.49
4- 2,700 to 2,900 sq ft	2,401.22	640.15	3,041.37
5- 2,500 to 2,700 sq ft	2,295.31	640.15	2,935.46
6- 2,300 to 2,500 sq ft	2,152.91	640.15	2,793.06
7- 2,100 to 2,300 sq ft	2,068.36	640.15	2,708.51
8- 1,900 to 2,100 sq ft	2,011.40	640.15	2,651.55
9- 1,700 to 1,900 sq ft	1,904.60	640.15	2,544.75
10- <1,700 sq ft	1,834.29	640.15	2,474.44
Total Proposed Levy	$ 803,068	$ 240,696	$ 1,043,765

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
1- >3,300 sq ft	$ -	$ 3,104.21	$ -	$ 3,162.41	2%
2- 3,100 to 3,300 sq ft	85,522	3,054.37	87,152	3,112.57	2%
3- 2,900 to 3,100 sq ft	-	2,990.29	-	3,048.49	2%
4- 2,700 to 2,900 sq ft	146,175	2,983.17	149,027	3,041.37	2%
5- 2,500 to 2,700 sq ft	71,932	2,877.26	73,387	2,935.46	2%
6- 2,300 to 2,500 sq ft	265,281	2,734.86	270,927	2,793.06	2%
7- 2,100 to 2,300 sq ft	66,258	2,650.31	67,713	2,708.51	2%
8- 1,900 to 2,100 sq ft	212,655	2,593.35	217,427	2,651.55	2%
9- 1,700 to 1,900 sq ft	174,059	2,486.55	178,133	2,544.75	2%
10- <1,700 sq ft	-	2,416.24	-	2,474.44	2%
	$ 1,021,882		$ 1,043,765		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 80
(Bella Strada)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 80 ("CFD No. 80") and collected each fiscal year commencing in Fiscal Year 2015-2016, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the appropriate Special Tax for "Developed Property," and "Non-Residential Property." All of the real property in CFD No. 80, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 - greater than 3,300 sq ft	Unit	$ 2,834.00	$ 2,522.26	$ 0
2 - 3,100 -- <3,300 sq ft	Unit	2,778.00	2,472.42	69,228
3 - 2,900 -- <3,100 sq ft	Unit	2,708.00	2,408.34	0
4 - 2,700 -- <2,900 sq ft	Unit	2,698.00	2,401.22	117,660
5 2,500 – <2,700 sq ft	Unit	2,579.00	2,295.31	57,383
6- 2,300 – <2,500 sq ft	Unit	2,419.00	2,152.91	208,832
7- 2,100 -- <2,300 sq ft	Unit	2,324.00	2,068.36	51,709
8- 1,900 -- <2,100 sq ft	Unit	2,260.00	2,011.40	164,935
9- 1,700 -- <1,900 sq ft	Unit	2,140.00	1,904.60	133,322
10- less than 1,700 sq ft	Unit	2,061.00	1,834.29	0
11- Non-Residential	Acre	25,620.00	25,620.00	0
				$ 803,068

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2015-2016 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 80 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 80 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 80 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities

Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 963.01	$ 640.15	$ 240,696
5 – Non-Residential Property	Acre	10,111.56	0.00	0
				$ 240,696

Commencing July 1, 2015, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

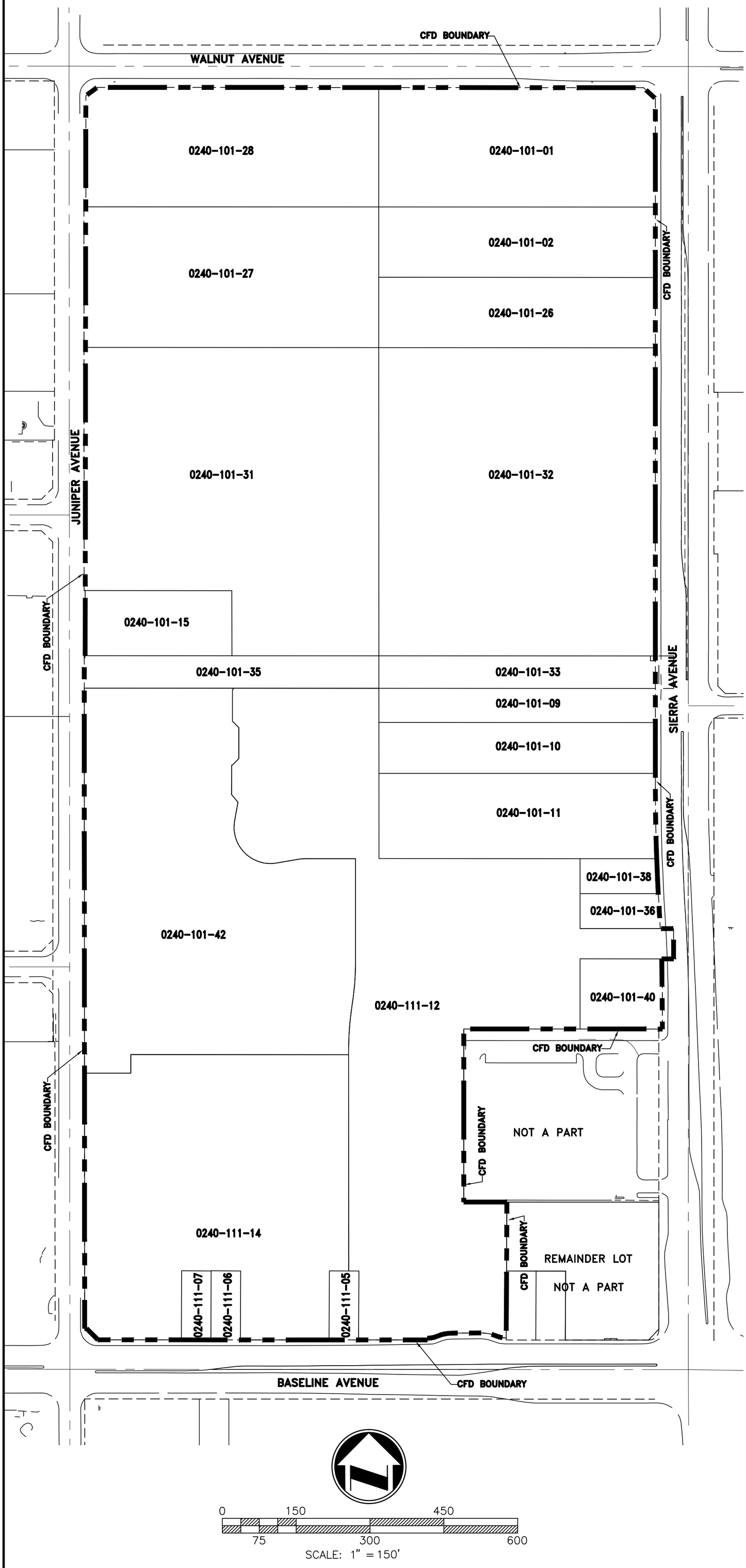
Commencing with Fiscal Year 2015-2016 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 80 (BELLA STRADA)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



BASIS OF BEARING

THE CENTERLINE OF SIERRA AVENUE BEING NORTH 00°00'00" EAST PER TRACT NO. 16572, MB 304/38–44 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 80 (BELLA STRADA) CONTAINS 62.7 ACRES OF LAND, MORE OR LESS.

REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF SAN BERNARDINO FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PARCELS LISTED BELOW:

0240–101–01, 0240–101–02, 0240–101–09, 0240–101–10, 0240–101–11, 0240–101–15, 0240–101–26, 0240–101–27, 0240–101–28, 0240–101–31, 0240–101–32, 0240–101–33, 0240–101–35, 0240–101–36, 0240–101–38, 0240–101–40, 0240–101–42, 0240–111–05, 0240–111–06, 0240–111–07, 0240–111–12, 0240–111–14

CITY CLERK'S CERTIFICATE

FILED IN THE OFFICES OF THE CITY CLERK OF THE CITY OF FONTANA THIS _____ DAY OF _____, 2015.

_____
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT No. 80 (BELLA STRADA), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2015, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2015, AT THE HOUR OF _____ O'CLOCK __.M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, AND UNDER DOCUMENT NUMBER _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA, IN THE AMOUNT OF $_____.

BOB DUTTON , ASSESSOR–RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 80 (BELLA STRADA), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

adkan ENGINEERS
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688–0241 Fax:(951) 688–0599

SHEET 1 OF 1

File #: 25-0395
Agenda #: AA.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 81 (Gabriella) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-063,** Authorizing the Levy of Special Tax in Community Facilities District No. 81 (Gabriella) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 81 (Gabriella) was established by Resolution No. 2016-022 on March 22, 2016, to finance public facilities and to pay annual landscape and lighting costs for the district. On March 6, 2018 the District issued $7,180,000 of Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1743 approved and adopted by the City Council on March 22, 2016.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*. The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). **Special tax rate A (bond) will remain the same as prior year and special tax rate B (maintenance) will increase 10% ($56.14) per parcel.**

As recommended, the 10% increase for Special Tax B doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City will present recommendations to the Council for a long-term funding plan to ensure that services are fully funded,

and districts remain sustainable.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rate A is the same as the prior year while special tax rate B will increase 10%. This will generate approximately $604,744; $481,246 for public facility expenses and $123,498 for landscape and lighting maintenance costs. Fully funding expenses without the use of fund balance would require a 36% increase to the maintenance assessment. The 3% increase will require the utilization of $29,650 or 77% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 81 (GABRIELLA) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 81; and

WHEREAS, on March 22, 2016, Community Facilities District No. 81 (Gabriella) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 18939; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 81
Gabriella

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 170,000	Bond Service Funds Available	$ 332,558
Interest Payment 09/2025	122,784	Proposed Special Tax Levy	481,246
Administration Costs (2025)	45,947	Allowance for Delinquencies	(14,437)
Interest Payment 03/2026	119,384		
Principal Payment 09/2026	175,000		
Interest Payment 09/2026	119,384		
Administration Costs (2026)	46,866		
Total Costs	$ 799,366	Available Funds	$ 799,366

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size	Special Tax A	Special Tax B	Total Special Tax Rate
1- >2,950 sq ft	$ 2,923.15	$ 617.49	$ 3,540.64
2- 2,750 to 2,950 sq ft	2,837.65	617.49	3,455.14
3- 2,550 to 2,750 sq ft	2,752.15	617.49	3,369.64
4- 2,350 to 2,550 sq ft	2,549.80	617.49	3,167.29
5- 2,150 to 2,350 sq ft	2,398.75	617.49	3,016.24
6- 1,950 to 2,150 sq ft	2,247.70	617.49	2,865.19
7- <1,950 sq ft	2,175.50	617.49	2,792.99
8 - Non-Residential	24,312.40	5,868.94	30,181.34
Total Proposed Levy	$ 481,246	$ 123,498	$ 604,744

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
1- >2,950 sq ft	$ -	$ 3,484.50	$ -	$ 3,540.64	2%
2- 2,750 to 2,950 sq ft	-	3,399.00	-	3,455.14	2%
3- 2,550 to 2,750 sq ft	132,540	3,313.50	134,786	3,369.64	2%
4- 2,350 to 2,550 sq ft	108,890	3,111.15	110,855	3,167.29	2%
5- 2,150 to 2,350 sq ft	103,604	2,960.10	105,568	3,016.24	2%
6- 1,950 to 2,150 sq ft	84,272	2,809.05	85,956	2,865.19	2%
7- <1,950 sq ft	164,211	2,736.85	167,579	2,792.99	2%
8 - Non-Residential	-	29,647.80	-	30,181.34	2%
	$ 593,516		$ 604,744		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 81
(Gabriella)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 81 (Gabriella) ("CFD No. 81") and collected each fiscal year commencing in Fiscal Year 2016-2017, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 81, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 - greater than 2,950 sq ft	Unit	$ 3,077.00	$ 2,923.15	$ 0
2 - 2,750 -- <2,950 sq ft	Unit	2,987.00	2,837.65	0
3 - 2,550 -- <2,750 sq ft	Unit	2,897.00	2,752.15	110,086
4 - 2,350 -- <2,550 sq ft	Unit	2,684.00	2,549.80	89,243
5 2,150 – <2,350 sq ft	Unit	2,525.00	2,398.75	83,956
6- 1,950 – <2,150 sq ft	Unit	2,366.00	2,247.70	67,431
7- less than 1,950 sq ft	Unit	2,290.00	2,175.50	130,530
8- Non-Residential	Acre	25,592.00	24,312.40	0
				$ 481,246

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2016-2017 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 81 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 81 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 81 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous

sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 908.27	$ 617.49	$ 123,498
5 – Non-Residential Property	Acre	8,630.96	0.00	0
				$ 123,498

Commencing July 1, 2017, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2015-2016 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 81 (GABRIELLA)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

BASIS OF BEARINGS:

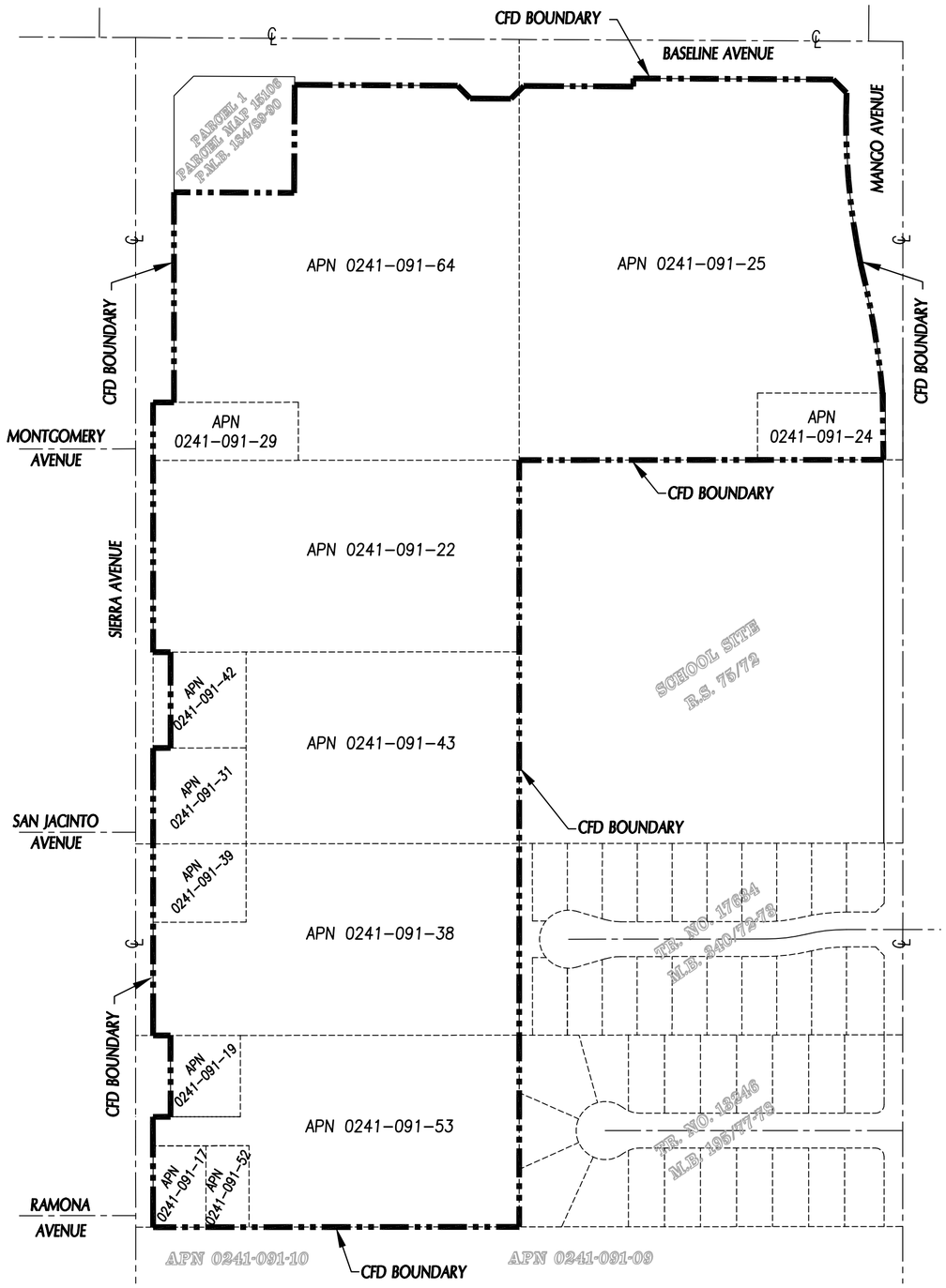
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SIERRA AVENUE, PER TRACT 17634, M.B. 340/72-73, BEING: N 00°00'12"

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 81 (GABRIELLA) CONTAINS 35.70 ACRES OF LAND MORE OR LESS.

REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF SAN BERNARDINO FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PARCELS LISTED BELOW.

0241-091-17	0241-091-38
0241-091-19	0241-091-39
0241-091-22	0241-091-42
0241-091-24	0241-091-43
0241-091-25	0241-091-52
0241-091-29	0241-091-53
0241-091-31	0241-091-64



CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS _____ DAY OF _____, 2016

_____
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 81 (GABRIELLA), COUNTY OF BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2016, BY ITS RESOLUTION NO. _____

_____
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2016, AT THE HOUR OF _____ O'CLOCK____M. IN BOOK_____OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____, AND UNDER DOCUMENT NUMBER _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA, IN THE AMOUNT OF $_____

BOB DUTON, ASSESSOR – RECORDER – COUNTY CLERK
COUNTY OF SAN BERNARDINO

BY:_____
DEPUTY RECORDER

SCALE: 1"=160'

160 0 80 160 320

PLOT DATE: January 25, 2016 reynoldallard

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 81 (GABRIELLA)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815 FAX: (909) 356-1795

SHEET 1 OF 1

Filename: I:\Inland Construction – Gabriella\DWG's\FINAL DESIGN\CFD\TR 18939 CFD Boundary Map.dwg

File #: 25-0396
Agenda #: AB.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 85 (The Meadows) for Fiscal Year 2025-2026.

RECOMMENDATION:
Adopt **Resolution No. 2025-064,** Authorizing the Levy of Special Tax in Community Facilities District No. 85 (The Meadows) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 85 (The Meadows) was established by Resolution No. 2018-089 on October 23, 2018, to finance public facilities and to pay annual landscape and lighting costs for the district. On October 22, 2020, the District issued $22,640,000 of Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1782 approved and adopted by the City Council on November 13, 2018.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments and administration costs (Exhibit A, Schedule 1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (Special Tax A and Special Tax B) for Fiscal Year 2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as the prior year for special tax A (bond) and special tax B (maintenance).

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rate A and special tax rate B is the same as the prior year. This will generate approximately $1,923,585; $1,492,762 for public facility expenses and $430,823 for landscape and lighting maintenance costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 85 (THE MEADOWS) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 85; and

WHEREAS, on October 23, 2018, Community Facilities District No. 85 (The Meadows) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 19960; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 85
The Meadows

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 480,000	Bond Service Funds Available	$ 865,947
Interest Payment 09/2025	414,600	Proposed Special Tax Levy	1,492,762
Administration Costs (2025)	54,122	Allowance for Delinquencies	(44,783)
Interest Payment 03/2026	405,000		
Principal Payment 09/2026	500,000		
Interest Payment 09/2026	405,000		
Administration Costs (2026)	55,204		
Total Costs	$ 2,313,926	Available Funds	$ 2,313,926

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1- 3,651 or Greater	$ 3,055.00	$ 736.45	$ 3,791.45
2- 3,451 to less than 3,651	3,005.00	736.45	3,741.45
3- 3,251 to less than 3,451	2,954.00	736.45	3,690.45
4- 3,051 to less than 3,251	2,903.00	736.45	3,639.45
5- 2,851 to less than 3,251	2,784.00	736.45	3,520.45
6- 2,651 to less than 2,851	2,700.00	736.45	3,436.45
7- 2,451 to less than 2,651	2,632.00	736.45	3,368.45
8- 2,251 to less than 2,451	2,531.00	736.45	3,267.45
9- 2,051 to less than 2,251	2,450.00	736.45	3,186.45
10- 1,851 to less than 2,051	2,314.00	736.45	3,050.45
11- 1,651 to less than 1,851	2,192.00	736.45	2,928.45
12- 1,451 to less than 1,651	2,087.00	736.45	2,823.45
13- Less than 1,451	2,036.00	736.45	2,772.45
14- Non-Residential Property	21,320.00	6,118.20	27,438.20
Total Proposed Levy	$ 1,492,762	$ 430,823	$ 1,923,585

Schedule 3

Comparison of Special Tax Levy and Rates for Fiscal Years 2024-2025 and 2025-2026
(Special Tax A and Special Tax B)

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
1- 3,651 or Greater	223,696	$ 3,791.45	223,696	$ 3,791.45	0%
2- 3,451 to less than 3,651	-	3,741.45	-	3,741.45	0%
3- 3,251 to less than 3,451	-	3,690.45	-	3,690.45	0%
4- 3,051 to less than 3,251	123,741	3,639.45	123,741	3,639.45	0%
5- 2,851 to less than 3,251	176,023	3,520.45	176,023	3,520.45	0%
6- 2,651 to less than 2,851	175,259	3,436.45	175,259	3,436.45	0%
7- 2,451 to less than 2,651	185,265	3,368.45	185,265	3,368.45	0%
8- 2,251 to less than 2,451	316,943	3,267.45	316,943	3,267.45	0%
9- 2,051 to less than 2,251	98,780	3,186.45	98,780	3,186.45	0%
10- 1,851 to less than 2,051	369,104	3,050.45	369,104	3,050.45	0%
11- 1,651 to less than 1,851	254,775	2,928.45	254,775	2,928.45	0%
12- 1,451 to less than 1,651	-	2,823.45	-	2,823.45	0%
13- Less than 1,451	-	2,772.45	-	2,772.45	0%
14- Non-Residential Property	-	27,438.20	-	27,438.20	0%
	$ 1,923,585		$ 1,923,585		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 85
(The Meadows)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 85 (The Meadows) ("CFD No. 85") and collected each fiscal year commencing in Fiscal Year 2019-2020, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 85, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – 3,651 or Greater	Unit	$ 3,055.00	$ 3,055.00	$ 180,245
2 – 3,451 to less than 3,651	Unit	3,005.00	3,005.00	0
3 – 3,251 to less than 3,451	Unit	2,954.00	2,954.00	0
4 – 3,051 to less than 3,251	Unit	2,903.00	2,903.00	98,702
5 – 2,851 to less than 3,051	Unit	2,784.00	2,784.00	139,200
6 – 2,651 to less than 2,851	Unit	2,700.00	2,700.00	137,700
7 – 2,451 to less than 2,651	Unit	2,632.00	2,632.00	144,760
8 – 2,251 to less than 2,451	Unit	2,531.00	2,531.00	245,507
9 – 2,051 to less than 2,251	Unit	2,450.00	2,450.00	75,950
10 – 1,851 to less than 2,051	Unit	2,314.00	2,314.00	279,994
11 – 1,651 to less than 1,851	Unit	2,192.00	2,192.00	190,704
12 – 1,451 to less than 1,651	Unit	2,087.00	2,087.00	0
13 – Less than 1,451	Unit	2,036.00	2,036.00	0
14 – Non-Residential Property	Acre	21,320.00	21,320.00	0
				$ 1,492,762

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 85 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 85 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 85 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities

Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 1,148.69	$ 736.45	$ 430,823
2 – Non-Residential Property	Acre	9,545.58	0.00	0
				$ 430,823

Commencing July 1, 2019, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

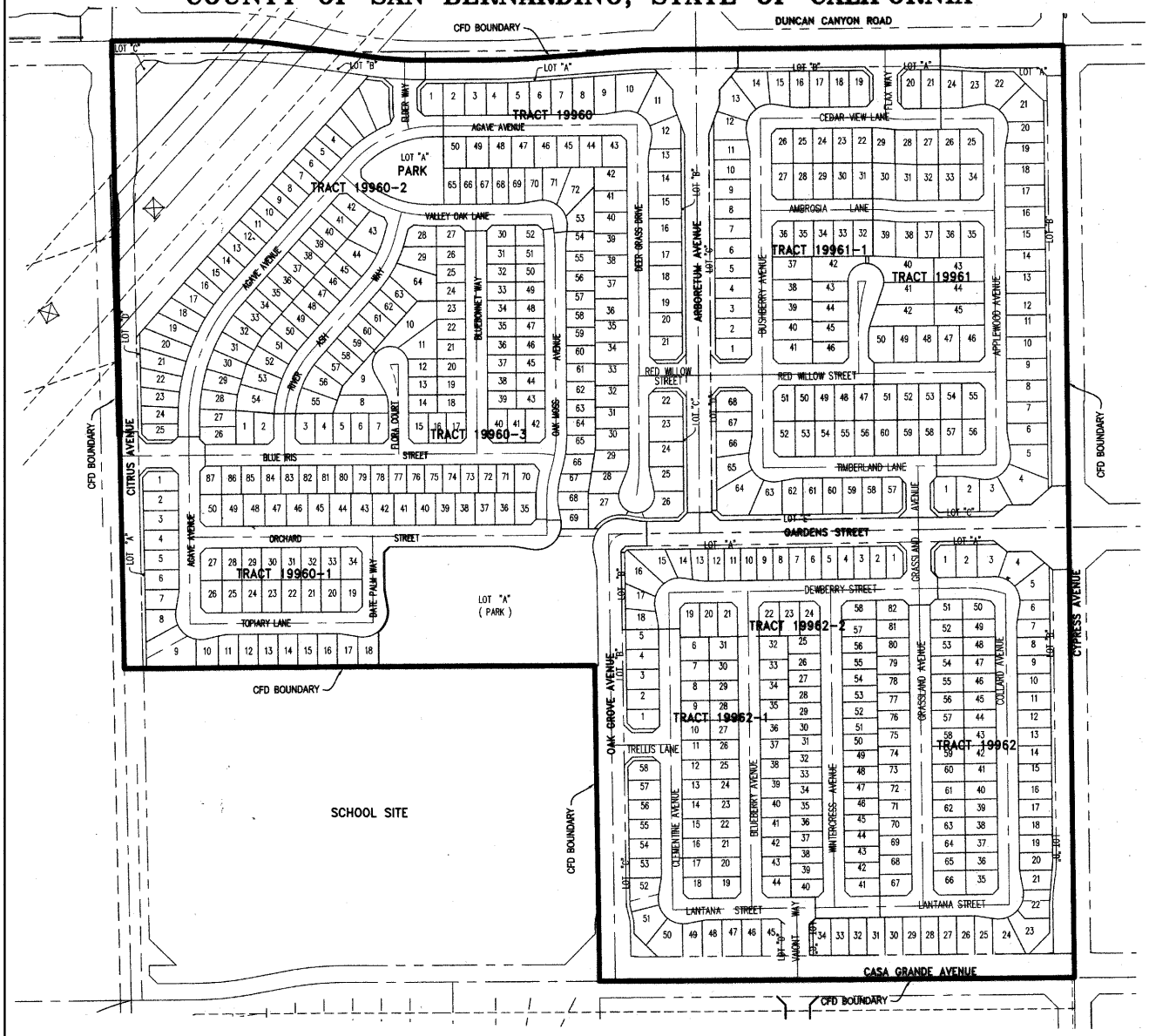
Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 85 (THE MEADOWS)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



CITY CLERK'S CERTIFICATE

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS 18TH DAY OF September, 2018.

CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 85 (THE MEADOWS), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE 11TH DAY OF Sept., 2018, BY ITS RESOLUTION NO. 2018-77

CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

FILED THIS 19 DAY OF September, 2018, AT THE HOUR OF 2:23 O'CLOCK P M. IN BOOK 88 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 1, AND AS INSTRUMENT NO. 2018-0345996 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA IN THE AMOUNT OF $ 9.00.

BOB DUTTON, ASSESSOR-RECORDER-CLERK OF THE COUNTY OF SAN BERNARDINO.

DEPUTY RECORDER

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 85 (THE MEADOWS) CONTAIN ALL OF:

TRACT 19960-1 AS SHOWN ON MAP FILED IN BOOK 350, PAGES 15 THROUGH 19 OF TRACT MAPS, AND TRACT 19960-2 AS SHOWN ON MAP FILED IN BOOK 350, PAGES 20 THROUGH 27 OF TRACT MAPS, AND TRACT 19960-3 AS SHOWN ON MAP FILED IN BOOK 350, PAGES 28 THROUGH 32 OF TRACT MAPS, AND TRACT 19960 AS SHOWN ON MAP FILED IN BOOK 350, PAGES 33 THROUGH 37 OF TRACT MAPS, AND TRACT 19961-1 AS SHOWN ON MAP FILED IN BOOK 350, PAGES 38 THROUGH 42 OF TRACT MAPS, AND TRACT 19961 AS SHOWN ON MAP FILED IN BOOK 350, PAGES 43 THROUGH 47 OF TRACT MAPS, AND TRACT 19962-1 AS SHOWN ON MAP FILED IN BOOK 350, PAGES 48 THROUGH 53 OF TRACT MAPS, AND TRACT 19962-2 AS SHOWN ON MAP FILED IN BOOK 350, PAGES 54 THROUGH 58 OF TRACT MAPS, AND TRACT 19962 AS SHOWN ON MAP FILED IN BOOK 350, PAGES 59 THROUGH 63 OF TRACT MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE REMAINDER PARCEL AS SHOWN ON SAID TRACT 19962, AS PER MAP FILED IN BOOK 350, PAGES 59 THROUGH 63 OF TRACT MAPS.

CONTAINING 130.91 ACRES OF LAND, MORE OR LESS. THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

TOGETHER WITH AND TO THE CENTERLINE OF CITRUS AVENUE, HALF WIDTH 40 FEET, FUTURE DUNCAN CANYON ROAD, HALF WIDTH 42 FEET, AND TO THE CENTERLINE OF FUTURE CYPRESS AVENUE, HALF WIDTH 34 FEET, AND TO THE CENTERLINE OF CASA GRANDE DRIVE, HALF WIDTH 34 FEET.

ANTHONY HARO, P.L.S. 7635
EXP. 12/31/18

DATE 9/7/18

PROFESSIONAL LAND SURVEYOR ANTHONY HARO No. 7635 Exp: 12-31-2018 STATE OF CALIFORNIA

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 85 (THE MEADOWS), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

MADOLE
Engineering Communities for Life
9302 PITTSBURGH AVE. SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.5322
FAX: 909.481.5320

SHEET 1 OF 1

Recorded in Official Records, County of San Bernardino
Doc#: 2018 - 0345996
9/19/2018 2:23 PM

File #: 25-0397
Agenda #: AC.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 86 (Etiwanda Ridge) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-065,** Authorizing the Levy of Special Tax in Community Facilities District No. 86 (Etiwanda Ridge) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 86 (Etiwanda Ridge) was established by Resolution No. 2018-034 on June 12, 2018, to finance public facilities and to pay annual landscape and lighting costs for the district. On February 20, 2020, the District issued $5,025,000 of Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1776 approved and adopted by the City Council on June 26, 2018.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments and administration costs (Exhibit A, Schedule 1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (Special Tax A and Special Tax B) for Fiscal Year 2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). Special tax rate A (bond) will remain the same as prior year and special tax rate B (maintenance) will increase 3% ($19.31) per parcel.

As recommended, the 3% increase for Special Tax B doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City will present recommendations to the Council for a long-term funding plan to ensure that services are fully funded, and districts remain sustainable.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rate A is the same as the prior year while special tax rate B will increase 3%. This will generate approximately $410,587; $342,955 for public facility expenses and $67,632 for landscape and lighting maintenance costs. Fully funding expenses without the use of fund balance would require a 22% increase to the maintenance assessment. The 3% increase will require the utilization of $14,680 or 7% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 86 (ETIWANDA RIDGE) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 86; and

WHEREAS, on June 12, 2018, Community Facilities District No. 86 (Etiwanda Ridge) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 18987; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 86
Etiwanda Ridge

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 115,000	Bond Service Funds Available	$ 237,908
Interest Payment 09/2025	83,272	Proposed Special Tax Levy	342,955
Administration Costs (2025)	44,163	Allowance for Delinquencies	(10,289)
Interest Payment 03/2026	81,547		
Principal Payment 09/2026	120,000		
Interest Payment 09/2026	81,547		
Administration Costs (2026)	45,046		
Total Costs	$ 570,575	Available Funds	$ 570,575

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1- 2,900 or Greater	$ 3,706.56	$ 663.06	$ 4,369.62
2- 2,700 to less than 2,900	3,582.72	663.06	4,245.78
3- 2,500 to less than 2,700	3,527.04	663.06	4,190.10
4- 2,300 to less than 2,500	3,382.08	663.06	4,045.14
5- 2,100 to less than 2,300	3,287.04	663.06	3,950.10
6- 1,900 to less than 2,100	3,159.36	663.06	3,822.42
7- 1,700 to less than 1,900	2,961.60	663.06	3,624.66
8- Less than 1,700	2,899.20	663.06	3,562.26
9- Non-Residential Property	26,572.80	-	26,572.80
Total Proposed Levy	$ 342,955	$ 67,632	$ 410,587

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years
(Special Tax A and Special Tax B)

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
1- 2,900 or Greater	$ -	$ 4,350.31	$ -	$ 4,369.62	0%
2- 2,700 to less than 2,900	-	4,226.47	-	4,245.78	0%
3- 2,500 to less than 2,700	137,636	4,170.79	138,273	4,190.10	0%
4- 2,300 to less than 2,500	108,697	4,025.83	109,219	4,045.14	0%
5- 2,100 to less than 2,300	78,616	3,930.79	79,002	3,950.10	0%
6- 1,900 to less than 2,100	83,668	3,803.11	84,093	3,822.42	1%
7- 1,700 to less than 1,900	-	3,605.35	-	3,624.66	1%
8- Less than 1,700	-	3,542.95	-	3,562.26	1%
9- Non-Residential Property	-	26,572.80	-	26,572.80	0%
	$ 408,618		$ 410,587		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 86
(Etiwanda Ridge)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 86 (Etiwanda Ridge) ("CFD No. 86") and collected each fiscal year commencing in Fiscal Year 2019-2020, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 86, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – 2,900 or Greater	Unit	$ 3,861.00	$ 3,706.56	$ 0
2 – 2,700 to less than 2,900	Unit	3,732.00	3,582.72	0
3 – 3,251 to less than 2,700	Unit	3,674.00	3,527.04	116,392
4 – 3,051 to less than 2,500	Unit	3,523.00	3,382.08	91,316
5 – 2,851 to less than 2,300	Unit	3,424.00	3,287.04	65,741
6 – 2,651 to less than 2,100	Unit	3,291.00	3,159.36	69,506
7 – 2,451 to less than 1,900	Unit	3,085.00	2,961.60	0
8 – Less than 1,700	Unit	3,020.00	2,899.20	0
9 – Non-Residential Property	Acre	27,678.00	26,572.80	0
				$ 342,955

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 86 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 86 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 86 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous

sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 1,005.10	$ 663.06	$ 67,632
2 – Non-Residential Property	Acre	7,983.37	0.00	0
				$ 67,632

Commencing July 1, 2019, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

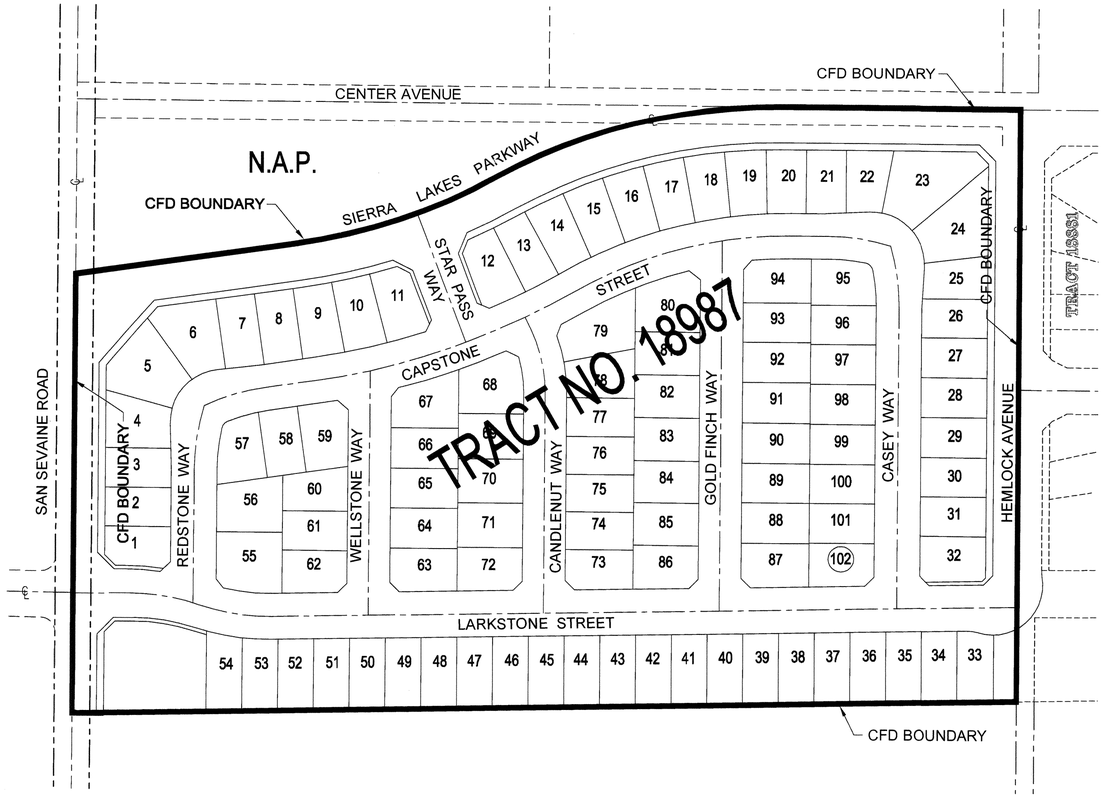
Commencing with Fiscal Year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 86 (ETIWANDA RIDGE)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.



SCALE: 1"=120'

120 0 60 120 240

BASIS OF BEARINGS:

THE SOUTH LINE OF THE NE 1/4 OF SECTION 26, T1N, R6W, S.B.M. PER RECORD OF SURVEY 88/36-42, BEING: N 89°37'36" E

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS 1st DAY OF May, 2018.

Donna Jones
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 86 (ETIWANDA RIDGE), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE 24TH DAY OF April, 2018, BY ITS RESOLUTION NO. 2018-022

Donna Jones
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2018-0160238
THIS 2ND DAY OF MAY, 2018, AT THE HOUR OF 10:47 O'CLOCK A.M
IN BOOK 87 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS
AT PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA IN THE AMOUNT OF $ 9.00

BOB DUTTON, ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: Nicole Currie-Ford
DEPUTY RECORDER

Recorded in Official Records,
County of San Bernardino
Doc#: 2018-0160238
5/02/2018 10:47 AM

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 86 (ETIWANDA RIDGE) CONTAIN ALL OF TRACT 18987 AS SHOWN ON THE MAP FILED IN BOOK 349 OF TRACT MAPS, AT PAGES 85 THROUGH 88, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

CONTAINS 22.71 ACRES OF LAND MORE OR LESS.

THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

DAVID B. WARREN, LS 8244
EXPIRES 12/31/2019

4/26/18
DATE

LICENSED LAND SURVEYOR
DAVID B. WARREN
EXP. 12/31/19
No. 8244
STATE OF CALIFORNIA

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 86 (ETIWANDA RIDGE)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815 FAX: (909) 356-1795

SHEET 1 OF 1

File #: 25-0398
Agenda #: AD.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 87 (El Paseo) for Fiscal Year 2025-2026.

RECOMMENDATION:
Adopt **Resolution No. 2025-066,** Authorizing the Levy of Special Tax in Community Facilities District No. 87 (El Paseo) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 87 (El Paseo) was established by Resolution No. 2019-011 on January 22, 2019, to finance public facilities and to pay annual landscape and lighting costs for the district. The District will issue a maximum (not to exceed) of $6,200,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1790 approved and adopted by the City Council on February 12, 2019.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*. The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). **The rates for special tax A (bond) are the same as the prior year while the rates for special tax B have increased 2% ($6.28) per parcel.**

As recommended, the 2% increase for Special Tax B doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City will present

recommendations to the Council for a long-term funding plan to ensure that services are fully funded, and districts remain sustainable.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rate A is the same as the prior year while special tax rate B will increase 2%. This will generate approximately $599,185; $521,961 for public facility expenses and $77,224 for landscape and lighting maintenance costs. Fully funding expenses without the use of fund balance would require a 21% increase to the maintenance assessment. The 2% increase will require the utilization of $14,680 or 7% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 87 (EL PASEO) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 87; and

WHEREAS, on January 22, 2019, Community Facilities District No. 87 (El Paseo) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 20082; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 87
El Paseo

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 115,000	Bond Service Funds Available	$ 105,143
Interest Payment 09/2025	100,100	Proposed Special Tax Levy	521,961
Administration Costs (2025)	42,448	Allowance for Delinquencies	(15,659)
Interest Payment 03/2026	97,800		
Principal Payment 09/2026	115,000		
Interest Payment 09/2026	97,800		
Administration Costs (2026)	43,297		
Total Costs	$ 611,446	Available Funds	$ 611,446

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1 – Detached - 2,550 or Greater	$ 2,553.00	$ 320.43	$ 2,873.43
2 – Detached - 2,350 to <2,550	2,499.00	320.43	2,819.43
3 – Detached - 2,150 to <2,350	2,407.00	320.43	2,727.43
4 – Detached - 1,950 to <2,150	2,374.00	320.43	2,694.43
5 – Detached - 1,750 to <1,950	2,316.00	320.43	2,636.43
6 – Detached - Less than 1,750	2,260.00	320.43	2,580.43
7 – Attached - 1,750 or Greater	2,083.00	320.43	2,403.43
8 – Attached - 1,600 to <1,750	2,032.00	320.43	2,352.43
9 – Attached - 1,450 to <1,600	1,968.00	320.43	2,288.43
10 – Attached - Less than 1,450	1,854.00	320.43	2,174.43
11- Non-Residential Property	55,260.00	8,184.17	63,444.17
Total Proposed Levy	$ 521,961	$ 77,224	$ 599,185

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years
(Special Tax A and Special Tax B)

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
1 – Detached - 2,550 or Greater	$ -	$ 2,867.15	$ -	$ 2,873.43	0%
2 – Detached - 2,350 to <2,550	75,955	2,813.15	76,125	2,819.43	0%
3 – Detached - 2,150 to <2,350	59,865	2,721.15	60,003	2,727.43	0%
4 – Detached - 1,950 to <2,150	129,031	2,688.15	129,333	2,694.43	0%
5 – Detached - 1,750 to <1,950	34,192	2,630.15	34,274	2,636.43	0%
6 – Detached - Less than 1,750	-	2,574.15	-	2,580.43	0%
7 – Attached - 1,750 or Greater	-	2,397.15	-	2,403.43	0%
8 – Attached - 1,600 to <1,750	117,308	2,346.15	117,622	2,352.43	0%
9 – Attached - 1,450 to <1,600	114,108	2,282.15	114,422	2,288.43	0%
10 – Attached - Less than 1,450	67,213	2,168.15	67,407	2,174.43	0%
11- Non-Residential Property	-	63,283.70	-	63,444.17	0%
	$ 597,671		599,185		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 87
(EL PASEO)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 87 (El Paseo) ("CFD No. 87") and collected each fiscal year commencing in Fiscal Year 2019-2020, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 87, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Detached - 2,550 or Greater	Unit	$ 2,553.00	$ 2,553.00	$ 0
2 – Detached - 2,350 to <2,550	Unit	2,499.00	2,499.00	67,473
3 – Detached - 2,150 to <2,350	Unit	2,407.00	2,407.00	52,954
4 – Detached - 1,950 to <2,150	Unit	2,374.00	2,374.00	113,952
5 – Detached - 1,750 to <1,950	Unit	2,316.00	2,316.00	30,108
6 – Detached - Less than 1,750	Unit	2,260.00	2,260.00	0
7 – Attached - 1,750 or Greater	Unit	2,083.00	2,083.00	0
8 – Attached - 1,600 to <1,750	Unit	2,032.00	2,032.00	101,600
9 – Attached - 1,450 to <1,600	Unit	1,968.00	1,968.00	98,400
10 – Attached - Less than 1,450	Unit	1,854.00	1,854.00	57,474
11 – Non-Residential Property	Acre	55,260.00	55,260.00	0
Undeveloped Property	Acre	65,010.00	65,010.00	0
				$ 521,961

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 87 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 87 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 87 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous

sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 484.25	$ 320.43	$ 77,224
2 – Non-Residential Property	Acre	12,365.26	0.00	0
				$ 77,224

Commencing July 1, 2019, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

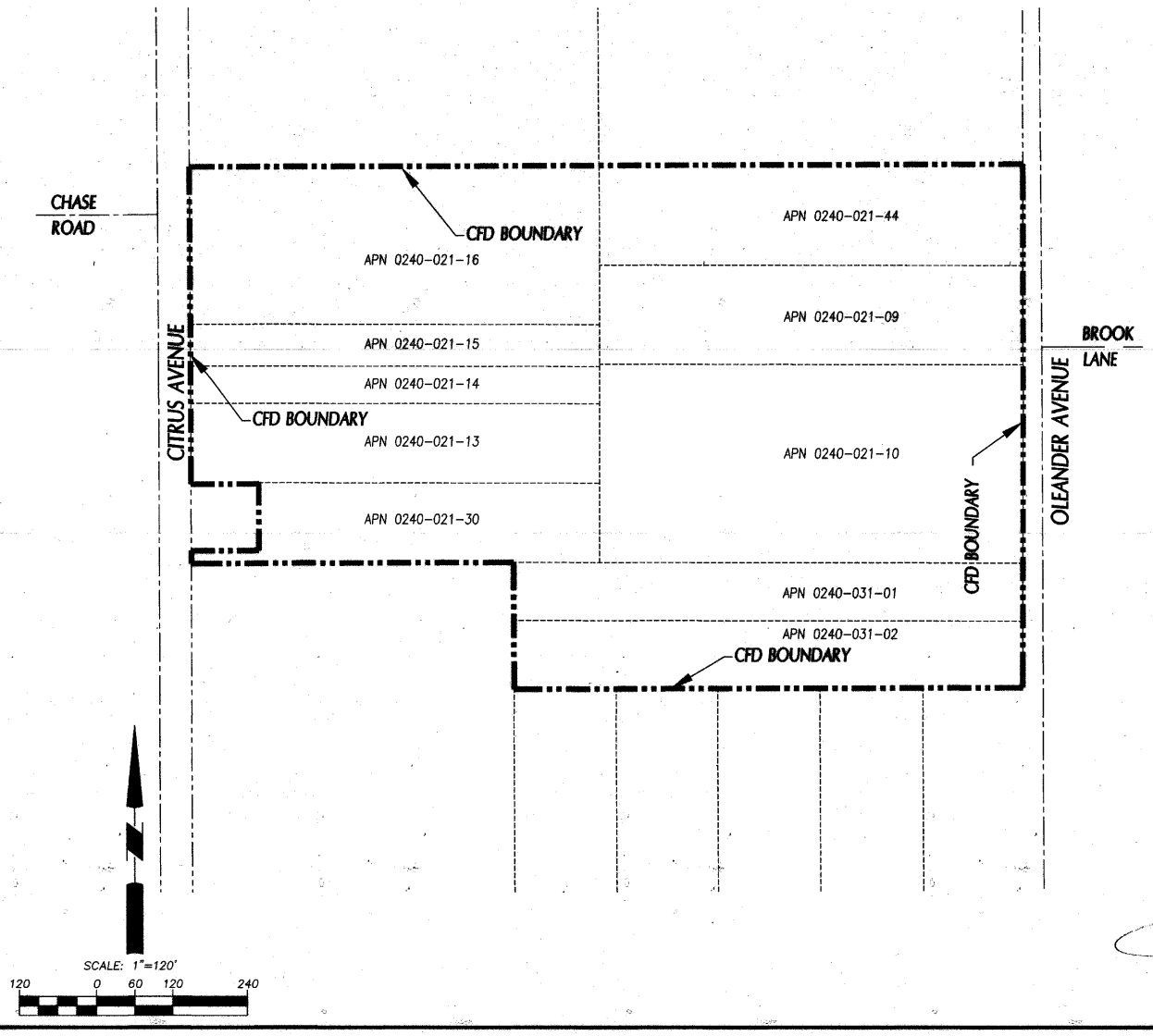
Commencing with Fiscal Year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 87 (EL PASEO)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.



BASIS OF BEARINGS:

THE CENTERLINE OF CITRUS AVENUE, USING THE INVERSED BEARING BETWEEN CITY OF FONTANA GPS CONTROL POINTS 21123 AND 21251.

BEING: N00°15'26"W

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 87 (EL PASEO) CONTAINS 22.23 ACRES OF LAND MORE OR LESS.

REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF SAN BERNARDINO FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PARCELS LISTED BELOW.

APN 0240-021-10	APN 0240-021-16
APN 0240-021-09	APN 0240-021-44
APN 0240-021-13	APN 0240-021-30
APN 0240-021-14	APN 0240-031-01
APN 0240-021-15	APN 0240-031-02

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS 12th DAY OF December, 2018.

Tonia Reyes
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 87 (EL PASEO) COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE 11th DAY OF December 2018, BY ITS RESOLUTION NO. 2018-112

Tonia Reyes
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

FILED THIS 18th DAY OF DECEMBER, 2018, AT THE HOUR OF 2:20 O'CLOCK P M. IN BOOK 88 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 12 ; AND UNDER DOCUMENT NUMBER 2018-0466701 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA, IN THE AMOUNT OF $ 17.00

BOB DUTON, ASSESSOR - RECORDER ~~- COUNTY CLERK~~
COUNTY OF SAN BERNARDINO

BY: _____ DEPUTY RECORDER

Recorded in Official Records, County of San Bernardino
Doc#: 2018-0466701
12/18/2018 2:20 PM

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 87 (EL PASEO)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815 FAX: (909) 356-1795

SHEET 1 OF 1

File #: 25-0399
Agenda #: AE.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 88 (Sierra Crest II) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-067,** Authorizing the Levy of Special Tax in Community Facilities District No. 88 (Sierra Crest II) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No. 88 (Sierra Crest II) was established by Resolution No. 2019-087 on June 25, 2019, to finance public facilities and to pay annual landscape and lighting costs for the district. On October 29, 2020, the District issued $6,510,000 of Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1805 approved and adopted by the City Council on July 9, 2019.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*. The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). Special tax rate A (bond) and special tax rate B (maintenance) will remain the same as the prior year.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates are the same a prior year and will generate approximately $581,710; $468,045 for public facility expenses and $113,665 for landscape and lighting maintenance costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 88 (SIERRA CREST II) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 88; and

WHEREAS, on June 25, 2019, Community Facilities District No. 88 (Sierra Crest II) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 18944; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 88
Sierra Crest II

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 140,000	Bond Service Funds Available	$ 278,342
Interest Payment 09/2025	122,400	Proposed Special Tax Levy	468,045
Administration Costs (2025)	42,448	Allowance for Delinquencies	(14,041)
Interest Payment 03/2026	119,600		
Principal Payment 09/2026	145,000		
Interest Payment 09/2026	119,600		
Administration Costs (2026)	43,297		
Total Costs	$ 732,346	Available Funds	$ 732,346

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1 – 3,000 or Greater	$ 2,894.00	$ 635.00	$ 3,529.00
2 – 2,800 to less than 3,000	2,814.00	635.00	3,449.00
3 – 2,600 to less than 2,800	2,755.00	635.00	3,390.00
4 – 2,400 to less than 2,600	2,657.00	635.00	3,292.00
5 – 2,200 to less than 2,400	2,562.00	635.00	3,197.00
6 – 2,000 to less than 2,200	2,419.00	635.00	3,054.00
7 – Less than 2,000	2,368.00	635.00	3,003.00
8 – Non-Residential Property	26,060.00	6,140.00	32,200.00
Total Proposed Levy	$ 468,045	$ 113,665	$ 581,710

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years
(Special Tax A and Special Tax B)

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
1 – 3,000 or Greater	$ -	$ 3,529.00	$ -	$ 3,529.00	0%
2 – 2,800 to less than 3,000	117,266	3,449.00	117,266	3,449.00	0%
3 – 2,600 to less than 2,800	111,870	3,390.00	111,870	3,390.00	0%
4 – 2,400 to less than 2,600	82,300	3,292.00	82,300	3,292.00	0%
5 – 2,200 to less than 2,400	102,304	3,197.00	102,304	3,197.00	0%
6 – 2,000 to less than 2,200	167,970	3,054.00	167,970	3,054.00	0%
7 – Less than 2,000	-	3,003.00	-	3,003.00	0%
8 – Non-Residential Property	-	32,200.00	-	32,200.00	0%
	$ 581,710		$ 581,710		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 88
(SIERRA CREST II)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 88 (Sierra Crest II) ("CFD No. 88") and collected each fiscal year commencing in Fiscal Year 2019-2020, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 88, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – 3,000 or Greater	Unit	$ 2,894.00	$ 2,894.00	$ 0
2 – 2,800 to less than 3,000	Unit	2,814.00	2,814.00	95,676
3 – 2,600 to less than 2,800	Unit	2,755.00	2,755.00	90,915
4 – 2,400 to less than 2,600	Unit	2,657.00	2,657.00	66,425
5 – 2,200 to less than 2,400	Unit	2,562.00	2,562.00	81,984
6 – 2,000 to less than 2,200	Unit	2,419.00	2,419.00	133,045
7 – Less than 2,000	Unit	2,368.00	2,368.00	0
8 – Non-Residential Property	Acre	26,060.00	26,060.00	0
				$ 468,045

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 88 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 88 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 88 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous

sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 1,002.28	$ 635.00	$ 113,665
2 – Non-Residential Property	Acre	9,685.00	0.00	0
				$ 113,665

Commencing July 1, 2019, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

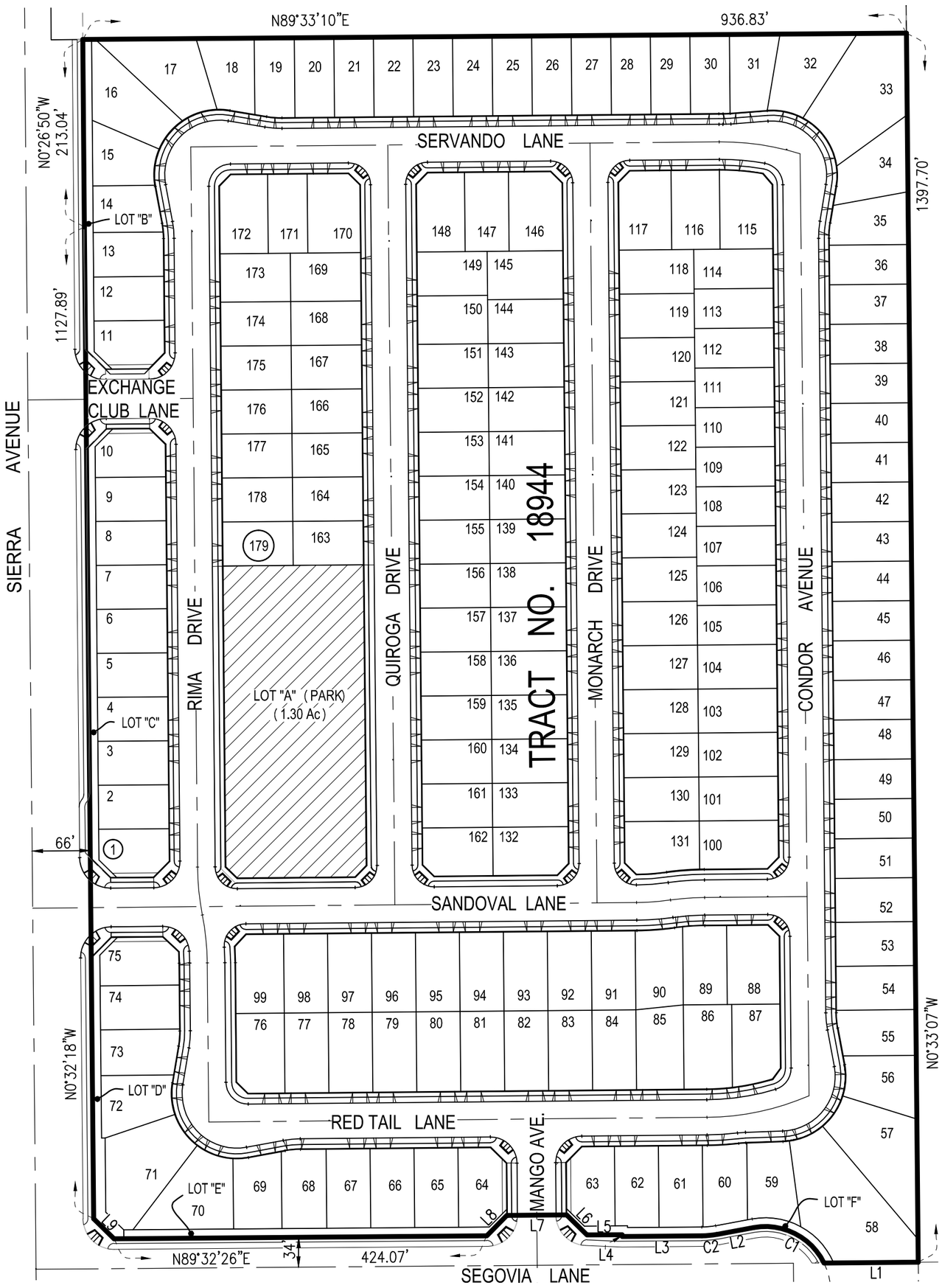
Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 88 (SIERRA CREST II), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



LEGEND

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 88 (SIERRA CREST II)

TRACT/LOT LINE

SCALE: 1" = 120'

0 120 240
SCALE IN FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°32'26"E	107.22'
L2	N79°32'24"E	42.36'
L3	N89°32'26"E	90.59'
L4	N00°27'34"W	2.00'
L5	N89°32'26"E	40.00'
L6	N45°29'44"W	32.55'
L7	N89°32'26"E	68.00'
L8	N44°31'59"E	32.53'
L9	N45°29'56"W	32.50'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	74°22'43"	74.00	96.06	56.15
C2	10°00'02"	100.00	17.45	8.75

CITY CLERK'S CERTIFICATE

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS_____DAY OF_____, 2019.

_____
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 88 (SIERRA CREST II), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE __TH DAY OF_____, 2019, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

FILED THIS_____DAY OF_____, 2019, AT THE HOUR OF____O'CLOCK ____M. IN BOOK_____OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE_____, AND AS INSTRUMENT NO. 2019-_____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA IN THE AMOUNT OF $_____.

BOB DUTTON, ASSESSOR-RECORDER-COUNTY CLERK
OF THE COUNTY OF SAN BERNARDINO

_____
DEPUTY

BASIS OF BEARINGS

THE BEARING OF N00°35'43"W ALONG THE CENTERLINE OF SIERRA AVENUE, AS SHOWN ON TRACT No. 18820 M.B. 338/66-69, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 88 (SIERRA CREST II) CONTAIN ALL OF TRACT 18944 AS SHOWN ON MAP FILED IN BOOK 351 OF TRACT MAPS, AT PAGES 65 THROUGH 69, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, EXCEPTING THEREFROM THE REMAINDER PARCEL.

CONTAINING 29.38 ACRES OF LAND, MORE OR LESS.

THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

_____DATE_____
ANTHONY HARO, P.L.S. 7635
EXP. 12/31/20

PROFESSIONAL LAND SURVEYOR
ANTHONY HARO
No. 7635
Exp: 12-31-2020
STATE OF CALIFORNIA

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 88 (SIERRA CREST II), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

MADOLE & ASSOCIATES, INC
Engineering Communities for Life
9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

SHEET 1 OF 1

File #: 25-0400
Agenda #: AF.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 89 (Belrose) for Fiscal Year 2025-2026.

RECOMMENDATION:
Adopt **Resolution No. 2025-068,** Authorizing the Levy of Special Tax in Community Facilities District No. 89 (Belrose) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 89 (Belrose) was established by Resolution No. 2019-004 on January 8, 2019, to finance public facilities and to pay annual landscape and lighting costs for the district. On November 19, 2020, the District issued $5,725,000 of Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1787 approved and adopted by the City Council on January 22, 2019.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*. The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as prior year.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:

The proposed Fiscal Year 2025-2026 special tax rates are the same as the prior year and will generate approximately $467,393: $406,493 for public facility expenses and $60,900 for landscape and lighting maintenance costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 89 (BELROSE) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 89; and

WHEREAS, on January 8, 2019, Community Facilities District No. 89 (Belrose) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 18981; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 89
Belrose Tr. 18981

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 120,000	Bond Service Funds Available	$ 245,362
Interest Payment 09/2025	104,000	Proposed Special Tax Levy	406,493
Administration Costs (2025)	43,297	Allowance for Delinquencies	(12,195)
Interest Payment 03/2026	101,600		
Principal Payment 09/2026	125,000		
Interest Payment 09/2026	101,600		
Administration Costs (2026)	44,163		
Total Costs	$ 639,661	Available Funds	$ 639,661

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1 – 3,100 or Greater	$ 4,185.00	$ 580.00	$ 4,765.00
2 – 2,900 to less than 3,100	4,021.00	580.00	4,601.00
3 – 2,700 to less than 2,900	3,957.00	580.00	4,537.00
4 – 2,500 to less than 2,700	3,778.00	580.00	4,358.00
5 – 2,300 to less than 2,500	3,726.00	580.00	4,306.00
6 – 2,100 to less than 2,300	3,534.00	580.00	4,114.00
7 – 1,900 to less than 2,100	3,452.00	580.00	4,032.00
8 – Less than 1,900	3,296.00	580.00	3,876.00
9 – Non-Residential Property	22,904.00	3,470.00	26,374.00
Total Proposed Levy	$ 406,493	$ 60,900	$ 467,393

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Change
1- 3,100 or Greater	$ 142,950	$ 4,765.00	$ 142,950	$ 4,765.00	0%
2- 2,900 to less than 3,100	-	4,601.00	-	4,601.00	0%
3- 2,700 to less than 2,900	131,573	4,537.00	131,573	4,537.00	0%
4- 2,500 to less than 2,700	-	4,358.00	-	4,358.00	0%
5- 2,300 to less than 2,500	116,262	4,306.00	116,262	4,306.00	0%
6- 2,100 to less than 2,300	-	4,114.00	-	4,114.00	0%
7- 1,900 to less than 2,100	76,608	4,032.00	76,608	4,032.00	0%
8- Less than 1,900	-	3,876.00	-	3,876.00	0%
9- Non-Residential Property	-	26,374.00	-	26,374.00	0%
	$ 467,393		$ 467,393		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 89
(BELROSE)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 89 (Belrose) ("CFD No. 89") and collected each fiscal year commencing in Fiscal Year 2019-2020, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 89, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – 3,100 or Greater	Unit	$ 4,185.00	$ 4,185.00	$ 125,550
2 – 2,900 to less than 3,100	Unit	4,021.00	4,021.00	0
3 – 2,700 to less than 2,900	Unit	3,957.00	3,957.00	114,753
4 – 2,500 to less than 2,700	Unit	3,778.00	3,778.00	0
5 – 2,300 to less than 2,500	Unit	3,726.00	3,726.00	100,602
6 – 2,100 to less than 2,300	Unit	3,534.00	3,534.00	0
7 – 1,900 to less than 2,100	Unit	3,452.00	3,452.00	65,588
8 – Less than 1,900	Unit	3,296.00	3,296.00	0
9 – Non-Residential Property	Acre	22,904.00	22,904.00	0
				$ 406,493

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 89 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 89 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 89 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous

sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 917.82	$ 580.00	$ 60,900
2 – Non-Residential Property	Acre	5,461.89	0.00	0
				$ 60,900

Commencing July 1, 2019, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. ____

OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

LEGEND

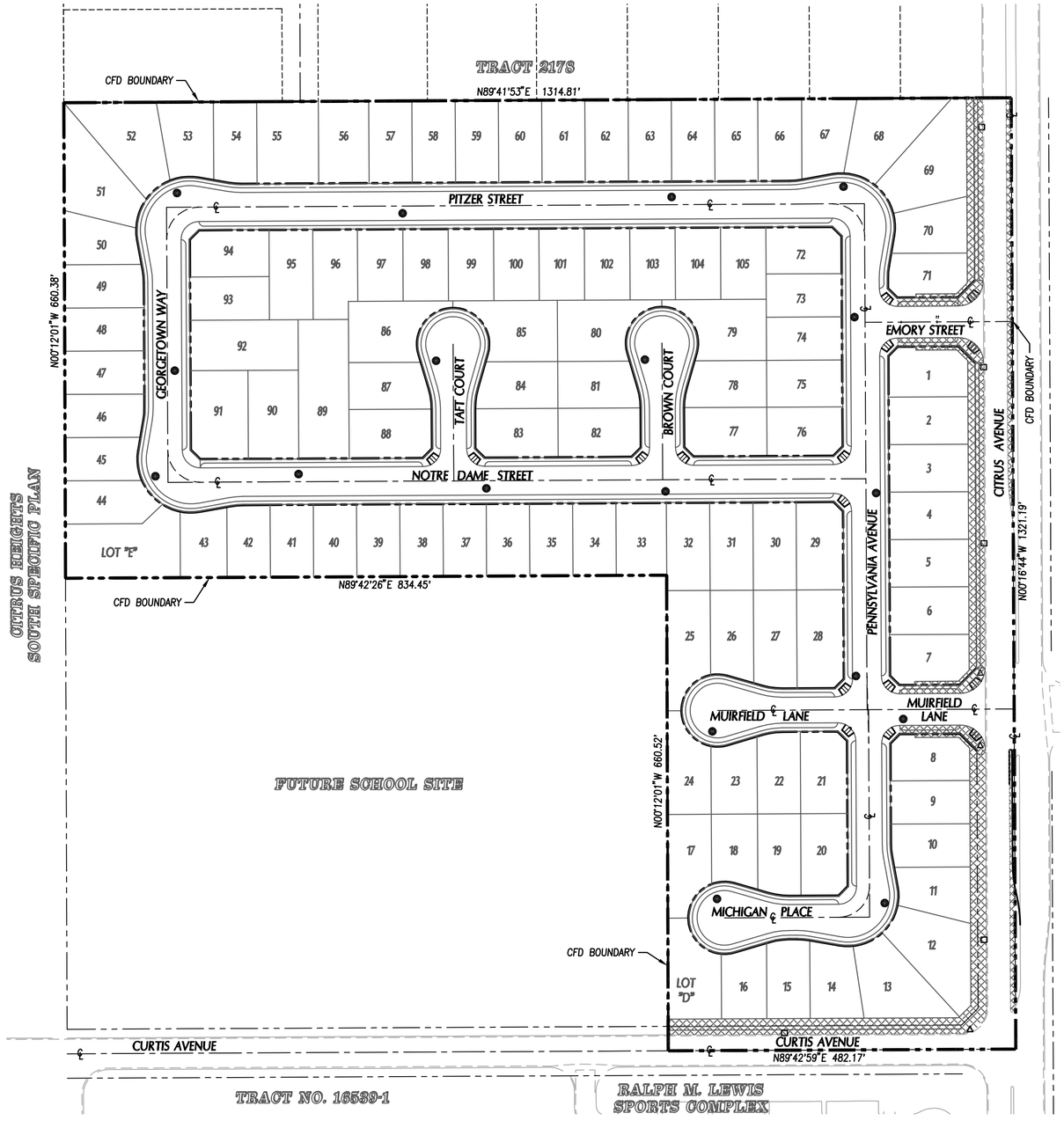
	GROSS ACREAGE	=	27.25 AC
	EXTERIOR MAINTENANCE AREA		
	LANDSCAPE		
	MEDIAN	=	5,517 SF
	PERIMETER	=	11,499 SF
	SIDEWALK	=	12,736 SF
	HARDSCAPE	=	17,249 SF
	TOTAL SIDEWALK AND HARDSCAPE	=	41,484 SF
- - - -	PERIMETER WALL	=	5,072 LF
	INTERIOR STREET LIGHTS		
●	COBRA HEAD LUMINAIRE (41 WATT)	=	18 EA
	EXTERIOR STREET LIGHTS		
□	COBRA HEAD LUMINAIRE (90 WATT)	=	5 EA
△	22,000 LUMEN EXISTING STREETLIGHT	=	3 EA
	TOTAL AREA OF WATER QUALITY INFILTRATION FACILITIES	=	21,518 SF
P.O.B	POINT OF BEGINING		

NOTE:
DETENTION/WQMP BASIN WILL HAVE PERIMETER LANDSCAPING ALONG THE ROADWAYS AND WROUGHT IRON FENCING WITH AN ACCESS GATE. THERE WILL BE NO LANDSCAPING WITHIN THE BASIN.

THE BASIN FLOOR WILL BE COVERED WITH ROCK TO ENHANCE WATER QUALITY.

SCALE: 1"=120'

120 0 60 120 240



LEGAL DESCRIPTION:

ALL THAT REAL PROPERTY LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, T1N, R6W, S.B.M., IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SAID NORTHEAST ONE-QUARTER; THENCE SOUTH 89°42'59" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 482.17 FEET TO THE EAST LINE OF THE WEST 834.45 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE NORTH 00°12'01" WEST, ALONG SAID EAST LINE, A DISTANCE OF 660.52 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 89°42'26" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 834.45 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE NORTH 00°12'01" WEST, ALONG SAID WEST LINE, A DISTANCE OF 660.38 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE NORTH 89°41'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1314.81 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE SOUTH 00°16'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1321.19 FEET TO THE **POINT OF BEGINNING**.

PREPARED IN THE OFFICES OF ALLARD ENGINEERING:
UNDER THE DIRECTION OF:

MARK WARE P.L.S. 5820
LIC. EXP. 6-30-18

_____ DATE

PROFESSIONAL LAND SURVEYOR
MARK WARE
5820
Exp. 6/30/18
STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS _____ DAY OF _____, 2017

_____
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. _____ OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2017, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____

THIS _____ DAY OF _____, 2017, AT _____M, IN

BOOK _____OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS

AT PAGE ____, AT THE REQUEST OF _____

IN THE AMOUNT OF $_____.

BOB DUTTON, ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY:_____
DEPUTY RECORDER

PLOT DATE: April 24, 2018 ballard

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815 FAX: (909) 356-1795

Filename: I:\Grand Pacific Communities - 339\Tr18981 Citrus and Curtis\DWG's\FINAL DESIGN\CFD\TR 18981 CFD.dwg

File #: 25-0401
Agenda #: AG.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 90 (Summit at Rosena Phase One) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-069,** Authorizing the Levy of Special Tax in Community Facilities District No. 90 (Summit @ Rosena Phase 1) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 90 (Summit @ Rosena Phase 1) was established by Resolution No. 2019-051 on April 23, 2019, to finance public facilities and to pay annual landscape and lighting costs for the district. The District will issue a maximum (not to exceed) of $20,000,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1803 approved and adopted by the City Council on May 14, 2019.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments and administration costs (Exhibit A, Schedule 1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates *(Special Tax A and Special Tax B)* for Fiscal Year

2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as the prior year.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates are the same as the prior year and will generate approximately $1,829,549; $1,466,948 for public facility expenses and $362,601 for landscape and lighting maintenance costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 90 (SUMMIT @ ROSENA PHASE ONE) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 90; and

WHEREAS, on April 23, 2019, Community Facilities District No. 90 (Summit @ Rosena Phase One) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 20153; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 90
Summit @ Rosena Phase 1

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 460,000	Bond Service Funds Available	$ 831,421
Interest Payment 09/2025	416,900	Proposed Special Tax Levy	1,466,948
Administration Costs (2025)	43,297	Allowance for Delinquencies	(44,008)
Interest Payment 03/2026	410,000		
Principal Payment 09/2026	470,000		
Interest Payment 09/2026	410,000		
Administration Costs (2026)	44,163		
Total Costs	$ 2,254,361	Available Funds	$ 2,254,361

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1 – Detached 4,001 or Greater	$ 3,791.00	$ 607.70	$ 4,398.70
2 – Detached 3,801 to <4,001	3,577.00	607.70	4,184.70
3 – Detached 3,601 to <3,801	3,467.00	607.70	4,074.70
4 – Detached 3,401 to <3,601	3,416.00	607.70	4,023.70
5 – Detached 3,201 to <3,401	3,108.00	607.70	3,715.70
6 – Detached 3,001 to <3,201	3,080.00	607.70	3,687.70
7 – Detached 2,801 to <3,001	2,894.00	607.70	3,501.70
8 – Detached 2,601 to <2,801	2,880.00	607.70	3,487.70
9 – Detached 2,401 to <2,601	2,758.00	607.70	3,365.70
10 – Detached 2,201 to <2,401	2,507.00	607.70	3,114.70
11 – Detached 2,001 to <2,201	2,477.00	607.70	3,084.70
12 – Detached 1,801 to <2,001	2,446.00	607.70	3,053.70
13 – Detached 1,601 to <1,801	2,327.00	607.70	2,934.70
14 – Detached 1,401 to <1,601	2,185.00	607.70	2,792.70
15 – Detached Less than 1,401	2,163.00	607.70	2,770.70
16 – Attached 1,801 or Greater	2,320.00	581.95	2,901.95
17 – Attached 1,601 to <1,801	2,193.00	581.95	2,774.95
18 – Attached 1,401 to <1,601	2,052.00	581.95	2,633.95
19 – Attached 1,201 to <1,401	1,759.00	581.95	2,340.95
20 – Attached 1,001 to <1,201	1,609.00	581.95	2,190.95
21 – Attached Less than 1,001	1,506.00	581.95	2,087.95
22 - Non-Residential	26,240.00	6,427.20	32,667.20
Undeveloped Property	-	-	-
Total Proposed Levy	$ 1,466,948	$ 362,601	$ 1,829,549

Exhibit "A"

City of Fontana
Community Facilities District No. 90
Summit @ Rosena Phase 1

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Change
1 – Detached 4,001 or Greater	$ 39,588	$ 4,398.70	$ 39,588	$ 4,398.70	0%
2 – Detached 3,801 to <4,001	-	4,184.70	-	4,184.70	0%
3 – Detached 3,601 to <3,801	-	4,074.70	-	4,074.70	0%
4 – Detached 3,401 to <3,601	40,237	4,023.70	40,237	4,023.70	0%
5 – Detached 3,201 to <3,401	92,893	3,715.70	92,893	3,715.70	0%
6 – Detached 3,001 to <3,201	73,754	3,687.70	73,754	3,687.70	0%
7 – Detached 2,801 to <3,001	164,580	3,501.70	164,580	3,501.70	0%
8 – Detached 2,601 to <2,801	45,340	3,487.70	45,340	3,487.70	0%
9 – Detached 2,401 to <2,601	238,965	3,365.70	238,965	3,365.70	0%
10 – Detached 2,201 to <2,401	109,015	3,114.70	109,015	3,114.70	0%
11 – Detached 2,001 to <2,201	141,896	3,084.70	141,896	3,084.70	0%
12 – Detached 1,801 to <2,001	195,437	3,053.70	195,437	3,053.70	0%
13 – Detached 1,601 to <1,801	82,172	2,934.70	82,172	2,934.70	0%
14 – Detached 1,401 to <1,601	50,269	2,792.70	50,269	2,792.70	0%
15 – Detached Less than 1,401	-	2,770.70	-	2,770.70	0%
16 – Attached 1,801 or Greater	52,235	2,901.95	52,235	2,901.95	0%
17 – Attached 1,601 to <1,801	155,397	2,774.95	155,397	2,774.95	0%
18 – Attached 1,401 to <1,601	94,822	2,633.95	94,822	2,633.95	0%
19 – Attached 1,201 to <1,401	215,367	2,340.95	215,367	2,340.95	0%
20 – Attached 1,001 to <1,201	-	2,190.95	-	2,190.95	0%
21 – Attached Less than 1,001	37,583	2,087.95	37,583	2,087.95	0%
22 - Non-Residential	-	32,667.20	-	32,667.20	0%
Undeveloped Property	-	-	-	-	
	$ 1,829,549		$ 1,829,549		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 90
(SUMMIT @ ROSENA PHASE ONE)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 90 (Summit @ Rosena Phase One) ("CFD No. 90") and collected each fiscal year commencing in Fiscal Year 2020-2021, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 90, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Detached - 4,001 or Greater	Unit	$ 3,791.00	$ 3,791.00	$ 34,119
2 – Detached - 3,801 to <4,001	Unit	3,577.00	3,577.00	0
3 – Detached - 3,601 to <3,801	Unit	3,467.00	3,467.00	0
4 – Detached - 3,401 to <3,601	Unit	3,416.00	3,416.00	34,160
5 – Detached - 3,201 to <3,401	Unit	3,108.00	3,108.00	77,700
6 – Detached - 3,001 to <3,201	Unit	3,080.00	3,080.00	61,600
7 – Detached - 2,801 to <3,001	Unit	2,894.00	2,894.00	136,018
8 – Detached - 2,601 to <2,801	Unit	2,880.00	2,880.00	37,440
9 – Detached - 2,401 to <2,601	Unit	2,758.00	2,758.00	195,818
10 – Detached - 2,201 to <2,401	Unit	2,507.00	2,507.00	87,745
11 – Detached - 2,001 to <2,201	Unit	2,477.00	2,477.00	113,942
12 – Detached - 1,801 to <2,001	Unit	2,446.00	2,446.00	156,544
13 – Detached - 1,601 to <1,801	Unit	2,327.00	2,327.00	65,156
14 – Detached - 1,401 to <1,601	Unit	2,185.00	2,185.00	
15 – Detached - Less than 1,401	Unit	2,163.00	2,163.00	39,330
16 – Attached - 1,801 or Greater	Unit	2,320.00	2,320.00	41,760
17 – Attached - 1,601 to <1,801	Unit	2,193.00	2,193.00	122,808
18 – Attached - 1,401 to <1,601	Unit	2,052.00	2,052.00	73,872
19 – Attached - 1,201 to <1,401	Unit	1,759.00	1,759.00	161,828
20 – Attached - 1,001 to <1,201	Unit	1,609.00	1,609.00	0
21 – Attached - Less than 1,001	Unit	1,506.00	1,506.00	27,108
22 – Non-Residential Property	Acre	26,240.00	26,240.00	0
				$ 1,466,948

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 90 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 90 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 90 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Detached Residential Subdivision	Unit	$ 929.08	$ 607.70	$ 234,572
2 – Attached Residential Subdivision	Unit	889.67	581.95	128,029
3 – Non-Residential Property	Acre	9,831.40	0.00	0
				$ 362,601

Commencing July 1, 2019, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

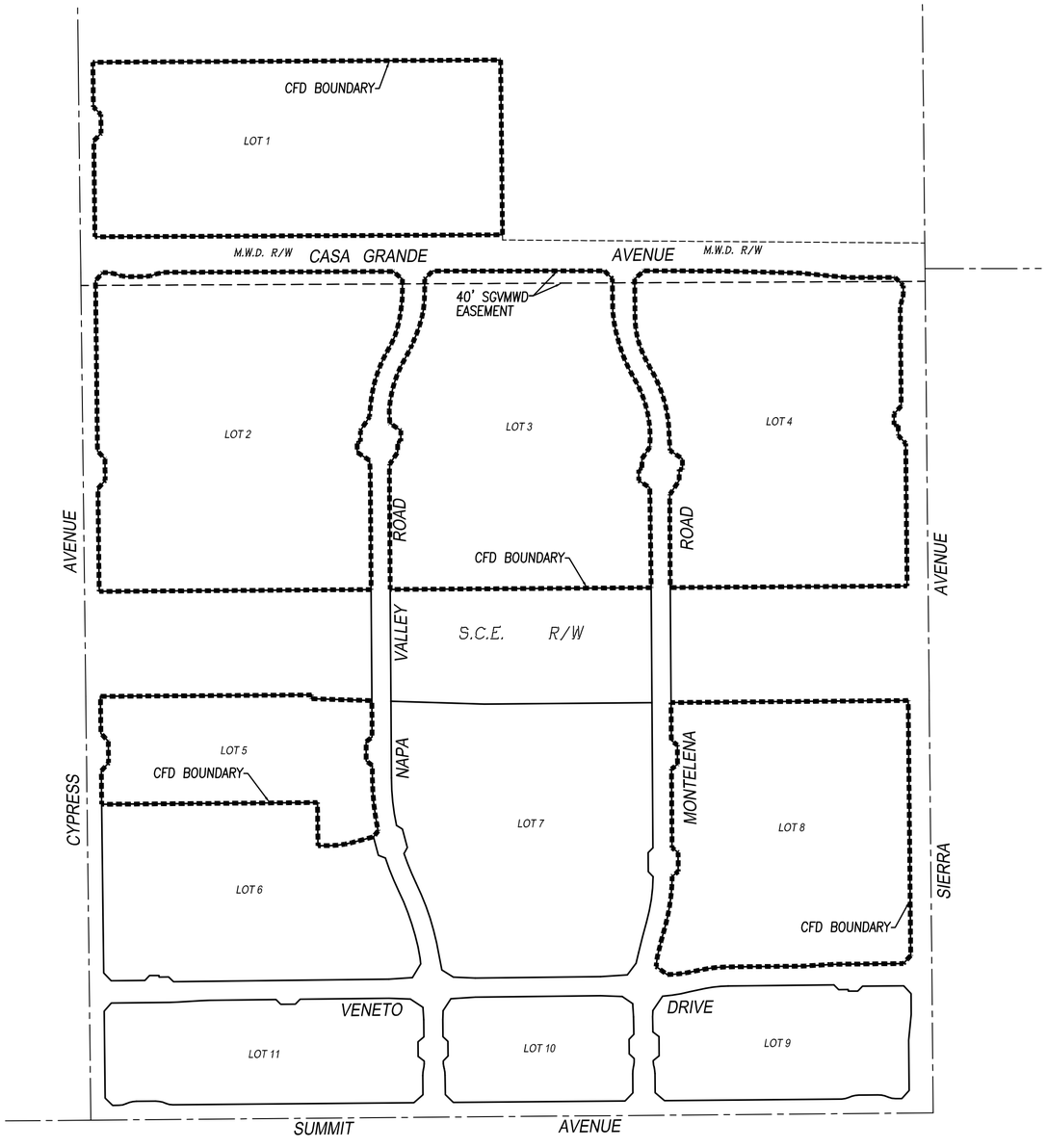
Commencing with Fiscal Year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 90 (SUMMIT AT ROSENA PHASE ONE)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.



SCALE: 1"=300'

300 0 150 300 600

LEGEND

▪▪▪▪▪▪▪▪▪	PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 90 (SUMMIT AT ROSENA PHASE ONE)
———	TRACT / LOT LINE

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 90 (SUMMIT AT ROSENA PHASE ONE) CONTAINS 92.047 ACRES OF LAND MORE OR LESS.

REFERENCE IS HEREBY MADE TO TRACT NO. 20153 FILED IN BOOK 352 OF TRACT MAPS AT PAGE 17 THROUGH 25, AND RECORDED AS DOCUMENT NO. 2018-0477159, FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PARCELS LISTED BELOW.

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 90 (SUMMIT AT ROSENA PHASE ONE) CONTAINS LOTS 1, 2, 3, 4, 5, AND 8 OF TRACT NO. 20153.

BASIS OF BEARINGS:

THE EAST LINE OF THE SE 1/4 OF SECTION 19, ALSO BEING THE CENTERLINE OF SIERRA AVE., PER PM NO. 19431, PMB 242/97-98. BEING: N00°33'32"W

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS _____ DAY OF _____, 2019.

_____
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 90 (SUMMIT AT ROSENA PHASE ONE), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____ , 2019, BY ITS RESOLUTION NO. _____

_____
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF_____ , 2019, AT THE HOUR OF _____ O'CLOCK ___.M IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____, AND AS INSTRUMENT NO. 2019-_____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA IN THE AMOUNT OF $_____ .

BOB DUTTON, ASSESSOR-RECORDER-COUNTY CLERK
COUNTY OF SAN BERNARDINO

BY:_____
DEPUTY RECORDER

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 90 (SUMMIT AT ROSENA PHASE ONE)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815 FAX: (909) 356-1795

File #: 25-0402
Agenda #: AH.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 95 (Summit at Rosena Phase Two) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-070,** Authorizing the Levy of Special Tax in Community Facilities District No. 95 (Summit @ Rosena Phase 2) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 95 (Summit @ Rosena Phase 2) was established by Resolution No. 2019-055 on April 23, 2019, to finance public facilities and to pay annual landscape and lighting costs for the district. In the future, the District will issue a maximum of $11,000,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was set forth in Ordinance No. 1804 approved and adopted by the City Council on May 14, 2019.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments and administration costs (Exhibit A, Schedule 1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (*Special Tax A and Special Tax B*) for Fiscal Year

2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). Special tax A rates will remain the same as prior year while special tax B rates will increase 10% ($60.77) per parcel.

As recommended, the 10% increase for Special Tax B doesn't fully fund the maintenance expenses for the District and use of fund balance is required. The City is conducting a citywide comprehensive analysis and review of its community facility districts. Following this, the City will present recommendations to the Council for a long-term funding plan to ensure that services are fully funded, and districts remain sustainable.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax A rates are the same as the prior year while special tax B rates will increase 10%. This will generate approximately $856,617; $672,844 for public facility expenses and $183,773 for landscape and lighting maintenance costs. Fully funding expenses without the use of fund balance would require a 54% increase to the maintenance assessment. The 10% increase will require the utilization of $66,310 or 19% of current estimated fund balance.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 95 (SUMMIT @ ROSENA PHASE TWO) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 95; and

WHEREAS, on April 23, 2019, Community Facilities District No. 95 (Summit @ Rosena Phase Two) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 20153; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 95
Summit @ Rosena Phase 2

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 170,000	Bond Service Funds Available	$ 374,611
Interest Payment 09/2025	201,103	Proposed Special Tax Levy	672,844
Administration Costs (2025)	43,297	Allowance for Delinquencies	(20,185)
Interest Payment 03/2026	196,853		
Principal Payment 09/2026	175,000		
Interest Payment 09/2026	196,853		
Administration Costs (2026)	44,163		
Total Costs	$ 1,027,270	Available Funds	$ 1,027,270

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1 – Detached 4,001 or Greater	$ 3,791.00	$ 668.47	$ 4,459.47
2 – Detached 3,801 to <4,001	3,577.00	668.47	4,245.47
3 – Detached 3,601 to <3,801	3,467.00	668.47	4,135.47
4 – Detached 3,401 to <3,601	3,416.00	668.47	4,084.47
5 – Detached 3,201 to <3,401	3,108.00	668.47	3,776.47
6 – Detached 3,001 to <3,201	3,080.00	668.47	3,748.47
7 – Detached 2,801 to <3,001	3,035.00	668.47	3,703.47
8 – Detached 2,601 to <2,801	2,880.00	668.47	3,548.47
9 – Detached 2,401 to <2,601	2,758.00	668.47	3,426.47
10 – Detached 2,201 to <2,401	2,669.00	668.47	3,337.47
11 – Detached 2,001 to <2,201	2,661.00	668.47	3,329.47
12 – Detached 1,801 to <2,001	2,446.00	668.47	3,114.47
13 – Detached 1,601 to <1,801	2,327.00	668.47	2,995.47
14 – Detached 1,401 to <1,601	2,185.00	668.47	2,853.47
15 – Detached Less than 1,401	2,163.00	668.47	2,831.47
16 – Attached 1,801 or Greater	2,320.00	640.15	2,960.15
17 – Attached 1,601 to <1,801	2,193.00	640.15	2,833.15
18 – Attached 1,401 to <1,601	2,059.00	640.15	2,699.15
19 – Attached 1,201 to <1,401	1,759.00	640.15	2,399.15
20 – Attached 1,001 to <1,201	1,609.00	640.15	2,249.15
21 – Attached Less than 1,001	1,506.00	640.15	2,146.15
22 - Non-Residential	24,510.00	7,069.92	31,579.92
Total Proposed Levy	$ 672,844	$ 183,773	$ 856,617

Exhibit "A"

City of Fontana
Community Facilities District No. 95
Summit @ Rosena Phase 2

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Change
1 – Detached 4,001 or Greater	$ 61,582	$ 4,399	$ 62,433	$ 4,459	1%
2 – Detached 3,801 to <4,001	-	4,185	-	4,245	1%
3 – Detached 3,601 to <3,801	-	4,075	-	4,135	1%
4 – Detached 3,401 to <3,601	28,166	4,024	28,591	4,084	2%
5 – Detached 3,201 to <3,401	85,461	3,716	86,859	3,776	2%
6 – Detached 3,001 to <3,201	44,252	3,688	44,982	3,748	2%
7 – Detached 2,801 to <3,001	43,712	3,643	44,442	3,703	2%
8 – Detached 2,601 to <2,801	41,852	3,488	42,582	3,548	2%
9 – Detached 2,401 to <2,601	-	3,366	-	3,426	2%
10 – Detached 2,201 to <2,401	-	3,277	-	3,337	2%
11 – Detached 2,001 to <2,201	39,224	3,269	39,954	3,329	2%
12 – Detached 1,801 to <2,001	67,181	3,054	68,518	3,114	2%
13 – Detached 1,601 to <1,801	88,041	2,935	89,864	2,995	2%
14 – Detached 1,401 to <1,601	44,683	2,793	45,656	2,853	2%
15 – Detached Less than 1,401	-	2,771	-	2,831	2%
16 – Attached 1,801 or Greater	58,039	2,902	59,203	2,960	2%
17 – Attached 1,601 to <1,801	55,499	2,775	56,663	2,833	2%
18 – Attached 1,401 to <1,601	-	2,641	-	2,699	2%
19 – Attached 1,201 to <1,401	140,457	2,341	143,949	2,399	2%
20 – Attached 1,001 to <1,201	-	2,191	-	2,249	3%
21 – Attached Less than 1,001	41,759	2,088	42,923	2,146	3%
22 - Non-Residential	-	30,937	-	31,580	2%
	$ 839,910		$ 856,617		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 95
(SUMMIT @ ROSENA PHASE ONE)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 95 (Summit @ Rosena Phase Two) ("CFD No. 95") and collected each fiscal year commencing in Fiscal Year 2019-2020, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 95, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Detached - 4,001 or Greater	Unit	$ 3,791.00	$ 3,791.00	$ 53,074
2 – Detached - 3,801 to <4,001	Unit	3,577.00	3,577.00	0
3 – Detached - 3,601 to <3,801	Unit	3,467.00	3,467.00	0
4 – Detached - 3,401 to <3,601	Unit	3,416.00	3,416.00	23,912
5 – Detached - 3,201 to <3,401	Unit	3,108.00	3,108.00	71,484
6 – Detached - 3,001 to <3,201	Unit	3,080.00	3,080.00	36,960
7 – Detached - 2,801 to <3,001	Unit	3,035.00	3,035.00	36,420
8 – Detached - 2,601 to <2,801	Unit	2,880.00	2,880.00	34,560
9 – Detached - 2,401 to <2,601	Unit	2,758.00	2,758.00	0
10 – Detached - 2,201 to <2,401	Unit	2,669.00	2,669.00	0
11 – Detached - 2,001 to <2,201	Unit	2,661.00	2,661.00	31,932
12 – Detached - 1,801 to <2,001	Unit	2,446.00	2,446.00	53,812
13 – Detached - 1,601 to <1,801	Unit	2,327.00	2,327.00	69,810
14 – Detached - Less than 1,601	Unit	2,185.00	2,185.00	34,960
15 – Attached - 1,801 or Greater	Unit	2,320.00	2,320.00	46,400
16 – Attached - 1,601 to <1,801	Unit	2,193.00	2,193.00	43,860
17 – Attached - 1,401 to <1,601	Unit	2,059.00	2,059.00	0
18 – Attached - 1,201 to <1,401	Unit	1,759.00	1,759.00	105,540
19 – Attached - 1,001 to <1,201	Unit	1,609.00	1,609.00	0
20 – Attached - Less than 1,001	Unit	1,506.00	1,506.00	30,120
21 – Non-Residential Property	Acre	24,510.00	24,510.00	0
				$ 672,844

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 95 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 95 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 95 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Detached Residential Subdivision	Unit	$ 929.08	$ 668.47	$ 106,955
2 – Attached Residential Subdivision	Unit	889.67	640.15	76,818
3 – Non-Residential Property	Acre	9,279.58	0.00	0
				$ 183,773

Commencing July 1, 2019, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

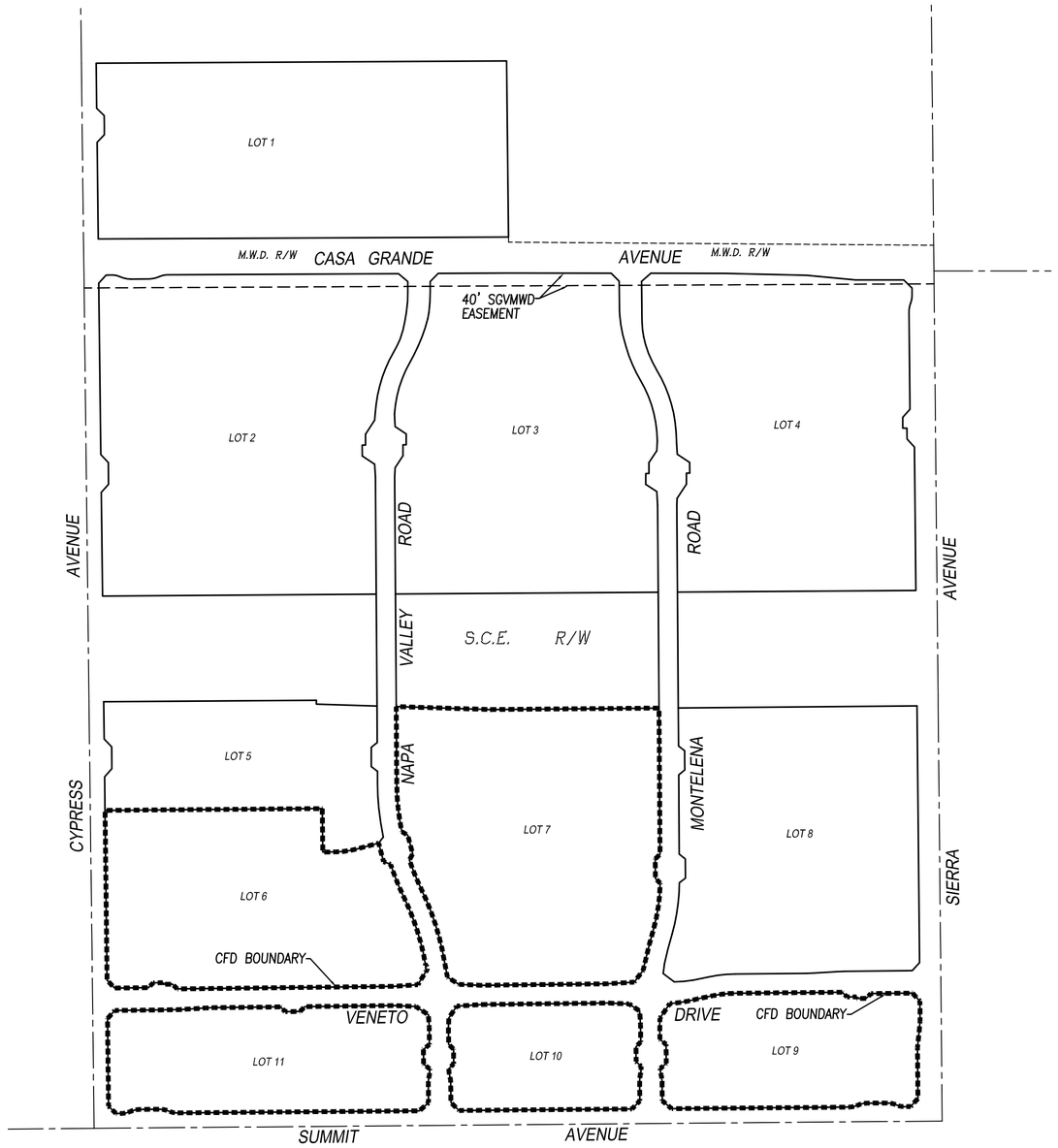
Commencing with Fiscal Year 2019-2020 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 95 (SUMMIT AT ROSENA PHASE TWO)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.



SCALE: 1"=300'

300 0 150 300 600

LEGEND

▪▪▪▪▪▪▪▪▪▪	PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 95 (SUMMIT AT ROSENA PHASE TWO)
————	TRACT / LOT LINE

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 95 (SUMMIT AT ROSENA PHASE TWO) CONTAINS 44.428 ACRES OF LAND MORE OR LESS.

REFERENCE IS HEREBY MADE TO TRACT NO. 20153 FILED IN BOOK 352 OF TRACT MAPS AT PAGE 17 THROUGH 25, AND RECORDED AS DOCUMENT NO. 2018–0477159, FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PARCELS LISTED BELOW.

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 95 (SUMMIT AT ROSENA PHASE TWO) CONTAINS LOTS 6, 7, 9, 10 AND 11 OF TRACT NO. 20153.

BASIS OF BEARINGS:

THE EAST LINE OF THE SE 1/4 OF SECTION 19, ALSO BEING THE CENTERLINE OF SIERRA AVE., PER PM NO. 19431, PMB 242/97–98. BEING: N00°33'32"W

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS _____ DAY OF _____, 2019.

_____
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 95 (SUMMIT AT ROSENA PHASE TWO), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____ , 2019, BY ITS RESOLUTION NO. _____

_____
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____ , 2019, AT THE HOUR OF _____ O'CLOCK ____.M IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____, AND AS INSTRUMENT NO. 2019–_____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA IN THE AMOUNT OF $_____ .

BOB DUTTON, ASSESSOR–RECORDER–COUNTY CLERK
COUNTY OF SAN BERNARDINO

BY:_____
DEPUTY RECORDER

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 95 (SUMMIT AT ROSENA PHASE TWO)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356–1815 FAX: (909) 356–1795

File #: 25-0403
Agenda #: AI.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 99 (The Retreat) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-071,** Authorizing the Levy of Special Tax in Community Facilities District No. 99 (The Retreat) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 99 (The Retreat) was established by Resolution No. 2020-082 on July 14, 2020, to finance public facilities and to pay annual landscape and lighting costs for the district. The District will issue a maximum (not to exceed) of $4,630,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1844 approved and adopted by the City Council on July 28, 2020.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax)*; The proposed Fiscal Year 2025-2026 special tax rates are shown in Exhibit A.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as prior year.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates are the same as the prior year and will

generate approximately $384,661 for public facility expense.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 99 (THE RETREAT) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 99; and

WHEREAS, on July 14, 2020, Community Facilities District No. 99 (The Retreat) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 20228; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit A

City of Fontana
Community Facilities District No. 99
The Retreat

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 85,000	Bond Service Funds Available	$ 216,295
Interest Payment 09/2025	113,750	Proposed Special Tax Levy	384,661
Administration Costs (2025)	40,800	Allowance for Delinquencies	(11,540)
Interest Payment 03/2026	111,625		
Principal Payment 09/2026	85,000		
Interest Payment 09/2026	111,625		
Administration Costs (2026)	41,616		
Total Costs	$ 589,416	Available Funds	$ 589,416

Schedule 2

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Rate Change
1 – Detached 2,000 or Greater	$ 63,644	$ 2,273.00	$ 63,644	$ 2,273.00	0%
2 – Detached 1,850 to <2,000	84,740	2,230.00	84,740	2,230.00	0%
3 – Detached 1,700 to <1,850	61,236	2,187.00	61,236	2,187.00	0%
4 – Detached Less than 1,700	-	2,151.00	-	2,151.00	0%
5 – Attached 1,850 or Greater	68,324	2,204.00	68,324	2,204.00	0%
6 – Attached 1,700 to <1,850	38,960	1,948.00	38,960	1,948.00	0%
7 – Attached 1,550 to <1,700	16,425	1,825.00	16,425	1,825.00	0%
8 – Attached 1,400 to <1,550	-	1,552.00	-	1,552.00	0%
9 – Attached 1,250 to <1,400	29,678	1,349.00	29,678	1,349.00	0%
10 – Attached Less than 1,250	21,654	1,203.00	21,654	1,203.00	0%
11 - Non-Residential	-	67,080.00	-	67,080.00	0%
	$ 384,661		$ 384,661		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 99
(THE RETREAT)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 99 (The Retreat) ("CFD No. 99") and collected each fiscal year commencing in Fiscal Year 2023-2024, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 99, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Detached 2,000 or Greater	Unit	$ 2,273.00	$ 2,273.00	$ 63,644
2 – Detached 1,850 to <2,000	Unit	2,230.00	2,230.00	84,740
3 – Detached 1,700 to <1,850	Unit	2,187.00	2,187.00	61,236
4 – Detached Less than 1,700	Unit	2,151.00	2,151.00	0
5 – Attached 1,850 or Greater	Unit	2,204.00	2,204.00	68,324
6 – Attached 1,700 to <1,850	Unit	1,948.00	1,948.00	38,960
7 – Attached 1,550 to <1,700	Unit	1,825.00	1,825.00	16,425
8 – Attached 1,400 to <1,550	Unit	1,552.00	1,552.00	0
9 – Attached 1,250 to <1,400	Unit	1,349.00	1,349.00	29,678
10 – Attached Less than 1,250	Unit	1,203.00	1,203.00	21,654
11 - Non-Residential	Acre	67,080.00	67,080.00	0
				$ 384,661

Method of Apportionment of the Special Tax

Commencing with Fiscal year 2020-2021, and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement and shall provide for the levy of the Special Tax each Fiscal Year as follows:

First: The Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax for Undeveloped Property;

Third: additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased in equal percentages from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property and Taxable Property Owner Association Property at up to 100% of the Maximum Special Tax for Taxable Public Property and Taxable Property Owner Association Property, as needed to satisfy the Special Tax Requirement;

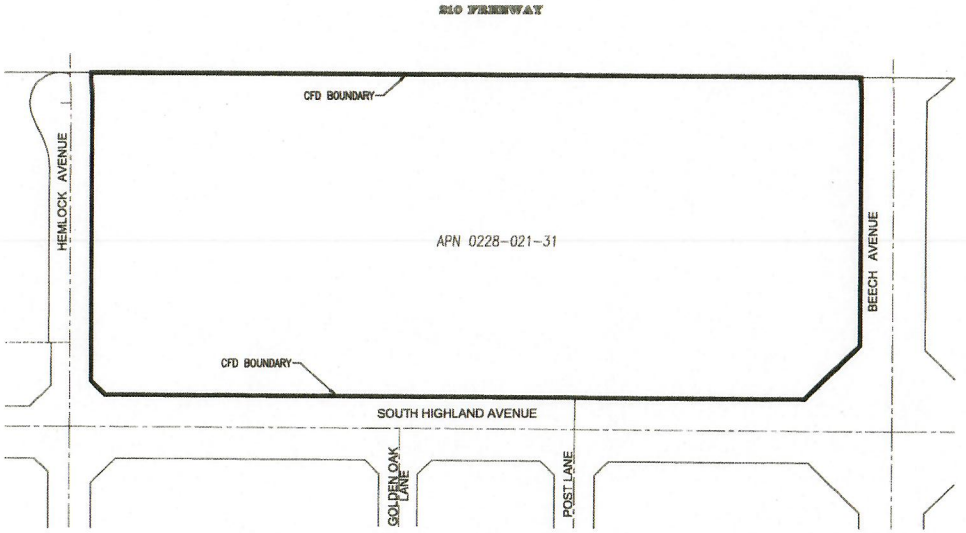
Notwithstanding the above, the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement; and (ii) all authorized CFD No. 99 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 99 Bonds (except refunding bonds) to be supported by the Special Tax.

Further notwithstanding the above, under no circumstances shall the Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued (in accordance with Section 53321(d)(3) of the California Government Code), be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 99 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Special Tax on each Assessor's Parcel of Non-Residential Property shall

continue in equal percentages up to 100% of the applicable Maximum Special Tax.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 99 (THE RETREAT)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.



BASIS OF BEARINGS:

THE CENTERLINE OF SOUTH HIGHLAND AVENUE, PER TRACT NO. 15655-4, M.B. 264/18-21.
BEING: N89°39'36"W

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 99 (THE RETREAT) CONTAINS 14.83 ACRES OF LAND MORE OR LESS.

REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF SAN BERNARDINO FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PARCELS LISTED BELOW.

APN 0228-021-31

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS 9th DAY OF June, 2020.

Karen Pallat, Deputy City Clerk
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 99 (THE RETREAT), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE 9th DAY OF June, 2020, BY ITS RESOLUTION NO. 2020-043

Karen Pallat, Deputy City Clerk
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

FILED THIS 16th DAY OF June, 2020, AT THE HOUR OF 8:50 A.M. O'CLOCK A.M. IN BOOK 89 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 21, AND UNDER DOCUMENT NUMBER 2020019 8077 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA, IN THE AMOUNT OF $ 17.00

BOB DUTTON, ASSESSOR – RECORDER – COUNTY CLERK
COUNTY OF SAN BERNARDINO

BY: _____ DEPUTY RECORDER

2020-0198077
Bob Dutton
San Bernardino - Assessor-Recorder-County
06/16/2020 08:50 AM

CONFORMED COPY
Copy of document recorded.
Has not been compared with original.

SCALE: 1"=120'
120 0 60 120 240

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815 FAX: (909) 356-1795

File #: 25-0404
Agenda #: AJ.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 100 (Victoria) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-072,** Authorizing the Levy of Special Tax in Community Facilities District No. 100 (Victoria) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 100 (Victoria) was established by Resolution No. 2020-157 on December 8, 2020, to finance public facilities and to pay annual landscape and lighting costs for the district. The District will issue a maximum (not to exceed) of $8,000,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1859 approved and adopted by the City Council on January 12, 2021.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*. The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as prior year.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:

The proposed Fiscal Year 2025-2026 special tax rates are the same as the prior year and will generate approximately $522,945; $439,955 for public facility expenses and $82,990 for landscape and lighting maintenance costs.

MOTION:

Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 100 (VICTORIA) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 100; and

WHEREAS, on December 8, 2020, Community Facilities District No. 100 (Victoria) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 20239; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 100
Victoria

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 90,000	Bond Service Funds Available	$ 237,056
Interest Payment 09/2025	135,838	Proposed Special Tax Levy	439,955
Administration Costs (2025)	40,000	Allowance for Delinquencies	(13,199)
Interest Payment 03/2026	133,588		
Principal Payment 09/2026	90,000		
Interest Payment 09/2026	133,588		
Administration Costs (2026)	40,800		
Total Costs	$ 663,813	Available Funds	$ 663,813

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Tax Classification (Land Use)	Special Tax A	Special Tax B	Total Special Tax Rate
1 – Alley Load Product	$ 2,348.00	$ 430.00	$ 2,778.00
2 – Cluster Product	2,229.00	430.00	2,659.00
3 – Non-Residential Property	31,660.00	5,980.00	37,640.00
Undeveloped Property	-	-	-
Total Proposed Levy	$ 439,955	$ 82,990	$ 522,945

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Change
1 – Alley Load Product	$ 227,796	$ 2,778.00	$ 227,796	$ 2,778.00	0%
2 – Cluster Product	295,149	2,659.00	295,149	2,659.00	0%
3 – Non-Residential Property	-	37,640.00	-	37,640.00	0%
Undeveloped Property	-	-	-	-	0%
	$ 522,945		$ 522,945		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 100
(VICTORIA)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 100 (Victoria) ("CFD No. 100") and collected each fiscal year commencing in Fiscal Year 2022-2023, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 100, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Alley Load Product	Unit	$ 2,348.00	$ 2,348.00	$ 192,536
2 – Cluster Product	Unit	2,229.00	2,229.00	247,419
3 – Non-Residential Property	Unit	31,660.00	31,660.00	0
				$ 439,955

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2021-2022 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to

provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 100 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 100 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 100 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Detached Residential Subdivision	Unit	$ 662.45	$ 430.00	$ 82,990
2 – Non-Residential Property	Unit	9,208.03	0.00	0
				$ 82,990

Commencing July 1, 2021, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2021-2022 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 100

OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

QUANTITIES

GROSS ACREAGE: 22.0

PARKWAYS AND LETTER LOT -"A"
SIDEWALK AREA = 20,500 S.F.
HARDSCAPE AREA = 0 S.F.
SOFTSCAPE AREA = 20,253 S.F.
SUBTOTAL = 40,753 S.F.

TRAFFIC CIRCLE
HARDSCAPE AREA = 3,306 S.F.
SOFTSCAPE AREA = 4,881 S.F.
SUBTOTAL = 8,187 S.F.

OPEN SPACE PARK
HARDSCAPE AREA = 2,807 S.F.
SOFTSCAPE AREA = 16,571 S.F.
SUBTOTAL = 19,378 S.F.

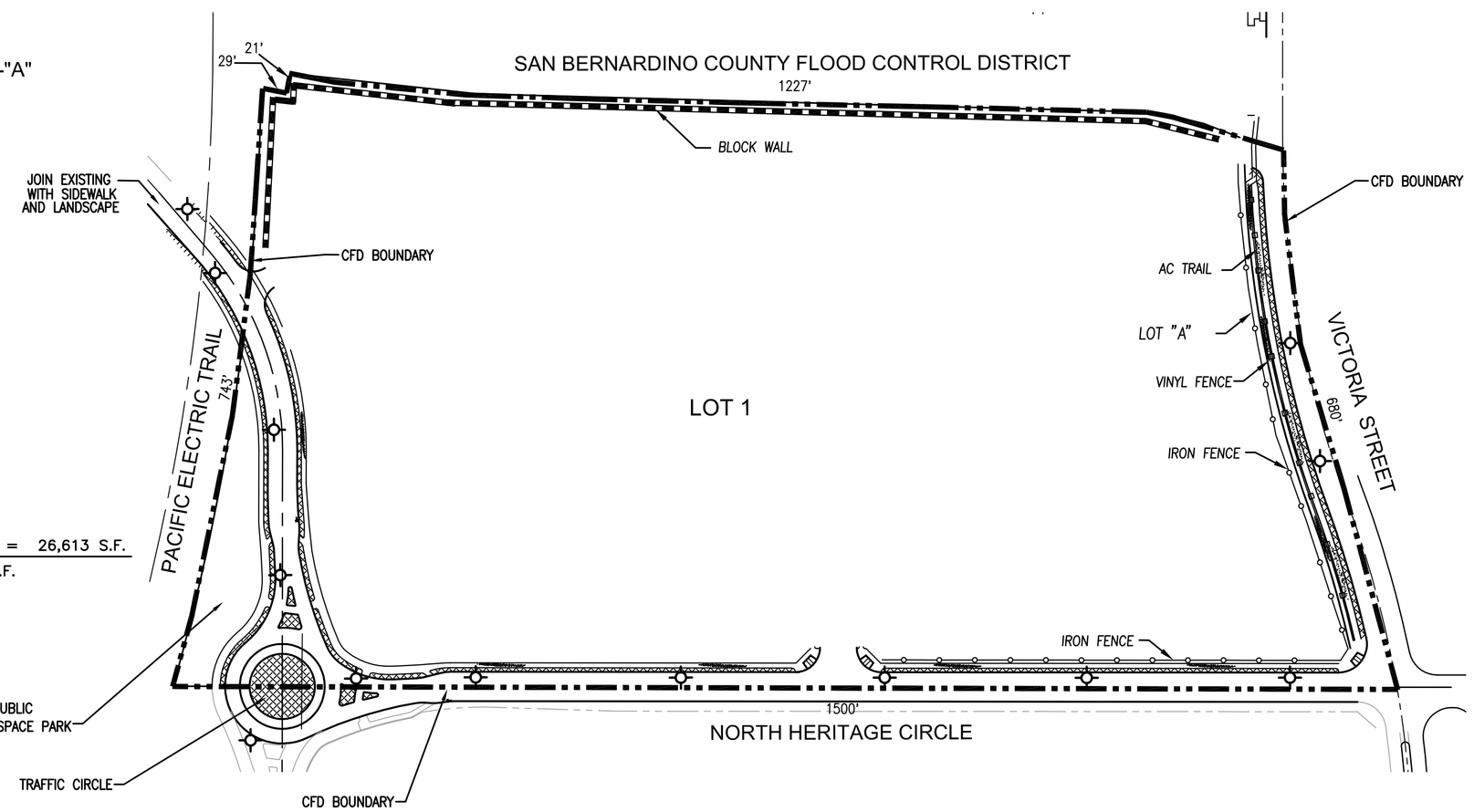
TOTAL SOFTSCAPE AREA = 41,705 S.F.
TOTAL HARDSCAPE AND SIDEWALK AREA = 26,613 S.F.
TOTAL LANDSCAPE AREA = 68,318 S.F.

STREET TREES
114 EACH

VICTORIA STREET TRAIL
AC TRAIL AREA = 4,669 S.F.

STREET LIGHTS
13 EACH

FENCING AND WALLS
WALLS – GRAFFITI = 1,440 LF.
TUBULAR STEEL FENCE = 1,200 LF.
VINYL FENCE = 1,149 LF.



LEGEND

- LANDSCAPE
- HARDSCAPE
- INDICATES' GOLETA' DECORATIVE LED STREET LIGHT – SCE PART #10184035 (75 WATT) CASE 1 PER CITY STD. NO. 404
- WALLS
- IRON FENCE
- VINYL FENCE

SCALE: 1"=120'

120 0 60 120 240

PLOT DATE: June 04, 2020 dallard

BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 100
OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815 FAX: (909) 356-1795

SHEET
1 OF 1

Filename: I:\Strathorn Homes-129\Fontana Victoria- Tract No 20229\DWG's\FINAL DESIGN\CFD Map\CFD Maintance.dwg

File #: 25-0405
Agenda #: AK.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 106 (Mountainview) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-073,** Authorizing the Levy of Special Tax in Community Facilities District No.106 (Mountainview) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 106 (Mountainview) was established by Resolution No. 2021-059 on July 13, 2021, to finance public facilities and to pay annual landscape and lighting costs for the district. The District will issue a maximum (not to exceed) of $6,785,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1872 approved and adopted by the City Council on July 27, 2021.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*. The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as prior year.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates are the same as the prior year and will generate approximately $619,540; $527,500 for public facility expenses and $92,040 for landscape and lighting maintenance costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 106 (MOUNTAINVIEW) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 106; and

WHEREAS, on July 13, 2021, Community Facilities District No. 106 (Mountainview) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 20018; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 106
Mountainview

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 130,000	Bond Service Funds Available	$ 293,677
Interest Payment 09/2025	$ 154,263	Proposed Special Tax Levy	527,500
Administration Costs (2025)	41,616	Allowance for Delinquencies	(15,825)
Interest Payment 03/2026	151,013		
Principal Payment 09/2026	135,000		
Interest Payment 09/2026	151,013		
Administration Costs (2026)	42,448		
Total Costs	$ 805,352	Available Funds	$ 805,352

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Lot Size (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1 – 2,700 or Greater	$ 3,618.00	$ 590.00	$ 4,208.00
2 – 2,550 to less than 2,700	3,547.00	590.00	4,137.00
3 – 2,400 to less than 2,550	3,501.00	590.00	4,091.00
4 – 2,250 to less than 2,400	3,434.00	590.00	4,024.00
5 – 2,100 to less than 2,250	3,367.00	590.00	3,957.00
6 – 1,950 to less than 2,100	3,276.00	590.00	3,866.00
7 – 1,800 to less than 1,950	3,185.00	590.00	3,775.00
8 – 1,650 to less than 1,800	3,099.00	590.00	3,689.00
9 – 1,500 to less than 1,650	3,013.00	590.00	3,603.00
10 – Less than 1,500	2,984.00	590.00	3,574.00
11 – Non-Residential Property	25,180.00	4,420.00	29,600.00
Total Proposed Levy	$ 527,500	$ 92,040	$ 619,540

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Change
1 – 2,700 or Greater	$ 84,160	$ 4,208.00	$ 84,160	$ 4,208.00	0%
2 – 2,550 to less than 2,700	140,658	4,137.00	140,658	4,137.00	0%
3 – 2,400 to less than 2,550	110,457	4,091.00	110,457	4,091.00	0%
4 – 2,250 to less than 2,400	-	4,024.00	-	4,024.00	0%
5 – 2,100 to less than 2,250	110,796	3,957.00	110,796	3,957.00	0%
6 – 1,950 to less than 2,100	-	3,866.00	-	3,866.00	0%
7 – 1,800 to less than 1,950	90,600	3,775.00	90,600	3,775.00	0%
8 – 1,650 to less than 1,800	-	3,689.00	-	3,689.00	0%
9 – 1,500 to less than 1,650	82,869	3,603.00	82,869	3,603.00	0%
10 – Less than 1,500	-	3,574.00	-	3,574.00	0%
11 – Non-Residential Property	-	29,600.00	-	29,600.00	0%
Undeveloped Property	-	-	-	-	
	$ 619,540		$ 619,540		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 106
(MOUNTAINVIEW)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 106 (Mountainview) ("CFD No. 106") and collected each fiscal year commencing in Fiscal Year 2021-2022, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 106, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – 2,700 or Greater	Unit	$ 3,618.00	$ 3,618.00	$ 72,360
2 – 2,550 to less than 2,700	Unit	3,547.00	3,547.00	120,598
3 – 2,400 to less than 2,550	Unit	3,501.00	3,501.00	94,527
4 – 2,250 to less than 2,400	Unit	3,434.00	3,434.00	0
5 – 2,100 to less than 2,250	Unit	3,367.00	3,367.00	94,276
6 – 1,950 to less than 2,100	Unit	3,276.00	3,276.00	0
7 – 1,800 to less than 1,950	Unit	3,185.00	3,185.00	76,440
8 – 1,650 to less than 1,800	Unit	3,099.00	3,099.00	0
9 – 1,500 to less than 1,650	Unit	3,013.00	3,013.00	69,299
10 – Less than 1,500	Unit	2,984.00	2,984.00	0
11 – Non-Residential Property	Acre	25,180.00	25,180.00	0
				$ 527,500

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2021-2022 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities

Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to 100% the Maximum Facilities Special Tax A for Taxable Public Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 106 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 106 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied against any Assessor's Parcel of Residential Property for which a Certificate of Occupancy has been issued for private residential use be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 106 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Detached Residential Subdivision	Unit	$ 898.42	$ 590.00	$ 92,040
2 – Non-Residential Property	Unit	6,732.73	0.00	0
				$ 92,040

Commencing July 1, 2022, and each July 1 thereafter, the Maximum Special Tax rates for Special Tax B for Residential Property, and Non-Residential Property shall be increased by two percent (2%).

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2021-2022 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services

Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. __ (T.B.D), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SCALE: 1" = 150'

0 150 300

SCALE IN FEET

LEGEND:

- CFD BOUNDARY LINE
- CFD MAINTENANCE LANDSCAPE AREA
- CFD MAINTENANCE SIDEWALK AREA
- 39 W LED STREET LIGHT
- BLOCK WALL

BASIS OF BEARINGS

THE BEARING OF N00°40'18"W ALONG THE CENTERLINE OF LYTLE CREEK ROAD, AS SHOWN ON TRACT NO. 16872 M.B. 309/11–14, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

QUANTITY BREAKDOWN:

SYMBOL	ITEM	QUANTITY
	CFD MAINTENANCE LANDSCAPE AREA	17,730 SF
	CFD MAINTENANCE SIDEWALK AREA	9,280 SF
	CFD MAINTENANCE WEED ABATEMENT AREA	315,060 SF
	39 W LED STREET LIGHT	28 EA
	BLOCK WALL	5,319 LF
	GROSS ACREAGE PROPERTY BOUNDARY	37.19 ACRES
	GROSS ACREAGE CFD BOUNDARY	37.80 ACRES

A	N48°11'09"W 119.15'	D	N08°14'01"E 37.27'	G	N34°51'35"W 13.10'	J	N89°38'08"E 18.21'
B	D=15°43'48" R=256.00' L=70.28'	E	D=9°33'19" R=834.00' L=139.09'	H	N55°08'25"E 15.00'	K	D=12°56'05" R=344.00' L=77.66'
C	N34°51'35"W 31.24'	F	N77°57'10"W 37.27'	I	N34°51'35"W 10.18'	L	N48°11'09"W 32.51'

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. ___ (T.B.D.) ARE DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LYTLE CREEK ROAD AND THE MWD R/W; THENCE, ALONG SAID LYTLE CREEK ROAD CENTERLINE NORTH 00°40'18" WEST 40.00 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 00°40'18" WEST 415.49 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 903.27 FEET; THENCE, NORTHEASTERLY ALONG SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 13°26'34", AN ARC LENGTH OF 214.51 FEET; THENCE, LEAVING SAID CENTERLINE SOUTH 77°03'54" EAST 36.27 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF SAID LYTLE CREEK ROAD, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF TRACT 20018 AS SHOWN ON MAP FILED IN BOOK _____ OF TRACT MAPS, AT PAGES ___ THROUGH ___, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA; THENCE, LEAVING SAID EASTERLY RIGHT–OF–WAY LINE, ALONG THE NORTHERLY TRACT BOUNDARY OF SAID TRACT 20018 NORTH 89°35'14" EAST 1247.77 FEET; THENCE, NORTH 89°37'52" EAST 1319.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 20018; THENCE, LEAVING SAID NORTHERLY TRACT BOUNDARY, AND SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID TRACT 20018 SOUTH 00°49'44" EAST 619.75' TO THE SOUTHEAST CORNER OF SAID TRACT 20018; THENCE, LEAVING SAID EASTERLY TRACT BOUNDARY, AND WESTERLY ALONG THE SOUTHERLY TRACT BOUNDARY OF SAID TRACT 20018 SOUTH 89°38'08" WEST 462.70 FEET; THENCE, LEAVING SAID SOUTHERLY TRACT BOUNDARY SOUTH 48°11'09" EAST 32.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 344.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°56'05" AN ARC LENGTH OF 77.66 FEET; THENCE, NORTH 09°38'08" EAST 18.21 FEET; THENCE, SOUTH 34°51'35" EAST 10.18 FEET, THENCE, SOUTH 55°08'25" WEST 15.00 FEET; THENCE, SOUTH 34°51'35" EAST 13.10 FEET; THENCE, SOUTH 77°57'10" EAST 37.27 FEET TO A POINT ON THE NORTHERLY RIGHT–OF–WAY LINE OF KNOX AVENUE, SAID POINT ALSO BEING THE BEGINNING OF A NON–TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 834.00 FEET, A RADIAL LINE LINE THROUGH SAID POINT BEARS NORTH 30°04'55" WEST; THENCE, SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, THROUGH A CENTRAL ANGLE OF 09°33'19" AN ARC LENGTH OF 139.09 FEET; THENCE, LEAVING SAID NORTHERLY RIGHT–OF–WAY LINE NORTH 08°14'01" EAST 37.27 FEET; THENCE, NORTH 34°51'35" WEST 31.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF256.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°43'48" AN ARC LENGTH OF 70.28 FEET; THENCE, NORTH 48°11'09" WEST 119.15 FEET TO A POINT ON THE SOUTHERLY TRACT BOUNDARY OF SAID TRACT 20018; THENCE, WESTERLY ALONG SAID SOUTHERLY TRACT BOUNDARY SOUTH 89°38'08" WEST 725.88 FEET; THENCE, ALONG SAID SOUTHERLY TRACT BOUNDARY SOUTH 89°34'03" WEST 1,309.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.80 ACRES OF LAND, MORE OR LESS. THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS _____ DAY OF _____, 2021.

_____
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. ___(T.B.D.), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE __TH DAY OF_____, 2021, BY ITS RESOLUTION NO. _____.

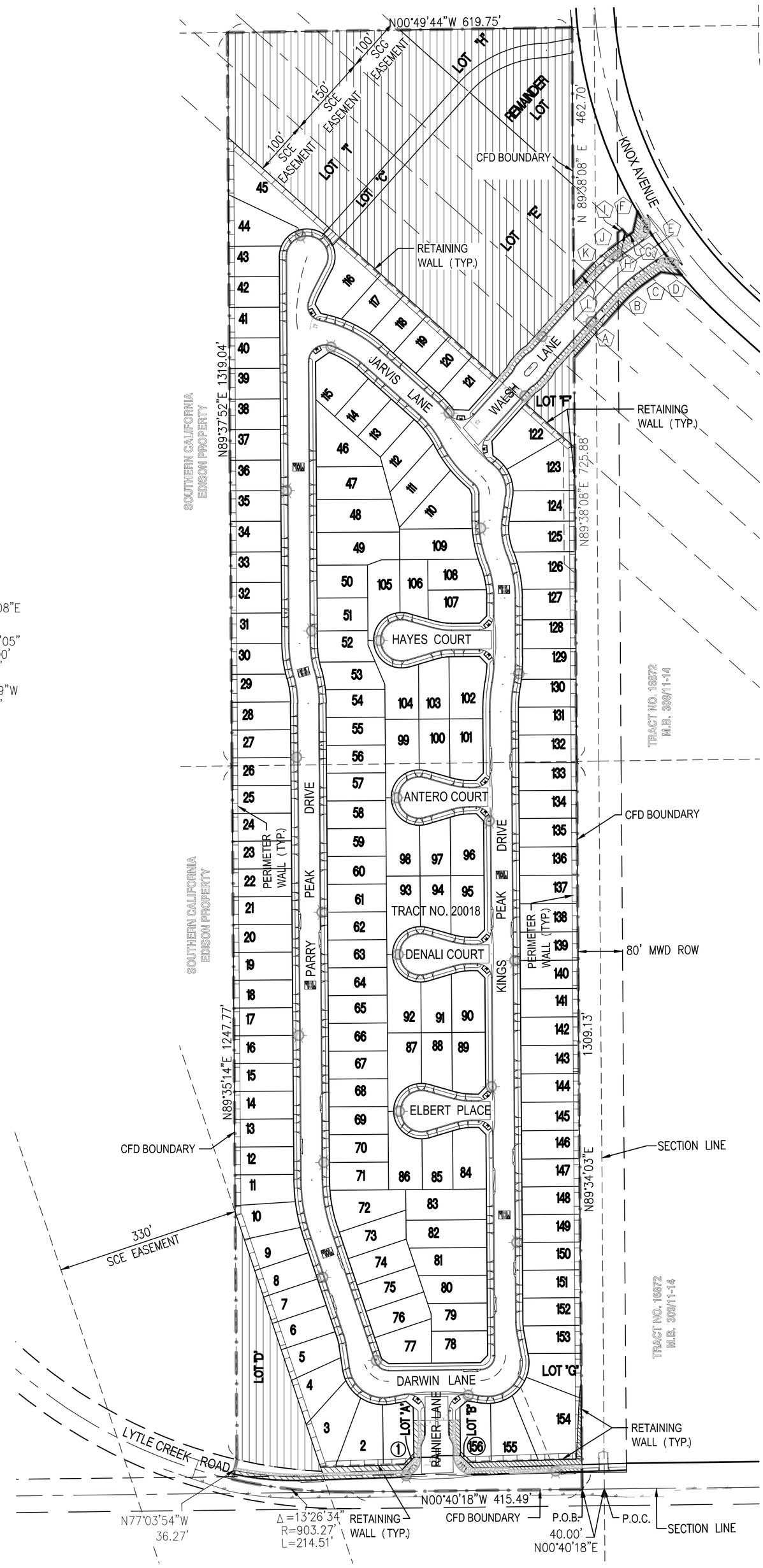
_____
CITY CLERK OF THE CITY OF FONTANA

FILED THIS_____DAY OF_____, 2021, AT THE HOUR OF____O'CLOCK ____M. IN BOOK_____OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE_____, AND AS INSTRUMENT NO. 2021–_____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXEMPT RECORDING REQUESTED PER CALIFORNIA GOVERNMENT CODE § 6103

BOB DUTTON, ASSESSOR–RECORDER–COUNTY CLERK OF THE COUNTY OF SAN BERNARDINO

_____
DEPUTY



ANTHONY HARO, P.L.S. 7635
EXP. 12/31/22

_____ DATE_____

PROFESSIONAL LAND SURVEYOR
ANTHONY HARO
No. 7635
Exp: 12-31-2022
STATE OF CALIFORNIA

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. __ (T.B.D.), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

MADOLE & ASSOCIATES, INC
Engineering Communities for Life
9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

SHEET 1 OF 1

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File #: 25-0406
Agenda #: AL.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 107 (Highland) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-074,** Authorizing the Levy of Special Tax in Community Facilities District No.107 (Highland) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 107 (Highland) was established by Resolution No. 2021-112 on October 26, 2021, to finance public facilities and to pay annual landscape and lighting costs for the district. The District will issue a maximum (not to exceed) of $6,785,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1875 approved and adopted by the City Council on November 9, 2021.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments and administration costs (Exhibit A, Schedule 1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (Special Tax A and Special Tax B) for Fiscal Year 2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as the prior year.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates are the same as the prior year and will generate approximately $340,046; $300,135 for public facility expenses and $39,911 for landscape and lighting maintenance costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 107 (HIGHLAND) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 107; and

WHEREAS, on October 26, 2021, Community Facilities District No. 107 (Highland) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 20349 and 20297; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 107
Highland

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 35,000	Bond Service Funds Available	$ 157,544
Interest Payment 09/2025	89,875	Proposed Special Tax Levy	300,135
Administration Costs (2025)	40,000	Allowance for Delinquencies	(9,004)
Interest Payment 03/2026	89,000		
Principal Payment 09/2026	65,000		
Interest Payment 09/2026	89,000		
Administration Costs (2026)	40,800		
Total Costs	$ 448,675	Available Funds	$ 448,675

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Floor Area (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1 – 2,150 or Greater	$ 3,002.00	$ 373.00	$ 3,375.00
2 – 2,000 to less than 2,150	2,974.00	373.00	3,347.00
3 – 1,850 to less than 2,000	2,882.00	373.00	3,255.00
4 – 1,700 to less than 1,850	2,834.00	373.00	3,207.00
5 – 1,550 to less than 1,700	2,731.00	373.00	3,104.00
6 – 1,400 to less than 1,550	2,427.00	373.00	2,800.00
7 – Less than 1,400	2,339.00	373.00	2,712.00
8 – Non-Residential Property	89,796.00	11,940.00	101,736.00
Undeveloped Property	-	-	-
Total Proposed Levy	$ 300,135	$ 39,911	$ 340,046

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Change
1 – 2,150 or Greater	$ -	$ 3,375.00	$ -	$ 3,375.00	0%
2 – 2,000 to less than 2,150	56,899	3,347.00	56,899	3,347.00	0%
3 – 1,850 to less than 2,000	136,710	3,255.00	139,965	3,255.00	0%
4 – 1,700 to less than 1,850	54,519	3,207.00	57,726	3,207.00	0%
5 – 1,550 to less than 1,700	40,352	3,104.00	43,456	3,104.00	0%
6 – 1,400 to less than 1,550	39,200	2,800.00	42,000	2,800.00	0%
7 – Less than 1,400	-	2,712.00	-	2,712.00	0%
8 – Non-Residential Property	-	101,736.00	-	101,736.00	0%
Undeveloped Property	1,492	373.00	-	-	
	$ 329,172		$ 340,046		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 107
(HIGHLAND)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 107 (Highland) ("CFD No. 107") and collected each fiscal year commencing in Fiscal Year 2022-2023, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 107, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – 2,150 or Greater	Unit	$ 3,002.00	$ 3,002.00	$ 0
2 – 2,000 to less than 2,150	Unit	2,974.00	2,974.00	50,558
3 – 1,850 to less than 2,000	Unit	2,882.00	2,882.00	123,926
4 – 1,700 to less than 1,850	Unit	2,834.00	2,834.00	51,012
5 – 1,550 to less than 1,700	Unit	2,731.00	2,731.00	38,234
6 – 1,400 to less than 1,550	Unit	2,427.00	2,427.00	36,405
7 – Less than 1,400	Unit	2,339.00	2,339.00	0
8 – Non-Residential Property	Acre	89,796.00	89,796.00	0
				$ 300,135

*As amended. Notice of Special Tax Lien with amended rates recorded July 16, 2024.

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2022-2023 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property and Taxable Property Owner Association Property at up to 100%

of the Maximum Facilities Special Tax for Taxable Public Property and Taxable Property Owner Association Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above, the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 107 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 107 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued (in accordance with Section 53321(d)(3) of the California Government Code), be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 107 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 562.86	$ 373.00	$ 39,911
2 – Non-Residential Property	Acre	18,022.50	0.00	0
				$ 39,911

On each July 1, commencing on July 1, 2022, the Maximum Services Special Tax shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2022-2023 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services

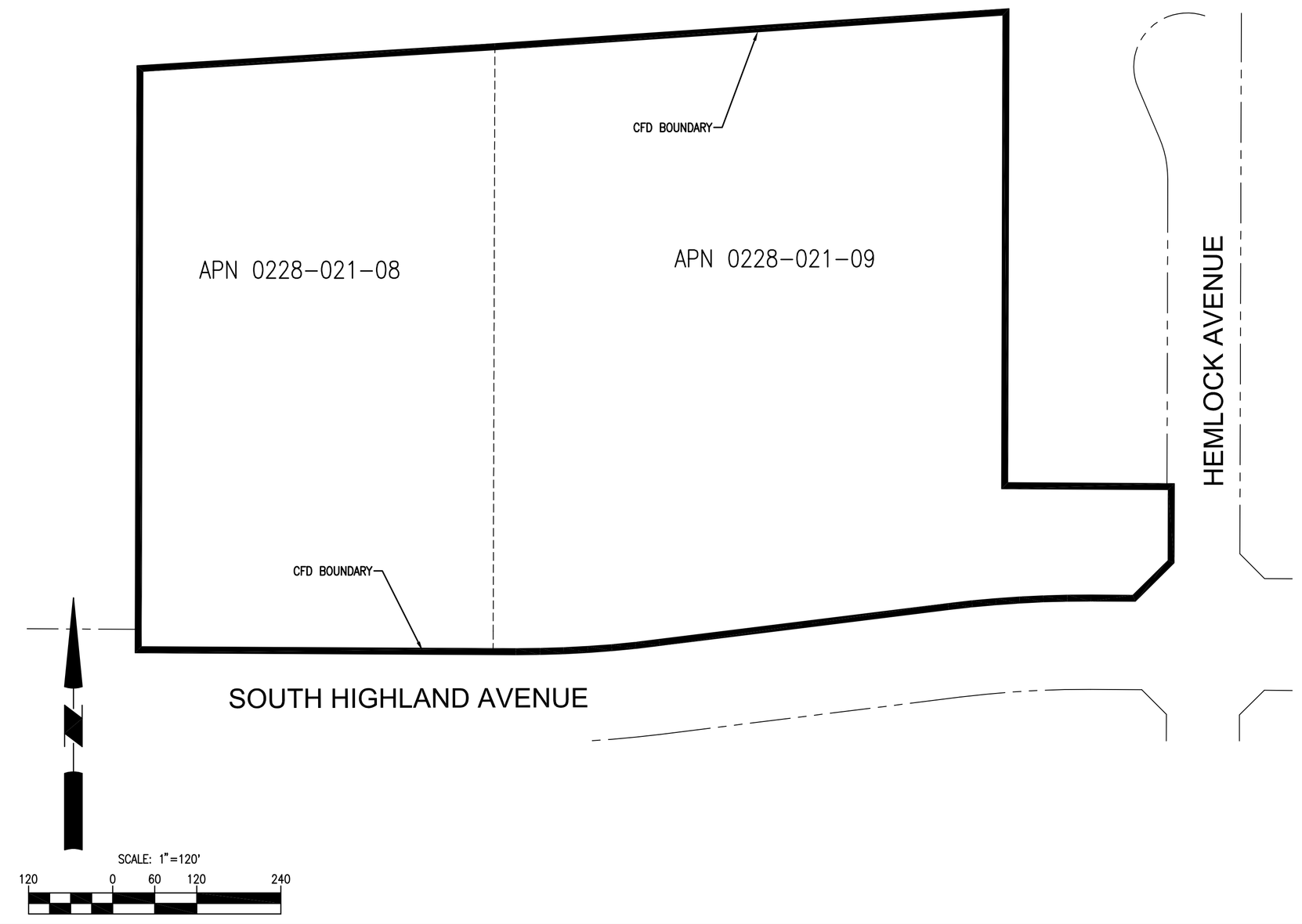
Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 107 (HIGHLAND)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.



BASIS OF BEARINGS:

THE CENTERLINE OF SOUTH HIGHLAND AVENUE, PER TRACT NO. 15655-4, M.B. 264/18-21.
BEING: N89°39'36"W

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 107 (HIGHLAND) CONTAINS 11.06 ACRES OF LAND MORE OR LESS.

REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF SAN BERNARDINO FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PARCELS LISTED BELOW.

APN 0228-021-08
APN 0228-021-09

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS _____ DAY OF _____, 2021

_____
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 107 (HIGHLAND), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF_____, 2021 BY ITS RESOLUTION NO. _____

_____
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF_____, 2021 AT THE HOUR OF _____ O'CLOCK____M. IN BOOK_____OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____, AND UNDER DOCUMENT NUMBER _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA, IN THE AMOUNT OF $_____

BOB DUTTON, ASSESSOR – RECORDER
COUNTY OF SAN BERNARDINO

BY:_____
DEPUTY RECORDER

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 107 (HIGHLAND)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815 FAX: (909) 356-1795

SHEET
1 OF 1

File #: 25-0407
Agenda #: AM.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 109 (Narra Hills) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-075,** Authorizing the Levy of Special Tax in Community Facilities District No. 109 (Narra Hills) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 109 (Narra Hills) was established by Resolution No. 2022-047 on June 14, 2022, to finance public facilities and to pay annual landscape and lighting costs for the district. The District will issue a maximum (not to exceed) of $36,185,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1893 approved and adopted by the City Council on June 28, 2022.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments and administration costs (Exhibit A, Schedule1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (Special Tax A and Special Tax B) for Fiscal Year 2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as prior year.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates are the same as the prior year and will generate approximately $2,844,923; $2,491,353 for public facility expenses and $353,570 for landscape and lighting maintenance costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 109 (NARRA HILLS) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 109; and

WHEREAS, on June 14, 2022, Community Facilities District No. 109 (Narra Hills) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 20010, 20069, and 20070; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 109
Narra Hills

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 350,000	Bond Service Funds Available	$ 1,298,188
Interest Payment 09/2025	905,500	Proposed Special Tax Levy	2,491,353
Administration Costs (2025)	40,000	Allowance for Delinquencies	(74,741)
Interest Payment 03/2026	896,750		
Principal Payment 09/2026	585,000		
Interest Payment 09/2026	896,750		
Administration Costs (2026)	40,800		
Total Costs	$ 3,714,800	Available Funds	$ 3,714,800

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Floor Area (sq ft)	Special Tax A	Special Tax B [1]	Total Special Tax Rate
1 – Detached 4,400 or Greater	$ 8,186.00	$ 734.83	$ 8,920.83
2 – Detached 4,200 to <4,400	7,879.00	734.83	8,613.83
3 – Detached 4,000 to <4,200	7,736.00	734.83	8,470.83
4 – Detached 3,800 to <4,000	7,592.00	734.83	8,326.83
5 – Detached 3,600 to <3,800	7,238.00	734.83	7,972.83
6 – Detached 3,400 to <3,600	6,905.00	734.83	7,639.83
7 – Detached 3,200 to <3,400	6,551.00	734.83	7,285.83
8 – Detached 3,000 to <3,200	6,240.00	734.83	6,974.83
9 – Detached 2,800 to <3,000	6,103.00	734.83	6,837.83
10 – Detached 2,600 to <2,800	5,873.00	734.83	6,607.83
11 – Detached 2,400 to <2,600	5,666.00	734.83	6,400.83
12 – Detached 2,200 to <2,400	5,349.00	734.83	6,083.83
13 – Detached 2,000 to <2,200	5,118.00	734.83	5,852.83
14 – Detached Less than 2,000	4,876.00	734.83	5,610.83
15 – Attached 2,000 or Greater	4,074.00	718.00	4,792.00
16 – Attached 1,800 to <2,000	4,025.00	718.00	4,743.00
17 – Attached 1,600 to <1,800	3,762.00	718.00	4,480.00
18 – Attached 1,400 to <1,600	3,627.00	718.00	4,345.00
19 – Attached 1,200 to <1,400	3,445.00	718.00	4,163.00
20 – Attached Less than 1,200	3,320.00	718.00	4,038.00
21 – Non-Residential Property	36,640.00	4,880.00	41,520.00
Undeveloped Property - P.A. 1	-	734.83	734.83
Undeveloped Property - P.A. 4	-	718.00	718.00
Total Proposed Levy	$ 2,491,353	$ 353,570	$ 2,844,923

[1] Based on weighted average for detached units permitted through May 1, 2025. Detached units in Planning Area 3 are subject to a lower Services Special Tax.

Exhibit "A"

City of Fontana
Community Facilities District No. 109
Narra Hills

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Change
1 – Detached 4,400 or Greater	$ -	$ 8,920.83	$ -	$ 8,920.83	0%
2 – Detached 4,200 to <4,400	111,980	8,613.83	146,435	8,613.83	0%
3 – Detached 4,000 to <4,200	-	8,470.83	-	8,470.83	0%
4 – Detached 3,800 to <4,000	108,249	8,326.83	149,883	8,326.83	0%
5 – Detached 3,600 to <3,800	135,538	7,972.83	207,294	7,972.83	0%
6 – Detached 3,400 to <3,600	-	7,639.83	-	7,639.83	0%
7 – Detached 3,200 to <3,400	160,288	7,285.83	189,432	7,285.83	0%
8 – Detached 3,000 to <3,200	348,741	6,974.83	551,011	6,974.83	0%
9 – Detached 2,800 to <3,000	170,946	6,837.83	13,676	6,837.83	0%
10 – Detached 2,600 to <2,800	171,804	6,607.83	171,804	6,607.83	0%
11 – Detached 2,400 to <2,600	198,426	6,400.83	198,426	6,400.83	0%
12 – Detached 2,200 to <2,400	249,437	6,083.83	279,856	6,083.83	0%
13 – Detached 2,000 to <2,200	374,581	5,852.83	374,581	5,852.83	0%
14 – Detached Less than 2,000	-	5,610.83	-	5,610.83	0%
15 – Attached 2,000 or Greater	-	4,792.00	-	4,792.00	0%
16 – Attached 1,800 to <2,000	-	4,743.00	-	4,743.00	0%
17 – Attached 1,600 to <1,800	174,720	4,480.00	250,880	4,480.00	0%
18 – Attached 1,400 to <1,600	169,455	4,345.00	243,320	4,345.00	0%
19 – Attached 1,200 to <1,400	37,467	4,163.00	49,956	4,163.00	0%
20 – Attached Less than 1,200	-	4,038.00	-	4,038.00	0%
21 – Non-Residential Property	-	41,520.00	-	41,520.00	0%
Undeveloped Property - P.A. 1	42,620	734.83	18,371	734.83	
Undeveloped Property - P.A. 4	26,566	718.00	-	718.00	
	$ 2,480,817		$ 2,844,923		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 109
(NARRA HILLS)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 109 (Narra Hills) ("CFD No. 109") and collected each fiscal year commencing in Fiscal Year 2022-2023, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 109, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Detached 4,400 or Greater	Unit	$ 8,186.00	$ 8,186.00	$ 0
2 – Detached 4,200 to <4,400	Unit	7,879.00	7,879.00	133,943
3 – Detached 4,000 to <4,200	Unit	7,736.00	7,736.00	0
4 – Detached 3,800 to <4,000	Unit	7,592.00	7,592.00	136,656
5 – Detached 3,600 to <3,800	Unit	7,238.00	7,238.00	188,188
6 – Detached 3,400 to <3,600	Unit	6,905.00	6,905.00	0
7 – Detached 3,200 to <3,400	Unit	6,551.00	6,551.00	170,326
8 – Detached 3,000 to <3,200	Unit	6,240.00	6,240.00	492,960
9 – Detached 2,800 to <3,000	Unit	6,103.00	6,103.00	12,206
10 – Detached 2,600 to <2,800	Unit	5,873.00	5,873.00	152,698
11 – Detached 2,400 to <2,600	Unit	5,666.00	5,666.00	175,646
12 – Detached 2,200 to <2,400	Unit	5,349.00	5,349.00	246,054
13 – Detached 2,000 to <2,200	Unit	5,118.00	5,118.00	327,552
14 – Detached Less than 2,000	Unit	4,876.00	4,876.00	0
15 – Attached 2,000 or Greater	Unit	4,074.00	4,074.00	0
16 – Attached 1,800 to <2,000	Unit	4,025.00	4,025.00	0
17 – Attached 1,600 to <1,800	Unit	3,762.00	3,762.00	210,672
18 – Attached 1,400 to <1,600	Unit	3,627.00	3,627.00	203,112
19 – Attached 1,200 to <1,400	Unit	3,445.00	3,445.00	41,340
20 – Attached Less than 1,200	Unit	3,320.00	3,320.00	0
21 – Non-Residential Property	Acre	36,640.00	36,640.00	0
				$ 2,491,353

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2022-2023 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose

Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property and Taxable Property Owner Association Property at up to 100% of the Maximum Facilities Special Tax for Taxable Public Property and Taxable Property Owner Association Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above, the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 109 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 109 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued (in accordance with Section 53321(d)(3) of the California Government Code), be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 109 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – P.A. 1 Final Residential Subdivision	Unit	$ 1,103.66	$ 744.00	$ 115,320
2 – P.A. 2 Final Residential Subdivision	Unit	1,103.66	744.00	58,032
3 – P.A. 3 Final Residential Subdivision	Unit	1,066.51	718.00	91,186
4 – P.A. 4 Final Residential Subdivision	Unit	1,066.51	718.00	89,032
5 – Non-Residential Property	Acre	7,248.05	0.00	0
				$ 353,570

On each July 1, commencing on July 1, 2023, the Maximum Services Special Tax shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

Method of Apportionment of Special Tax B

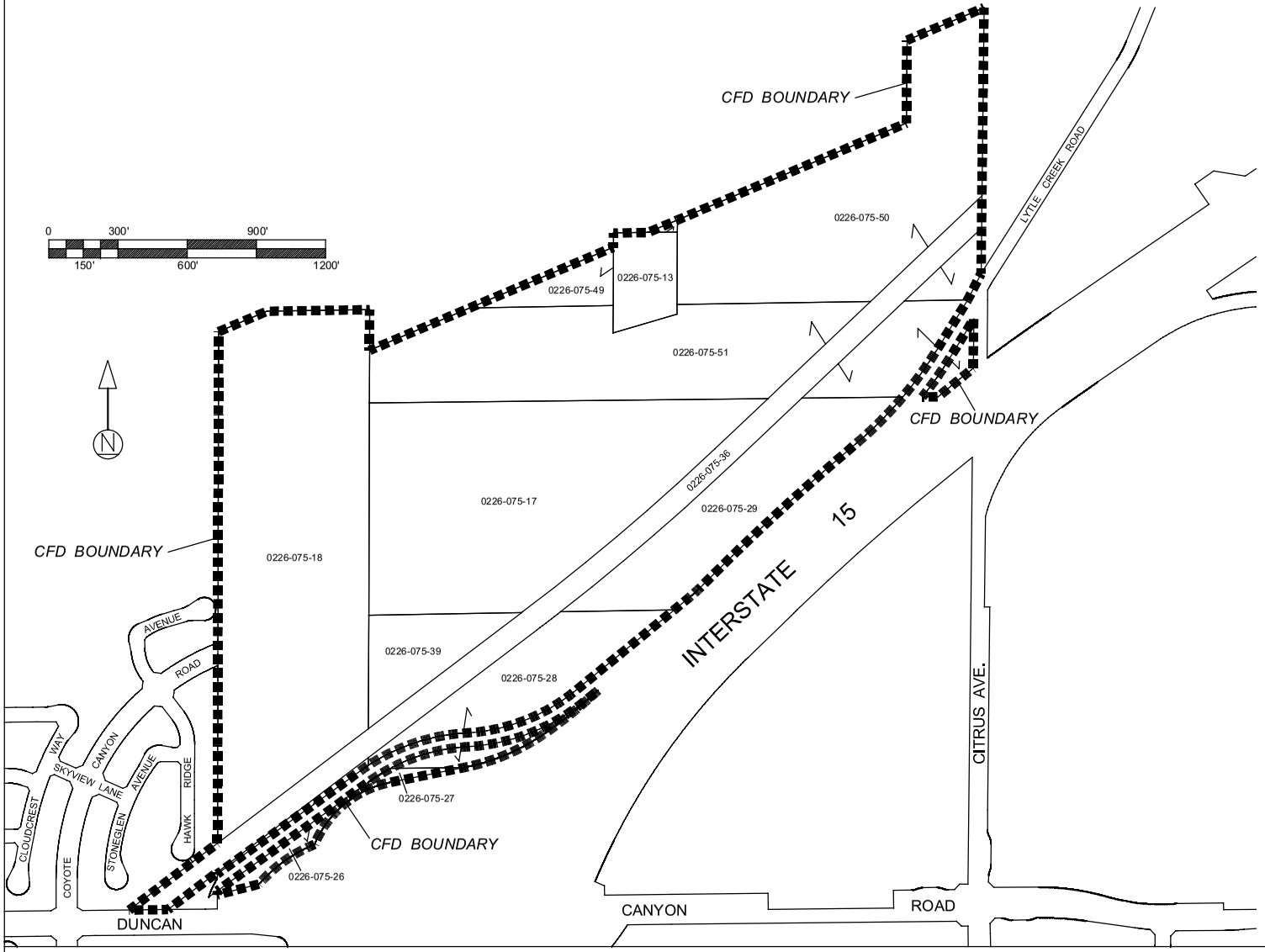
Commencing with Fiscal Year 2022-2023 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 109 (NARRA HILLS)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 109 (NARRA HILLS) CONTAINS 137.33 ACRES OF LAND, MORE OR LESS.

REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF SAN BERNARDINO COUNTY FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PARCELS LISTED BELOW:

0226-075-13
0226-075-17
0226-075-18
0226-075-26
0226-075-27
0226-075-28
0226-075-29
0226-075-36
0226-075-39
0226-075-49
0226-075-50
0226-075-51

CITY CLERK'S CERTIFICATE

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS ____ DAY OF _____, 2022.

_____
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 109 (NARRA HILLS), SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THIS_____ DAY OF _____ , 2022, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2022, AT THE HOUR OF _____ O'CLOCK __M, IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____ AND UNDER DOCUMENT NO. _____, IN THE OFFICE OF THE COUNTY RECORDER IN SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FONTANA, IN THE AMOUNT OF $_____.

BOB DUTTON, ASSESSOR-RECORDER
SAN BERNARDINO COUNTY

BY: _____
DEPUTY RECORDER

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 109 (NARRA HILLS)
SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

Prepared by
DTA

SHEET
1 OF 1

File #: 25-0408
Agenda #: AN.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 111 (Monterado) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-076,** Authorizing the Levy of Special Tax in Community Facilities District No. 111 (Monterado) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 111 (Monterado) was established by Resolution No. 2022-117 on September 13, 2022, to finance public facilities and to pay annual landscape and lighting costs for the district. The District will issue a maximum (not to exceed) of $7,300,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1904 approved and adopted by the City Council on September 27, 2022.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments and administration costs (Exhibit A, Schedule 1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (Special Tax A and Special Tax B) for Fiscal Year 2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B) and are the same as prior year.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates are the same as the prior year and will generate approximately $668,919; $596,451 for public facility expenses and $72,468 for landscape and lighting maintenance costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 111 (MONTERADO) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 111; and

WHEREAS, on September 13, 2022, Community Facilities District No. 111 (Monterado) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 20224; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 111
Monterado

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 125,000	Bond Service Funds Available	$ 320,618
Interest Payment 09/2025	189,875	Proposed Special Tax Levy	596,451
Administration Costs (2025)	40,000	Allowance for Delinquencies	(17,894)
Interest Payment 03/2026	186,750		
Principal Payment 09/2026	130,000		
Interest Payment 09/2026	186,750		
Administration Costs (2026)	40,800		
Total Costs	$ 899,175	Available Funds	$ 899,175

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Floor Area (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1 – 2,250 or Greater	$ 3,258.00	$ 366.00	$ 3,624.00
2 – 2,050 to less than 2,250	3,218.00	366.00	3,584.00
3 – 1,850 to less than 2,050	3,031.00	366.00	3,397.00
4 – 1,650 to less than 1,850	2,940.00	366.00	3,306.00
5 – Less than 1,650	2,907.00	366.00	3,273.00
6 – Non-Residential Property	51,640.00	6,270.00	57,910.00
Undeveloped Property	-	-	-
Total Proposed Levy	$ 596,451	$ 72,468	$ 668,919

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Change
1 – 2,250 or Greater	$ -	$ 3,624.00	$ -	$ 3,624.00	0%
2 – 2,050 to less than 2,250	96,768	3,584.00	96,768	3,584.00	0%
3 – 1,850 to less than 2,050	254,775	3,397.00	254,775	3,397.00	0%
4 – 1,650 to less than 1,850	317,376	3,306.00	317,376	3,306.00	0%
5 – Less than 1,650	-	3,273.00	-	3,273.00	0%
6 – Non-Residential Property	-	57,910.00	-	57,910.00	0%
Undeveloped Property	-	-	-	-	0%
	$ 668,919		$ 668,919		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 111
(MONTERADO)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 111 (Monterado) ("CFD No. 111") and collected each fiscal year commencing in Fiscal Year 2023-2024, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 111, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – 2,250 or Greater	Unit	$ 3,258.00	$ 3,258.00	$ 0
2 – 2,050 to less than 2,250	Unit	3,218.00	3,218.00	86,886
3 – 1,850 to less than 2,050	Unit	3,031.00	3,031.00	227,325
4 – 1,650 to less than 1,850	Unit	2,940.00	2,940.00	282,240
5 – Less than 1,650	Unit	2,907.00	2,907.00	0
6 – Non-Residential Property	Acre	51,640.00	51,640.00	0
				$ 596,451

Method of Apportionment of Special Tax A

Commencing with Fiscal year 2022-2023 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property and Taxable Property Owner Association Property at up to 100% of the Maximum Facilities Special Tax for Taxable Public Property and Taxable Property Owner Association Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above, the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 111 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 111 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued (in accordance with Section 53321(d)(3) of the California Government Code), be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 111 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 541.22	$ 366.00	$ 72,468
2 – Non-Residential Property	Acre	9,317.41	0.00	0
				$ 72,468

On each July 1, commencing on July 1, 2023, the Maximum Services Special Tax shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2022-2023 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

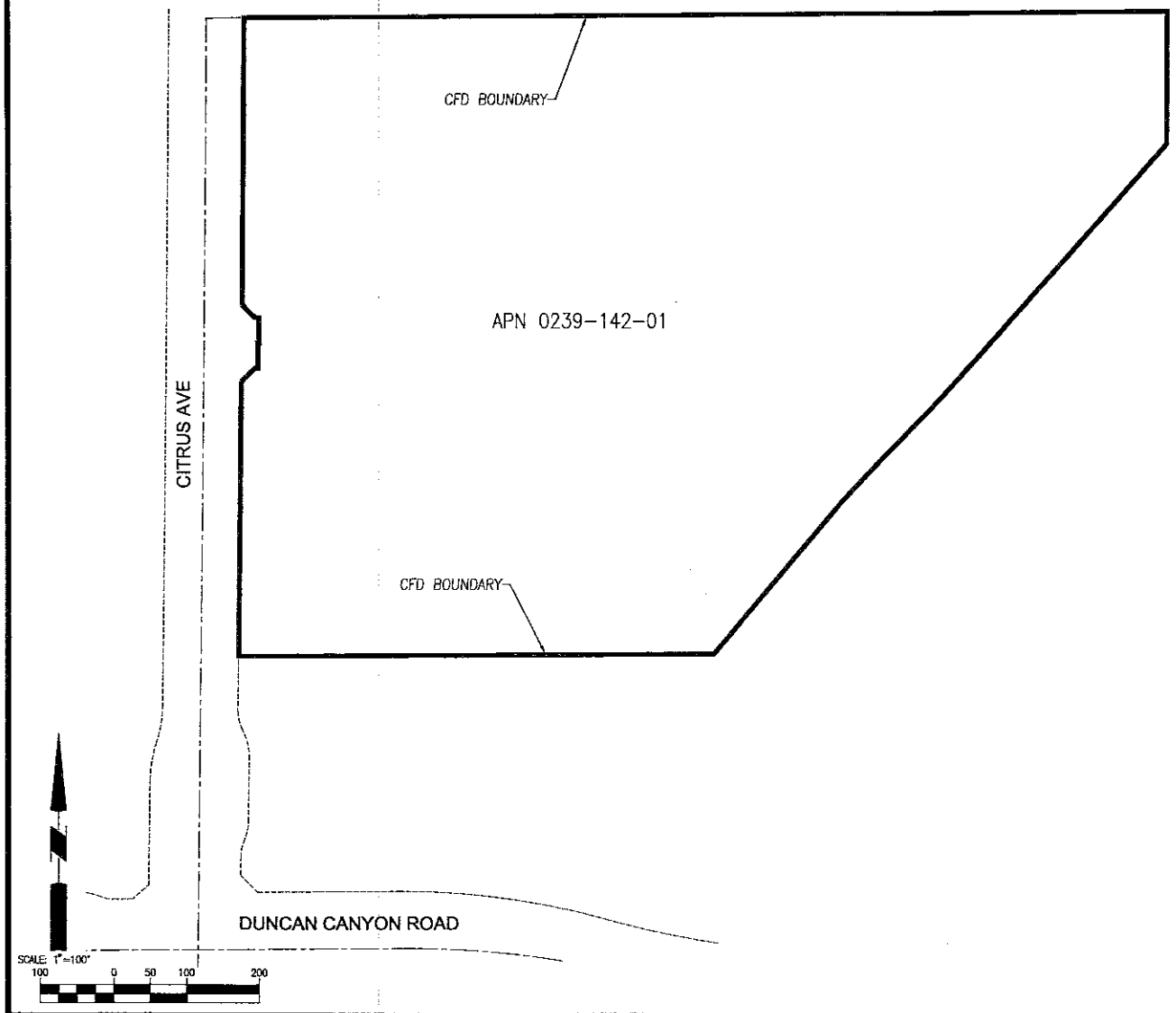
First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

05/06

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 111 (MONTERADO)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.



BASIS OF BEARINGS:

BASIS OF BEARINGS: TAKEN FROM THE SOUTH LINE OF THE SW 1/4 OF SECTION 18, T1N, R5W, S.B.M., AS SHOWN ON RS 155/62

BEING N 89°32'57" E

PROPOSED BOUNDARIES:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 111 (MONTERADO) CONTAINS 20.57 ACRES OF LAND MORE OR LESS.

REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF SAN BERNARDINO FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PARCEL LISTED BELOW.

APN 0239-142-01

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS 27th DAY OF July, 2022

Jermaine McClellan Key
CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 111 (MONTERADO), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE 26th DAY OF July, 2022 BY ITS RESOLUTION NO. 2022-

Jermaine McClellan Key
CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2022-0266763,
THIS 3rd DAY OF August, 2022 AT 10:30 A M. IN
BOOK 90 OF Boundary maps AT PAGE 50, AT THE
REQUEST OF THE CITY OF FONTANA
IN THE AMOUNT OF $ 11.00.

BOB DUTTON
ASSESSOR – RECORDER
SAN BERNARDINO COUNTY

BY: Jaclyn Duran
DEPUTY RECORDER

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 111 (MONTERADO) COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.	ALLARD ENGINEERING 16866 SEVILLE AVENUE FONTANA, CA 92335 (909) 356-1815 FAX: (909) 356-1795	SHEET 1 OF 1

90/50

File #: 25-0409
Agenda #: AO.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 112 (The Gardens Phase One) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-077,** Authorizing the Levy of Special Tax in Community Facilities District No. 112 (The Gardens Phase One) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 112 (The Gardens Phase One) was established by Resolution No. 2023-028 on April 25, 2023, to finance public facilities and to pay annual landscape and lighting costs for the district. The District will issue a maximum (not to exceed) of $28,400,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1913 approved and adopted by the City Council on December 20, 2022.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments and administration costs (Exhibit A, Schedule1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (Special Tax A and Special Tax B) for Fiscal Year

2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B). Special tax rates A (bond) is the same as prior year and special tax rate B (maintenance) will increase by 2% ($11.52) per parcel.

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax A rates are the same as the prior year while special tax B rates will increase by 2%. This will generate approximately $2,545,043; $2,240,463 for public facility expenses and $304,580 for landscape and lighting maintenance costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 112 (THE GARDENS PHASE ONE) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 112; and

WHEREAS, on April 25, 2023, Community Facilities District No. 112 (The Gardens Phase One) Special Tax Bonds, were approved for the acquisition of the improvements in Tracts 20362, 20363, and 20364; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 112
The Gardens Phase One

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Principal Payment 09/2025	$ 769,750	Bond Service Funds Available	$ 1,371,801
Interest Payment 09/2025	700,000	Proposed Special Tax Levy	2,240,463
Administration Costs (2025)	40,000	Allowance for Delinquencies	(67,214)
Interest Payment 03/2026	752,250		
Principal Payment 09/2026	490,000		
Interest Payment 09/2026	752,250		
Administration Costs (2026)	40,800		
Total Costs	$ 3,545,050	Available Funds	$ 3,545,050

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Floor Area (sq ft)	Special Tax A	Special Tax B	Total Special Tax Rate
1 – Two Story 3,400 or Greater	$ 5,626.00	$ 587.52	$ 6,213.52
2 – Two Story 3,200 to <3,400	5,417.00	587.52	6,004.52
3 – Two Story 3,000 to <3,200	5,208.00	587.52	5,795.52
4 – Two Story 2,800 to <3,000	5,007.00	587.52	5,594.52
5 – Two Story 2,600 to <2,800	4,883.00	587.52	5,470.52
6 – Two Story 2,400 to <2,600	4,381.00	587.52	4,968.52
7 – Two Story 2,200 to <2,400	4,164.00	587.52	4,751.52
8 – Two Story Less than 2,200	3,947.00	587.52	4,534.52
9 – One Story 2,000 or Greater	4,829.00	587.52	5,416.52
10 – One Story Less than 2,000	4,613.00	587.52	5,200.52
11 – 1,900 or Greater	3,845.00	561.00	4,406.00
12 – 1,700 to <1,900	3,414.00	561.00	3,975.00
13 – 1,500 to <1,700	2,953.00	561.00	3,514.00
14 – 1,300 to <1,500	2,768.00	561.00	3,329.00
15 – Less than 1,300	2,583.00	561.00	3,144.00
16 – Non-Residential Property	55,240.00	5,691.60	60,931.60
17 – Non-Residential Property	50,260.00	5,691.60	55,951.60
18 – Non-Residential Property	63,050.00	5,691.60	68,741.60
19 – Non-Residential Property	40,030.00	5,691.60	45,721.60
Undeveloped Property - P.A. 5, 6	-	-	-
Undeveloped Property - P.A. 7, 8, 9, 10	-	-	-
Total Proposed Levy	$ 2,240,463	$ 304,580	$ 2,545,043

Exhibit "A"

City of Fontana
Community Facilities District No. 112
The Gardens Phase One

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Change
1 – Two Story 3,400 or Greater	$ -	$ 6,202.00	$ -	$ 6,213.52	0%
2 – Two Story 3,200 to <3,400	269,685	5,993.00	276,208	6,004.52	0%
3 – Two Story 3,000 to <3,200	196,656	5,784.00	197,048	5,795.52	0%
4 – Two Story 2,800 to <3,000	362,895	5,583.00	380,427	5,594.52	0%
5 – Two Story 2,600 to <2,800	185,606	5,459.00	191,468	5,470.52	0%
6 – Two Story 2,400 to <2,600	267,678	4,957.00	308,048	4,968.52	0%
7 – Two Story 2,200 to <2,400	293,880	4,740.00	342,109	4,751.52	0%
8 – Two Story Less than 2,200	22,615	4,523.00	-	4,534.52	0%
9 – One Story 2,000 or Greater	59,455	5,405.00	97,497	5,416.52	0%
10 – One Story Less than 2,000	93,402	5,189.00	119,612	5,200.52	0%
11 – 1,900 or Greater	61,530	4,395.00	88,120	4,406.00	0%
12 – 1,700 to <1,900	162,524	3,964.00	210,675	3,975.00	0%
13 – 1,500 to <1,700	322,276	3,503.00	333,830	3,514.00	0%
14 – 1,300 to <1,500	-	3,318.00	-	3,329.00	0%
15 – Less than 1,300	-	3,133.00	-	3,144.00	0%
16 – Non-Residential Property	-	60,820.00	-	60,931.60	0%
17 – Non-Residential Property	-	55,840.00	-	55,951.60	0%
18 – Non-Residential Property	-	68,630.00	-	68,741.60	0%
19 – Non-Residential Property	-	45,610.00	-	45,721.60	0%
Undeveloped Property - P.A. 5, 6	11,550	550.00	-	-	
Undeveloped Property - P.A. 7, 8, 9, 10	17,280	576.00	-	-	
	$ 2,327,032		$ 2,545,043		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 112
(THE GARDENS PHASE ONE)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 112 (The Gardens Phase One) ("CFD No. 112") and collected each fiscal year commencing in Fiscal Year 2023-2024, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 112, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Two Story 3,400 or Greater	Unit	$ 5,626.00	$ 5,626.00	$ 0
2 – Two Story 3,200 to <3,400	Unit	5,417.00	5,417.00	249,182
3 – Two Story 3,000 to <3,200	Unit	5,208.00	5,208.00	177,072
4 – Two Story 2,800 to <3,000	Unit	5,007.00	5,007.00	340,476
5 – Two Story 2,600 to <2,800	Unit	4,883.00	4,883.00	170,905
6 – Two Story 2,400 to <2,600	Unit	4,381.00	4,381.00	271,622
7 – Two Story 2,200 to <2,400	Unit	4,164.00	4,164.00	299,808
8 – Two Story Less than 2,200	Unit	3,947.00	3,947.00	0
9 – One Story 2,000 or Greater	Unit	4,829.00	4,829.00	86,922
10 – One Story Less than 2,000	Unit	4,613.00	4,613.00	106,099
11 – 1,900 or Greater	Unit	3,845.00	3,845.00	76,900
12 – 1,700 to <1,900	Unit	3,414.00	3,414.00	180,942
13 – 1,500 to <1,700	Unit	2,953.00	2,953.00	280,535
14 – 1,300 to <1,500	Unit	2,768.00	2,768.00	0
15 – Less than 1,300	Unit	2,583.00	2,583.00	0
16 – Non-Residential Property	Acre	55,240.00	55,240.00	0
17 – Non-Residential Property	Acre	50,260.00	50,260.00	0
18 – Non-Residential Property	Acre	63,050.00	63,050.00	0
19 – Non-Residential Property	Acre	40,030.00	40,030.00	0
				$ 2,240,463

Method of Apportionment of Special Tax A

Commencing with Fiscal Year 2023-2024 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose

Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property and Taxable Property Owner Association Property at up to 100% of the Maximum Facilities Special Tax for Taxable Public Property and Taxable Property Owner Association Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above, the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 112 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 112 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued (in accordance with Section 53321(d)(3) of the California Government Code), be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 112 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – P.A. 5 Final Residential Subdivision	Unit	$ 801.11	$ 561.00	$ 55,539
2 – P.A. 6 Final Residential Subdivision	Unit	801.11	561.00	38,709
3 – P.A. 7 Final Residential Subdivision	Unit	842.72	587.52	64,040
4 – P.A. 8, 9 & 10 Final Residential Subdivision	Unit	842.72	587.52	146,292
5 – Non-Residential Property	Acre	8,135.93	0.00	0
				$ 304,580

On each July 1, commencing on July 1, 2024, the Maximum Services Special Tax shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

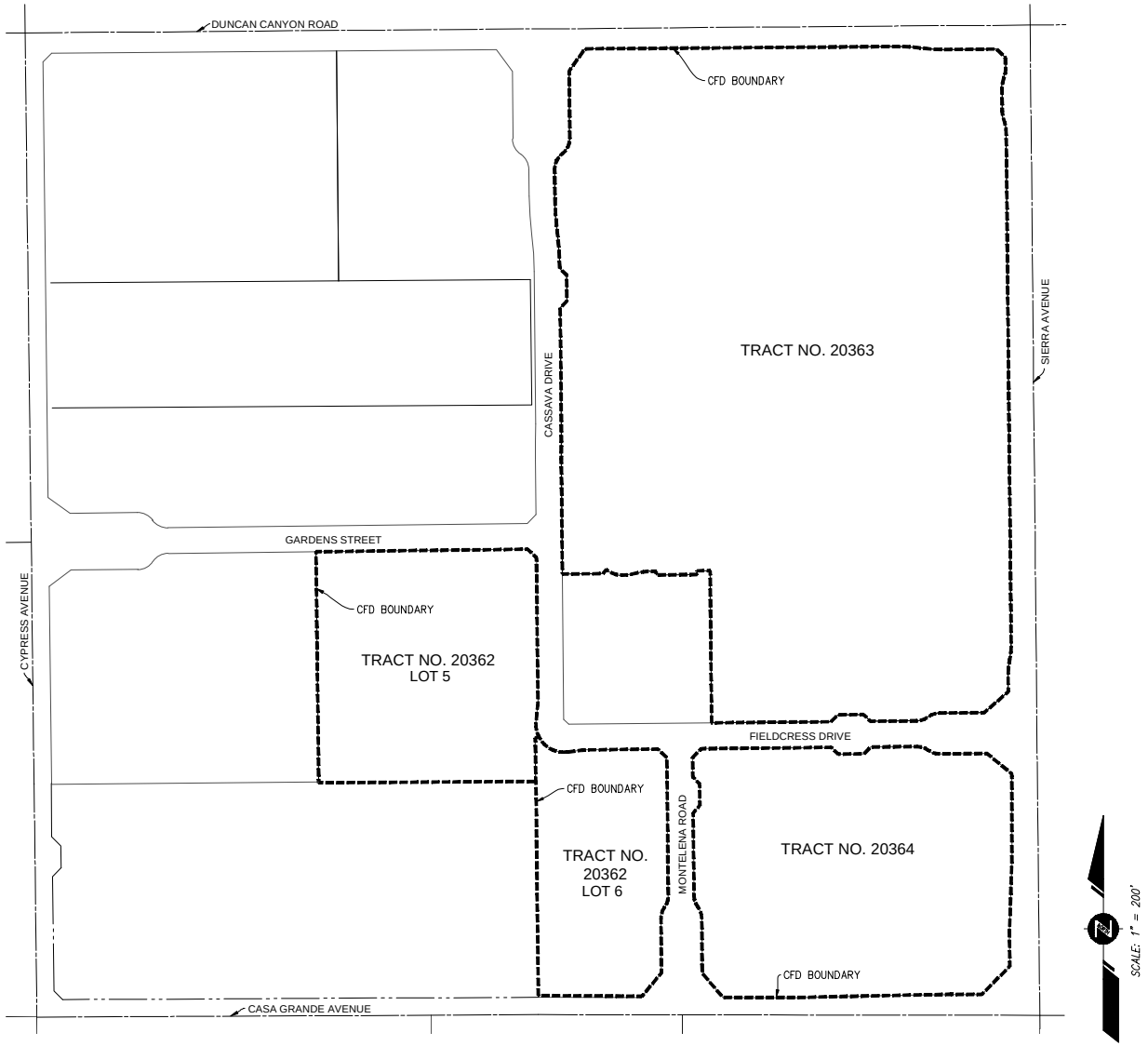
Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2023-2024 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 112
(THE GARDENS PHASE ONE)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 112 (THE GARDENS PHASE ONE) CONTAINS 69.97 ACRES OF LAND, MORE OR LESS.

REFERENCE IS HEREBY MADE TO TRACT NO. 20362 FILED IN BOOK 362 OF TRACT MAPS AT PAGES 78 THROUGH 84 (RECORDED AS DOCUMENT NO. 2022-0129505), TRACT NO. 20363 FILED IN BOOK 363 OF TRACT MAPS AT PAGES 58 THROUGH 66 (RECORDED AS DOCUMENT NO. 2022-0259528), AND TRACT NO. 20364 FILED IN BOOK 363 OF TRACT MAPS AT PAGES 67 THROUGH 71 (RECORDED AS DOCUMENT NO. 2022-0259529), IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FOR A DESCRIPTION OF THE LINES AND DIMENSION OF THE LOTS INCLUDED HEREON.

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 112 (THE GARDENS PHASE ONE) CONTAINS LOT 5 AND LOT 6 OF TRACT NO. 20362, ALL OF TRACT NO. 20363, AND ALL OF TRACT NO. 20364.

BASIS OF BEARINGS

THE EASTERLY LINE OF SECTION 19, ALSO BEING THE CENTERLINE OF SIERRA AVENUE BEING: N00°33'32"W PER TRACT MAP NO. 20153, M.B. 352/17-25.

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS _____ DAY OF _____, 2023.

_____
CITY CLERK, CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 112 (THE GARDENS PHASE ONE), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF___ 2023, BY ITS RESOLUTION NO. _____,

_____
CITY CLERK, CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____,
THIS _____ DAY OF _____, 2023, AT _____ M,
IN BOOK _____ OF _____ AT PAGE _____, AT THE REQUEST OF THE CITY OF FONTANA
IN THE AMOUNT OF $ _____.

CHRIS WILHITE
ASSESSOR-RECORDER-COUNTY CLERK
SAN BERNARDINO COUNTY

BY: _____,
DEPUTY RECORDER

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 112 (THE GARDENS PHASE ONE)

PREPARED BY:
K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92878
TEL. (951) 279-1800
FAX (951) 279-4380

SHEET
1 OF 1

File #: 25-0410
Agenda #: AP.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Levy of a Special Tax in Community Facilities District No. 113 (The Gardens Phase Two) for Fiscal Year 2025-2026

RECOMMENDATION:
Adopt **Resolution No. 2025-078,** Authorizing the Levy of Special Tax in Community Facilities District No. 113 (The Gardens Phase Two) for Fiscal Year 2025-2026.

COUNCIL GOALS:

- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
Community Facilities District No 113 (The Gardens Phase Two) was established by Resolution No. 2024-022 on May 14, 2024, to finance public facilities and to pay annual landscape and lighting costs for the district. The District will issue a maximum (not to exceed) of $24,000,000 in Special Tax Bonds to finance the acquisition of certain major capital facilities (infrastructure) to serve properties within the District.

Pursuant to Government Code Section 53340, a resolution must be adopted by the City Council annually to levy a special tax to pay for the cost of providing public facilities, services, and incidental expenses. The rate and method of apportionment of the special tax was originally set forth in Ordinance No. 1913 approved and adopted by the City Council on December 20, 2022.

The special tax levied on each assessable parcel within the District is necessary to pay for the cost of providing public facilities and authorized administrative expenses *(Facilities Special Tax A)*; and the annual landscape and lighting maintenance costs of the District *(Services Special Tax B)*.

The portion of the special tax rate necessary to pay the principal and interest on the outstanding bonded indebtedness and authorized incidental expenses is comprised of available cash balance, debt service payments and administration costs (Exhibit A, Schedule1).

The proposed Fiscal Year 2025-2026 special tax rates *(Special Tax A and Special Tax B)* are shown in Exhibit A, Schedule 2.

A comparison of the total special tax levy and rates (Special Tax A and Special Tax B) for Fiscal Year

2024-2025 and Fiscal Year 2025-2026 is outlined in Exhibit A, Schedule 3.

The proposed special tax rates for Fiscal Year 2025-2026 were developed according to the Rate and Method of Apportionment (Exhibit B).

The District was established after the adoption of Proposition 218 and complies with its requirements because the District and the special taxes were approved by the consent of the property owner at the time the District was formed.

FISCAL IMPACT:
The proposed Fiscal Year 2025-2026 special tax rates will generate approximately $556,794; $533,144 for public facility expenses and $23,650 for landscape and lighting maintenance costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 113 (THE GARDENS PHASE TWO) FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Council of the City of Fontana, (the "City Council") has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District shall hereinafter be referred to as COMMUNITY FACILITIES DISTRICT NO. 113; and

WHEREAS, on May 14, 2024, Community Facilities District No. 113 (The Gardens Phase Two) Special Tax Bonds, were approved for the acquisition of the improvements in Tract 20362; and

WHEREAS, the City Council, by Ordinance, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and the City Council desires to establish the specific rate of the special tax to be collected for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2025-2026 for the referenced District is hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided, however, the City Manager is hereby authorized to reduce the specific rate and method of the special tax as shown in Exhibit "A" upon receipt of the Assessor's roll from the County of San Bernardino if, as determined by the City Manager in his discretion, following review of the Assessor's roll, a lower rate and amount of the special tax will be sufficient to pay for the costs and expenses for such fiscal year.

SECTION 3. The rate as set forth above does not exceed the amount previously authorized by Ordinance of the City Council, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The proceeds of the Special Tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

(a) Payment of principal and interest on any outstanding authorized bonded indebtedness;

(b) Necessary replenishment of bond reserve funds or other reserve funds;

(c) Payment of costs and expenses of authorized public facilities and incidental expenses pursuant to the Act; and

(d) Repayment of advances and loans, as appropriate.

The basis for the determination of the special tax needed for the 2025-2026 fiscal year is set forth in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 5. The above authorized Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien and priority in the case of delinquency as is provided for *ad valorem* taxes.

SECTION 6. All monies above collected shall be paid into the Community Facilities District's funds, including any bond and reserve funds.

SECTION 7. The City Manager is hereby directed to transmit or cause to be transmitted to the Auditor of the County of San Bernardino for entry in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "Public Improvement, Special Tax" or by any other suitable designation, the installment of the Special Tax as set forth in Exhibit "A" or as adjusted pursuant to the provisions of Section 2 above.

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

Exhibit "A"

City of Fontana
Community Facilities District No. 113
The Gardens Phase Two

Schedule 1

Special Tax Allocation - Costs to be Allocated
Fiscal Year 2025-2026

Pay As You Go Facilities	$ 477,150	Bond Service Funds Available	$ -
Administration Costs	40,000	Proposed Special Tax Levy	533,144
		Allowance for Delinquencies	(15,994)
Total Costs	$ 517,150	Available Funds	$ 517,150

Schedule 2

Proposed Special Tax Rates for Fiscal Year 2025-2026
(Special Tax A and Special Tax B)

Residential Floor Area (sq ft)	Special Tax A	Special Tax B [1]	Total Special Tax Rate
1 – 2,100 or Greater	$ 4,137.00	$ 580.00	$ 4,717.00
2 – 1,950 to <2,100	3,956.00	580.00	4,536.00
3 – 1,800 to <1,950	3,775.00	580.00	4,355.00
4 – 1,650 to <1,800	3,554.00	580.00	4,134.00
5 – Less than 1,650	3,344.00	580.00	3,924.00
6 – 2,100 or Greater	3,946.00	580.00	4,526.00
7 – 1,950 to <2,100	3,759.00	580.00	4,339.00
8 – 1,800 to <1,950	3,572.00	580.00	4,152.00
9 – 1,650 to <1,800	3,385.00	580.00	3,965.00
10 – Less than 1,650	3,198.00	580.00	3,778.00
11 – 2,225 or Greater	4,604.00	580.00	5,184.00
12 – 2,075 to <2,225	4,259.00	580.00	4,839.00
13 – 1,925 to <2,075	3,914.00	580.00	4,494.00
14 – 1,775 to <1,925	3,699.00	580.00	4,279.00
15 – Less than 1,775	3,549.00	580.00	4,129.00
16 – Non-Residential Property	59,110.00	8,910.91	68,020.91
17 – Non-Residential Property	59,970.00	8,910.91	68,880.91
18 – Non-Residential Property	51,370.00	8,910.91	60,280.91
19 – Non-Residential Property	52,300.00	8,910.91	61,210.91
Undeveloped Property	-	-	-
Total Proposed Levy	$ 533,144	$ 24,940	$ 558,084

[1] Based on projected expenditures for Fiscal Year 2025-2026. The Fiscal Year 2025-2026 Maximum Services Special Tax is $801.11 per residential unit.

Exhibit "A"

City of Fontana
Community Facilities District No. 113
The Gardens Phase Two

Schedule 3

Comparison of Special Tax Levy and Rates by Fiscal Years

Tax Classification (Land Use)	FY 2024 - 2025 Special Tax	FY 2024 - 2025 Rate	FY 2025 - 2026 Special Tax	FY 2025 - 2026 Rate	Percent Change
1 – 2,100 or Greater	$ -	$ 4,717.00	$ -	$ 4,717.00	0%
2 – 1,950 to <2,100	-	4,536.00	-	4,536.00	0%
3 – 1,800 to <1,950	-	4,355.00	-	4,355.00	0%
4 – 1,650 to <1,800	-	4,134.00	-	4,134.00	0%
5 – Less than 1,650	-	3,924.00	-	3,924.00	0%
6 – 2,100 or Greater	-	4,526.00	-	4,526.00	0%
7 – 1,950 to <2,100	-	4,339.00	-	4,339.00	0%
8 – 1,800 to <1,950	-	4,152.00	-	4,152.00	0%
9 – 1,650 to <1,800	-	3,965.00	16,925	3,965.00	0%
10 – Less than 1,650	-	3,778.00	31,980	3,778.00	0%
11 – 2,225 or Greater	-	5,184.00	-	5,184.00	0%
12 – 2,075 to <2,225	-	4,839.00	54,588	4,839.00	0%
13 – 1,925 to <2,075	-	4,494.00	261,082	4,494.00	0%
14 – 1,775 to <1,925	-	4,279.00	142,083	4,279.00	0%
15 – Less than 1,775	-	4,129.00	51,426	4,129.00	0%
16 – Non-Residential Property	-	68,020.91	-	68,020.91	0%
17 – Non-Residential Property	-	68,880.91	-	68,880.91	0%
18 – Non-Residential Property	-	60,280.91	-	60,280.91	0%
19 – Non-Residential Property	-	61,210.91	-	61,210.91	0%
Undeveloped Property	-	-	-	-	
	$ -		$ 558,084		

EXHIBIT "B"

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 113
(THE GARDENS PHASE TWO)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
(Summary – Full text available in the Financial Services Division)

The Resolution of Annual Levy refers to this Exhibit for an explanation of the rate and method of apportionment of the special tax so as to allow each landowner or resident within the district to estimate the annual amount that would be required for payment.

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 113 (The Gardens Phase Two) ("CFD No. 113") and collected each fiscal year commencing in Fiscal Year 2024-2025, in an amount determined by the City Council of the City of Fontana (the "Council") through the application of the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 113, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The rate and method of apportionment of the special tax for 2025-2026 shall be as follows.

I. SPECIAL TAXES FOR PUBLIC IMPROVEMENTS:

Land Use Class (square feet)	*Unit*	*Assigned Special Tax FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – 2,100 or Greater	Unit	$ 4,137.00	$ 4,137.00	$ 0
2 – 1,950 to <2,100	Unit	3,956.00	3,956.00	0
3 – 1,800 to <1,950	Unit	3,775.00	3,775.00	0
4 – 1,650 to <1,800	Unit	3,554.00	3,554.00	0
5 – Less than 1,650	Unit	3,344.00	3,344.00	0
6 – 2,100 or Greater	Unit	3,946.00	3,946.00	0
7 – 1,950 to <2,100	Unit	3,759.00	3,759.00	0
8 – 1,800 to <1,950	Unit	3,572.00	3,572.00	0
9 – 1,650 to <1,800	Unit	3,385.00	3,385.00	16,925
10 – Less than 1,650	Unit	3,198.00	3,198.00	31,980
11 – 2,225 or Greater	Unit	4,604.00	4,604.00	0
12 – 2,075 to <2,225	Unit	4,259.00	4,259.00	51,108
13 – 1,925 to <2,075	Unit	3,914.00	3,914.00	246,582
14 – 1,775 to <1,925	Unit	3,699.00	3,699.00	136,863
15 – Less than 1,775	Unit	3,549.00	3,549.00	49,686
16 – Non-Residential Property	Acre	59,110.00	59,110.00	0
17 – Non-Residential Property	Acre	59,970.00	59,970.00	0
18 – Non-Residential Property	Acre	51,370.00	51,370.00	0
19 – Non-Residential Property	Acre	52,300.00	52,300.00	0
				$ 533,144

Method of Apportionment of Special Tax A

Commencing with Fiscal Year 2024-2025 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose

Maximum Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property and Taxable Property Owner Association Property at up to 100% of the Maximum Facilities Special Tax for Taxable Public Property and Taxable Property Owner Association Property, as needed to satisfy the Special Tax Requirement for Facilities;

Notwithstanding the above, the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 113 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 113 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued (in accordance with Section 53321(d)(3) of the California Government Code), be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 113 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

II. SERVICES SPECIAL TAXES FOR MAINTENANCE OF PARK, PARKWAYS, AND OPEN SPACE

Land Use Class	*Unit*	*Maximum Annual Tax Rate FY 2025-2026*	*Actual Tax Rate FY 2025-2026*	*Tax Amount FY 2025-2026*
1 – Final Residential Subdivision	Unit	$ 801.11	$ 580.00	$ 64,960
2 – Non-Residential Property	Acre	12,307.93	0.00	0
				$ 64,960

On each July 1, commencing on July 1, 2024, the Maximum Services Special Tax shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

Method of Apportionment of Special Tax B

Commencing with Fiscal Year 2024-2025 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall provide for the levy of the Services Special Tax until the total Services Special Tax levy equals the Special Tax Requirement for Services. The Services Special Tax shall be levied each Fiscal Year as follows:

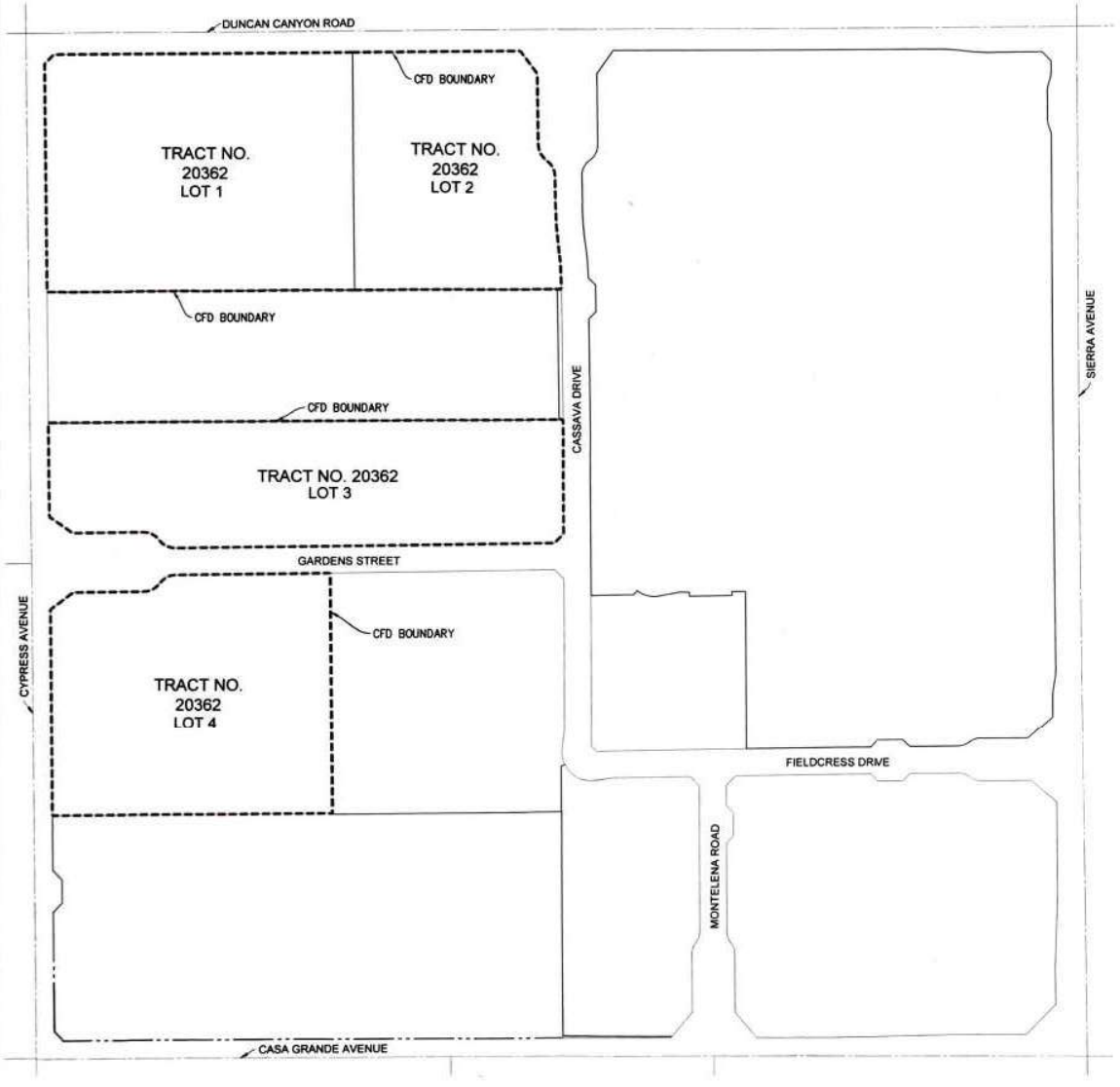
First: The Services Special Tax shall be levied Proportionately each Fiscal Year on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Services after the first step has been completed, then the levy of the Services Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Services Special Tax up to the Maximum Services Special Tax for each such Assessor's parcel.

Confirmed copy

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 113 (THE GARDENS PHASE TWO)

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 113 (THE GARDENS PHASE TWO) CONTAINS 36.32 ACRES OF LAND, MORE OR LESS.

REFERENCE IS HEREBY MADE TO TRACT NO. 20362 FILED IN BOOK 362 OF TRACT MAPS AT PAGES 78 THROUGH 84 (RECORDED AS DOCUMENT NO. 2022-0129505), IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FOR A DESCRIPTION OF THE LINES AND DIMENSION OF THE LOTS INCLUDED HEREON.

THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 113 (THE GARDENS PHASE TWO) CONTAINS LOT 1 THROUGH LOT 4, INCLUSIVE, OF TRACT NO. 20362.

BASIS OF BEARINGS

THE EASTERLY LINE OF SECTION 19, ALSO BEING THE CENTERLINE OF SIERRA AVENUE BEING: N00°33'32"W PER TRACT MAP NO. 20133, M.B. 332/17-23.

CITY CLERK'S CERTIFICATE:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FONTANA THIS 9th DAY OF April, 2024.

CITY CLERK, CITY OF FONTANA

Christina Rudsell, Deputy City Clerk

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 113 (THE GARDENS PHASE TWO), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE 9th DAY OF April 2024, BY ITS RESOLUTION NO. 2024-012

CITY CLERK, CITY OF FONTANA

Christina Rudsell, Deputy City Clerk

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2024-0089360,

THIS 17th DAY OF April, 2024, AT 12:19 P M,

IN BOOK 91 OF ~~MAPS OF ASSESSMENTS~~ AT PAGE 56, AT THE REQUEST OF THE CITY OF FONTANA

IN THE AMOUNT OF $ 11-

CHRIS WILHITE
ASSESSOR-RECORDER-COUNTY CLERK
SAN BERNARDINO COUNTY

BY: _____
DEPUTY RECORDER

PROPOSED BOUNDARIES OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 113 (THE GARDENS PHASE TWO)

PREPARED BY: rtm engineering consultants

357 N. Sheridan St, #117,
Corona, CA 92879
T 951.279.1800
www.rtmassociates.com

SHEET 1 OF 1

8353 Sierra Avenue
Fontana, CA 92335

File #: 25-0412
Agenda #: AQ.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Police Department

SUBJECT:
Police Department Monthly Information Update

RECOMMENDATION:
Accept the Police Department monthly information update for May 2025.

COUNCIL GOALS:

- Operate in a businesslike manner by creating a memorable customer experience with every interaction.
- Increase citizen involvement by informing the public about issues, program, and accomplishments.
- Concentrate on Inter-governmental relations by establishing partnerships and positive working relationships with other public agencies providing services to residents and local businesses.

DISCUSSION:
The May 2025 monthly information report has been completed. Once the report is accepted by the City Council it will be featured on the Department website.

FISCAL IMPACT:
There is no fiscal impact.

MOTION:
Approve staff recommendation.

POLICE DEPARTMENT MONTHLY REPORT

May 2025

KA1

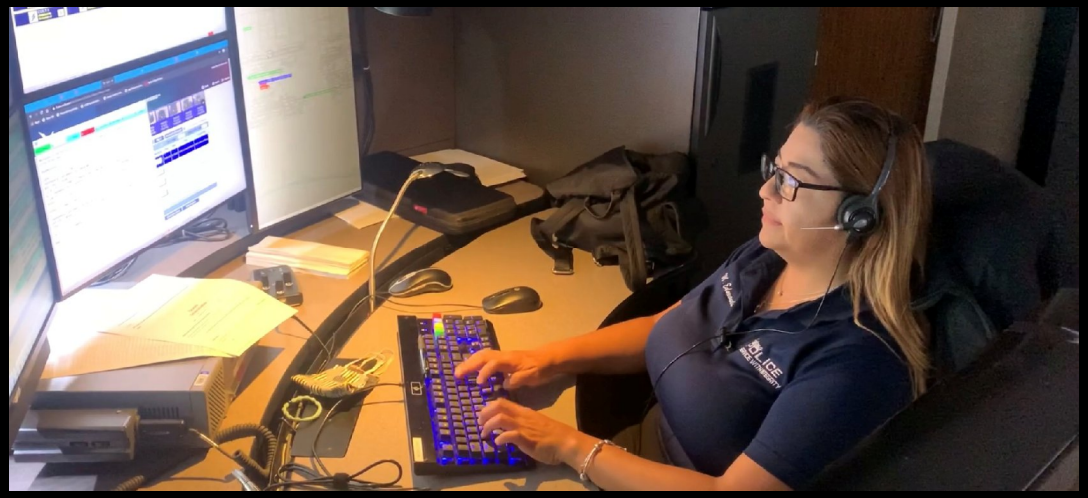
NOTEWORTHY EVENTS

- Fontana Police participated in the Heritage Elementary School's Second Annual wWellness Fair.
- Fontana Police participated in the Challenger Baseball Game and grilled food for the community.
- COPE participated in Sycamore Hills Elementary School's Career Day.
- Special Operations seized over 60 kilos of cocaine, 5 pounds of methamphetamine, large quantities of fentanyl, and several illegal firearms.
- COPE participated in Maple Elementary School Career Day.
- Fontana Detectives secured a federal indictment for conspiracy of four individuals who sold fentanyl to a local teen that caused death.
- ICAC arrested several individuals for child pornography.

KA1 Kevin Anderson, 2/9/2021


POLICE
POLICE
POLICE
POLICE





CITYWIDE

- Priority 1 response time- 4:26 (Emergency calls like subject not breathing, shots fired, and other immediate risk to life/safety)
- Calls for service- 9,985
- Total arrests- 714
  - Hispanic- 473, White- 104 , Black- 110, All other races-27
- Total Group A Offenses- 809
  - Crimes Against Persons- 210
  - Crimes Against Property- 367
  - Crimes Against Society- 232



CITYWIDE

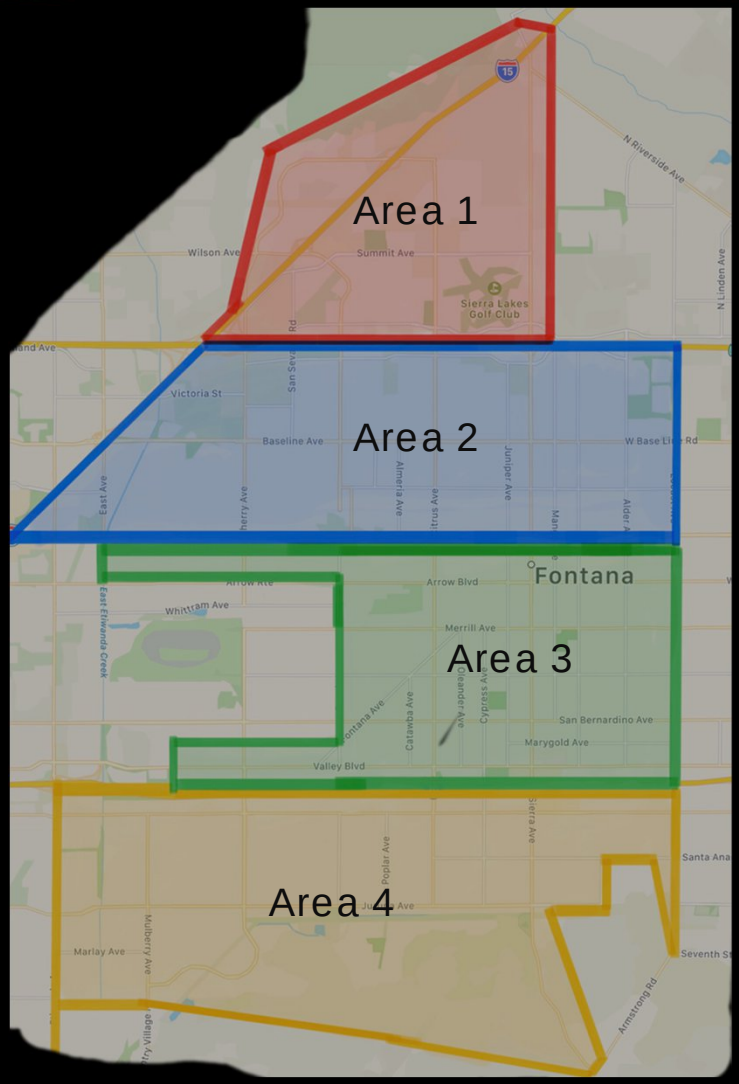
- Crimes Against Person- 145
  - Homicide- 3
  - Sex Offenses- 13
  - Assault- 121
  - Kidnapping- 3
  - Other- 5
- Crimes Against Property- 364
  - Robbery- 8
  - Burglary- 23
  - Larceny- 172
  - Destruction of Property- 47
  - Fraud- 30
  - Possession of Stolen Property- 35
  - Motor Vehicle Theft- 39
  - Other Miscellaneous Property Crimes- 10
- Crimes Against Society- 213
  - Drug and Paraphernalia Possession- 189
  - Possession of Child Pornography- 6
  - Possession of Weapons- 18
  - Other Miscellaneous Crimes- 0



CRIMES BY BEAT

- Police Department Beat system is NOT geographically the same as City Council representation Districts

- Beat 1- All area north of 210 Freeway
- Beat 2- All area south of 210 Freeway and north of Foothill
- Beat 3- All area south of Foothill and north of 10 Freeway
- Beat 4- All area south of the 10 Freeway



BEAT 1

AREA COMMANDER IS LIEUTENANT KYLE SLUSSER
EMAIL- KSLUSSER@FONTANACA.GOV
DESK- (909) 350-7716

- Total Group A Offenses- 70
- Crimes Against Persons- 19
- Crimes Against Property- 37
- Crimes Against Society- 14



BEAT 2

AREA COMMANDER IS LIEUTENANT MATT KRAUT
EMAIL- MKRAUT@FONTANACA.GOV
DESK- (909) 356-7142

- Total Group A Offenses- 190
- Crimes Against Persons- 57
- Crimes Against Property- 99
- Crimes Against Society- 34



BEAT 3

AREA COMMANDER IS LIEUTENANT CHRIS TUSANT
EMAIL – CTUSANT@FONTANACA.GOV
DESK – (909) 350-7706

- Total Group A Offenses- 406
- Crimes Against Persons- 104
- Crimes Against Property- 146
- Crimes Against Society- 156



Beat 4

AREA COMMANDER IS LIEUTENANT SCOTT SNYDER
EMAIL – SSNYDER@FONTANACA.GOV
DESK – (909) 350-7707

- Total Group A Offenses- 143
- Crimes Against Persons- 30
- Crimes Against Property- 85
- Crimes Against Society- 28



ADDITIONAL USEFUL INFORMATION

- For more information regarding specific geographical crime data, visit www.crimemapping.com and enter your zip code
- Police Department information line- (909) 350-7740
- Police Department Dispatch non-emergency line- (909) 350-7700
- Anonymous crime reporting (909) 356-TIPS to leave a recorded message
- Report Graffiti on City Property- (909) 350-GONE
- Office of the Chief- (909) 350-7702 or mdorsey@fontanaca.gov

8353 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

City Council Meeting

File #: 25-0430
Agenda #: AR.

Agenda Date: 7/22/2025
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Award Professional Services Contract with Iteris for the SMART Grant-funded Leveraging Advanced Adaptive Signal Timing for Freight to Improve Safety and Mobility Project (DE-25-172-SP)

RECOMMENDATION:

1. Award and authorize the City Manager to execute the Professional Services Agreement with Iteris in the amount of $505,767.00 to provide consultant services in performing the engineering and support work needed to deliver the City's SMART Grant-funded Leveraging Advanced Adaptive Signal Timing for Freight to Improve Safety and Mobility Project.

2. Approve and authorize the City Manager to execute any future amendments to the Agreement in the amount not to exceed $50,000.

COUNCIL GOALS:

- To improve public safety by increasing operational efficiency, visibility and availability.
- To improve public safety by implementing traffic safety programs.
- To operate in a businesslike manner by improving services through the effective use of technology.
- To practice sound fiscal management by pursing grant opportunities.
- To concentrate on Inter-governmental relations by advocating Fontana's position in regional, state, and federal organizations.
- TO enhance the local environment for future generations and create a healthy economic and environmental future by creating neighborhoods that are attractive, safe and convenient for walkers and bicyclists.
- 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.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by focusing on relief of traffic congestion.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by creating and promoting community through people, parks, and programs.

DISCUSSION:
In March 2024, the United States Department of Transportation (USDOT) announced thirty-four projects selected nationwide for the SMART grant in Fiscal Year 2023. The City of Fontana was one of six agencies in California to be selected, receiving an award in the amount of $2,000,000. Since then, staff have been working with USDOT to finalize the grant agreement and scope of the project.

This project was created to demonstrate how we can improve our transportation system using advanced traffic technologies. It evaluates the existing traffic system and explores new ways to manage traffic using smart traffic lights and digital tools. By connecting these tools to our existing fiber network and making upgrades to street infrastructure, we aim to help traffic flow more smoothly, especially for large trucks. This will make our roads safer, reduce pollution, and make it easier for everyone to reach their destination.

The City finalized the scope of the project and on May 15, 2025, the Purchasing Division solicited a Request for Proposals (DE-25-172-SP) to select a consultant to perform the engineering and support work needed. Purchasing notified two hundred fifty nine (259) firms via the City's online bid system. The bid closed on June 12, 2025, and Purchasing received a proposal from one firm. The firm's qualifications and cost proposal were reviewed based on City policies for professional services criteria, and were found to meet the needs of the project based on the technical work services required.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $505,767.00 and is included in the current FY 2025/26 budget. Costs will be funded by the USDOT SMART Grant and it's included in project # 37500001-301-A-8130.

MOTION:
Approve staff recommendation.

CITY OF FONTANA
PROFESSIONAL SERVICES AGREEMENT
DE-25-172-SP

This Agreement is made and entered into as of July 22, 2025 by and between the City of Fontana, a public agency organized and operating under the laws of the State of California with its principal place of business at 8353 Sierra Avenue, Fontana, California 92335 ("City"), and Iteris, Inc., a CORPORATION with its principal place of business at 1700 Carnegie Avenue Suite 100 Santa Ana, CA 92705 (hereinafter referred to as "Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. City is a public agency of the State of California and is in need of professional services for the following project:

Leveraging Advanced Adaptive Signal Timing for Freight to Improve Safety and Mobility (hereinafter referred to as "the Project").

B. Consultant is duly licensed and has the necessary qualifications to provide such services.

C. The Parties desire by this Agreement to establish the terms for City to retain Consultant to provide the services described herein.

AGREEMENT

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Services.

Consultant shall provide the City with the services described in the Scope of Services attached hereto as Exhibit "A."

2. Compensation.

a. Subject to paragraph 2(b) below, the City shall pay for such services in accordance with the Schedule of Charges set forth in Exhibit "B."

b. In no event shall the total amount paid for services rendered by Consultant under this Agreement exceed the sum of $505,767. This amount is to cover all printing and related costs, and the City will not pay any additional fees for printing expenses. Periodic payments shall be made within 30 days of receipt of an invoice which includes a detailed description of the work performed. Payments to Consultant for work performed will be made on a monthly billing basis.

3. Additional Work.

If changes in the work seem merited by Consultant or the City, and informal consultations with the other party indicate that a change is warranted, it shall be processed in the following manner: a letter outlining the changes shall be forwarded to the City by Consultant with a statement of estimated changes in fee or time schedule. An amendment to this Agreement shall

be prepared by the City and executed by both Parties before performance of such services, or the City will not be required to pay for the changes in the scope of work. Such amendment shall not render ineffective or invalidate unaffected portions of this Agreement.

4. Maintenance of Records.

Books, documents, papers, accounting records, and other evidence pertaining to costs incurred shall be maintained by Consultant and made available at all reasonable times during the contract period and for four (4) years from the date of final payment under the contract for inspection by City.

5. Time of Performance.

Consultant shall perform its services in a prompt and timely manner and shall commence performance upon receipt of written notice from the City to proceed ("Notice to Proceed"). Consultant shall complete the services required hereunder within **425 calendar days.** The Notice to Proceed shall set forth the date of commencement of work.

6. Delays in Performance.

a. Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this Agreement, such circumstances include but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war; riots and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage or judicial restraint.

b. Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.

7. Compliance with Law.

a. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local government, including Cal/OSHA requirements.

b. If required, Consultant shall assist the City, as requested, in obtaining and maintaining all permits required of Consultant by federal, state and local regulatory agencies.

c. If applicable, Consultant is responsible for all costs of clean up and/ or removal of hazardous and toxic substances spilled as a result of his or her services or operations performed under this Agreement.

8. Standard of Care

Consultant's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

9. Assignment and Subconsultant

Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement. Nothing contained herein shall prevent Consultant from employing independent associates, and subconsultants as Consultant may deem appropriate to assist in the performance of services hereunder.

10. Independent Contractor

Consultant is retained as an independent contractor and is not an employee of City. No employee or agent of Consultant shall become an employee of City. The work to be performed shall be in accordance with the work described in this Agreement, subject to such directions and amendments from City as herein provided.

11. Insurance. Consultant shall not commence work for the City until it has provided evidence satisfactory to the City it has secured all insurance required under this section. In addition, Consultant shall not allow any subcontractor to commence work on any subcontract until it has secured all insurance required under this section.

a. Commercial General Liability

(i) The Consultant shall take out and maintain, during the performance of all work under this Agreement, in amounts not less than specified herein, Commercial General Liability Insurance, in a form and with insurance companies acceptable to the City.

(ii) Coverage for Commercial General Liability insurance shall be at least as broad as the following:

(1) Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 00 01) or exact equivalent.

(iii) Commercial General Liability Insurance must include coverage for the following:

(1) Bodily Injury and Property Damage
(2) Personal Injury/Advertising Injury
(3) Premises/Operations Liability
(4) Products/Completed Operations Liability
(5) Aggregate Limits that Apply per Project
(6) Explosion, Collapse and Underground (UCX) exclusion deleted
(7) Contractual Liability with respect to this Agreement
(8) Property Damage
(9) Independent Contractors Coverage

(iv) The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; (3) products/completed operations liability; or (4) contain any other exclusion contrary to the Agreement.

(v) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status using ISO endorsement forms CG 20 10 10 01 and 20 37 10 01, or endorsements providing the exact same coverage.

(vi) The general liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City, and provided that such deductibles shall not apply to the City as an additional insured.

b. Automobile Liability

(i) At all times during the performance of the work under this Agreement, the Consultant shall maintain Automobile Liability Insurance for bodily injury and property damage including coverage for owned, non-owned and hired vehicles, in a form and with insurance companies acceptable to the City.

(ii) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 00 01 covering automobile liability (Coverage Symbol 1, any auto).

(iii) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status.

(iv) Subject to written approval by the City, the automobile liability program may utilize deductibles, provided that such deductibles shall not apply to the City as an additional insured, but not a self-insured retention.

c. Workers' Compensation/Employer's Liability

(i) Consultant certifies that he/she is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and he/she will comply with such provisions before commencing work under this Agreement.

(ii) To the extent Consultant has employees at any time during the term of this Agreement, at all times during the performance of the work under this Agreement, the Consultant shall maintain full compensation insurance for all persons employed directly by him/her to carry out the work contemplated under this Agreement, all in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any acts amendatory thereof, and Employer's Liability Coverage in amounts indicated herein. Consultant shall require all subconsultants to obtain and maintain, for the period required by this Agreement, workers' compensation coverage of the same type and limits as specified in this section.

d. Professional Liability (Errors and Omissions)

At all times during the performance of the work under this Agreement the Consultant shall maintain professional liability or Errors and Omissions insurance appropriate to its profession, in a form and with insurance companies acceptable to the City and in an amount indicated herein. This insurance shall be endorsed to include contractual liability applicable to this Agreement and shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. "Covered Professional Services" as designated in the policy must

specifically include work performed under this Agreement. The policy must "pay on behalf of" the insured and must include a provision establishing the insurer's duty to defend.

e. Minimum Policy Limits Required

(i) The following insurance limits are required for the Agreement:

	Combined Single Limit
Commercial General Liability	$1,000,000 per occurrence/ $2,000,000 aggregate for bodily injury, personal injury, and property damage
Automobile Liability	$1,000,000 combined single limit
Employer's Liability	$1,000,000 per accident or disease
Professional Liability	$1,000,000 per claim and aggregate (errors and omissions)

(ii) Defense costs shall be payable in addition to the limits.

(iii) Requirements of specific coverage or limits contained in this section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. Any available coverage shall be provided to the parties required to be named as Additional Insured pursuant to this Agreement.

f. Evidence Required

Prior to execution of the Agreement, the Consultant shall file with the City evidence of insurance from an insurer or insurers certifying to the coverage of all insurance required herein. Such evidence shall include original copies of the ISO CG 00 01 (or insurer's equivalent) signed by the insurer's representative and Certificate of Insurance (Acord Form 25-S or equivalent), together with required endorsements. All evidence of insurance shall be signed by a properly authorized officer, agent, or qualified representative of the insurer and shall certify the names of the insured, any additional insureds, where appropriate, the type and amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance.

g. Policy Provisions Required

(i) Consultant shall provide the City at least thirty (30) days prior written notice of cancellation of any policy required by this Agreement, except that the Consultant shall provide at least ten (10) days prior written notice of cancellation of any such policy due to non-payment of premium. If any of the required coverage is cancelled or expires during the term of this Agreement, the Consultant shall deliver renewal certificate(s) including the General Liability Additional Insured Endorsement to the City at least ten (10) days prior to the effective date of cancellation or expiration.

(ii) The Commercial General Liability Policy and Automobile Policy shall each contain a provision stating that Consultant's policy is primary insurance and that any

insurance, self-insurance or other coverage maintained by the City or any named insureds shall not be called upon to contribute to any loss.

(iii) The retroactive date (if any) of each policy is to be no later than the effective date of this Agreement. Consultant shall maintain such coverage continuously for a period of at least three years after the completion of the work under this Agreement. Consultant shall purchase a one (1) year extended reporting period A) if the retroactive date is advanced past the effective date of this Agreement; B) if the policy is cancelled or not renewed; or C) if the policy is replaced by another claims-made policy with a retroactive date subsequent to the effective date of this Agreement.

(iv) All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to provide a waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(v) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

h. Qualifying Insurers

(i) All policies required shall be issued by acceptable insurance companies, as determined by the City, which satisfy the following minimum requirements:

(1) Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and admitted to transact in the business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

i. Additional Insurance Provisions

(i) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(ii) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(iii) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(iv) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

j. Subconsultant Insurance Requirements. Consultant shall not allow any subcontractors or subconsultants to commence work on any subcontract until they have provided evidence satisfactory to the City that they have secured all insurance required under this section. Policies of commercial general liability insurance provided by such subcontractors or subconsultants shall be endorsed to name the City as an additional insured using ISO form CG 20 38 04 13 or an endorsement providing the exact same coverage. If requested by Consultant, City may approve different scopes or minimum limits of insurance for particular subcontractors or subconsultants.

12. Indemnification.

a. To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

b. If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance of "design professional" services (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

13. California Labor Code Requirements.

a. Consultant is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Consultant and all subconsultants to comply with all California Labor Code provisions, which

include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

b. If the services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Consultant and all subconsultants performing such services must be registered with the Department of Industrial Relations. Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants, as applicable. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

c. This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor.

14. Verification of Employment Eligibility.

By executing this Agreement, Consultant verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time, and shall require all subconsultants and sub-subconsultants to comply with the same.

15. Reserved.

16. Laws and Venue.

This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in the County of San Bernardino, State of California.

17 Termination or Abandonment

a. City has the right to terminate or abandon any portion or all of the work under this Agreement by giving ten (10) calendar days written notice to Consultant. In such event, City shall be immediately given title and possession to all original field notes, drawings and specifications, written reports and other documents produced or developed for that portion of the work completed and/or being abandoned. City shall pay Consultant the reasonable value of services rendered for any portion of the work completed prior to termination. If said termination

occurs prior to completion of any task for the Project for which a payment request has not been received, the charge for services performed during such task shall be the reasonable value of such services, based on an amount mutually agreed to by City and Consultant of the portion of such task completed but not paid prior to said termination. City shall not be liable for any costs other than the charges or portions thereof which are specified herein. Consultant shall not be entitled to payment for unperformed services, and shall not be entitled to damages or compensation for termination of work.

b. Consultant may terminate its obligation to provide further services under this Agreement upon thirty (30) calendar days' written notice to City only in the event of substantial failure by City to perform in accordance with the terms of this Agreement through no fault of Consultant.

18 Documents. Except as otherwise provided in "Termination or Abandonment," above, all original field notes, written reports, Drawings and Specifications and other documents, produced or developed for the Project shall, upon payment in full for the services described in this Agreement, be furnished to and become the property of the City.

19. Organization

Consultant shall assign Joshua McNeill as Project Manager. The Project Manager shall not be removed from the Project or reassigned without the prior written consent of the City.

20. Limitation of Agreement.

This Agreement is limited to and includes only the work included in the Project described above.

21. Notice

Any notice or instrument required to be given or delivered by this Agreement may be given or delivered by depositing the same in any United States Post Office, certified mail, return receipt requested, postage prepaid, addressed to:

CITY:	CONSULTANT:
City of Fontana	Iteris, Inc.
8353 Sierra Avenue	1700 Carnegie Avenue Suite 100
Fontana, California 92335	Santa Ana, CA 92705
Attn: Sid Lambert, Purchasing Office	Attn: Joshua McNeill, PE, TE
slambert@fontanaca.gov	jmcneill@iteris.com

and shall be effective upon receipt thereof.

22. Third Party Rights

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

23. Equal Opportunity Employment.

Consultant represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the State or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

24. Entire Agreement

This Agreement, with its exhibits, represents the entire understanding of City and Consultant as to those matters contained herein, and supersedes and cancels any prior or contemporaneous oral or written understanding, promises or representations with respect to those matters covered hereunder. Each Party acknowledges that no representations, inducements, promises or agreements have been made by any person which are not incorporated herein, and that any other agreements shall be void. This Agreement may not be modified or altered except in writing signed by both Parties hereto. This is an integrated Agreement.

25. Severability

The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the remaining provisions unenforceable, invalid or illegal.

26. Successors and Assigns

This Agreement shall be binding upon and shall inure to the benefit of the successors in interest, executors, administrators and assigns of each Party to this Agreement. However, Consultant shall not assign or transfer by operation of law or otherwise any or all of its rights, burdens, duties or obligations without the prior written consent of City. Any attempted assignment without such consent shall be invalid and void.

27. Non-Waiver

None of the provisions of this Agreement shall be considered waived by either Party, unless such waiver is specifically specified in writing.

28. Time of Essence

Time is of the essence for each and every provision of this Agreement.

29. City's Right to Employ Other Consultants

City reserves its right to employ other consultants, including engineers, in connection with this Project or other projects.

30. Prohibited Interests

Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee,

commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no director, official, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR PROFESSIONAL SERVICES AGREEMENT

CITY OF FONTANA

By: _____
Matthew C. Ballantyne
City Manager

Attest:

By: _____
Germaine McClellan Key
City Clerk

By: _____
Phillip Burum
Deputy City Manager

Approved as to form:

_____
Best Best & Krieger LLP
City Attorney

_____
Gia Kim
Director of Engineering / City Engineer

VENDOR NAME.

By: _____
[INSERT NAME]
[INSERT TITLE]

By: _____
[INSERT NAME]
[INSERT TITLE]

IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION POLICIES/PROCEDURES

_____
Jessica Brown
Chief Financial Officer

_____
Sid Lambert
Purchasing Manager

EXHIBIT A

Scope of Services

Technical Approach

Iteris, in collaboration with the City of Fontana and its partners, will recommend, design and deploy adaptive signal technologies and connected vehicle data to enhance traffic efficiency, safety, and mobility across critical transportation corridors. The project will integrate existing infrastructure with advanced digital systems to optimize heavy-vehicle traffic flow while prioritizing collision reduction and multimodal accessibility.

The SMART Stage 1 project will concentrate on Citrus Avenue, Sierra Avenue, Valley Boulevard, and Jurupa Avenue. These represent major corridors that experience high freight movement and commuter travel demands. They serve as essential connectors for commercial traffic while also accommodating pedestrians, cyclists, and local commuters. To address safety concerns and improve efficiency, the project will leverage real-time data and signal optimization strategies that reduce congestion and mitigate risks of collisions.

A core component of the approach involves vehicle-to-infrastructure truck signal priority, which will help balance freight movement with overall roadway efficiency. By integrating connected vehicle data, Iteris will analyze acceleration and hard stop patterns to identify critical safety risks and adjust signal timing accordingly. The project will also implement pedestrian and bicycle detection technology, adjusting signal phasing in response to crosswalk activity, dark environments, and red-light violations. Additionally, near-miss analysis and signal control conflict monitoring will provide valuable insights into intersection safety, enabling proactive interventions to prevent crashes.

With these enhancements, the SMART Stage 1 project will create a safer and more efficient transportation network. Performance monitoring will guide decisions on scalability, ensuring successful applications are expanded citywide in future project phases. This initiative will also serve as a model for neighboring cities facing similar challenges, allowing them to implement cost-effective solutions based on Fontana's findings.

Scope of Work

TASK 1: ADMINISTRATION, DESIGN, AND ENGAGEMENT

With Joshua McNeill as Project Manager, Iteris will establish the foundation for efficient project management, grant compliance, community engagement, and prototype design to ensure successful implementation. It will focus on coordinating stakeholders, developing project prototype requirements, and integrating innovative transportation solutions while maintaining compliance with SMART Grant requirements.

Subtask 1.1 Administration and Project Management

The project team will develop a resource loaded master schedule to track progress, milestones, and deliverable timelines. Project coordination meetings will be held biweekly to facilitate communication and ensure alignment among city officials, industry partners, and research institutions. Iteris will provide monthly status reports with invoicing.

Subtask 1.2 Grant Compliance and Management

This subtask will ensure the project meets all SMART grant requirements with our subconsultant, SMG as our grant compliance lead. Compliance tracking will include funding allocation oversight and performance assessments. This includes but is not limited to:

- Quarterly Milestone Progress Performance Reports
- Quarterly Financial Reports (SF-425)
- Annual Draft and Final Implementation Reports
- Other Reports, as required such as SF-428
- Budget Justification Documentation
- Final Report for project closeout

Our team will work with city staff to prepare drafts for their review and submittal. Our team will keep city staff updated on upcoming reporting requirements and any issues that may need to be addressed to avoid becoming problems later in the project.

Subtask 1.3 Community Engagement

Extensive community engagement efforts will be conducted as directed in the proposal scope of work, beginning with an initial outreach assessment. Mid-project community meetings will be held to solicit feedback on prototype designs, with presentation materials, agendas, and notes documented. A final community engagement memorandum will summarize findings, ensuring transparency and informed decision-making.

Subtask 1.4 Prototype Design

Iteris will develop a comprehensive prototype design framework that enables the testing of advanced adaptive signal timing technologies, integrating both traditional roadside infrastructure and connected vehicle-to-everything (C-V2X) systems. This approach will assess how various adaptive signal strategies function within corridor and grid-network configurations and determine their interoperability when deployed in abutting or overlapping placements. The Iteris team will partner with OEMs during the development of the prototype to incorporate C-V2X safety applications.

The prototype will examine how optimizing the movement of heavy vehicles, particularly first/last-mile freight logistics, can lead to improved safety and mobility for all roadway users. By manipulating signal timing based on freight flow, pedestrian activity, and cyclist movements, the system will aim to reduce collision risks while enhancing the overall efficiency of key corridors. This prototype will provide valuable insights into how multimodal coordination can balance transportation needs and improve traffic operations for the City of Fontana.

Subtask 1.5 Functionality Assessment

Each prototype will undergo rigorous technical review and feasibility testing to confirm its ability to optimize traffic flow and improve safety. Findings from these assessments will be used to refine the implementation approach.

Deliverables

- Resource-loaded project master schedule
- Monthly progress reports
- Kick-off meeting agenda and notes
- Biweekly project coordination meeting agenda and notes
- Quarterly milestone progress performance reports for SMART grant
- Implementation report for SMART grant
- Prototype designs and functionality assessment
- Initial community needs outreach and assessment
- Two mid-project community engagement efforts, including presentation materials, agendas, and notes
- Community engagement memorandum
- Final community engagement documentation
- Final stakeholder assessment

TASK 2: PERFORMANCE MONITORING AND ASSESSMENT

Iteris will focus on ensuring the project achieves measurable improvements in safety, mobility, and freight movement optimization. Through real-time monitoring, data sharing, and analytical assessments, this task will support ongoing refinements and scalability considerations. It will also emphasize community engagement by integrating public feedback into traffic data evaluation and performance analysis.

Subtask 2.1 Data Sharing Plan

A structured plan will be developed to facilitate transparent data exchange between municipal agencies, private sector stakeholders, and research institutions. Public access considerations will also be incorporated to allow community stakeholders to engage with transportation performance metrics and findings. Project data sharing elements will be outlined in a data sharing plan.

Subtask 2.2 Data Acquisition

The project will collect and integrate various datasets, including connected vehicle data including OEM data and 3rd party data access, pedestrian and bicycle movement analytics, freight flow trends, and traffic signal performance metrics. Additionally, feedback from local businesses and residents will be gathered to assess perceived mobility improvements and safety enhancements along key corridors.

Subtask 2.3 Data Portal

A centralized digital platform will be developed to house traffic and safety data, enabling real-time access for city officials, researchers, freight operators and select public stakeholders. The portal will support automated reporting and visualization tools, fostering informed decision-making for future corridor improvements.

Subtask 2.4 Baseline Conditions

An initial report detailing existing traffic operations, safety challenges, and multimodal mobility trends along Citrus Avenue, Sierra Avenue, Valley Boulevard, and Jurupa Avenue will be developed. This memorandum will serve as a foundational benchmark for evaluating project effectiveness. Mid-project evaluations will be conducted to measure real-time changes in traffic patterns, collision rates, and signal performance. These assessments will be used to refine prototype applications and address emerging mobility issues within the community. Dr. Zhang, along with university researchers, will lead the data collection efforts associated with developing the baseline reporting.

Subtask 2.5 Project Performance Assessment

A comprehensive analysis will be prepared to evaluate and assess prototypes detailing key performance indicators, including safety improvements, congestion mitigation, and optimization of heavy-vehicle movement. Community feedback on transportation system effectiveness will be incorporated to ensure project outcomes align with local needs.

Deliverables

- Established data-sharing framework
- Acquired transportation and safety datasets, including public engagement feedback
- Functional digital data portal with visualization tools
- Baseline Conditions Memorandum
- Interim Baseline Conditions Assessment
- Final Project Performance Analysis Memorandum

TASK 3: PROTOTYPE DEVELOPMENT AND DEPLOYMENT

Iteris will focus on the technical development, procurement, and deployment of prototype solutions to enhance traffic management and optimize mobility along key corridors. It will include detailed traffic signal plans, vendor engagement, success measurement criteria, and comprehensive documentation to ensure effective implementation.

Subtask 3.1 Prototype Design and Review

The project team will develop and finalize detailed prototype design to be implemented along intersections and corridors approved by the City. Signal phasing adjustments, detection system integration, and adaptive timing solutions will be incorporated to enhance corridor efficiency and safety. A prototype alternatives technical memorandum will be prepared to evaluate various implementation strategies and assess potential impacts. The memorandum will outline the hardware and software requirements needed to support the functionality that demonstrates the project's objectives. Iteris will also outline the associated cost to ensure the prototype is deployed within the SMART Grant budget.

Subtask 3.2 Technology Procurement

A structured procurement process will be conducted, beginning with vendor Requests for Information (RFI) to solicit technical specifications and feasibility details from industry partners. The team will then issue Requests for Bid (RFB) to acquire necessary hardware, software, and communication modules required for prototype deployment. Vendor selection will be based on predefined technical and performance criteria to ensure compatibility with Fontana's existing infrastructure.

Subtask 3.3 Prototype Deployment

A performance measurement framework will be developed to evaluate prototype effectiveness in real-world conditions. This framework will outline key success indicators, including improvements in freight movement efficiency, reductions in collision risks, signal optimization accuracy, and overall mobility enhancements. Metrics will be monitored throughout implementation to refine functionality and ensure scalability.

The selected prototypes will be installed at designated intersections along Citrus Avenue, Sierra Avenue, Valley Boulevard, and Jurupa Avenue. Deployment efforts will focus on system calibration, real-time monitoring, and iterative testing to confirm operational reliability. A final prototype deployment report will be developed, detailing installation processes, system performance, and recommendations for future enhancements.

Deliverables

- Prototype alternatives technical memorandum
- Vendor Requests for Information (RFI)
- Vendor Requests for Bid (RFB)
- Defined criteria for measuring success
- Prototype deployment documentation and performance evaluation report

TASK 4: STAGE 2 DEVELOPMENT PLAN

This task will outline the approach for expanding the most effective prototype applications from Stage 1 to a citywide deployment in Stage 2. The strategy will ensure scalability, funding alignment, and continued collaboration with municipal agencies, private stakeholders, and neighboring cities seeking to implement similar transportation innovations.

Subtask 4.1 Assessment for Stage 2

A comprehensive evaluation of Stage 1 findings will be conducted to determine which prototype technologies demonstrate the highest levels of performance, safety improvement, and traffic optimization. This assessment will identify opportunities for refining and scaling successful applications while addressing any technical challenges encountered in the initial deployment phase. A cost estimate and assessment of funding opportunities will also be provided.

Deliverables:

- Stage 2 Deployment Assessment Report and Strategy Memorandum

EXHIBIT B

Schedule of Charges/Payments

Consultant will invoice City on a monthly cycle. Consultant will include with each invoice a detailed progress report that indicates the amount of budget spent on each task. Consultant will inform City regarding any out-of-scope work being performed by Consultant. This is a time-and-materials contract.

Table 1 – (DE-25-172-SP) Total Estimate

Task		ITERIS							SMG				Xtelligent				Cal Poly Pomona					TOTAL HOURS	TOTAL COST
		Joshua McNeill, PE, TE Project Manager	Bernard Li, EE, TE, PTOE Senior Advisor & QA/QC	Jason Xu, PE, PTOE, PMP Task Leader	Rasool Andalibian PhD Task Leader	Omid Modaghegh MCSE, IMSA, Task Lead	Project Engineer	Assosiate Engineer	Tom Choe, PE Subconsultant Lead	Mareeya Tongkul, Engineer	Ellison Alegre, Senior Analyst	Anna Moneymaker, Analyst	Michael Lim, CEO	Chris Grimes, Principal Engineer	Richard Pelletier, Lead Designer	Ketan Savla, Chief Science Officer	Yongping Zhang, Ph.D., PE Subconsultant Lead	Yangsong Gu, PhD, Project Engineer	Do Kim, PhD	Yunsheng Wang, PhD	Project Administrator		
Staff Rates		$310	$320	$310	$240	$240	$195	$150	$288	$159	$202	$169	$250	$250	$250	$200	$200	$180	$200	$180	$100		
Task 1	**Administration, Design, and Engagement**	**80**	**8**	**60**	**30**	**30**	**120**	**50**	**35**	**0**	**40**	**100**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**593**	**$134,854**
1.1	Administration and Project Management	40	8	30					15				10								10	113	$32,081
1.2	Grant Compliance and Management	10					10		20		40	100										180	$35,823
1.3	Community Engagement	20		20			40	40														120	$26,200
1.4	Prototype Design	10		10	20	20	40	10					10									120	$27,600
1.5	Functionality Assessment				10	10	30						10									60	$13,150
Task 2	**Performance Monitoring and Assessment**	**25**	**0**	**25**	**95**	**0**	**100**	**60**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**235**	**160**	**65**	**65**	**0**	**830**	**$167,300**
2.1	Data Sharing Plan	5		5	20		30															60	$13,750
2.2	Data Acquisition	5		5	15		20															45	$10,600
2.3	Data Portal	5		5	20		50	60														140	$26,650
2.4	Baseline Conditions	5		5	20												90	80	30	30		260	$51,700
2.5	Project Performance Assessment	5		5	20												145	80	35	35		325	$64,600
Task 3	**Prototype Development and Deployment**	**35**	**0**	**30**	**40**	**65**	**120**	**150**	**60**	**90**	**35**	**60**	**30**	**40**	**40**	**40**	**0**	**0**	**0**	**0**	**0**	**835**	**$175,573**
3.1	Prototype Design and Review	10		10	10	30	80	100	20	60	15	30	20	20	20	20						445	$88,811
3.2	Technology Procurement	15		10		5	10	10	15	0	10	15										90	$21,281
3.3	Prototype Deployment	10		10	30	30	30	40	25	30	10	15	10	20	20	20						300	$65,481
Task 4	**Stage 2 Development Plan**	**5**	**2**	**5**	**30**	**10**	**40**	**0**	**10**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**112**	**$26,040**
4.1	Assessment for Stage 2	5	2	5	30	10	40		10		10											112	$26,040
		140	**10**	**115**	**180**	**105**	**260**	**200**	**170**	**94**	**82**	**196**	**80**	**70**	**70**	**120**	**340**	**290**	**75**	**95**	**10**	**2370**	**$503,767**
																					ODCs (Travel, expenses, etc.)		**$2,000**
																					Total		**$505,767**

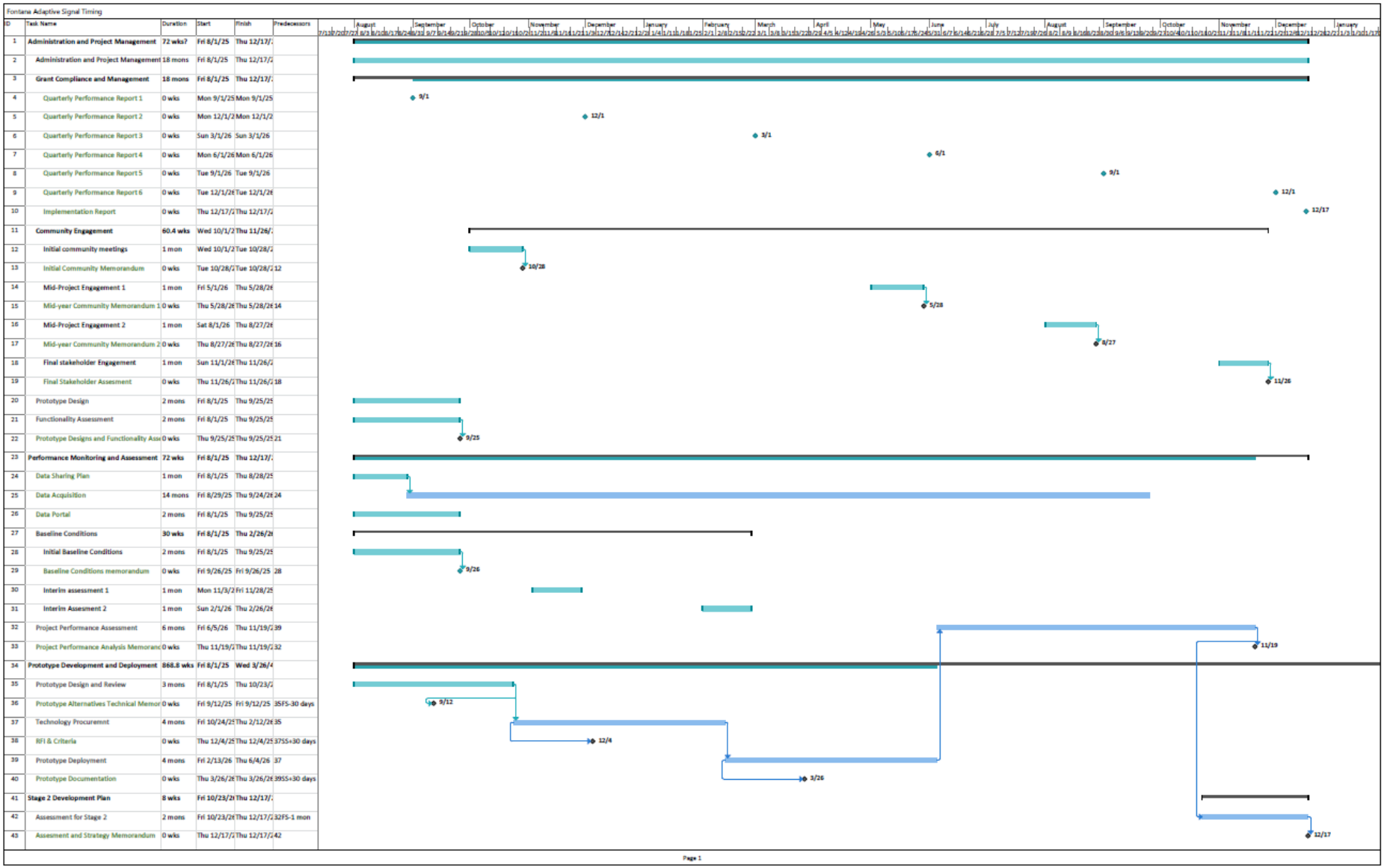
EXHIBIT C

Activity Schedule

Proposed Project Schedule

Iteris has provided the following proposed project schedule as shown in **Figure 2**.

Figure 2 – Proposed Project Schedule



ID	Task Name	Duration	Start	Finish	Predecessors
1	**Administration and Project Management**	72 wks?	Fri 8/1/25	Thu 12/17/	
2	Administration and Project Management	18 mons	Fri 8/1/25	Thu 12/17/2	
3	**Grant Compliance and Management**	18 mons	Fri 8/1/25	Thu 12/17/	
4	Quarterly Performance Report 1	0 wks	Mon 9/1/25	Mon 9/1/25	
5	Quarterly Performance Report 2	0 wks	Mon 12/1/2	Mon 12/1/2	
6	Quarterly Performance Report 3	0 wks	Sun 3/1/26	Sun 3/1/26	
7	Quarterly Performance Report 4	0 wks	Mon 6/1/26	Mon 6/1/26	
8	Quarterly Performance Report 5	0 wks	Tue 9/1/26	Tue 9/1/26	
9	Quarterly Performance Report 6	0 wks	Tue 12/1/26	Tue 12/1/26	
10	Implementation Report	0 wks	Thu 12/17/2	Thu 12/17/2	
11	**Community Engagement**	60.4 wks	Wed 10/1/2	Thu 11/26/	
12	Initial community meetings	1 mon	Wed 10/1/2	Tue 10/28/2	
13	Initial Community Memorandum	0 wks	Tue 10/28/2	Tue 10/28/2	12
14	Mid-Project Engagement 1	1 mon	Fri 5/1/26	Thu 5/28/26	
15	Mid-year Community Memorandum 1	0 wks	Thu 5/28/26	Thu 5/28/26	14
16	Mid-Project Engagement 2	1 mon	Sat 8/1/26	Thu 8/27/26	
17	Mid-year Community Memorandum 2	0 wks	Thu 8/27/26	Thu 8/27/26	16
18	Final stakeholder Engagement	1 mon	Sun 11/1/26	Thu 11/26/2	
19	Final Stakeholder Assesment	0 wks	Thu 11/26/2	Thu 11/26/2	18
20	Prototype Design	2 mons	Fri 8/1/25	Thu 9/25/25	
21	Functionality Assessment	2 mons	Fri 8/1/25	Thu 9/25/25	
22	Prototype Designs and Functionality Ass	0 wks	Thu 9/25/25	Thu 9/25/25	21
23	**Performance Monitoring and Assessment**	72 wks	Fri 8/1/25	Thu 12/17/	
24	Data Sharing Plan	1 mon	Fri 8/1/25	Thu 8/28/25	
25	Data Acquisition	14 mons	Fri 8/29/25	Thu 9/24/26	24
26	Data Portal	2 mons	Fri 8/1/25	Thu 9/25/25	
27	**Baseline Conditions**	30 wks	Fri 8/1/25	Thu 2/26/26	
28	Initial Baseline Conditions	2 mons	Fri 8/1/25	Thu 9/25/25	
29	Baseline Conditions memorandum	0 wks	Fri 9/26/25	Fri 9/26/25	28
30	Interim assessment 1	1 mon	Mon 11/3/2	Fri 11/28/25	
31	Interim Assesment 2	1 mon	Sun 2/1/26	Thu 2/26/26	
32	Project Performance Assessment	6 mons	Fri 6/5/26	Thu 11/19/2	39
33	Project Performance Analysis Memoranc	0 wks	Thu 11/19/2	Thu 11/19/2	32
34	**Prototype Development and Deployment**	868.8 wks	Fri 8/1/25	Wed 3/26/4	
35	Prototype Design and Review	3 mons	Fri 8/1/25	Thu 10/23/2	
36	Prototype Alternatives Technical Memor	0 wks	Fri 9/12/25	Fri 9/12/25	35FS-30 days
37	Technology Procurennt	4 mons	Fri 10/24/25	Thu 2/12/26	35
38	RFI & Criteria	0 wks	Thu 12/4/25	Thu 12/4/25	37SS+30 days
39	Prototype Deployment	4 mons	Fri 2/13/26	Thu 6/4/26	37
40	Prototype Documentation	0 wks	Thu 3/26/26	Thu 3/26/26	39SS+30 days
41	**Stage 2 Development Plan**	8 wks	Fri 10/23/2	Thu 12/17/	
42	Assessment for Stage 2	2 mons	Fri 10/23/26	Thu 12/17/2	32FS-1 mon
43	Assesment and Strategy Memorandum	0 wks	Thu 12/17/2	Thu 12/17/2	42

File #: 25-0349
Agenda #: A.

Agenda Date: 7/22/2025
Category: Public Hearing

FROM:
Planning Department

SUBJECT:
Master Case No. 24-0065: Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements, pursuant to an Addendum to the Rancho Fontana Specific Plan Environmental Impact Report

RECOMMENDATION:
Adopt **Resolution No. 2025-079**, a Resolution of the City Council of the City of Fontana adopting an Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Rancho Fontana Specific Plan Environmental Impact Report (SCH No. 1981100211) pursuant to the California Environmental Quality Act (CEQA), and approving Specific Plan Amendment No. 24-0001 to amend Planning Area 18 to Planning Area 18A increasing the allowable residential density from six dwelling units per acre to 12 dwelling units per acre and including parking and setback development standards, approving Tentative Tract Map No. 24-0010 to subdivide approximately 3.3 acres for condominium purposes and approving Design Review No. 24-0035 for the construction of 54 attached condominium dwellings and associated improvements, subject to the Conditions of Approval.

COUNCIL GOALS:
- Provide a diverse range of housing types and levels of affordability while addressing homelessness in the community by promoting diverse range of housing projects and levels of affordability.
- Enhance the local environment for future generations and create a healthy economic and environmental future by creating neighborhoods that are attractive, safe and convenient for walkers and bicyclists.

DISCUSSION:
Background:
The project was considered by the Planning Commission at a duly noticed public hearing on July 1, 2025. A letter addressed to the City Council was placed on the dais regarding potential impacts the proposed project could have on traffic and the surrounding area. The applicant submitted a memo addressing the issues raised. Both the comment letter and memo are attached to the staff report.

The Planning Commission voted (5-0) to adopt Resolution PC No. 2025-022), thereby forwarding a recommendation of the approval to the City Council.

Following the Planning Commission hearing, staff identified that a condition requiring the formation of a homeowners' association was inadvertently excluded from the design review and tentative tract map conditions of approval. The condition has now been incorporated into both entitlements' draft conditions of approval and are reflected in Attachment No. 1.

Project Description/Analysis:

The applicant, NewBridge Homes, is requesting that the City Council review and approve a Specific Plan Amendment to the Rancho Fontana Specific Plan, a Tentative Tract Map to subdivide the project site for condominium purposes, and a Design Review for the development of the project site with 54 attached condominiums and associated improvements on APN 1110-171-02 located south of Baseline Avenue, east of Orlando Drive and west of Lime Avenue.

Specific Plan Amendment (SPA) No. 24-0001:
The project site is located in Planning Area 18 of the Rancho Fontana Specific Plan, which has an allowable residential density of 6 dwelling units per acre. The applicant is requesting to amend the specific plan to create Planning Area 18A with an allowable residential density of 12 dwelling units per acre. The applicant is also proposing to include development standards in the Rancho Fontana Specific Plan for Planning Area 18A. The proposed development standards are specific to multi-family residential development and are consistent with the development standards in other specific plans in the city.

The Rancho Fontana Specific Plan and corresponding Environmental Impact Report originally contemplated a maximum of 2,445 dwelling units for the specific plan area. There are currently 2,360 dwelling units in the specific plan area, with Planning Area 18A being the last remaining undeveloped area. The additional 54 dwelling units will increase the total development in the specific plan area to 2,414 and will not increase development in excess of what was originally contemplated for the specific plan area.

The surrounding area is developed with detached single-family residential dwellings. While the proposed attached condominium development is higher in density than the residential areas in the immediate vicinity, it is not expected that it will have a detrimental effect on the surrounding area. Parking (resident and guest) will be provided on-site to eliminate strain on the surrounding streets. Additionally, the proposed condominium development will be similar in shape and scale to two-story single-family homes. Therefore, there would not be impacts on the surrounding neighborhoods, either aesthetically or functionally.

Tentative Tract Map No. 20729 (TTM 24-0010):
The proposed project includes the subdivision of the project site for condominium purposes, as well as the required street dedication and improvements consistent with the surrounding area. Each dwelling unit will be sold separately and a homeowners association will be created for the maintenance of all common areas, amenities and landscaping.

Design Review (DRP) No. 24-0024:
The development will be comprised of 54 attached condominiums. The applicant proposes a Spanish style of architecture. The architectural features for the proposed buildings incorporate a light earth

tone color palette with accent colors to be used for entry doors, shutters, and garage doors. The architectural style includes a smooth stucco finish, tile roof, shutters, awnings, decorative clay pipes, decorative metal accents, and Spanish tile accents.

The proposed dwellings will be two to three bedrooms. Two-bedroom units are proposed to be 925 square feet and three-bedroom dwellings will range from 1,413 square feet to 1,668 square feet. Resident and guest parking is provided on-site at a rate of 2.6 parking spaces per unit. Dwelling units consist of either a one- or two-car garage. A total of 96 garage spaces are to be provided. Guest parking will be provided as surface parking and located throughout the development. A total of 45 guest parking spaces are to be provided.

The Rancho Fontana Specific Plan does not currently include standards for recreational amenities for multi-family residential development. Therefore, the type, number and size of the amenities proposed are consistent with other similarly sized attached condominium projects in the city. The proposed development includes four barbecue areas located throughout the community. The barbecue areas feature dining tables and built-in barbecue grills. The proposed project also features a play area with play equipment, a rubberized play surface, benches, and a shade structure.

The project site is vacant and undeveloped. The topography of the project site is generally flat, with a less than two (2) percent grade from north to south.

The project plans indicate that the existing six-foot high masonry wall on the site's southern property line will remain in place. Additionally, a drainage channel will run along the southern property line adjacent to the wall. A combination wall (two-foot-high retaining wall and four-foot high tubular steel fencing) will be constructed between the drainage channel and the adjacent northerly private and common open spaces within the site. A six-foot high split face block wall with pre-cast cap and pilasters will be constructed near the northern property line/Baseline Avenue with a three- to five-foot landscape buffer between the existing sidewalk and the wall.

Access to and from the project site will be provided from Orlando Drive and Lime Avenue via a central drive aisle. The central drive aisle will connect to alleys for access to unit garages and some guest parking spaces. Additional guest parking spaces are to be located off of the central drive aisle.

Environmental:

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Rancho Fontana Specific Plan Program Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 1981100211) has been prepared for this proposed project. The aforementioned PEIR adopted by the City Council on December 7, 1982, anticipated a maximum of 2,445 residential units for the specific plan area and the proposed project does not cause the specific plan area to exceed the originally studied number of residential units.

The proposed project does not represent significant changes to the approved Rancho Fontana Specific Plan EIR relative to CEQA since it does not change the assumptions, analysis, conclusions, or mitigation. The components of the proposed project do not alter the EIR project's significance conclusions or represent significant new information. Additionally, the proposed project does not

require major revisions to the aforementioned EIR, does not lead to new significant environmental effects, or does not lead to substantial increase in the severity of previously identified significant effects. The proposed project does not trigger any of the conditions that warrant preparation of a Subsequent EIR. Therefore, an Addendum to the EIR has been prepared for this proposed project and no further/additional CEQA review is required.

A MMRP was adopted as a part of the Approved Project FEIR that ensures the measures identified in the FEIR to mitigate impacts associated with implementation of the Approved Project are applied to subsequent development projects in the Rancho Fontana Specific Plan Update area. The previously adopted mitigation measures applicable to the Approved Project will be imposed as conditions of the Proposed Project, and the MMRP, as applicable to the Approved Project, is contained in Appendix A.

The Final Rancho Fontana Specific Plan Program Environmental Impact Report (State Clearinghouse [SCH] No. 1981100211) and the Addendum are posted on the City's website. The Rancho Fontana Specific Plan PEIR can be found at <https://www.fontanaca.gov/1293/Rancho-Fontana-Specific-Plan>>

The Addendum to the Rancho Fontana Specific Plan PEIR can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>.

Attachments:

Attachment No. 1 - Resolution for Specific Plan Amendment, Tentative Tract Map, Design Review and Addendum to the Rancho Fontana Specific Plan EIR
Attachment No. 2 - Planning Commission Packet
Attachment No. 3 - Planning Commission Minutes from July 1, 2025
Attachment No. 4 - Public Hearing Notice
Attachment No. 4 - Comment Letter and Response Memo

FISCAL IMPACT:
None.

MOTION:
Approve staff's recommendation

RESOLUTION NO. 2025-079

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA ADOPTING THE ADDENDUM TO THE RANCHO FONTANA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT, AND APPROVING SPECIFIC PLAN AMENDMENT NO. 24-0001 TO AMEND THE PLANNING AREA DESIGNATION FROM PLANNING AREA 18 TO PLANNING AREA 18A, INCREASING THE ALLOWABLE RESIDENTIAL DENSITY FROM SIX DWELLING UNITS PER ACRE TO 12 DWELLING UNITS PER ACRE, AND TO INCLUDE DEVELOPMENT STANDARDS FOR THE PLANNING AREA; TENTATIVE TRACT MAP No. 20729 (TTM NO. 24-0010) TO SUBDIVIDE APPROXIMATELY 3.3 ACRES FOR CONDOMINIUM PURPOSES; AND DESIGN REVIEW NO. 24-0035 FOR THE DEVELOPMENT OF AN ATTACHED CONDOMINIUM DEVELOPMENT CONSISTING OF 54 DWELLING UNITS AND ASSOCIATED IMPROVEMENTS AT APN 1110-171-02.

WHEREAS, on February 16, 1968, Assessor Parcel Number ("APN") 1110-171-02 ("Subject Property") was annexed from San Bernardino County into the City of Fontana; and

WHEREAS, the most recent edition of the City of Fontana General Plan was adopted by the Fontana City Council ("City Council") on November 13, 2018; and

WHEREAS, on October 3, 2024, the City of Fontana ("City") received an application from NewBridge Homes ("Applicant"), encompassing a Specific Plan Amendment ("SPA No. 24-0001"), Tentative Tract Map ("TTM No. 24-0010 (TTM No. 20729)") and Design Review ("DRP No. 24-0035") to amend the Rancho Fontana Specific Plan to increase the residential density for the project site, subdivide the site for condominium purposes, and seeking the design review approval for the design of a 54-unit attached condominium development and the associated improvements on 3.3 acres at the Subject Property. The project together is known as Master Case Number 24-0065 ("MCN 24-0065"); and

WHEREAS, the City previously prepared and certified the Final Environmental Impact Report (FEIR) for the Rancho Fontana Specific Plan project on December 7, 1982, consisting of comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions and errata to the Draft EIR and subsequently approved the Rancho Fontana Specific Plan. For the purposes of this Resolution, the "FEIR" shall refer to the Draft EIR, as revised by the Final EIR's errata section together with the other sections of the Final EIR; and

WHEREAS, on December 7, 1982, the City Council of the City of Fontana ("City Council") approved the Rancho Fontana Specific Plan and the Rancho Fontana Specific Plan Environmental Impact Report; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an addendum for the project, staff evaluated the project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, State CEQA Guidelines section 15162 and City of Fontana's 2019 Local Guidelines for Implementing CEQA by preparing an Initial Study and accompanying technical reports (Addendum); and

WHEREAS, based on that evaluation, staff concluded that the FEIR fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the proposed project, and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

WHEREAS, MCN 24-0065 are supported by the goals and policies of the General Plan; and

WHEREAS, the Conditions of Approval have been prepared and are attached hereto as Exhibit "B" for TTM No. 24-0010 (TTM No. 20729) and Exhibit "C" for DRP No. 24-0035; and

WHEREAS, all notices required by statute and the Fontana Municipal Code have been given as required; and

WHEREAS, the owners of property within 660 feet of the Subject Property were notified via public hearing notice mailer prior to the Public Hearing for Planning Commission and City Council; and a notice of the public hearing was published in the Fontana Herald newspaper on June 20, 2025, for Planning Commission and July 11, 2025, for City Council, and at the project site; and

WHEREAS, on July 1, 2025, the Fontana Planning Commission ("Planning Commission") held a noticed public hearing on MCN 24-0065 and received public testimony and evidence presented by the Applicant, City staff, and other interested parties at the Public Hearing held on the project Addendum to the Rancho Fontana Specific Plan FEIR, MMRP, and MCN No. 24-0065 and recommended approval with a vote of 5-0 to the City Council by Resolution No. 2025-022; and

WHEREAS, on July 22, 2025, the City Council conducted a noticed public hearing on the project Addendum to the Rancho Fontana Specific Plan FEIR, MMRP, and MCN No. 24-0065 and received testimony from all parties and documentation from

the Planning Commission's public hearing on July 1, 2025; and

WHEREAS, based on the information presented to and evidence received by the City Council at the public hearing held on July 22, 2025, for the project, Addendum to the Rancho Fontana Specific Plan FEIR, MMRP, and MCN No. 24-0065, the City council found that the project is in conformance with the goals and policies of the General Plan; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City through effective land use and planning; and

WHEREAS all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California as follows:

Section 1. Recitals. The above recitals are true and correct and incorporated herein by reference.

Section 2. Compliance with California Environmental Quality Act. The City Council has reviewed and considered the Rancho Fontana Specific Plan FEIR and Addendum, any oral or written comments received, and the administrative record prior to making any recommendation on the Proposed Project. The City Council finds that the Addendum and Rancho Fontana Specific Plan FEIR contain a complete and accurate reporting of all of the environmental impacts associated with the Proposed Project. The City Council further finds that the Addendum have been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Rancho Fontana Specific Plan FEIR, the Addendum, and all related information presented to the City Council, the Council finds that the Proposed Project necessitates only minor modifications to the Rancho Fontana Specific Plan FEIR. Therefore, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Rancho Fontana Specific Plan FEIR is the appropriate document for the project.

The City Council further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Project because the Project:

A. Will not result in substantial changes that would require major revisions of the Rancho Fontana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified

significant effects; and

B. Will not result in substantial changes with respect to the circumstances under which the proposed project are developed that would require major revisions of the Rancho Fontana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Rancho Fontana Specific Plan FEIR documents were certified showing any of the following:

(i) The proposed project would have one or more significant effects not discussed in the EIR;

(ii) That significant effects previously examined would be substantially more severe than shown in the EIR;

(iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

(iv) That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Rancho Fontana Specific Plan FEIR and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the proposed project have been addressed within the Rancho Fontana Specific Plan FEIR and the Addendum. The City Council finds that no new or additional mitigation measures or alternatives are required. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the proposed project may result in any significant environmental impacts beyond those analyzed in the Rancho Fontana Specific Plan FEIR. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the proposed project and reflects the independent judgment and analysis of the City Council.

Section 5. Adoption of the Addendum to the Rancho Fontana Specific Plan FEIR. The City Council hereby adopts the Addendum to the EIR for the Rancho Fontana Specific Plan Program Environmental Impact Report (SCH No. 1981100211) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA

Section 6. Specific Plan Findings. The City Council hereby makes the following findings for Specific Plan Amendment No. 24-0001 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

Finding: A Specific Plan may be amended by changing the development standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.

Findings of Fact: The Applicant is proposing to amend the Rancho Fontana Specific Plan to create an additional land use designation. The project site is currently located in planning area 18, which allows "low medium density residential" and a maximum residential density of six dwelling units per acre. The Applicant is proposing to create an additional planning area (18A) to allow for "high density residential", which allows for a maximum residential density of 12 dwelling units per acre. Planning Area 18A includes development standards specific to the higher density residential, such as setbacks and parking standards. The amendment to the specific plan will allow for the development of the only remaining vacant area in the specific plan and will diversify the densities and residential product types in the specific plan. The amendment to the Rancho Fontana Specific Plan will not be detrimental to any of the surrounding land uses. The amendment is considered appropriate, having been evaluated within the context of generally accept planning principles, compatibility with surrounding land uses, and consistency with the General Plan.

Section 7. Tentative Tract Map Findings. The City Council hereby makes the following findings for TTM No. 24-0010 (TTM No. 20729) in accordance with Section No. 26-218(d) of the FMC:

Finding No. 1: That the proposed map is consistent with the city's general plan and any applicable specific plan.

Findings of Fact: Tentative Tract Map No. 24-0010 (TTM No. 20729) is consistent with the existing General Plan Land Use Designation for the project site. The lot size meets the lot standards of the existing and proposed designation in the Rancho Fontana Specific Plan. The tentative tract map is a request to subdivide approximately 3.3 acres (APN: 1110-171-02) for condominium purposes for the construction of a 54-unit attached condominium development with associated improvements, which is a land use permitted in the proposed specific plan designation.

Finding No. 2: That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.

Findings of Fact: The site design for Tentative Tract Map No. 24-0010 (TTM No. 20729) is consistent with the General Plan. The lot size and street configuration conform to the requirements of the Land Use, Zoning, and Urban Design and Community

Mobility and Circulation Elements of the City of Fontana General Plan, and Chapter No. 26 of the FMC. The lot size and street configuration also conform to the standards of the proposed land use designation in the Rancho Fontana Specific Plan. The project includes all on-site and off-site improvements to meet all the General Plan goals and objectives as well as all the zoning and Rancho Fontana Specific Plan requirements. Improvements consist of curb, gutter and sidewalks on Orlando Drive and Lime Avenue, drainage, and grading to provide a safe and well-designed project for the area.

Finding No. 3: The site is physically suitable for the type and density of development proposed.

Findings of Fact: The project site, which consists of approximately 3.3 adjusted gross acres, is adequate in size to accommodate the development of a 54-unit attached condominium development with associated improvements. The existing topography is conducive for the project, and development of the site will not require setback variances. Therefore, the site is suitable for this type of development.

Finding No. 4: The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of Tentative Tract Map No. 20729 (TTM No. 20729) is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. There will be no significant effect on the environment with mitigation as a result of project implementation. An Addendum to the Rancho Fontana Specific Plan Environmental Impact Report has been prepared and made a part of the environmental documentation and Conditions of Approval for this project.

Finding No. 5: The design of the subdivision or type of improvements will not cause serious public health problems.

Findings of Fact: The design of Tentative Tract Map No. 24-0010 (TTM No. 20729) will not cause public health problems. The development complies with the general plan and specific plan land use requirements. Improvements include connection to public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project for the area. Therefore, the project promotes the public health, safety, and welfare of the surrounding community.

Finding No. 6: That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Findings of Fact: The design of Tentative Tract Map No. 24-0010 (TTM No. 20729) and public improvements will not conflict with access easements acquired by the public. The site is accessed from Orlando Drive and Lime Avenue, which are publicly

maintained streets. Currently, there are no other public access easements through or within the project site.

Section 8. Design Review Findings. The City Council hereby makes the following findings for Design Review No. 24-0035 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 specific plan or area plan.

Findings of Fact: The project proposes a site and architectural design for the 54-unit condominium development. The project will be an appropriate and desirable development for the area. The areas surrounding the project site are developed with detached single-family dwellings. While the proposed condominiums are attached, the development will function similarly to the adjacent single-family neighborhoods with sufficient private open space, common open space and parking. The condominium buildings are similar in height to the two-story dwellings in the vicinity and will be similar is scale.

The proposed development is located in the Residential Planned Community (R-PC) general plan land use designation. The designation is used for master-planned communities with specific plans and is considered as a "legacy" land use category linked to the zoning and density approved in specific plans. The project site is located in the Rancho Fontana Specific Plan and with the requested associated specific plan amendment, the project will meet or exceed the criteria contained in the specific plan and Zoning and Development Code.

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 project consists of the development of a 54-unit attached condominium project. The development will be built pursuant to all applicable building, zoning and fire codes, in addition to the Conditions of Approval attached hereto as Exhibit B and C and referenced herein. Architectural features such as a light neutral color palette, decorative clay pipe, metal accents and smooth stucco will accentuate the Spanish architectural style. Additionally, variations to the building face and roof lines are architecturally pleasing. The project includes improvements along Orlando Drive and Lime Avenue.

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.

Finding of Fact: The project is aesthetically and architecturally pleasing and compatible with the surrounding area. The project site is approximately 3.3 acres

adjusted gross acres and is physically suitable in size and shape to support an attached condominium development. Applicable building, zoning, and fire codes will make for a safe, attractive, and well-designed project. The project will create visual interest with architectural features of the Spanish style, such as smooth stucco, a light neutral color palette, decorative clay pipes, metal accents, and shutters. The character of the surrounding neighborhood reflects both one- and two- story single-family dwellings. The project is compatible with the surrounding uses and provides a development that is designed with features (architectural relief, landscaping, street improvements, and lighting) to enhance the character of the surrounding area.

Finding No. 4: The site improvements are appropriate and will result in a safe, well-designed facility.

Finding of Fact: The development has appropriate improvements, not only for the project site but the surrounding area. Project features include sidewalks, drainage, grading, perimeter and privacy walls, and fencing to provide a safe and well-designed neighborhood. The project has been reviewed by the Planning, Engineering, Building and Safety Departments, as well as Fontana Fire Prevention for site circulation, access, and safety and it was determined the project exceeds the standards of the Zoning and Development Code and will provide a safe design for public access.

Section 9. Specific Plan Amendment Approval. Based on the findings in Section 6, the City Council hereby approves SPA No. 24-001 is hereby approved, with the approved amendments as shown on Exhibit “A”, attached hereto and by this reference incorporated herein.

Section 10. Tentative Tract Map Approval. Based on the findings in Section 7, the City Council hereby approves TTM No. 24-0010, subject to the Conditions of Approval attached here to as Exhibit “B” and incorporated herein by this reference as fully set forth herein.

Section 11. Design Review Approval. Based on the findings in Section 8, the City Council hereby approves DRP No. 24-0035, subject to the Conditions of Approval attached hereto as Exhibit “C” and incorporated by this reference as fully set forth herein.

Section 12. 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 Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code Section No. 21081.6.

Section 13. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 14. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 15. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED this 22nd day of July 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 the 22nd day of July 2025, 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”

RANCHO FONTANA SPECIFIC PLAN
LAND USE DEVELOPMENT PLAN (EXISTING)
PLANNING UNIT AREAS



RANCHO FONTANA SPECIFIC PLAN
LAND USE DEVELOPMENT PLAN (PROPOSED)
PLANNING UNIT AREAS



Development Plan Statistical Summary

Planning Unit	Land Use Designation	Gross Acreage	Max Density (DU/AC)	Existing (Approved) Units	Proposed Units	TOTAL # OF UNITS
1	Low Density Residential	15.30	6.0	89	0	89
2	Low Density Residential	5.00	6.0	23	0	23
3	Low Density Residential	30.00	4.5	134	0	134
4	Low Density Residential	9.50	6.0	49	0	49
5	Low Density Residential	10.00	6.0	56	0	56
6	Low Density Residential	20.50	6.0	122	0	122
7	School/Park	10.00	N/A	0	0	0
8	Low Density Residential	18.20	4.5	82	0	82
9	Low Density Residential	20.00	4.5	90	0	90
10	Low Density Residential	22.50	4.5	101	0	101
11	Park	10.00	N/A	0	0	0
12	Low Density Residential	20.00	6.0	114	0	114
13	Low Density Residential	5.00	6.0	29	0	29
14	Low Density Residential	15.00	6.0	83	0	83
15	Low Density Residential	20.00	6.0	111	0	111
16	Low Density Residential	4.50	6.0	27	0	27
17	Low Density Residential	10.00	6.0	55	0	55
18	Low Density Residential	**14.67**	6.0	**88**	0	**88**
18A	**High Density Residential**	**4.53**	**12.0**	**0**	**54**	**54**
19	Low Density Residential	30.50	4.5	132	0	132
20	Low Density Residential	10.00	4.5	41	0	41
21	Low Density Residential	15.00	6.0	83	0	83
22	Low Density Residential	9.80	6.0	41	0	41
23	Low Density Residential	20.00	4.5	90	0	90
24	Low Density Residential	19.50	6.0	92	0	92
25	Low Density Residential	20.50	4.5	92	0	92
26	Low Density Residential	20.00	4.5	90	0	90
27	School/Park	10.00	N/A	0	0	0
28	Low Density Residential	10.00	4.5	45	0	45
29	Low Density Residential	20.00	4.5	87	0	87
30	Low Density Residential	20.00	4.5	77	0	77
31	Low Density Residential	20.00	4.5	86	0	86
32	Low Density Residential	20.00	N/A	**102**	0	**102**
33	Low Density Residential	10.00	4.5	49	0	49
		520.0		**2,360**	**54**	**2,414**

SP TOTALS	Existing Approved Units	Proposed Units	TOTAL
Total	2,360	54	2,414
Remaining Undesignated			31
Max Permitted per EIR			2,445

Amend Section 4.3.1.2 Residential as follows:

The residential portion of the plan proposes a total of 2445 total dwelling units, to be constructed in a variety of densities and product types. Table 1 (Land Use Summary) provides a breakdown of the assigned gross densities, acres and dwelling unit yield for each planning unit. Residential land uses are broken down into four density categories. Each residential planning unit has an assigned density which corresponds with one of the four density categories. This assigned density and the resultant dwelling unit yield based on these densities generates the maximum yield within each planning unit. Cumulatively, the maximum assigned densities for each planning unit yield an average of 4.5 dwelling units per acre over the entire plan area. This average yield is consistent with the General Plan designation for the project area.

The concept of the plan is to allow flexibility during plan implementation. This is provided in several ways. First, the assigned densities are maximum yields for each planning unit **without an amendment to the Rancho Fontana Specific Plan**, and may in fact be built out at lower yields depending on market conditions. Second, the plan allows for a range of residential product types in any residential planning unit, again responding to market conditions as long as the maximum assigned yield is not exceeded **without an amendment to the Rancho Fontana Specific Plan reallocating units to a specific planning unit.** Third, intensification of development may also occur in response to physical design constraints; however, the assigned density and dwelling unit cannot be exceeded **without an amendment to the Rancho Fontana Specific Plan reallocating units to a specific planning unit.** For example, the precise planning of Planning Unit 12 may indicate that physical constraints restrict the developable portion of the Unit to 60 percent of its gross area. The dwelling unit yield for Unit 12 must then be intensified on 60 percent of the Planning Unit area which will probably result in the utilization of a different housing product type to achieve the maximum yield than that which could be used if 100 percent of the area were developable. Thus, the plan allows flexibility during precise plan implementation while still providing a maximum plan yield for infrastructure planning purposes.

The concept of the plan in terms of residential allocation is to intensify development within the village loop area of the plan. Intensifying development within and along the village loop reinforces the area within the loop as the focal area or core of the village with the village loop street acting to tie the activity centers within this area together. The three highest density categories occur within the loop and the planning units outside the loop are almost exclusively the lowest density category.

Amend Section 6.3.5 as follows:

> All areas designated for residential use may not exceed the maximum dwelling unit yield as indicated in the statistical ~~analysis~~ **summary without the approval by the City of Fontana of a density transfer.** In no case shall the dwelling unit count exceed the total number depicted

in the statistical ~~analysis~~ **summary without the approval by the City of Fontana of a density transfer,** but may be developed below those densities **without an amendment to the Rancho Fontana Specific Plan.**

Add back Section 6.3.11: High Density Residential as follows:

High density residential shall be defined as areas in which the gross density is twelve (12) dwelling units per acre.

Amend Section 6.3.18: Density as follows:

a) Computation for acreage for determining densities designated for residential use shall be based on gross acreage.

b) The total number of dwelling units in any residential planning unit as shown on the statistical ~~analysis~~ **summary in Section 6.2 of this Specific Plan** shall not be exceeded **without the approval by the City of Fontana of a density transfer. Development of any individual planning unit to a lower density may occur without an amendment to the Rancho Fontana Specific Plan.**

Amend Section 6.5.1.5: Off Street Parking as follows:

a) **Parking for High-Density Residential uses shall require a minimum of two (2) and one-half (.5) spaces for each dwelling unit. All required parking spaces shall be located off-street**. Parking for all **other** uses shall be as required by City of Fontana Zoning Ordinance.

Add and Amend Section 6.5.3.6: Setback from Street as follows:

a) The following minimum setbacks shall apply to maintain structures abutting streets.
Said setbacks shall be measured from the ultimate right-of-way line.

i. Street Designation	Min. Setback from ROW
Major	~~25 ft.~~ **15 ft.**
Primary	~~20 ft.~~ **15 ft.**
Collector	15 ft.
Local	15 ft.

b) ***Projection into Setbacks along Public Rights-of-Way.*** **A setback along public rights-of-way may be reduced by up to 50 percent where a deceleration lane or bus bay would result in an encroachment into the required setback area, provided:**

(1) The reduced setback area shall be no more than the length of the required deceleration lane or bus bay, as determined by the City Engineer.

(2) Does not include any reduction of the landscaped area requirement or landscape screening requirement for any parking areas.

EXHIBIT "B"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 24-0065 **DATE:** July 22, 2025
Tentative Tract Map 24-0010 (TTM No. 20729)

LOCATION: South of Baseline Avenue, east of Orlando Drive and west of Lime Avenue (APN: 1110-171-02)

PLANNING DEPARTMENT:

1. 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 requirements of the Fontana City's Municipal Code shall be complied with.

   B. All Conditions of Approval imposed on this project have been fulfilled.

2. The applicant/developer/property owner 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 applicants 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 legal counsel. The applicant shall be responsible for and reimburse the city for such legal fees and costs, in their entirety, including actual attorney 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 attorney's fees, and other costs awarded against the city 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.

3. Tentative Tract Map No. 24-0010 (TTM No. 20729) shall comply with all applicable development standards of, Chapter 26 (Subdivisions), Rancho Fontana Specific Plan, Chapter 30 (Zoning and Development), Fontana Municipal Code (FMC) and the Subdivision Map Act.

4. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

5. All Conditions of Approval and Mitigation Monitoring and Reporting Program (MMRP) 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 and grading plans prior to issuance of any building or grading permits.

6. The developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 1981100211) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.

7. Tentative Tract Map No. 24-0010 (TTM No. 20729) 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 Department inspection, has commenced within this period.

8. 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. 30-30 of the Municipal Code.

9. The applicant shall post a publicly visible sign on the Subject Property 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.

10. Historic Archaeological Resources

    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

    C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

11. The construction contractor shall use the following source controls at all times:

    A. 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 unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Municipal Code.

    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

D. Have only necessary equipment onsite.

E. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

ii. Temporarily enclose localized and stationary noise sources.

iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

ENGINEERING DEPARTMENT

12. 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 the master sanitary sewer plan or as approved by the City Engineer. The onsite sewer system is a private facility, and will not be maintained by the City.

13. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

14. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy and release of security by the City.

15. The Applicant shall construct a Bus Bay. The Applicant shall coordinate with Omnitrans to install or relocate a Bus Stop Shelter along Baseline Avenue, as required by the City Engineer.

16. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress location including consideration for walls, landscaping, grading, and vegetation.
17. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.

18. Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered.

19. The project shall create a northbound left-turn and a northbound right-turn lane for the northbound Orlando Dr approach to Baseline Ave. This shall include any and all signing, striping, street improvement, or signal modification work that may be

necessary to achieve this.

20. The Applicant shall prepare signing and striping plans for Orlando Drive to include the installation of parking restrictions between Baseline Avenue and the project driveway.

21. The project applicant shall provide a payment as part of the project mitigation fees to ensure that the signal timing at the intersection of Orlando Dr and Baseline Ave is monitored and optimized after project opening to ensure queues on the northbound approach are minimized.

22. The development shall maintain an active Homeowners' Association ("HOA") at all times. The City shall be a third part to the HOA in the event the development cannot maintain said HOA.

PRIOR TO ISSUANCE OF GRADING PERMIT

23. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

24. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO MAP RECORDATION

25. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

26. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

27. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

28. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

29. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the new streetlight electric bill.

30. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

31. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

32. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

33. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

34. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

35. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

BUILDING AND SAFETY DEPARTMENT

36. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

    A. California Building Code
    B. California Residential Code
    C. California Electrical Code
    D. California Mechanical Code
    E. California Plumbing Code
    F. California Energy Code
    G. California Fire Code
    H. California Green Building Standards Code
    I. City of Fontana Ordinance

J. Disabled access for the site and building must be in accordance with the State of CA and ADA regulations

37. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

38. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

39. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

40. Except as specifically shown in the approved project plans, the applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. Except as specifically shown in the approved project plans, in any case, the outer/exterior face of the wall shall be within two (2) inches of the lot 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.

41. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

42. The applicant shall have the tract map recorded prior to the issuance of any building permits.

43. The applicant shall comply with the following grading requirements:

A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

B. All drainage water shall drain via approved methods to an approved location, such as a public street, a 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. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

E. No water course or natural drainage shall be obstructed.

F. 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, or as otherwise approved by the Building Official.

G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

H. 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 Building & Safety.

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.

I. The grading plans shall, as a minimum, contain sections at all lot 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 (e.g., type of pavement, plant material, etc.); and

iii. All proposed drainage structures; and

iv. Any proposed and/or required walls or fencing.

44. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING PERMITS

45. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for the 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

END OF CONDITIONS

EXHIBIT "C"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 24-0065
Design Review No. 24-0035

DATE: July 22, 2025

LOCATION: South of Baseline Avenue, east of Orlando Drive and west of Lime Avenue (APNs: 1110-171-02)

PLANNING DEPARTMENT:

1. 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 Department inspection, has commenced within this period.

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 requirements of the Fontana City's Municipal Code shall be complied with.

   B. All Conditions of Approval imposed on this project have been fulfilled.

3. The applicant/developer/property owner 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 applicants 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 legal counsel. The applicant shall be responsible for and reimburse the city for such legal fees and costs, in their entirety, including actual attorney 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 attorney's fees, and other costs awarded against the

city 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.

Except as required under applicable State and Federal law, 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.

4. This project shall comply with all applicable provisions, regulations, and development standards of the Rancho Fontana Specific Plan and Chapter 30 (Zoning and Development.

5. All Conditions of Approval and Mitigation Monitoring and Reporting Program (MMRP) 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 and grading plans prior to issuance of any building or grading permits.

6. The developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 1981100211) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.

7. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

8. 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 and grading plans prior to issuance of any building or grading permits.

9. 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. 30-30 of the Municipal Code.

10. The applicant shall post a publicly visible sign on the Subject Property 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.

11. Historic Archaeological Resources

    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

    C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

12. The construction contractor shall use the following source controls at all times:

    A. 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 unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Municipal Code.

    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

    C. The construction contractor will ensure that all construction equipment, fixed or

mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

D. Have only necessary equipment onsite.

E. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

ii. Temporarily enclose localized and stationary noise sources.

iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

13. 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 Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

14. 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.

15. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.

16. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.

17. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.

18. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

19. The development shall maintain an active Homeowners' Association ("HOA") at all times. The City shall be a third part to the HOA in the event the development cannot maintain said HOA.

ENGINEERING DEPARTMENT

20. 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 the master sanitary sewer plan or as approved by the City Engineer. The onsite sewer system is a private facility and will not be maintained by the City.

21. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

22. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy and release of security by the City.

23. The Applicant shall construct a Bus Bay and install a Bus Stop Shelter along Baseline Avenue, as required by the City Engineer.

24. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress location including consideration for walls, landscaping, grading, and vegetation.
25. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.

26. Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered.

27. The project shall create a northbound left-turn and a northbound right-turn lane for the northbound Orlando Dr approach to Baseline Ave. This shall include any and all signing, striping, street improvement, or signal modification work that may be necessary to achieve this.

28. The project shall prepare signing and striping plans along Orland Dr to include the installation of parking restrictions along Orlando Dr between Baseline Ave and the project driveway, and along Lime Ave between Baseline Ave and the project driveway.

29. The project applicant shall provide a payment as part of the project mitigation fees to ensure that the signal timing at the intersection of Orlando Dr and Baseline Ave is monitored and optimized after project opening to ensure queues on the northbound approach are minimized.

PRIOR TO ISSUANCE OF GRADING PERMIT

30. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

31. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO MAP RECORDATION

32. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

33. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

34. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

35. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

36. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

37. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

38. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

39. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

40. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

41. All storm drains shall be video inspected by applicant/contractor. Storm drain video

shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

42. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

BUILDING AND SAFETY DEPARTMENT

43. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

    A. California Building Code
    B. California Residential Code
    C. California Electrical Code
    D. California Mechanical Code
    E. California Plumbing Code
    F. California Energy Code
    G. California Fire Code
    H. California Green Building Standards Code
    I. City of Fontana Ordinance
    J. Disabled access for the site and building must be in accordance with the State of CA and ADA regulations

44. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

45. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

46. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

47. Except as specifically shown in the approved project plans, the applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. Except as specifically shown in the approved project plans, in any case, the outer/exterior face of the wall shall be within two (2) inches of the lot 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.

48. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

49. The applicant shall have the tract map recorded prior to the issuance of any building permits.

50. The applicant shall comply with the following grading requirements:

    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a 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. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

    E. No water course or natural drainage shall be obstructed.

    F. 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, or as otherwise approved by the Building Official.

    G. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

    H. 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 Building & Safety.

    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.

I. The grading plans shall, as a minimum, contain sections at all lot 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 (e.g., type of pavement, plant material, etc.); and

iii. All proposed drainage structures; and

iv. Any proposed and/or required walls or fencing.

51. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING PERMITS

52. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for the 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

END OF CONDITIONS

File #: 25-0353
Agenda #: PH-A

Agenda Date: 7/1/2025
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. 24-0065: Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements, pursuant to an Addendum to the Rancho Fontana Specific Plan Environmental Impact Report

RECOMMENDATION:
Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution PC No. 2025- ; and recommend that the City Council:

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Rancho Fontana Specific Plan EIR (SCH No. 1981100211) and direct staff to file a Notice of Determination; and,

2. Adopt an ordinance approving Specific Plan Amendment No. 24-0001; and,

3. Adopt a resolution approving Tentative Tract Map No. 20729 (TTM No. 24-0010); and,

4. Adopt a resolution approving Design Review No. 24-0035.

APPLICANT:
Bryan Avilla
NewBridge Homes
500 Newport Center Drive, Suite 570
Newport Beach, CA 92660

LOCATION:
The project site is located south of Baseline Avenue, east of Orlando Drive and west of Lime Avenue (APN: 1110-171-02)

REQUEST:
Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached residential condominium

dwellings and associated improvements.

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:
Land Use Table:

	General Plan	Zoning/Specific Plan	Existing Use
Site	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Vacant/Undeveloped
North	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Single-Family Dwellings
South	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Single-Family Dwellings
East	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Single-Family Residential
West	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Single-Family Dwelling

PROJECT DESCRIPTION:
Net Site Area: 3.33 acres

Proposed Units: 54

Density: 16.3 dwelling units per acre

Building Height: 27'-1"

On-Site Parking: 96 garage spaces
45 open spaces
141 total spaces

ANALYSIS:
The applicant, NewBridge Homes, is requesting that the Planning Commission review and forward a recommendation of approval to the City Council for a Specific Plan Amendment to the Rancho Fontana Specific Plan, a Tentative Tract Map to subdivide the project site for condominium purposes, and a Design Review for the development of the project site with 54 attached condominiums and associated improvements.

Specific Plan Amendment (SPA) No. 24-0001:
The project site is located in Planning Area 18 of the Rancho Fontana Specific Plan, which has an allowable residential density of 6 dwelling units per acre. The applicant is requesting to amend the specific plan to create Planning Area 18A with an allowable residential density of 16.3 dwelling units per acre. The applicant is also proposing to include development standards in the Rancho Fontana Specific Plan for Planning Area 18A. The proposed development standards are specific to multi-family residential development and are consistent with the development standards in other specific

plans in the city.

The applicant, NewBridge Homes, is requesting that the Planning Commission review and forward a recommendation of approval to the City Council for a Specific Plan Amendment to the Rancho Fontana Specific Plan, a Tentative Tract Map to subdivide the project site for condominium purposes, and a Design Review for the development of the project site with 54 attached condominiums and associated improvements.

Specific Plan Amendment (SPA) No. 24-0001:
The project site is located in Planning Area 18 of the Rancho Fontana Specific Plan, which has an allowable residential density of 6 dwelling units per acre. The applicant is requesting to amend the specific plan to create Planning Area 18A with an allowable residential density of 16.3 dwelling units per acre. The applicant is also proposing to include development standards in the Rancho Fontana Specific Plan for Planning Area 18A. The proposed development standards are specific to multi-family residential development and are consistent with the development standards in other specific plans in the city. .

The Rancho Fontana Specific Plan and corresponding Environmental Impact Report originally contemplated a maximum of 2,445 dwelling units for the specific plan area. There are currently 2,360 dwelling units in the specific plan area, with Planning Area 18A being the last remaining undeveloped area. The additional 54 dwelling units will increase the total development in the specific plan area to 2,414 and will not increase development in excess of what was originally contemplated for the specific plan area.

The surrounding area is developed with detached single-family residential dwellings. While the proposed attached condominium development is higher in density than the residential areas in the immediate vicinity, it is not expected that it will have a detrimental effect on the surrounding area. Parking (resident and guest) will be provided on-site to eliminate strain on the surrounding streets. Additionally, the proposed condominium development will be similar in shape and scale to two-story single-family homes. Therefore, there would not be impacts on the surrounding neighborhoods, either aesthetically or functionally.

Tentative Tract Map No. 20729 (TTM 24-0010): The proposed project includes the subdivision of the project site for condominium purposes, as well as the required street dedication and improvements consistent with the surrounding area Each dwelling unit will be sold separately and a homeowners association will be created for the maintenance of all common areas, amenities and landscaping.

Design Review (DRP) No. 24-0024: The development will be comprised of 54 attached condominiums. The applicant proposes a Spanish style of architecture. The architectural features for the proposed buildings incorporate a light earth tone color palette with accent colors to be used for entry doors, shutters, and garage doors. The architectural style includes a smooth stucco finish, tile roof, shutters, awnings, decorative clay pipes, decorative metal accents, and Spanish tile accents.

The proposed dwellings will be two to three bedrooms. Two-bedroom units are proposed to be 925 square feet and three-bedroom dwellings will range from 1,413 square feet to 1,668 square feet. Resident and guest parking is provided on-site at a rate of 2.6 parking spaces per unit. Dwelling units consist of either a one- or two-car garage. A total of 96 garage spaces are to be provided. Guest

parking will be provided as surface parking and located throughout the development. A total of 45 guest parking spaces are to be provided.

The Rancho Fontana Specific Plan does not currently include standards for recreational amenities for multi-family residential development. Therefore, the type, number and size of the amenities proposed are consistent with other similarly sized attached condominium projects in the city. The proposed development includes four barbecue areas located throughout the community. The barbecue areas feature dining tables and built-in barbecue grills. The proposed project also features a play area with play equipment, a rubberized play surface, benches, and a shade structure.

Grading/Walls:

The project site is vacant and undeveloped. The topography of the project site is generally flat, with a less than two (2) percent grade from north to south.

The project plans indicate that the existing six-foot high masonry wall on the site's southern property line will remain in place. Additionally, a drainage channel will run along the southern property line adjacent to the wall. A combination wall (two-foot-high retaining wall and four-foot high tubular steel fencing) will be constructed between the drainage channel and the adjacent northerly private and common open spaces within the site. A six-foot high split face block wall with pre-cast cap and pilasters will be constructed near the northern property line/Baseline Avenue with a three- to five-foot landscape buffer between the existing sidewalk and the wall.

Site Access/Circulation/Parking:

Access to and from the project site will be provided from Orlando Drive and Lime Avenue via a central drive aisle. The central drive aisle will connect to alleys for access to unit garages and some guest parking spaces. Additional guest parking spaces are to be located off of the central drive aisle.

Environmental:

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Rancho Fontana Specific Plan Program Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 1981100211) has been prepared for this proposed project. The aforementioned PEIR adopted by the City Council on December 7, 1982, anticipated a maximum of 2,445 residential units for the specific plan area and the proposed project does not cause the specific plan area to exceed the originally studied number of residential units.

The proposed project does not represent significant changes to the approved Rancho Fontana Specific Plan EIR relative to CEQA since it does not change the assumptions, analysis, conclusions, or mitigation. The components of the proposed project do not alter the EIR project's significance conclusions or represent significant new information. Additionally, the proposed project does not require major revisions to the aforementioned EIR, does not lead to new significant environmental effects, or does not lead to substantial increase in the severity of previously identified significant effects. The proposed project does not trigger any of the conditions that warrant preparation of a Subsequent EIR. Therefore, an Addendum to the EIR has been prepared for this proposed project

and no further/additional CEQA review is required.

A MMRP was adopted as a part of the Approved Project FEIR that ensures the measures identified in the FEIR to mitigate impacts associated with implementation of the Approved Project are applied to subsequent development projects in the Rancho Fontana Specific Plan Update area. The previously adopted mitigation measures applicable to the Approved Project will be imposed as conditions of the Proposed Project, and the MMRP, as applicable to the Approved Project, is contained in Appendix A.

The Final Rancho Fontana Specific Plan Program Environmental Impact Report (State Clearinghouse [SCH] No. 1981100211) and the Addendum are posted on the City's website. The Rancho Fontana Specific Plan PEIR can be found at <https://www.fontanaca.gov/1293/Rancho-Fontana-Specific-Plan>>

The Addendum to the Rancho Fontana Specific Plan PEIR can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>.

MOTION:
Approve staff's recommendation.

ATTACHMENTS:
1. Vicinity Map
2. Project Plan Set
3. Specific Plan Amendment Document
4. Planning Commission Resolution, Findings, and Conditions of Approval
5. Notice of Determination
6. Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT



N

VICINITY MAP

DATE: July 1, 2025
CASE: Master Case No. 24-0065
Specific Plan Amendment No. 24-0001
Tentative Tract Map No. 24-010
Design Review No. 24-035

ATTACHMENT NO. 1

Citrus Walk

FONTANA, CALIFORNIA

05.08.2025

NewBridge Homes

Kevin L. Crook Architect Inc #24025
PLANNING + ARCHITECTURE

Citrus Walk

FONTANA, CALIFORNIA

#24025
05.08.2025

A-1 Conceptual Site Plan
A-2 Conceptual Renderings - View 1 - Orlando Drive (Daytime)
A-3 Conceptual Renderings - View 1 - Orlando Drive (Nighttime)
A-4 Conceptual Renderings - View 2 - Lime Avenue
A-5 Conceptual Renderings - View 3 - Courtyard

A-6 300A Building Composite (3-Plex) - Floor Plan
A-7 300A Building Composite (3-Plex) - Roof Plan
A-8 300A Building Composite (3-Plex) - Spanish Elevations

A-9 600A Building Composite (6-Plex) - Floor Plan
A-10 600A Building Composite (6-Plex) - Roof Plan
A-11 600A Building Composite (6-Plex) - Spanish Elevations

A-12 Written Color Schemes
A-13 Color Boards - Spanish

LP-1 Overall Landscape Plan
LP-2 Enlargements
LP-3 Wall and Fence Plan

C-1 Tentative Tract Map
C-2 Conceptual Grading Plan
C-3 Conceptual Grading Plan
C-4 Fire Plan

Developer: New Bridge Homes
500 Newport Center Dr., Suite 570
Newport Beach, CA 92660

Contact: Bryan Avilla
Business: (949) 344-2705
www.newbridgehomes.com

Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Contact: Jeff Addison
Business: (949) 660-1587
www.klcarch.com

Civil Engineer: Allard Engineering
16866 Seville Avenue,
Fontana, CA 92335

Contact: Reynold Allard
Business: (909) 356-1815
www.allardeng.com

Landscape: BMLA, Inc.
310 North Joy Street,
Corona, CA 92879

Contact: Nicholas J Aceves
Business: (951) 737-1124
www.bmla.net

Project Summary:

Gross Site Area: ±4.53 Ac (Per RFSP)

Net Site Area: ±3.33 Ac

Total Units: 54 Units

Density: 11.92 Du/Ac (Per RFSP)

Parking Required:

135 Spaces (2.5 Spaces per home)

Provided:

141 Spaces (2.6 Spaces per home)

-Garage = 96 Spaces

-Head In = 45 Spaces

Provided Open Space

Private: 12,785 sq.ft.

Recreational Open Space

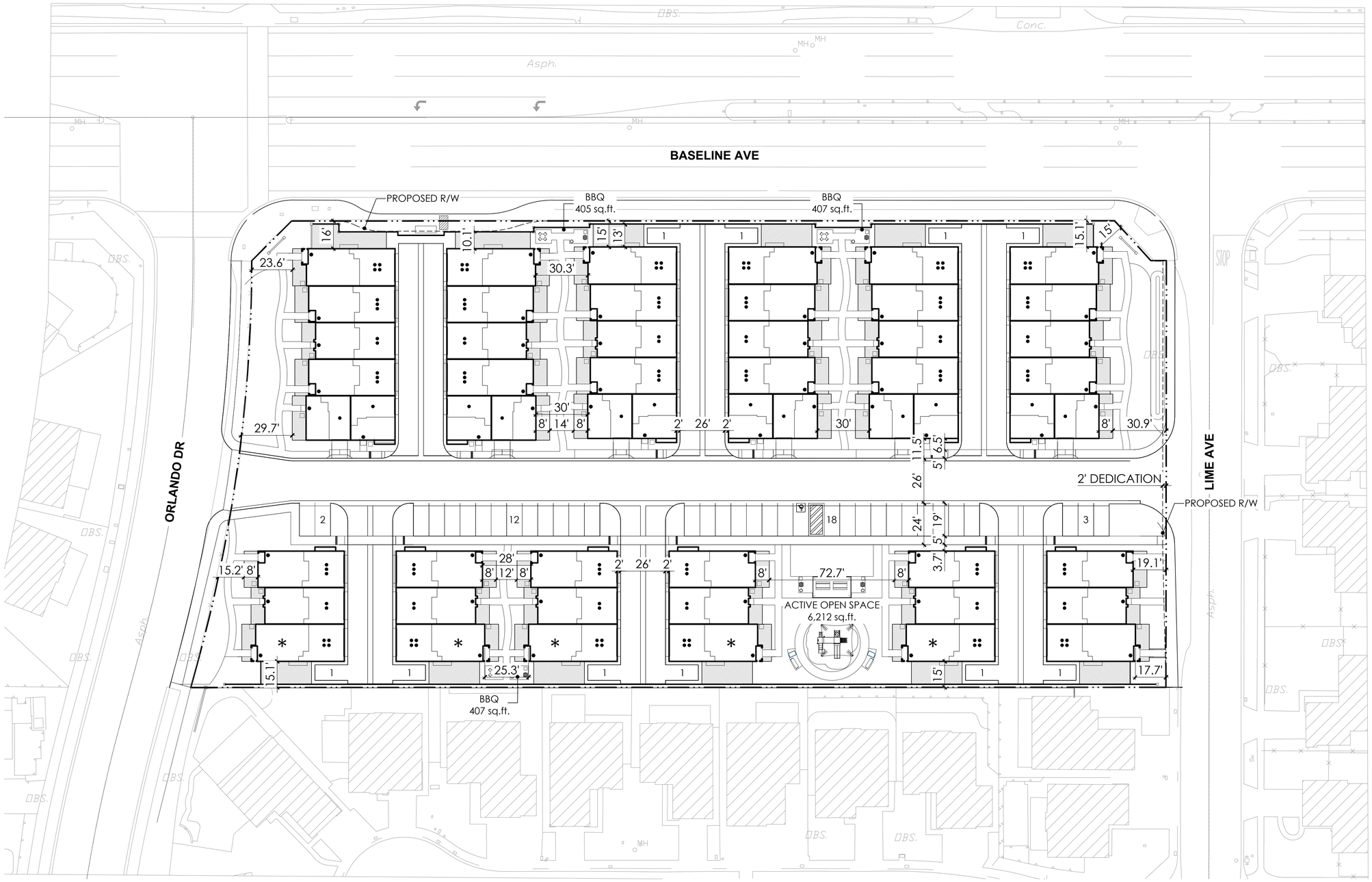
Active Open Space: 6,212 sq.ft.

BBQ: 1,219 sq.ft.

Passive Open Space HOA: 21,632 sq.ft.

Total: 29,063 sq.ft.

* Adaptable Units



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per parcel map.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints may change due to the final design elevation style.
6. Open space area is subject to change.
7. Building setbacks are measured from property lines to building foundation lines.

N

0 15 30 60

CONCEPTUAL SITE PLAN

NewBridge Homes

Citrus Walk

FONTANA, CA

05.08.2025

A-1

Kevin L. Crook Architect Inc #24025

PLANNING + ARCHITECTURE



VIEW 1 - ORLANDO DRIVE (Daytime)

CONCEPTUAL RENDERINGS

VIEW 1 - ORLANDO DRIVE (Nighttime)

CONCEPTUAL RENDERINGS

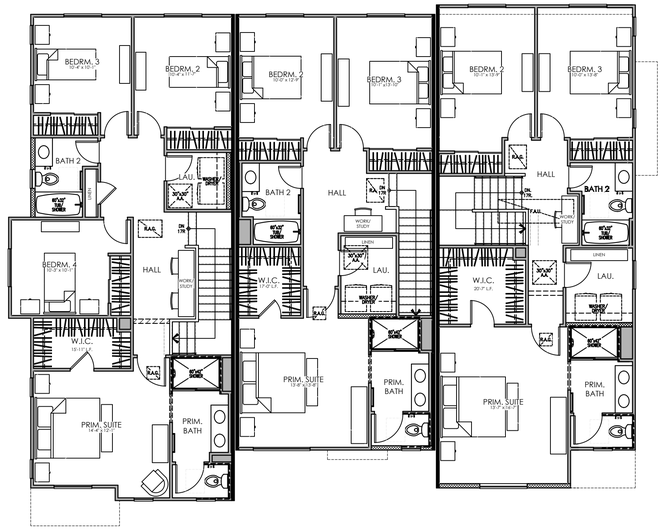


VIEW 2 - LIME AVENUE

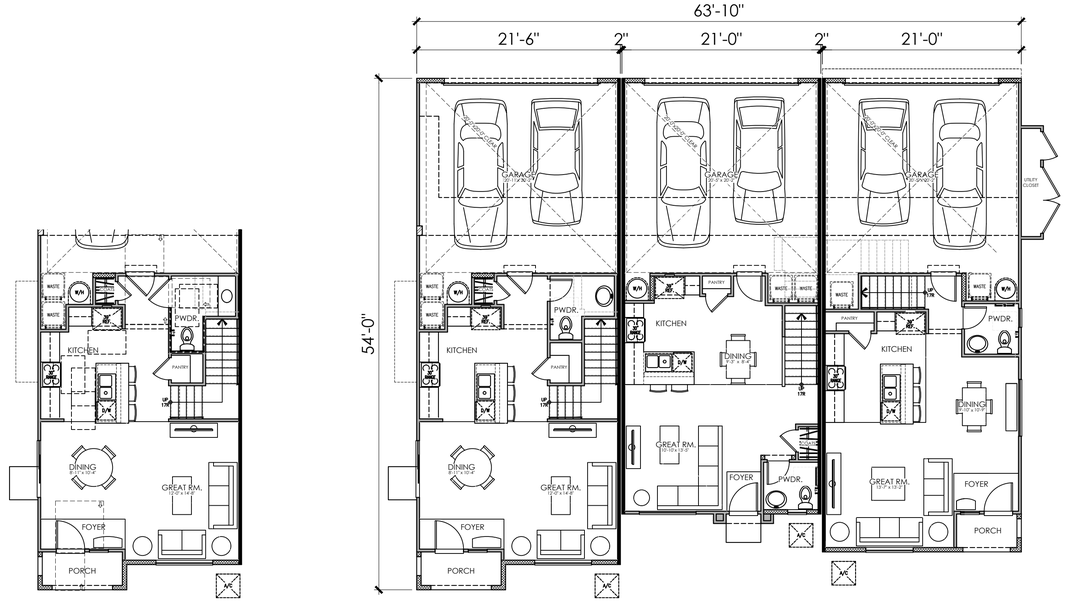
CONCEPTUAL RENDERINGS

VIEW 3 - COURTYARD

CONCEPTUAL RENDERINGS



SECOND FLOOR PLAN



UNIT 4.0
ADAPTABLE

UNIT 4.0
1,668 S.F.
4 BDRM., 2.5 BATH

UNIT 2.0
1,413 S.F.
3 BDRM., 2.5 BATH

UNIT 3.1
1,535 S.F.
3 BDRM., 2.5 BATH

FIRST FLOOR PLAN

NOTE:
REFER TO CIVIL PLANS FOR REQUIRED STEPS,
NOT TO EXCEED 7.5"

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

300A BUILDING COMPOSITE (3-PLEX)
FLOOR PLAN

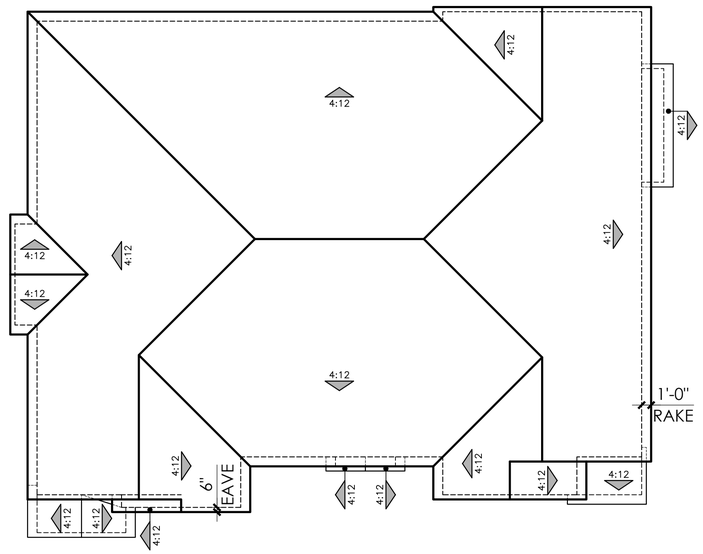
0 2 4 8 12

NewBridge Homes

Citrus Walk
FONTANA, CA

05.08.2025
A-6

Kevin L. Crook Architect Inc #24025
PLANNING + ARCHITECTURE



OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

300A BUILDING COMPOSITE (3-PLEX)

ROOF PLAN

0 2 4 8 12

NewBridge Homes

Citrus Walk
FONTANA, CA

05.08.2025
A-7

Kevin L. Crook Architect Inc #24025
PLANNING + ARCHITECTURE



UNIT 4.0 UNIT 2.0 UNIT 3.1

FRONT



UNIT 3.1

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



UNIT 3.1 UNIT 2.0 UNIT 4.0

REAR



UNIT 4.0

LEFT

COLOR SCHEME 1

300A BUILDING COMPOSITE (3-PLEX)

SPANISH ELEVATIONS

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

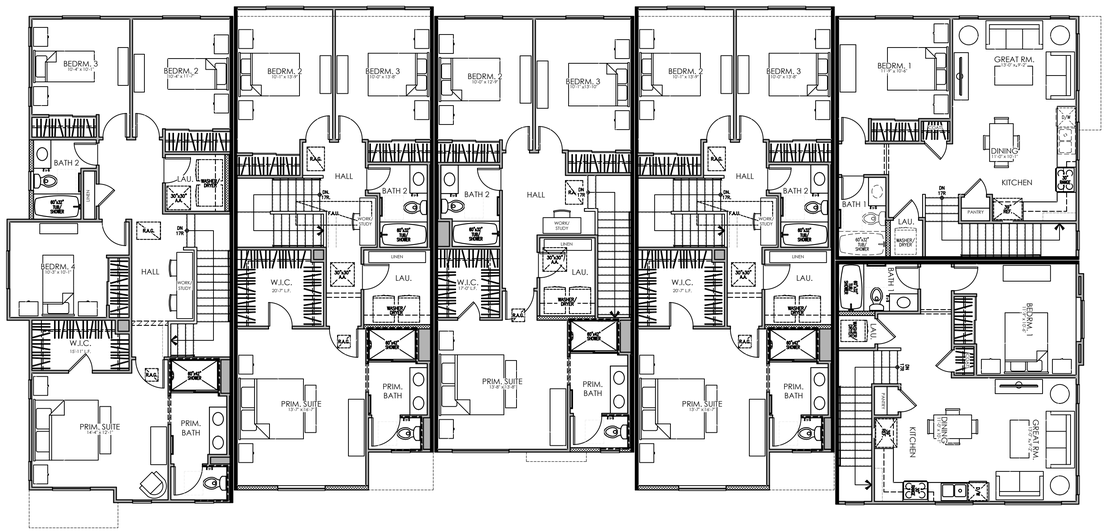
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NewBridge Homes

Citrus Walk
FONTANA, CA

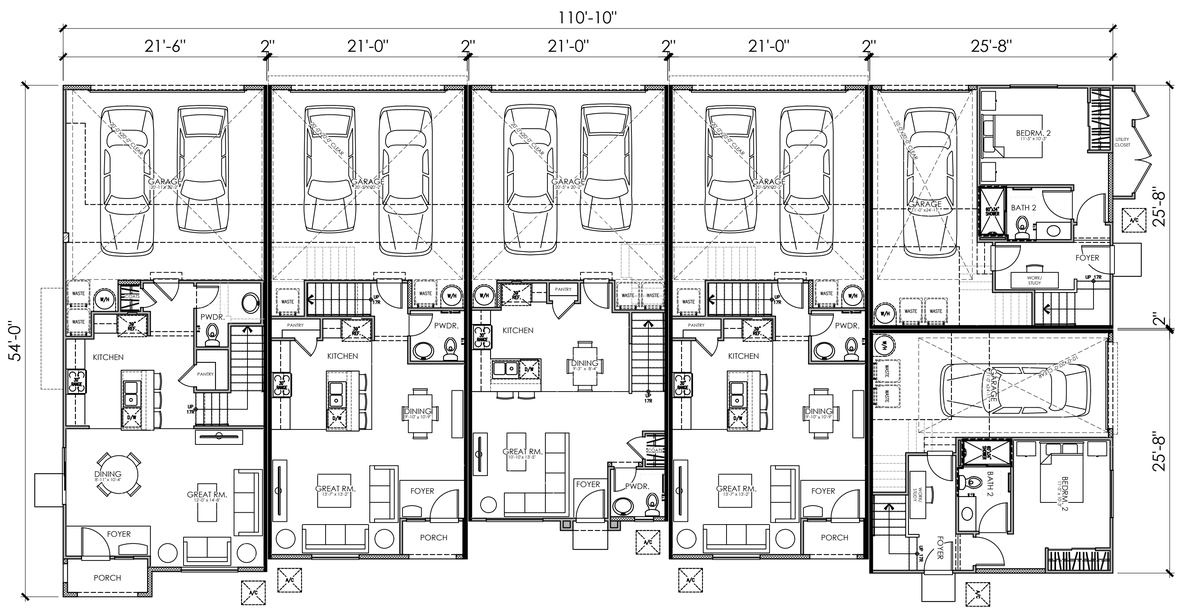
05.08.2025
A-8

Kevin L. Crook Architect Inc #24025
PLANNING + ARCHITECTURE



SECOND FLOOR PLAN

UNIT 1.0
925 S.F.
2 BDRM., 2 BATH



UNIT 4.0
1,668 S.F.
4 BDRM., 2.5 BATH

UNIT 3.0
1,535 S.F.
3 BDRM., 2.5 BATH

UNIT 2.0
1,413 S.F.
3 BDRM., 2.5 BATH

UNIT 3.0
1,535 S.F.
3 BDRM., 2.5 BATH

UNIT 1.0X
925 S.F.
2 BDRM., 2 BATH

FIRST FLOOR PLAN

600A BUILDING COMPOSITE (6-PLEX)

FLOOR PLAN

NOTE:
REFER TO CIVIL PLANS FOR REQUIRED STEPS,
NOT TO EXCEED 7.5"

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

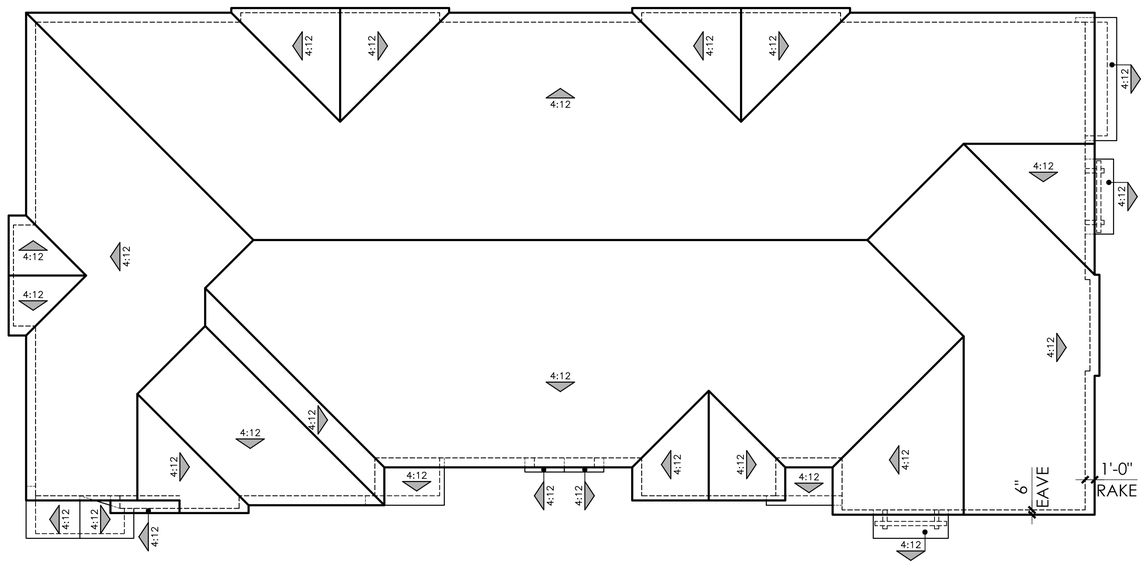
0 2 4 8 12

NewBridge Homes

Citrus Walk
FONTANA, CA

05.08.2025
A-9

Kevin L. Crook Architect Inc #24025
PLANNING + ARCHITECTURE



OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

600A BUILDING COMPOSITE (6-PLEX)

ROOF PLAN

0 2 4 8 12

NewBridge Homes

Citrus Walk
FONTANA, CA

05.08.2025
A-10

Kevin L. Crook Architect Inc #24025
PLANNING + ARCHITECTURE



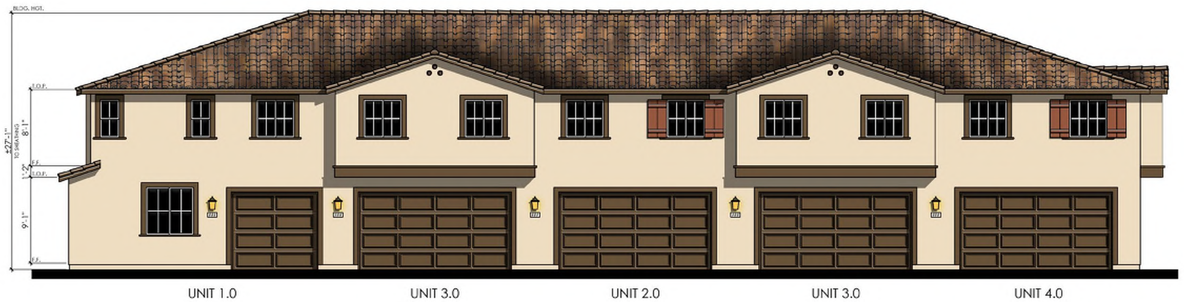
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

600A BUILDING COMPOSITE (6-PLEX)

SPANISH ELEVATIONS

0 2 4 8 12

NewBridge Homes

Citrus Walk
FONTANA, CA

05.08.2025
A-11

Kevin L. Crook Architect Inc #24025
PLANNING + ARCHITECTURE

CITRUS WALK

FONTANA, CA

PROJECT	24025
CREATED	6/7/24
Client Rev	12/11/24

SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO 1	1503	1585	1580
STUCCO PAINT MATCH***	SW 7028 INCREDIBLE WHITE	SW6386 NAPERY	SW7551 GREEK VILLA
FASCIA / TRIM / GARAGE DOOR	SW6083 SABLE	SW9115 COWBOY BOOTS	SW7034 STATUS BRONZE
FRONT DOORS / SHUTTERS	SW9178 IN THE NAVY	SW2803 RKWD TERRA COTTA	SW7580 CARNELIAN
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
EAGLE ROOF: LOW PROF. "S" MALIBU	SMM8402 SANTA BARBARA BLD	2702 CALABAR BLEND	SCM 8823 PEBBLE BEACH BLD
BORAL ROOF: LOW PROF. "S" VILLA	1VICS3182 GARNET BLEND	1VICS0431 APPLE BARK	1VICS0431 APPLE BARK
GUTTERS:	RUSTIC BROWN	RUSTIC BROWN	RUSTIC BROWN

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
CONCRETE ROOF:	EAGLE / WESTLAKE
GUTTERS:	RGS

NewBridge Homes

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.

*** For photoshop renderings only, do NOT use in the field

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



NewBridge Homes

CITRUS WALK
FONTANA, CA

#24025
DEC. 11, 2024

Kevin L. Crook Architect Inc
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SPANISH
SCHEME #2



NewBridge Homes

CITRUS WALK
FONTANA, CA

#24025
DEC. 11, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #3



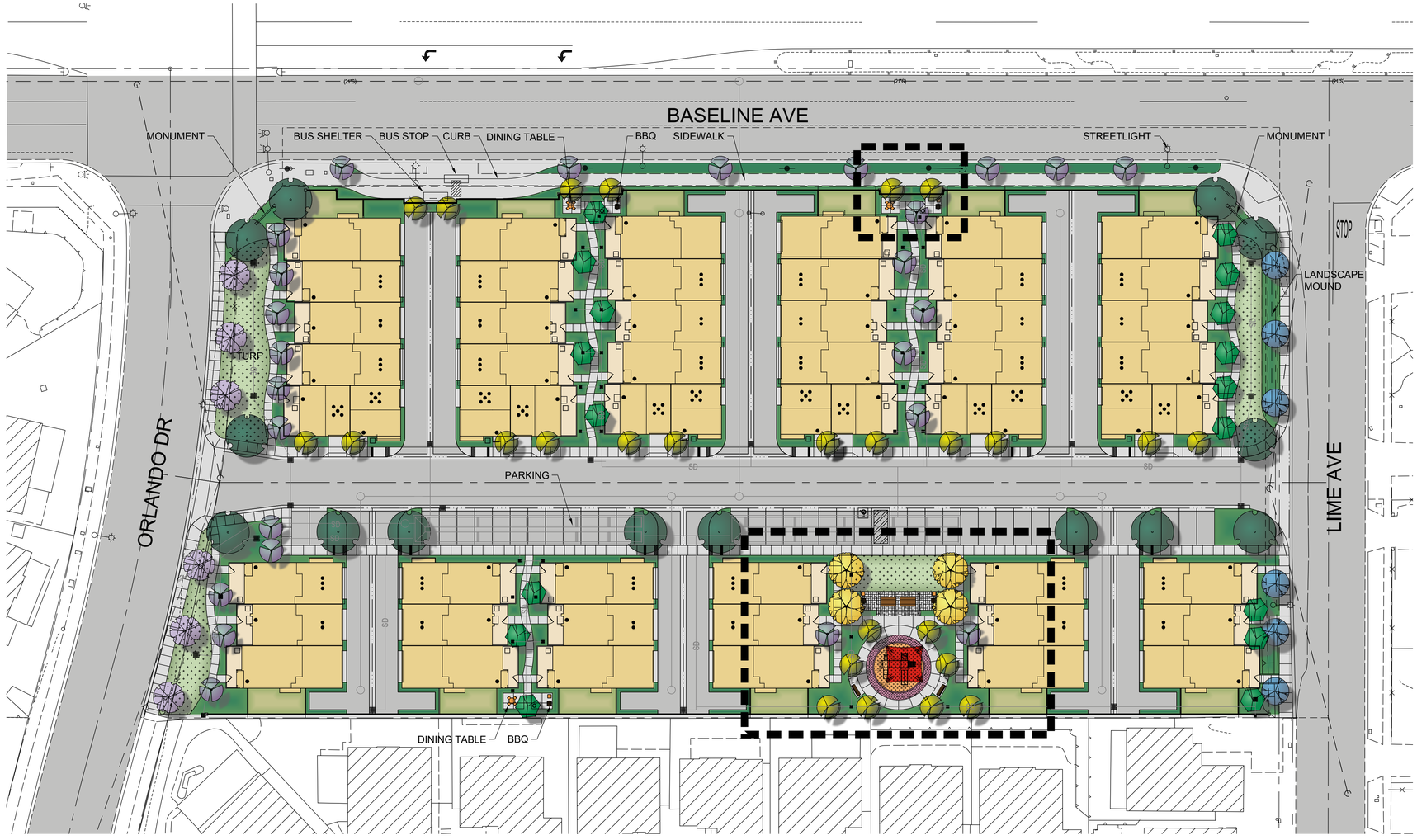
NewBridge Homes

CITRUS WALK
FONTANA, CA

#24025
DEC. 11, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - SPANISH



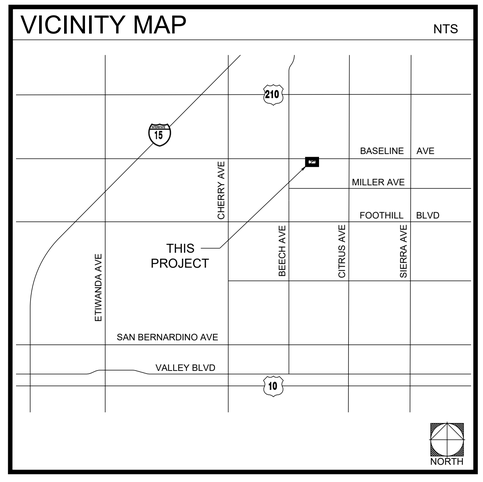
PLANTING LEGEND					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	Lophostemon confertus	Brisbane Box	36" BOX	M	26
	Lagerstroemia indica	Crape Myrtle	36" BOX	M	25
	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	36" BOX	M	17
	Platanus racemosa	California Sycamore	36" BOX	M	4
	Cinnamomum camphora	Camphor Tree	36" BOX	M	14
	Brachychiton populneus	Bottle Tree	36" BOX	L	6
	Koelreuteria paniculata	Golden Flame Tree	36" BOX	L	6

NO TREES IN SIGHT DISTANCE ZONE AND NO SHRUBS OVER 12".

SHEET INDEX

SHEET LP-1 :OVERALL LANDSCAPE PLAN
SHEET LP-2 :ENLARGEMENTS
SHEET LP-3 :WALL AND FENCE PLAN

LANDSCAPE CONCEPT:
TO CREATE A SPACE THAT HARMONIZES WITH THE LOCAL LANDSCAPE. THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS CONSISTENT WITH COUNTY STANDARDS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF FONTANA STANDARDS AND THE SPECIFIC PLAN LANDSCAPE REQUIREMENT GUIDELINES.



CITRUS WALK

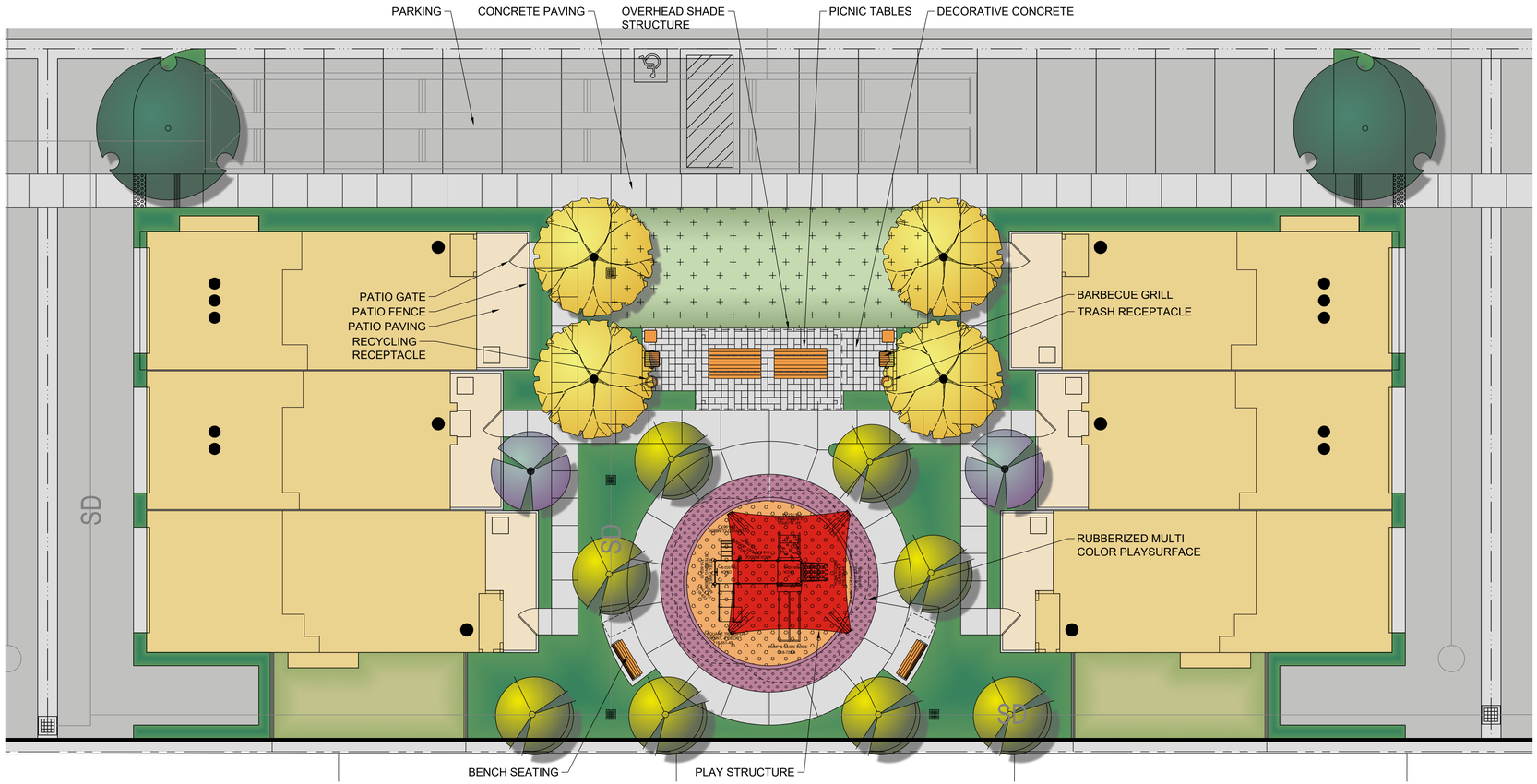
OVERALL LANDSCAPE PLAN LP-1

NORTH 0' 30' 60' 90'

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR NEWBRIDGE HOMES
500 NEWPORT CENTER DR, SUITE 570, NEWPORT BEACH, CA 92660

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551



PARK ENLARGEMENT

SCALE: 1"=10'-0"

IRRIGATION SYSTEM DESIGN STATEMENT:
A PERMANENT AUTOMATIC, WEATHER/EVAPOTRANSPIRATION-SENSING IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND CITY OF FONTANA RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF FONTANA, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FONTANA ORDINANCE OF LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS.

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA AND CITY OF FONTANA STANDARDS AND REQUIREMENTS.

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: BASELINE AND LIME CONCEPTUAL LANDSCAPE PLAN - OVERALL DATE: 2024-07-30

This w orksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo)	56.4
Conversion Factor	0.62

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	12686	4699	164,298
Medium water use plantings	0.5	Drip	0.81	0.62	5636	3479	121,654
High water use turf	0.7	Drip	0.81	0.86	5763	4980	174,154
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0
				TOTALS	24,085	13158	460,105
Special Landscape Areas							
Turf areas parks				1	0	0	0
Irrigated w/ recycled water				1	0	0	0
Water features				1	0	0	0
				TOTALS	0	0	0
						ETWU Total (Gallons/year)	460,105
				Maximum Allowed Water Allowance (MAWA)* (Gallons/year)			463,212

MAWA

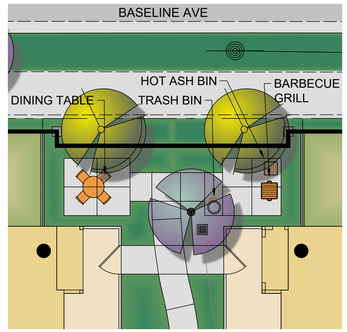
ETAF for residential areas is .55 or; #3 for commercial areas

MAWA =	ETO *	Conv Factor *	((ETAF	*	LA)	+	(1-ETAF)	*	SLA))
	56.4	0.62	0.55		24,085		0.45		0
MAWA=	**463,212**								

ETAF Calculations

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area	13,158	Total ETAF x Area	13,158
Total Area	24,085	Total Area	24,085
Average ETAF	**0.55**	**Sitewide ETAF**	**0.55**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



RESPITE ENLARGEMENT

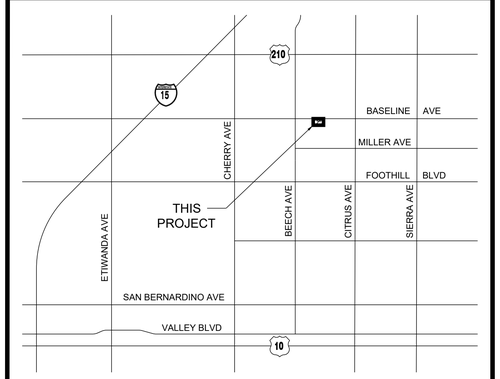
SCALE: 1"=10'-0"

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Anigozanthos x Big Red	Big Red Kangaroo Paw	5 Gal	L	36" oc
	Salvia leucantha	Santa Babara Sage	5 Gal	L	36" oc
	Westringia fruticosa	Coast Rosemary	5 Gal	L	36" oc
	Muhlenbergia dubia	Pine Muhly	5 Gal	L	24" oc
	Salvia greggii	Autumn Sage	5 Gal	L	36" oc
	Rosmarius officinalis	Rosemary	5 Gal	L	36" oc
	Dietes bicolor	Fortnight Lily	5 Gal	M	36" oc
	Lavandula stoechas	Spanish Lavander	5 Gal	L	36 " oc
	Rhaphiolepis indica 'clara'	Indian Hawthorn	5 Gal	M	24" oc
	Callistemon 'Little John'	Little John	5 Gal	L	36" oc
	Nandina domestica	Heavenly Bamboo	5 Gal	M	36" oc
	Convolvulus cneorum	Bush Morning Glory	5 Gal	L	24" oc
	Juncus patens	California Gray Rush	5 Gal	L	24" oc
	Olea europaea 'Little Ollie'	Little Ollie	5 Gal	L	48" oc
	Hesperaloe parviflora	Red Yucca	5 Gal	L	36" oc
BACKGROUND/ SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Leucophyllum frutescens `Compacta`	Compact Texas Ranger	5 Gal	L	48" oc
	Laurus nobilis 'MonRik'	Little Ragu Sweet Bay	5 Gal	L	48" oc
	Rhamnus californica	Coffeeberry	5 Gal	L	60" oc
	Ligustrum japonicum	Japanese Privet	5 Gal	M	60" oc
	Xylosma congestum	Shiny Xylosma	5 Gal	M	60" oc
SPREADING GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Baccharis pilularis `Twin Peaks`	Twin Peaks Coyote Brush	1 Gal	L	48" oc
	Lonicera japonica 'Halliana'	Halls Japanese Honeysuckle	1 Gal	L	48" oc
	Myoporum parvifolium	Creeping Myoporum	1 Gal	L	48" oc
	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 Gal	L	48" oc
	Acacia redolens	Trailing Acacia	1 Gal	L	48" oc
	Carex divulsa	Berkeley Sedge	1 Gal	L	24" oc
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1 Gal	L	48" oc
VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Ficus pumila	Creeping Fig	5 Gal	M	8' oc
TURF SCHEDULE	BOTANICAL NAME	COMMON NAME			
	Cynodon dactylon	Common Bermuda	Sod	H	

NOTE: VINES TO BE INSTALLED AT BLOCK WALLS

VICINITY MAP

NTS



CITRUS WALK

ENLARGEMENTS LP-2

NORTH 0' 10' 20' 30'

CONCEPTUAL LANDSCAPE PLAN

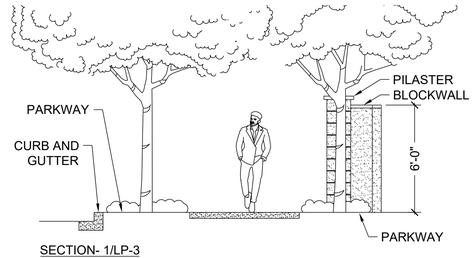
PREPARED FOR NEWBRIDGE HOMES

500 NEWPORT CENTER DR, SUITE 570, NEWPORT BEACH, CA 92660

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551



WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP, COLOR TAN
W-02	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP
W-03	MONUMENT WALL
W-04	4'-0" TALL STUCCO PATIO WALL WITH TUBE STEEL GATE, WALL COLOR MATCH ARCH.
W-05	3'-0" WIDE TUBULAR STEEL GATE, COLOR BLACK
W-06	RETAINING WALL WITH PATIO WALL
W-07	RETAINING WALL WITH 6'-0" TALL TUBE STEEL FENCE
W-08	6'-0" TALL 3'-0" WIDE TUBULAR STEEL ACCESS GATE, COLOR BLACK



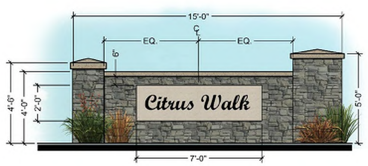
SECTION- 1/LP-3
PARK WAY SECTION

SCALE: 1/4": 1'-0"

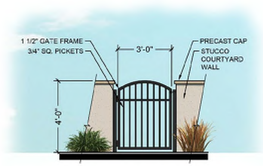
WALL AND FENCE ELEVATIONS



WALL: W-01
PILASTER: W-02,
6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP



MONUMENT WALL: W-03
4'-0" TALL STONE VENEER BLOCK WALL W/ PRECISION BLOCK CAP



PATIO FENCE: W-04
PATIO GATE: W-05
4'-0" TALL STUCCO PATIO WALL W/ TUBULAR STEEL GATE, WALL COLOR MATCH ARCH.

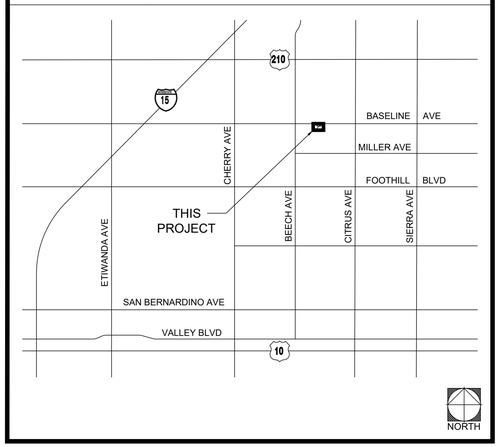


WALL: W-07
6'-0" TALL TUBULAR STEEL FENCE W/ RETAINING WALL



GATE: W-08
6'-0" TALL 3'-0" WIDE TUBULAR STEEL ACCESS GATE

VICINITY MAP NTS



CITRUS WALK

WALL AND FENCE PLAN LP-3

NORTH 0' 30' 60' 90'

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR NEWBRIDGE HOMES
500 NEWPORT CENTER DR, SUITE 570, NEWPORT BEACH, CA 92660

CITY OF FONTANA

TENTATIVE TRACT MAP NO. 20729
FOR CONDOMINIUM PURPOSES



VICINITY MAP
NTS

UTILITIES:

WATER:
FONTANA WATER COMPANY 15966
ARROW ROUTE
FONTANA, CA 92335
(909) 822–2201

GAS:
SOUTHERN CALIFORNIA GAS CO.
7000 INDIANA AVENUE
RIVERSIDE, CA 92506
(800) 427–2200

CABLE/TELEPHONE:
SPECTRUM
6461 PATS RANCH ROAD
JURUPA VALLEY, CA 91752
(888) 406–7063

CABLE/TELEPHONE:
FRONTIER COMMUNICATIONS
PO BOX 740407 CINCINNATI, OH
45274–0407
(877) 744–7083

SEWER:
CITY OF FONTANA–SEWER SERVICE
8353 SIERRA AVE FONTANA, CA 92335
(909) 350–7670

SOLID WASTE:
BURRTEC
9820 CHERRY AVENUE
FONTANA CA, 92335
(909) 987–3717

ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
ROSEMEAD, CA 91770
(800) 655–4555

CABLE/TELEPHONE:
AT&T
8052 LIMONITE AVENUE #101
RIVERSIDE, CA 92509
(951) 360–2142

BENCHMARK:

CITY OF FONTANA BM NO. 508 TOP OF 1"IP, LOCATED AT THE CENTERLINE INTERSECTION OF MILLER AVE. AND TOKAY AVE.
ELEVATION: 1342.37

BASIS OF BEARINGS:

THE BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF ORLANDO DRIVE, PER TRACT NO. 15964–1, M.B. 284/48–51.
BEING: N00°03'38"E LOT ACCESS WILL BE RESTRICTED ALONG

LEGAL DESCRIPTION

AREA SUMMARY:

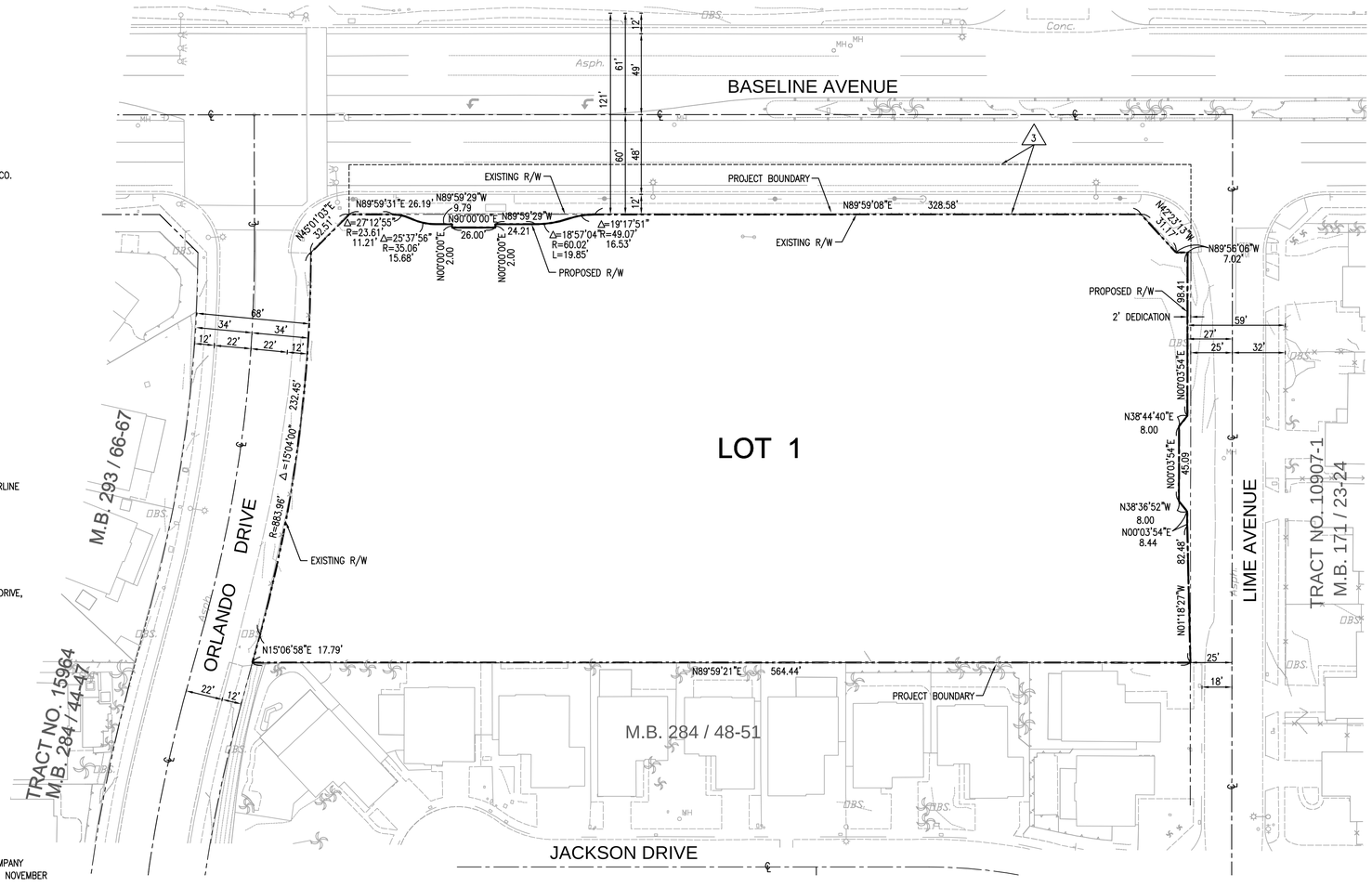
GROSS: _____ 4.52 AC
NET: _____ 3.30 AC

EASEMENTS:

3 EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PURPOSES OF POLE LINES AND/OR CONDUITS DATED: NOVEMBER 15, 1962.

ENGINEER'S NOTES:

1. THIS DEVELOPMENT WILL REQUIRE A SEWER BACK FLOW VALVE FOR EACH UNIT IF DEVELOPMENT SEWERS TO BASELINE AVENUE.
2. UNDERGROUND ALL EXISTING OVERHEAD UTILITY SERVICE LINES ADJOINING THE PROJECT SITE AND ANY ADJACENT FACILITIES NECESSARY AS DETERMINED BY THE UTILITY COMPANY.



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FT.

ASSESSOR'S PARCEL NO:

1110–171–02

PROPOSED ZONING:

MULTIPLE FAMILY (R–3)

ADJACENT LAND USE:

NORTH RESIDENTIAL PLANNED COMMUNITY
SOUTH SINGLE FAMILY RESIDENTIAL
EAST RESIDENTIAL PLANNED COMMUNITY
WEST SINGLE FAMILY RESIDENTIAL

OWNER:

NH ORLANDO, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949)344–2701

DEVELOPER:

NEWBRIDGE HOMES
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949)344–2701

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356–1815

SCHOOL DISTRICT:

FONTANA UNIFIED SCHOOL DISTRICT
9680 CITRUS AVENUE,
FONTANA, CA 92335
(909) 357–7600

CITY OF FONTANA
TENTATIVE TRACT MAP NO. 20729
FOR CONDOMINIUM PURPOSES

Prepared For:

NEWBRIDGE HOMES
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344–2701

Prepared By:

ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815

Robert K. Allard, R.C.E. 85349 — 2–5–25 Date

REGISTERED PROFESSIONAL ENGINEER
ROBERT K. ALLARD
No. 85349
CIVIL
STATE OF CALIFORNIA

PLOT DATE: May 28, 2025 Bobby

Filename: I:\Newbridge Homes\Baseline & Lime\DWG's\ENTITLEMENT\TENTATIVE TRACT MAP\TTM 20729.dwg

CITY OF FONTANA

CONCEPTUAL GRADING PLAN

TENTATIVE TRACT MAP NO. 20729

ASSESSOR'S PARCEL NO:

1110-171-02

OWNER:

NH ORLANDO, LLC
500 NEWPORT CENTER DR, #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

DEVELOPER:

NEWBRIDGE HOMES
500 NEWPORT CENTER DR, #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815
FAX (909) 356-1795

UTILITIES:

CITY OF FONTANA
8353 SIERRA AVE
FONTANA, CA 92335
(909) 350-6632

SO. CALIF. GAS COMPANY
1981 W. LUGONIA AVE
REDLANDS, CA 92374
(909) 335-7967
EMERGENCIES: (800) 427-2200

SO. CALIF. EDISON COMPANY
300 N. PEPPER AVE
RIALTO, CA 92376
(909) 820-5598 - UNDERGROUND
(909) 875-5100 - TRANSMISSION
(213) 637-1233 - PIPELINES
(909) 357-6505 - DISTRIBUTION

FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 822-2201

AT&T
22311 BROOKHURST ST SUITE 203
HUNTINGTON BEACH, CA 92646
(714) 963-7964

SPRINT
2592 DUPONT DR
IRVINE, CA 92612
(800) 659-9698

TIME WARNER CABLE
1500 AUTO CENTER DR
ONTARIO, CA 91761
(909) 975-3439

SUNESYS, LLC
1325 PICO ST #106
CORONA, CA 92881
(951) 278-0400

UNDERGROUND SERVICE ALERT
(800) 422-4133

ZONING:

RANCHO FONTANA SPECIFIC PLAN (HIGH DENSITY 12 DU/AC MAX)

ADJACENT LAND USE:

NORTH	-	RESIDENTIAL
SOUTH	-	RESIDENTIAL
EAST	-	RESIDENTIAL
WEST	-	RESIDENTIAL

ACREAGE:

GROSS: 4.52 AC
NET: 3.31 AC

BENCHMARK:

CITY OF FONTANA BM NO. 508 TOP OF 1"IP, LOCATED AT THE CENTERLINE INTERSECTION OF MILLER AVE. AND TOKAY AVE.
ELEVATION: 1342.37

BASIS OF BEARINGS:

THE BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF ORLANDO DRIVE, PER TRACT NO. 15964-1, M.B. 284/48-51.
BEING: N00°03'38"E LOT ACCESS WILL BE RESTRICTED ALONG

LEGEND:

10	LOT NUMBER
681.5	PAD ELEVATION
1%	DRAINAGE FLOW
495	EXISTING CONTOURS
	PROPOSED SLOPE (2:1 MIN)
S	SEWER LINE
W	WATER LINE
SD	STORM DRAIN
	PROPOSED CATCH BASIN INLET
3	EASEMENT PER TITLE REPORT

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
CL	CENTERLINE
FG	CONCRETE
FL	FLOW LINE
FS	FINISHED SURFACE
LS	LANDSCAPE
MAX	MAXIMUM
MIN.	MINIMUM
NO.	NUMBER
NTS	NOT TO SCALE

SHEET INDEX:

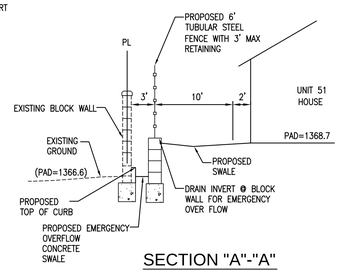
SHEET 1	TITLE SHEET
SHEET 2	CONCEPTUAL GRADING PLAN

EASEMENTS:

3 EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PURPOSES OF POLE LINES AND/OR CONDUITS DATED: NOVEMBER 15, 1962.

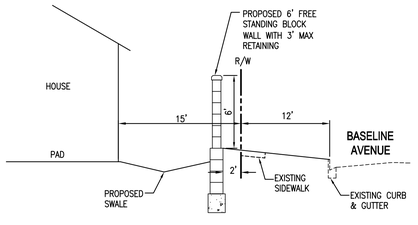
ENGINEER'S NOTES:

1. THIS DEVELOPMENT WILL REQUIRE A SEWER BACK FLOW VALVE FOR EACH UNIT IF DEVELOPMENT SEWERS TO BASELINE AVENUE.
2. UNDERGROUND ALL EXISTING OVERHEAD UTILITY SERVICE LINES ADJOINING THE PROJECT SITE AND ANY ADJACENT FACILITIES NECESSARY AS DETERMINED BY THE UTILITY COMPANY.

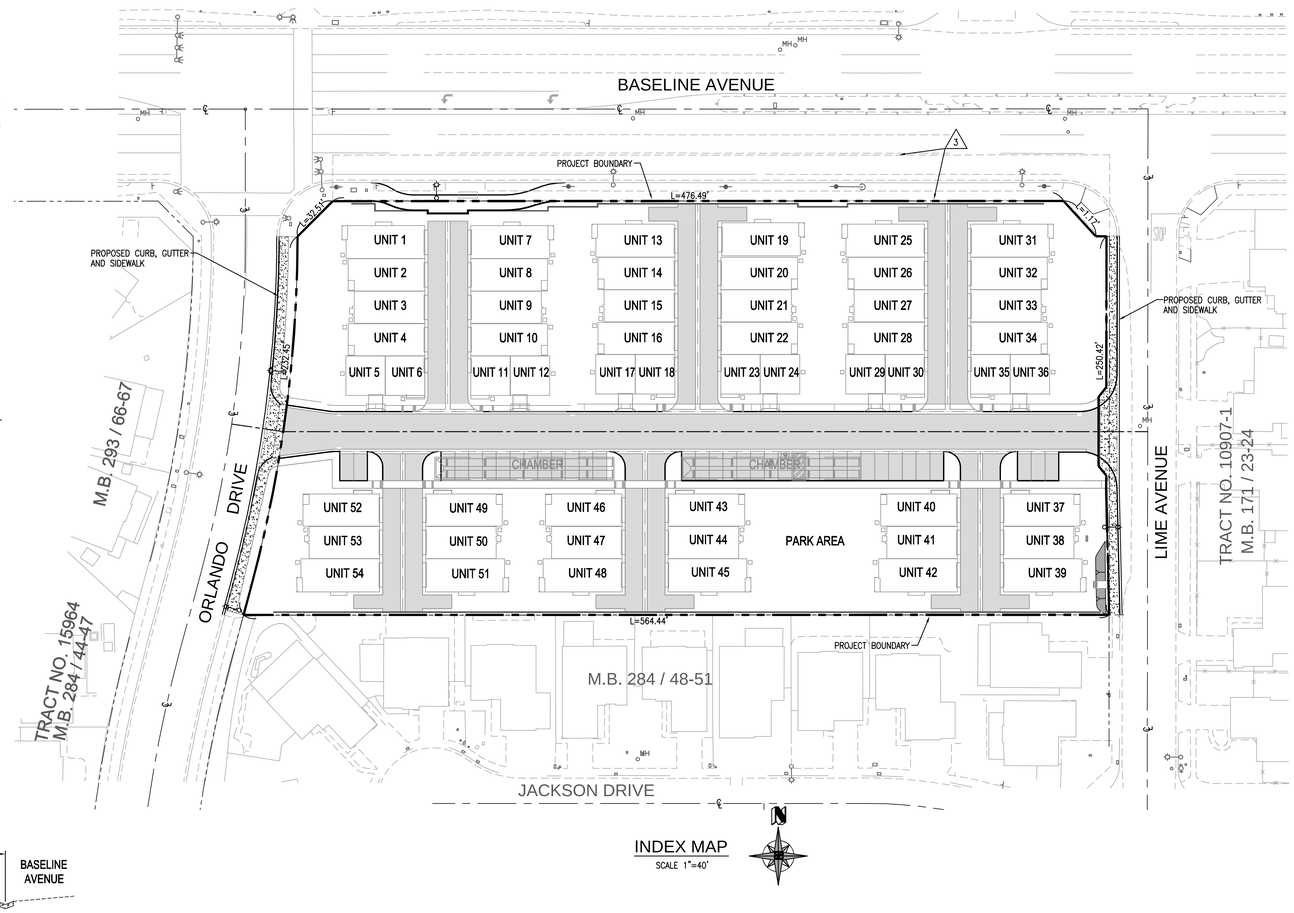


SECTION "A"-"A"
SOUTHERLY PROPERTY LINE
NTS

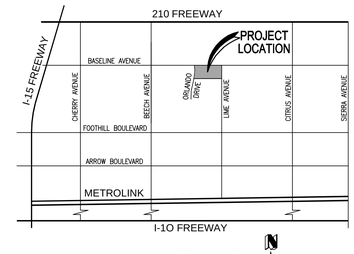
SECTION "B"-"B"
NORTHERLY PROPERTY LINE
NTS



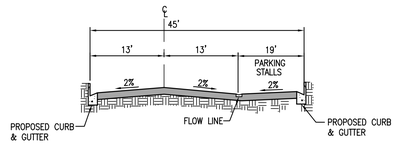
SECTION "C"-"C"
NORTHERLY PROPERTY LINE
NTS



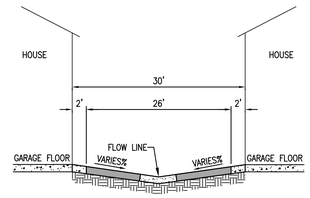
INDEX MAP
SCALE 1"=40'



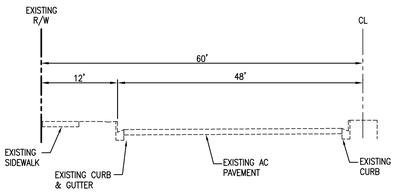
VICINITY MAP
NTS



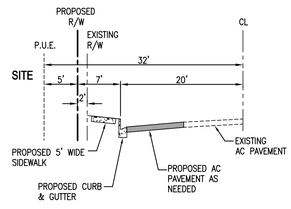
DRIVE LANE
(PRIVATE STREET)
N.T.S.



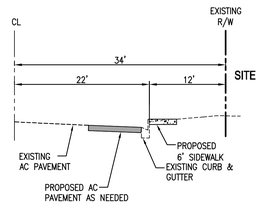
TOWNHOUSE COURT
(PRIVATE STREET)
NTS



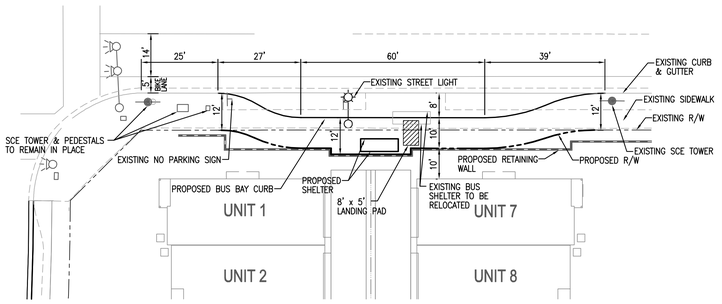
BASELINE AVENUE
MAJOR HIGHWAY
NTS



LIME AVENUE
LOCAL STREET
RANCHO FONTANA SP
NTS



ORLANDO DRIVE
COLLECTOR
RANCHO FONTANA SP
NTS



MODIFIED BUS BAY DETAIL
NTS

Prepared For:
NEWBRIDGE HOMES
500 NEWPORT CENTER DR, #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Development
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815
Robert K. Allard, R.C.E. 85349

BASIS OF BEARINGS:
THE BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF ORLANDO DRIVE, PER TRACT NO. 15964-1, M.B. 284/48-51.
BEING: N00°03'38"E

BENCHMARK:
CITY OF FONTANA BM NO. 508
TOP OF 1"IP, LOCATED AT THE CENTERLINE INTERSECTION OF MILLER AVE. AND TOKAY AVE.
ELEVATION: 1342.37

DATE	SCALE	DRAWN	CHECKED
	PER PLAN	AE	R.K.A

SHEET TITLE: CONCEPTUAL GRADING PLAN
PROJECT: TTM NO. 20729
JOB NO.: APN: 1110-171-02
CITY, CALIFORNIA

SHEET NO. 1 OF 2

575

BASELINE AVENUE

JACKSON DRIVE

ORLANDO DRIVE

LIME AVENUE

TRACT NO. 10907-1
M.B. 171 / 23-24

TRACT NO. 15964
M.B. 284 / 44-47

M.B. 293 / 66-67

M.B. 284 / 48-51

NOTE:
OFFSET AND MODIFY STRIPING TO INCLUDE LEFT TURN LANE

PROPOSED MODIFIED BUS BAY PER DETAIL ON SHEET 1

PROPOSED STREET LIGHT

EXISTING R/W

HOA MAINTAINED

JOIN EXISTING SEWER

PROPOSED DROP MANHOLE IF NEEDED

EXISTING STREET LIGHT

EXISTING CURB & GUTTER

PROPOSED 8" SEWER

EXISTING SIDEWALK PROTECT IN PLACE

PROJECT BOUNDARY

PROPOSED RETAINING WALL WITH 6' FREE STANDING BLOCK WALL ON TOP

JOIN EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

PROPOSED 6' SIDEWALK

PROPOSED STREET LIGHT

"NO PARKING" STENCIL

PROPOSED COMMERCIAL DRIVEWAY W=35' AT RIGHT OF WAY

PROPOSED CHAMBER OUTLET DISCHARGE STRUCTURE

JOIN EXISTING CURB AND GUTTER

JOIN EXISTING 6' SIDEWALK

EXISTING CURB AND GUTTER

PROPOSED 5' PUE

PROPOSED SIDEWALK

PROPOSED CURB & GUTTER

2' DEDICATION

PROPOSED R/W

PROPOSED COMMERCIAL DRIVEWAY W=35' AT RIGHT OF WAY

PROPOSED STREET LIGHT

PROPOSED CURB TAPPER STARTING AT DRIVEWAY EOR TO JOIN EXISTING CURB TO THE SOUTH

JOIN EXISTING CURB & GUTTER

JOIN EXISTING SIDEWALK

EXISTING CURB AND GUTTER

EXISTING STREET LIGHT

PROPOSED RETAINING WALL WITH 6' FREE STANDING BLOCK WALL ON TOP

EXISTING BLOCK WALL

INV. @ BLOCK WALL: (1370.26 FG)

INV. @ BLOCK WALL

PROJECT BOUNDARY

CHAMBER

SD

S

UNIT 1 FF=1369.97 PAD=1369.3
UNIT 2 FF=1369.97 PAD=1369.3
UNIT 3 FF=1369.97 PAD=1369.3
UNIT 4 FF=1369.97 PAD=1369.3
UNIT 5 FF=1369.97 PAD=1369.3
UNIT 6 FF=1369.97 PAD=1369.3
UNIT 7 FF=1369.97 PAD=1369.3
UNIT 8 FF=1369.97 PAD=1369.3
UNIT 9 FF=1369.97 PAD=1369.3
UNIT 10 FF=1369.97 PAD=1369.3
UNIT 11 FF=1369.97 PAD=1369.3
UNIT 12 FF=1369.97 PAD=1369.3
UNIT 13 FF=1371.91 PAD=1371.2
UNIT 14 FF=1371.91 PAD=1371.2
UNIT 15 FF=1371.91 PAD=1371.2
UNIT 16 FF=1371.91 PAD=1371.2
UNIT 17 FF=1371.91 PAD=1371.2
UNIT 18 FF=1371.91 PAD=1371.2
UNIT 19 FF=1371.91 PAD=1371.2
UNIT 20 FF=1371.91 PAD=1371.2
UNIT 21 FF=1371.91 PAD=1371.2
UNIT 22 FF=1371.91 PAD=1371.2
UNIT 23 FF=1371.91 PAD=1371.2
UNIT 24 FF=1371.91 PAD=1371.2
UNIT 25 FF=1372.96 PAD=1372.3
UNIT 26 FF=1372.96 PAD=1372.3
UNIT 27 FF=1372.96 PAD=1372.3
UNIT 28 FF=1372.96 PAD=1372.3
UNIT 29 FF=1372.96 PAD=1372.3
UNIT 30 FF=1372.96 PAD=1372.3
UNIT 31 FF=1372.96 PAD=1372.3
UNIT 32 FF=1372.96 PAD=1372.3
UNIT 33 FF=1372.96 PAD=1372.3
UNIT 34 FF=1372.96 PAD=1372.3
UNIT 35 FF=1372.96 PAD=1372.3
UNIT 36 FF=1372.96 PAD=1372.3
UNIT 37 FF=1372.33 PAD=1371.6
UNIT 38 FF=1372.33 PAD=1371.6
UNIT 39 FF=1372.33 PAD=1371.6
UNIT 40 FF=1372.33 PAD=1371.6
UNIT 41 FF=1372.33 PAD=1371.6
UNIT 42 FF=1372.33 PAD=1371.6
UNIT 43 FF=1371.01 PAD=1370.3
UNIT 44 FF=1371.01 PAD=1370.3
UNIT 45 FF=1371.01 PAD=1370.3
UNIT 46 FF=1371.01 PAD=1370.3
UNIT 47 FF=1371.01 PAD=1370.3
UNIT 48 FF=1371.01 PAD=1370.3
UNIT 49 FF=1369.34 PAD=1368.7
UNIT 50 FF=1369.34 PAD=1368.7
UNIT 51 FF=1369.34 PAD=1368.7
UNIT 52 FF=1369.34 PAD=1368.7
UNIT 53 FF=1369.34 PAD=1368.7
UNIT 54 FF=1369.34 PAD=1368.7

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

PLOT DATE: May 28, 2025, Bobby

Filename: I:\Newbridge Homes\Baseline & Lima\DWG's\ENTITLEMENT\CONCEPT GRADING\Concept Grading-02.dwg

Prepared For:
NEWBRIDGE HOMES
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

REGISTERED PROFESSIONAL ENGINEER ROBERT K. ALLARD No. 85349 CIVIL STATE OF CALIFORNIA

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 355-1615
Robert K. Allard, R.C.E. 85349
Date

BASIS OF BEARINGS:
BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF ORLANDO DRIVE, PER TRACT NO. 15964-1, M.B. 284/48-51. BEING: N00°03'38"E

BENCHMARK:
CITY OF FONTANA BM NO. 508
TOP OF 1"Ø, LOCATED AT THE CENTERLINE INTERSECTION OF MILLER AVE. AND TOKAY AVE.
ELEVATION: 1342.37

DATE	May, 2025
SCALE	1"=20'
DRAWN	AE
CHECKED	R.K.A

SHEET TITLE: CONCEPTUAL GRADING PLAN

PROJECT: TTM NO. 20729
APN: 1110-171-02
CITY, CALIFORNIA

SHEET NO. 2 OF 2

JOB NO.

NOTE:
COMMUNITY HAS PRIVATE STREETS AND NOT HAVE GATED ENTRY.

BASELINE AVENUE

JACKSON DRIVE

ORLANDO DRIVE

LIME AVENUE

TRACT NO. 10907-1
M.B. 171 / 23-24

TRACT NO. 15964
M.B. 284 / 44-47

M.B. 293 / 66-67

M.B. 284 / 48-51

UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10 UNIT 11 UNIT 12 UNIT 13 UNIT 14 UNIT 15 UNIT 16 UNIT 17 UNIT 18 UNIT 19 UNIT 20 UNIT 21 UNIT 22 UNIT 23 UNIT 24 UNIT 25 UNIT 26 UNIT 27 UNIT 28 UNIT 29 UNIT 30 UNIT 31 UNIT 32 UNIT 33 UNIT 34 UNIT 35 UNIT 36 UNIT 37 UNIT 38 UNIT 39 UNIT 40 UNIT 41 UNIT 42 UNIT 43 UNIT 44 UNIT 45 UNIT 46 UNIT 47 UNIT 48 UNIT 49 UNIT 50 UNIT 51 UNIT 52 UNIT 53 UNIT 54

EXISTING STREET LIGHT
EXISTING CURB & GUTTER
PROPOSED STREET LIGHT
EXISTING R/W
EXISTING SIDEWALK PROTECT IN PLACE
PROJECT BOUNDARY
JOIN EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED 6' SIDEWALK
PROPOSED SIDEWALK
PROPOSED CURB & GUTTER
PROPOSED 5' PUE
MAIN ENTRANCE: ENTRY & EXIT ROUTE
SECONDARY ENTRANCE: ENTRY & EXIT ROUTE
PROPOSED COMMERCIAL DRIVEWAY W=35' AT RIGHT OF WAY
PROPOSED CHAMBER OUTLET DISCHARGE STRUCTURE
JOIN EXISTING 6' SIDEWALK
EXISTING CURB AND GUTTER
JOIN EXISTING SIDEWALK
JOIN EXISTING CURB & GUTTER
PROPOSED CURB ANGLE POINT 10:1 TAPPER TO JOIN EXISTING CURB TO THE SOUTH
EXISTING STREET LIGHT

N89°59'10"E 476.49'
N89°59'21"E 564.44'
N89°56'06"W 9.00'
N45°01'07"E 42.51'
N42°23'15"W 151.12'
R=25'
R=15'
Δ=15°04'00" R=683.50' T=116.90'
L=245.38'
LOS - 200' 30 MPH
LOS - 155' 25 MPH
1.85%
15018
1374.40
1378.0 FS
STOP

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

Prepared For:
NEWBRIDGE HOMES
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

Prepared By:
ALLARD ENGINEERING
Civil Engineering – Land Surveying – Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815
Reynold R. Allard, R.C.E. 79086
PROFESSIONAL ENGINEER REYNOLD R. ALLARD No. 79086 CIVIL STATE OF CALIFORNIA

BASIS OF BEARINGS:
THE BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF ORLANDO DRIVE, PER TRACT NO. 15964-1, M.B. 284/48-51.
BEING: N0°0'0.38"E

BENCHMARK:
CITY OF FONTANA BM NO. 508
TOP OF FIP, LOCATED AT THE CENTERLINE INTERSECTION OF LIME AVE. AND JURUPA AVE.
ELEVATION: 1342.37

DATE		SCALE	PER PLAN	DRAWN	CV	CHECKED	R.R.A

SHEET TITLE: FIRE PLAN
PROJECT: TTM NO. 20729
APN: 1110-171-02
CITY, CALIFORNIA
JOB NO.

SHEET NO. 1 OF 1

RANCHO FONTANA SPECIFIC PLAN
CITY OF FONTANA

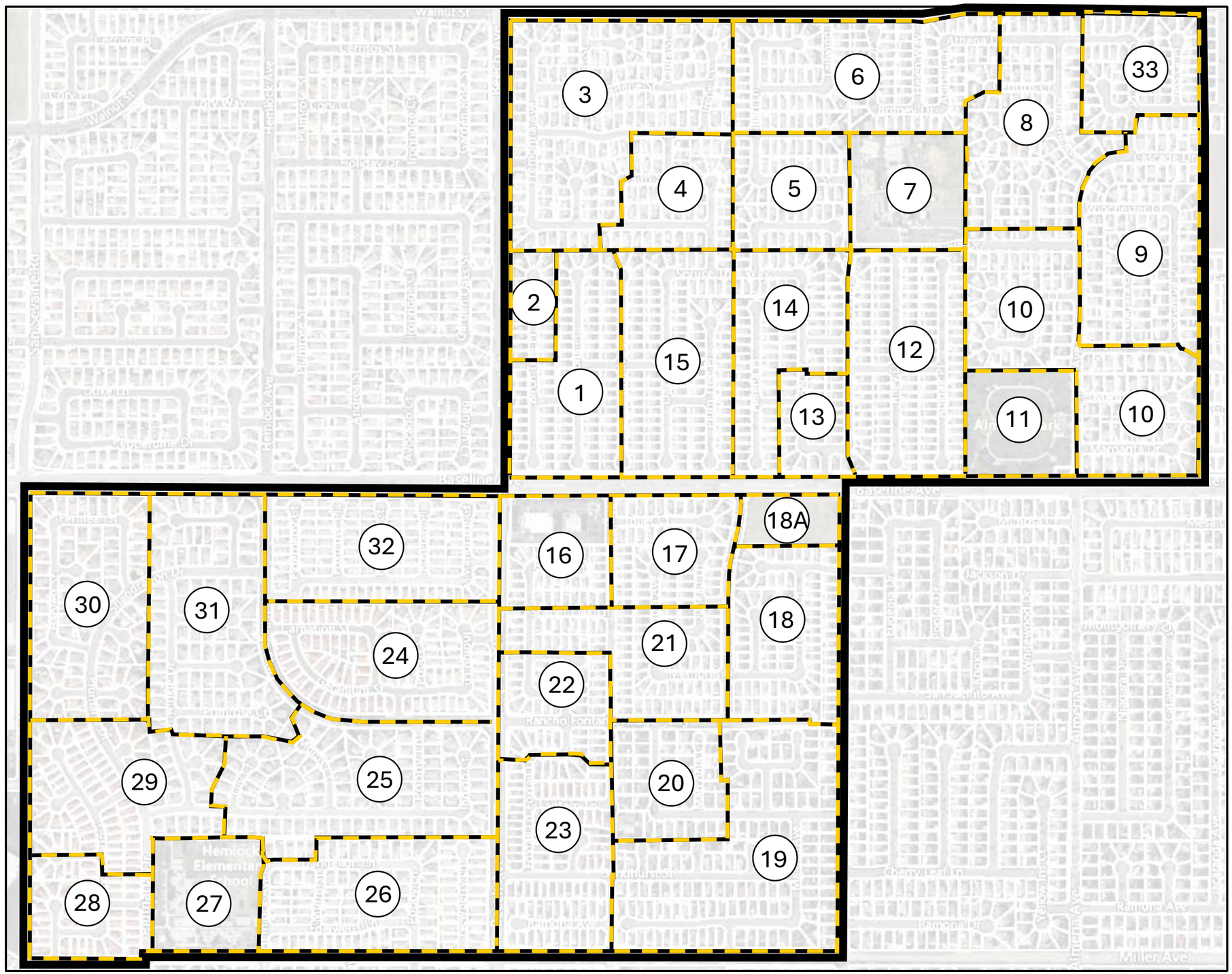
LAND USE DEVELOPMENT PLAN (EXISTING)
PLANNING UNIT AREAS



ATTACHMENT NO. 3

RANCHO FONTANA SPECIFIC PLAN
CITY OF FONTANA

LAND USE DEVELOPMENT PLAN (PROPOSED)
PLANNING UNIT AREAS



Development Plan Statistical Summary

Planning Unit	Land Use Designation	Gross Acreage	Max Density (DU/AC)	Existing (Approved) Units	Proposed Units	TOTAL # OF UNITS
1	Low Density Residential	15.30	6.0	89	0	89
2	Low Density Residential	5.00	6.0	23	0	23
3	Low Density Residential	30.00	4.5	134	0	134
4	Low Density Residential	9.50	6.0	49	0	49
5	Low Density Residential	10.00	6.0	56	0	56
6	Low Density Residential	20.50	6.0	122	0	122
7	School/Park	10.00	N/A	0	0	0
8	Low Density Residential	18.20	4.5	82	0	82
9	Low Density Residential	20.00	4.5	90	0	90
10	Low Density Residential	22.50	4.5	101	0	101
11	Park	10.00	N/A	0	0	0
12	Low Density Residential	20.00	6.0	114	0	114
13	Low Density Residential	5.00	6.0	29	0	29
14	Low Density Residential	15.00	6.0	83	0	83
15	Low Density Residential	20.00	6.0	111	0	111
16	Low Density Residential	4.50	6.0	27	0	27
17	Low Density Residential	10.00	6.0	55	0	55
18	Low Density Residential	**14.67**	6.0	**88**	0	**88**
18A	**High Density Residential**	**4.53**	**12.0**	**0**	**54**	**54**
19	Low Density Residential	30.50	4.5	132	0	132
20	Low Density Residential	10.00	4.5	41	0	41
21	Low Density Residential	15.00	6.0	83	0	83
22	Low Density Residential	9.80	6.0	41	0	41
23	Low Density Residential	20.00	4.5	90	0	90
24	Low Density Residential	19.50	6.0	92	0	92
25	Low Density Residential	20.50	4.5	92	0	92
26	Low Density Residential	20.00	4.5	90	0	90
27	School/Park	10.00	N/A	0	0	0
28	Low Density Residential	10.00	4.5	45	0	45
29	Low Density Residential	20.00	4.5	87	0	87
30	Low Density Residential	20.00	4.5	77	0	77
31	Low Density Residential	20.00	4.5	86	0	86
32	Low Density Residential	20.00	N/A	**102**	0	**102**
33	Low Density Residential	10.00	4.5	49	0	49
		520.0		**2,360**	**54**	**2,414**

SP TOTALS	Existing Approved Units	Proposed Units	TOTAL
Total	2,360	54	2,414
Remaining Undesignated			31
Max Permitted per EIR			2,445

ATTACHMENT TO ORDINANCE NO. _____

(Rancho Fontana Specific Plan Amendment #10 (SPA #24-0010)

Amend Section 4.3.1.2 Residential as follows:

The residential portion of the plan proposes a total of 2445 total dwelling units, to be constructed in a variety of densities and product types. Table 1 (Land Use Summary) provides a breakdown of the assigned gross densities, acres and dwelling unit yield for each planning unit. Residential land uses are broken down into four density categories. Each residential planning unit has an assigned density which corresponds with one of the four density categories. This assigned density and the resultant dwelling unit yield based on these densities generates the maximum yield within each planning unit. Cumulatively, the maximum assigned densities for each planning unit yield an average of 4.5 dwelling units per acre over the entire plan area. This average yield is consistent with the General Plan designation for the project area.

The concept of the plan is to allow flexibility during plan implementation. This is provided in several ways. First, the assigned densities are maximum yields for each planning unit **without an amendment to the Rancho Fontana Specific Plan**, and may in fact be built out at lower yields depending on market conditions. Second, the plan allows for a range of residential product types in any residential planning unit, again responding to market conditions as long as the maximum assigned yield is not exceeded **without an amendment to the Rancho Fontana Specific Plan reallocating units to a specific planning unit.** Third, intensification of development may also occur in response to physical design constraints; however, the assigned density and dwelling unit cannot be exceeded **without an amendment to the Rancho Fontana Specific Plan reallocating units to a specific planning unit.** For example, the precise planning of Planning Unit 12 may indicate that physical constraints restrict the developable portion of the Unit to 60 percent of its gross area. The dwelling unit yield for Unit 12 must then be intensified on 60 percent of the Planning Unit area which will probably result in the utilization of a different housing product type to achieve the maximum yield than that which could be used if 100 percent of the area were developable. Thus, the plan allows flexibility during precise plan implementation while still providing a maximum plan yield for infrastructure planning purposes.

The concept of the plan in terms of residential allocation is to intensify development within the village loop area of the plan. Intensifying development within and along the village loop reinforces the area within the loop as the focal area or core of the village with the village loop street acting to tie the activity centers within this area together. The three highest density categories occur within the loop and the planning units outside the loop are almost exclusively the lowest density category.

Amend Section 6.3.5 as follows:

> All areas designated for residential use may not exceed the maximum dwelling unit yield as indicated in the statistical ~~analysis~~ **summary without the approval by the City of Fontana of a density transfer.** In no case shall the dwelling unit count exceed the total number depicted in the statistical ~~analysis~~ **summary without the approval by the City of Fontana of a density**

transfer, but may be developed below those densities **without an amendment to the Rancho Fontana Specific Plan**.

Add back Section 6.3.11: High Density Residential as follows:

High density residential shall be defined as areas in which the gross density is twelve (12) dwelling units per acre.

Amend Section 6.3.18: Density as follows:

a) Computation for acreage for determining densities designated for residential use shall be based on gross acreage.

b) The total number of dwelling units in any residential planning unit as shown on the statistical ~~analysis~~ **summary in Section 6.2 of this Specific Plan** shall not be exceeded **without the approval by the City of Fontana of a density transfer. Development of any individual planning unit to a lower density may occur without an amendment to the Rancho Fontana Specific Plan.**

Amend Section 6.5.1.5: Off Street Parking as follows:

a) **Parking for High-Density Residential uses shall require a minimum of two (2) and one-half (.5) spaces for each dwelling unit. All required parking spaces shall be located off-street**. Parking for all **other** uses shall be as required by City of Fontana Zoning Ordinance.

Add and Amend Section 6.5.3.6: Setback from Street as follows:

a) The following minimum setbacks shall apply to maintain structures abutting streets.
Said setbacks shall be measured from the ultimate right-of-way line.

i.

Street Designation	Min. Setback from ROW
Major	~~25 ft.~~ **15 ft.**
Primary	~~20 ft.~~ **15 ft.**
Collector	15 ft.
Local	15 ft.

b) ***Projection into Setbacks along Public Rights-of-Way.*** **A setback along public rights-of-way may be reduced by up to 50 percent where a deceleration lane or bus bay would result in an encroachment into the required setback area, provided:**

(1) The reduced setback area shall be no more than the length of the required deceleration lane or bus bay, as determined by the City Engineer.

(2) Does not include any reduction of the landscaped area requirement or landscape screening requirement for any parking areas.

RESOLUTION PC NO. 2025 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THE CITY COUNCIL OF THE CITY OF FONTANA ADOPT THE ADDENDUM TO THE RANCHO FONTANA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT, ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT NO. 24-0001, ADOPT A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 24-0010, AND ADOPT A RESOLUTION APPROVING DESIGN REVIEW NO. 24-0035 FOR THE DEVELOPMENT OF AN ATTACHED CONDOMINIUM DEVELOPMENT CONSISTING OF 54 DWELLING UNITS AND ASSOCIATED IMPROVEMENTS ON A SITE OF APPROXIMATELY 3.3 ACRES AT APN 1110-171-02, AND DIRECT STAFF TO FILE THE NOTICE OF DETERMINATION

WHEREAS, on February 16, 1968, Assessor Parcel Number ("APN") 1110-171-02 was annexed from San Bernardino County into the City of Fontana; and

WHEREAS, the most recent edition of the City of Fontana General Plan was adopted by the Fontana City Council ("City Council") on November 13, 2018; and

WHEREAS, on October 3, 2024, the City of Fontana ("City") received an application from NewBridge Homes ("Applicant"), encompassing a Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 24-0010 (TTM No. 20729) and Design Review No. 24-0035 to amend the Rancho Fontana Specific Plan to increase the residential density for the project site, subdivide the site for condominium purposes, and seeking the design review approval for the development of a 54-unit attached condominium development and the associated improvements on 3.3 acres at the Subject Property; and

WHEREAS, the City previously prepared and certified the Final Environmental Impact Report (FEIR) for the Rancho Fontana Specific Plan project on December 7, 1982, consisting of comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions and errata to the Draft EIR and subsequently approved the Rancho Fontana Specific Plan. For the purposes of this Resolution, the "FEIR" shall refer to the Draft EIR, as revised by the Final EIR's errata section together with the other sections of the Final EIR; and

WHEREAS, on December 7, 1982, the City Council approved the Rancho Fontana Specific Plan and the Rancho Fontana Specific Plan Environmental Impact Report; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an addendum for the project, staff evaluated the project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, State CEQA Guidelines section 15162 and City of Fontana's 2019 Local Guidelines for Implementing CEQA by preparing an Initial Study and accompanying technical reports (Addendum); and

WHEREAS, based on that evaluation, staff concluded that the FEIR fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the proposed project, and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

WHEREAS, the Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Tentative Tract Map No. 24-0010 (TTM No. 20729) and **Exhibit "B"** for Design Review No. 24-0035; and

WHEREAS, on June 20, 2025, a notice of the public hearing was published in the *Fontana Herald* newspaper and simultaneously displayed at City Hall and at the Subject Property; and

WHEREAS, the owners of property within 660 feet of the Subject Property were notified via public hearing notice mailer prior to the public hearing; and

WHEREAS, all of the notices required by statute and the Fontana Municipal Code ("FMC") have been given as required; and

WHEREAS, on July 1, 2025, a duly noticed public hearing on Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 24-0010 (TTM No. 20729) and Design Review No. 24-0035 was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, on July 1, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 24-0010 (TTM No. 20729) and Design Review No. 24-0035; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City through effective land use and planning; 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 true and correct and incorporated herein by reference.

Section 2. Compliance with California Environmental Quality Act. The Planning Commission has reviewed and considered the Rancho Fontana Specific Plan FEIR and Addendum, any oral or written comments received, and the administrative record prior to making any recommendation on the Proposed Project. The Planning Commission finds that the Addendum and Rancho Fontana Specific Plan FEIR contain a complete and accurate reporting of all of the environmental impacts associated with the Proposed Project. The Planning Commission further finds that the Addendum have been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Rancho Fontana Specific Plan FEIR, the Addendum, and all related information presented to the Planning Commission, the Commission finds that the Proposed Project necessitates only minor modifications to the Rancho Fontana Specific Plan FEIR. Therefore, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Rancho Fontana Specific Plan FEIR is the appropriate document for the project.

The Planning Commission further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Project because the Project:

A. Will not result in substantial changes that would require major revisions of the Rancho Fontana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. Will not result in substantial changes with respect to the circumstances under which the Proposed Project are developed that would require major revisions of the Rancho Fontana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Rancho Fontana Specific Plan FEIR documents were certified showing any of the following:

(i) The Proposed Project would have one or more significant effects not discussed in the EIR;

(ii) That significant effects previously examined would be substantially more severe than shown in the EIR;

(iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

(iv) That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Rancho Fontana Specific Plan FEIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental

impacts of the Proposed Project have been addressed within the Rancho Fontana Specific Plan FEIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Proposed Project may result in any significant environmental impacts beyond those analyzed in the Rancho Fontana Specific Plan FEIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Proposed Project and reflects the independent judgment and analysis of the Planning Commission.

Section 5. Adoption of the Addendum to the Rancho Fontana Specific Plan FEIR. The Planning Commission hereby adopts the Addendum to the EIR for the Rancho Fontana Specific Plan Program Environmental Impact Report (SCH No. 1981100211) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA

Section 6. Specific Plan Amendment Findings. The Planning Commission hereby makes the following finding for Specific Plan Amendment No. 24-0001 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

Finding: **A specific plan may be amended by changing the development standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is view as appropriate in the context of generally accepted planning principles, surrounding land uses, and the general plan.**

Finding of Fact: The Applicant is proposing to amend the Rancho Fontana Specific Plan to create an additional land use designation. The project site is currently located in planning area 18, which allows "low medium density residential" and a maximum residential density of six dwelling units per acre. The Applicant is proposing to create an additional planning area (18A) to allow for "high density residential", which allows for a maximum residential density of 16.3 dwelling units per acre. Planning Area 18A includes development standards specific to the higher density residential, such as setbacks and parking standards. The amendment to the specific plan will allow for the development of the only remaining vacant area in the specific plan and will diversify the densities and residential product types in the specific plan. The amendment to the Rancho Fontana Specific Plan will not be detrimental to any of the surrounding land uses.

Section 7. Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for Tentative Tract Map No. 24-0010 (TTM No. 20729) in accordance with Section No. 26-218(d) of the FMC:

Finding No. 1: **That the proposed map is consistent with the city's general plan and any applicable specific plan.**

Findings of Fact: Tentative Tract Map No. 24-0010 (TTM No. 20729) is consistent with the existing General Plan Land Use Designation for the project site. The lot size meets the lot standards of the existing and proposed designation in the Rancho Fontana Specific Plan. The tentative tract map is a request to subdivide approximately 3.3 acres (APN: 1110-171-02) for condominium purposes for the construction of a 54-unit attached condominium development with associated improvements, which is a land use permitted in the proposed specific plan designation.

Finding No. 2: That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.

Findings of Fact: The site design for Tentative Tract Map No. 24-0010 (TTM No. 20729) is consistent with the General Plan. The lot size and street configuration conform to the requirements of the Land Use, Zoning, and Urban Design and Community Mobility and Circulation Elements of the City of Fontana General Plan, and Chapter No. 26 of the FMC. The lot size and street configuration also conform to the standards of the proposed land use designation in the Rancho Fontana Specific Plan. The project includes all on-site and off-site improvements to meet all the General Plan goals and objectives as well as all the zoning and Rancho Fontana Specific Plan requirements. Improvements consist of curb, gutter and sidewalks on Orlando Drive and Lime Avenue, drainage, and grading to provide a safe and well-designed project for the area.

Finding No. 3: The site is physically suitable for the type and density of development proposed.

Findings of Fact: The project site, which consists of approximately 3.3 adjusted gross acres, is adequate in size to accommodate the development of a 54-unit attached condominium development with associated improvements. The existing topography is conducive for the project, and development of the site will not require setback variances. Therefore, the site is suitable for this type of development.

Finding No. 4: The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of Tentative Tract Map No. 20729 (TTM No. 20729) is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. There will be no significant effect on the environment with mitigation as a result of project implementation. An Addendum to the Rancho Fontana Specific Plan Environmental Impact Report has been prepared and made a part of the environmental documentation and Conditions of Approval for this project.

Finding No. 5: The design of the subdivision or type of improvements will not cause serious public health problems.

Findings of Fact: The design of Tentative Tract Map No. 24-0010 (TTM No. 20729) will not cause public health problems. The development complies with the general plan and specific plan land use requirements. Improvements include connection to public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project for the area. Therefore, the project promotes the public health, safety, and welfare of the surrounding community.

Finding No. 6: That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Findings of Fact: The design of Tentative Tract Map No. 24-0010 (TTM No. 20729) and public improvements will not conflict with access easements acquired by the public. The site is accessed from Orlando Drive and Lime Avenue, which are publicly maintained streets. Currently, there are no other public access easements through or within the project site.

Section 8. Design Review Findings. The Planning Commission of the City of Fontana hereby makes the following findings for Design Review No. 24-0035 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 specific plan or area plan.

Findings of Fact: The project proposes a site and architectural design for the 54-unit condominium development. The project will be an appropriate and desirable development for the area. The areas surrounding the project site are developed with detached single-family dwellings. While the proposed condominiums are attached, the development will function similarly to the adjacent single-family neighborhoods with sufficient private open space, common open space and parking. The condominium buildings are similar in height to the two-story dwellings in the vicinity and will be similar is scale.

The proposed development is located in the Residential Planned Community (R-PC) general plan land use designation. The designation is used for master-planned communities with specific plans and is considered as a "legacy" land use category linked to the zoning and density approved in specific plans. The project site is located in the Rancho Fontana Specific Plan and with the requested associated specific plan amendment, the project will meet or exceed the criteria contained in the specific plan and Zoning and Development Code. Further the development project is consistent with the existing general plan land use designation.

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 project consists of the development of a 54-unit attached condominium project. The development will be built pursuant to all applicable building, zoning and fire codes, in addition to the Conditions of Approval attached hereto as Exhibit A and B and referenced herein. Architectural features such as a light neutral color palette, decorative clay pipe, metal accents and smooth stucco will accentuate the Spanish architectural style. Additionally, variations to the building face and roof lines are architecturally pleasing. The project includes improvements along Orlando Drive and Lime Avenue. Therefore, the project promotes the public health, safety and welfare of the occupants and surrounding 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.**

Finding of Fact: The project is aesthetically and architecturally pleasing and compatible with the surrounding area. The project site is approximately 3.3 acres adjusted gross acres and is physically suitable in size and shape to support an attached condominium development. Applicable building, zoning, and fire codes will make for a safe, attractive, and well-designed project. The project will create visual interest with architectural features of the Spanish style, such as smooth stucco, a light neutral color palette, decorative clay pipes, metal accents, and shutters. The character of the surrounding neighborhood reflects both one- and two-story single-family dwellings. The project is compatible with the surrounding uses and provides a development that is designed with features (architectural relief, landscaping, street improvements, and lighting) to enhance the character of the surrounding area.

Finding No. 4: **The site improvements are appropriate and will result in a safe, well-designed facility.**

Finding of Fact: The development has appropriate improvements, not only for the project site but the surrounding area. Project features include sidewalks, drainage, grading, perimeter and privacy walls, and fencing to provide a safe and well-designed neighborhood. The project has been reviewed by the Planning, Engineering, Building and Safety Departments, as well as Fontana Fire Prevention for site circulation, access, and safety and it was determined the project exceeds the standards of the Zoning and Development Code and will provide a safe design for public access.

Section 9. Approval. Based on the foregoing, the Planning Commission recommends that the City Council:

1. Adopt an ordinance approving Specific Plan Amendment No. 24-0001 to amend the Rancho Fontana Specific Plan to create an additional planning area and corresponding development standards;

2. Adopt a resolution approving Tentative Tract Map No. 24-0010 (TTM No. 20729) to subdivide the project site for condominium purposes, subject to the Conditions of Approval attached hereto as **Exhibit "A"** and incorporated herein;

3. Adopt resolution approving Design Review No. 24-0035 for site and architectural review of a 54-unit attached condominium project, subject to the Conditions of Approval attached hereto as **Exhibit "B"** and incorporated herein; and

Section 10. 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 Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code Section No. 21081.6.

Section 11. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 12. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 13. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 1st day of July 2025.

City of Fontana

_____

Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, 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 1st day of July 2025, by the following vote, to-wit:

AYES:
NOES:

ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

EXHIBIT "A"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 24-0065 **DATE:** July 1, 2025
Tentative Tract Map 24-0010 (TTM No. 20729)

LOCATION: South of Baseline Avenue, east of Orlando Drive and west of Lime Avenue (APN: 1110-171-02)

PLANNING DEPARTMENT:

1. 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 requirements of the Fontana City's Municipal Code shall be complied with.

   B. All Conditions of Approval imposed on this project have been fulfilled.

2. The applicant/developer/property owner 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 applicants 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 legal counsel. The applicant shall be responsible for and reimburse the city for such legal fees and costs, in their entirety, including actual attorney 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 attorney's fees, and other costs awarded against the city 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.

3. Tentative Tract Map No. 24-0010 (TTM No. 20729) shall comply with all applicable development standards of, Chapter 26 (Subdivisions), Rancho Fontana Specific Plan, Chapter 30 (Zoning and Development), Fontana Municipal Code (FMC) and the Subdivision Map Act.

4. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

5. All Conditions of Approval and Mitigation Monitoring and Reporting Program (MMRP) 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 and grading plans prior to issuance of any building or grading permits.

6. The developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 1981100211) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.

7. Tentative Tract Map No. 24-0010 (TTM No. 20729) 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 Department inspection, has commenced within this period.

8. 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. 30-30 of the Municipal Code.

9. The applicant shall post a publicly visible sign on the Subject Property 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.

10. Historic Archaeological Resources

    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

    C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

11. The construction contractor shall use the following source controls at all times:

    A. 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 unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Municipal Code.

    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

    D. Have only necessary equipment onsite.

    E. Use manually-adjustable or ambient-sensitive backup alarms. When working

adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

ii. Temporarily enclose localized and stationary noise sources.

iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

ENGINEERING DEPARTMENT

12. 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 the master sanitary sewer plan or as approved by the City Engineer. The onsite sewer system is a private facility, and will not be maintained by the City.

13. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

14. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy and release of security by the City.

15. The Applicant shall construct a Bus Bay. The Applicant shall coordinate with Omnitrans to install or relocate a Bus Stop Shelter along Baseline Avenue, as required by the City Engineer.

16. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress location including consideration for walls, landscaping, grading, and vegetation.
17. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.

18. Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered.

19. The project shall create a northbound left-turn and a northbound right-turn lane for the northbound Orlando Dr approach to Baseline Ave. This shall include any and all signing, striping, street improvement, or signal modification work that may be necessary to achieve this.

20. The Applicant shall prepare signing and striping plans for Orlando Drive to include the installation of parking restrictions between Baseline Avenue and the project driveway.

21. The project applicant shall provide a payment as part of the project mitigation fees to ensure that the signal timing at the intersection of Orlando Dr and Baseline Ave is monitored and optimized after project opening to ensure queues on the northbound approach are minimized.

PRIOR TO ISSUANCE OF GRADING PERMIT

22. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

23. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO MAP RECORDATION

24. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

25. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

26. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

27. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

28. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the new streetlight electric bill.

29. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

30. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

31. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

32. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

33. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

34. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

BUILDING AND SAFETY DEPARTMENT

35. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

    A. California Building Code
    B. California Residential Code
    C. California Electrical Code
    D. California Mechanical Code
    E. California Plumbing Code
    F. California Energy Code
    G. California Fire Code
    H. California Green Building Standards Code
    I. City of Fontana Ordinance
    J. Disabled access for the site and building must be in accordance with the State of CA and ADA regulations

36. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

37. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

38. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

39. Except as specifically shown in the approved project plans, the applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. Except as specifically shown in the approved project plans, in any case, the outer/exterior face of the wall shall be within two (2) inches of the lot 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.

40. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

41. The applicant shall have the tract map recorded prior to the issuance of any building permits.

42. The applicant shall comply with the following grading requirements:

    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a 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. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

    E. No water course or natural drainage shall be obstructed.

    F. 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, or as otherwise approved by the Building Official.

G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

H. 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 Building & Safety.

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.

I. The grading plans shall, as a minimum, contain sections at all lot 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 (e.g., type of pavement, plant material, etc.); and

iii. All proposed drainage structures; and

iv. Any proposed and/or required walls or fencing.

43. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING PERMITS

44. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for the 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

END OF CONDITIONS

EXHIBIT "B"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 24-0065
Design Review No. 24-0035

DATE: July 1, 2025

LOCATION: South of Baseline Avenue, east of Orlando Drive and west of Lime Avenue (APNs: 0255-101-24 and -30)

PLANNING DEPARTMENT:

1. 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 Department inspection, has commenced within this period.

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 requirements of the Fontana City's Municipal Code shall be complied with.

   B. All Conditions of Approval imposed on this project have been fulfilled.

3. The applicant/developer/property owner 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 applicants 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 legal counsel. The applicant shall be responsible for and reimburse the city for such legal fees and costs, in their entirety, including actual attorney 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 attorney's fees, and other costs awarded against the city 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.

Except as required under applicable State and Federal law, 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.

4. This project shall comply with all applicable provisions, regulations, and development standards of the Rancho Fontana Specific Plan and Chapter 30 (Zoning and Development.

5. All Conditions of Approval and Mitigation Monitoring and Reporting Program (MMRP) 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 and grading plans prior to issuance of any building or grading permits.

6. The developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 1981100211) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.

7. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

8. 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 and grading plans prior to issuance of any building or grading permits.

9. 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. 30-30 of the Municipal Code.

10. The applicant shall post a publicly visible sign on the Subject Property 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.

11. Historic Archaeological Resources

    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

    C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

12. The construction contractor shall use the following source controls at all times:

    A. 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 unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Municipal Code.

    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

D. Have only necessary equipment onsite.

E. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

ii. Temporarily enclose localized and stationary noise sources.

iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

13. 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 Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

14. 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.

15. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.

16. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.

17. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.

18. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

ENGINEERING DEPARTMENT

19. 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 the master sanitary sewer plan or as approved by the City Engineer. The onsite sewer system is a private facility and will not be maintained by the City.

20. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

21. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy and release of security by the City.

22. The Applicant shall construct a Bus Bay and install a Bus Stop Shelter along Baseline Avenue, as required by the City Engineer.

23. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress location including consideration for walls, landscaping, grading, and vegetation.
24. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.

25. Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered.

26. The project shall create a northbound left-turn and a northbound right-turn lane for the northbound Orlando Dr approach to Baseline Ave. This shall include any and all signing, striping, street improvement, or signal modification work that may be necessary to achieve this.

27. The project shall prepare signing and striping plans along Orland Dr to include the installation of parking restrictions along Orlando Dr between Baseline Ave and the project driveway, and along Lime Ave between Baseline Ave and the project driveway.

28. The project applicant shall provide a payment as part of the project mitigation fees to ensure that the signal timing at the intersection of Orlando Dr and Baseline Ave is monitored and optimized after project opening to ensure queues on the northbound approach are minimized.

PRIOR TO ISSUANCE OF GRADING PERMIT

29. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

30. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO MAP RECORDATION

31. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

32. The Applicant shall record All map's, lot line adjustments, right-of-way dedications,

easements, reciprocal access agreement as required for the development.

33. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

34. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

35. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

36. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

37. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

38. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

39. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

40. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

41. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

BUILDING AND SAFETY DEPARTMENT

42. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

    A. California Building Code
    B. California Residential Code
    C. California Electrical Code
    D. California Mechanical Code
    E. California Plumbing Code
    F. California Energy Code
    G. California Fire Code
    H. California Green Building Standards Code
    I. City of Fontana Ordinance
    J. Disabled access for the site and building must be in accordance with the State of CA and ADA regulations

43. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

44. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

45. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

46. Except as specifically shown in the approved project plans, the applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. Except as specifically shown in the approved project plans, in any case, the outer/exterior face of the wall shall be within two (2) inches of the lot 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.

47. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

48. The applicant shall have the tract map recorded prior to the issuance of any building permits.

49. The applicant shall comply with the following grading requirements:

A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

B. All drainage water shall drain via approved methods to an approved location, such as a public street, a 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. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

E. No water course or natural drainage shall be obstructed.

F. 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, or as otherwise approved by the Building Official.

G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

H. 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 Building & Safety.

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.

I. The grading plans shall, as a minimum, contain sections at all lot 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 (e.g., type of pavement, plant material, etc.); and

iii. All proposed drainage structures; and

iv. Any proposed and/or required walls or fencing.

50. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING PERMITS

51. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for the 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

END OF CONDITIONS

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or X County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Cecily Session-Goins Phone: (909) 350-6723
			Email: csgoins@fontanaca.gov
TO:	X Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 1981100211
Project Title: Baseline Townhomes – Citrus Walk
Project Applicant (include address, telephone number and email address): NewBridge Homes 500 Newport Center Drive, Suite 570 Newport Beach, CA 92660 Bryan Avilla, bavilla@newbridgehomes.com, (949) 344-2705
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): South of Baseline Avenue, West of Lime Avenue and East of Orlando Drive (APN: 1110-171-02)
General Project Location (City and/or County): Fontana, San Bernardino County
Project Description:

A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on and has made the following determinations regarding the above described project:

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2. ☒	An Addendum to a certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☐	Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.	
4. ☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
6. ☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian: City of Fontana, Planning Department	Location: 8353 Sierra Avenue, Fontana, CA 92335

Date:	_____ **Rina Leung** **Senior Planner**

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case (MCN) No. 24-0065; Specific Plan Amendment (SPA) No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) & Design Review Project (DRP) No. 24-0035

A request for a Specific Plan Amendment to amend Rancho Fontana Specific Plan for Planning Area 18 (PA 18) and 18A (PA 18A) to revise density from Low Density (6du/ac) to High Density Residential (12du/ac) along with revisions to the development standards (parking and setback requirements). The proposal also includes site and architectural review of a new residential development consisting of 54 attached multiple family dwellings and associated improvements along with a request for a Tentative Tract Map for residential condominium purposes.

Environmental Determination: Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8 of the City of Fontana's 2019 Local Guidelines an Addendum to the Rancho Fontana Specific Plan EIR (SCH No. 1981100211) has been prepared for the proposed project. The aforementioned EIR was adopted by the City Council on December 7, 1982, is consistent with the proposed project. The Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.

Location of Property: South side of Baseline Avenue between Lime Ave. and Orlando Dr. (APN: 1110-171-02)



Date of Hearing: July 1, 2025

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 PM

FONTANA
CALIFORNIA

Should you have any questions concerning this project, please contact Cecilly Session-Goins, Associate Planner**,** at (909) 350-6723 or by email: csgoins@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE

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.

Publish date: June 20, 2025

City of Fontana

Draft Planning Commission

Minutes

Idilio Sanchez, Chair
Ricardo Quintana, Vice Chair
Joe Armendarez, Secretary
Torrie Lozano, Commissioner
Dylan Keetle, Commissioner

Tuesday, July 1, 2025 6:00 P.M. Grover W. Taylor Council Chambers

…

PH-A Master Case No. 24-0065: Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements, pursuant to an Addendum to the Rancho Fontana Specific Plan Environmental Impact Report.

Chair Sanchez opened the public hearing.

The City Clerk's Department received one (1) written correspondences in opposition of this item.

Associate Planner, Cecily Session-Goins, presented the staff report.

Vice Chair Quintana inquired about the results of the traffic study and potential concerns related to traffic flow and left turns into the development. Associate Planner Session-Goins provided detailed traffic study results and clarified that the project will not be gated, which will support smoother traffic movement. Associate Planner Session-Goins also noted that two driveways will provide ingress and egress and that the queuing analysis indicated that even during peak times, projected queues will remain well within the

available spacing from the signalized intersection on Orlando Drive. Additionally, inbound peak hour traffic is expected to result in roughly one left turn every 12 minutes, leading staff to conclude that no significant traffic or queuing issues are anticipated.

Another discussion ensued between the commission and staff regarding the location and extent of anticipated queuing, specifically whether queues would form along Orlando Drive or within the site's internal drive aisles. Staff explained that the queuing analysis primarily focused on Orlando Drive and nearby intersections, and no significant backup is anticipated either from Baseline Road or Lime Street.

Additional questions were raised regarding the relatively low number of peak hour trips projected for a 54-home development. Staff noted that trip estimates reflect the assumption that not all residents travel during peak periods and that the projections align with standard modeling methods.

Commissioner Keetle inquired about the fencing along Baseline Road, and staff clarified that while the development is not gated, there is an existing concrete block wall on the southern property line. The applicant plans to install a tubular steel fence and small retaining wall approximately three feet from the block wall to create a drainage channel for managing runoff and that the existing wall will be cleaned and maintained as part of the project. Regarding park and barbecue facilities, commissioners raised concerns about their location near parking areas and the lack of monitoring, questioning whether these amenities would be open to the public and how access would be managed.

Vice Chair Sanchez questioned why the project was not designed as a gated community, noting the property's potential for controlled access and the possible benefits of reducing street traffic during peak hours. Staff deferred the question to the applicant.

The applicant, Bryan Avilla, on behalf of NewBridge Homes, stated that he read and agreed to the Conditions of Approval and clarified that the property will be a single-parcel condo project with an HOA (Homeowners Association) managing common areas, including the park and parking, with covenants, conditions and restrictions to prevent unauthorized public use.

Commissioner Keetle raised concerns about the accessibility and enforcement of private amenities within the proposed development, specifically the park and barbecue areas. The applicant confirmed that these areas are private and will be managed by the HOA. Enforcement would fall to the HOA and property management, with potential support from law enforcement if necessary. However, commissioners expressed concerns about the practicality of keeping the public out, given the proximity to surrounding single-family homes and the likelihood of non-residents accessing the space.

The conversation also revisited the idea of gating the community to address unauthorized use, though concerns were raised about the burden that might place on the Fontana Police Department and the risk of overly restricting residents. The applicant

acknowledged these issues and emphasized that similar models exist elsewhere in the city.

Regarding parking, the applicant explained that it will not be assigned but will be regulated by time limits, with towing and property management oversight to ensure proper use. Assigned parking may be considered in the future.

Chair Sanchez asked whether the applicant was open to gating the community. The applicant responded that from a traffic standpoint, gating the entire community would introduce challenges, including the need for turnarounds and increased loading on nearby streets—issues the current project design does not accommodate. While the applicant expressed a preference not to gate the development, they acknowledged that gating the park area could be a reasonable compromise and is an option they are open to considering.

Chair Sanchez suggested key cards for park access and parking passes for residents to manage parking and prevent issues. The applicant was open to both ideas.

Vice Chair Quintana inquired about vehicle queuing locations. The applicant clarified queuing occurs on Orlando and Baseline streets, not inside the project. Vice Chair Quintana praised the modern Spanish design and landscaping, confirming the plants shown in the renderings will be used on-site.

Secretary Armendarez confirmed that city staff had completed all technical reviews, including traffic and CEQA, prior to the commission's review. He emphasized that commissioners should assess the project as presented, not direct the applicant without consulting city staff.

Chair Sanchez clarified that the commission's role includes questioning city staff and the applicant and proposing conditions if desired. He stressed that differing opinions among commissioners are expected and part of the process.

Secretary Armendarez asked for respect in acknowledging that not all commissioners share the same views or assumptions about the project.

No individuals spoke in support or opposition of this item.

The Public Hearing was closed.

Chair Sanchez made a motion to approve the project with a request for staff and the applicant to explore possible gated access or key cards for the park as a non-binding suggestion.

Attorney Stephen Deitsch explained that if a motion is made and not seconded, another commissioner can offer a substitute motion which takes precedence. The motion to have

the applicant work with staff on park gating and key cards was clarified as a suggestion, not a condition of approval, ensuring it would not delay or scale the project if infeasible.

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2025-022; and recommend that the City;

1. **Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Rancho Fontana Specific Plan EIR (SCH No. 1981100211) and direct staff to file a Notice of Determination; and,**

2. **Adopt an ordinance approving Specific Plan Amendment No. 24-0001; and,**

3. **Adopt a resolution approving Tentative Tract Map No. 20729 (TTM No. 24-0010); and,**

4. **Adopt a resolution approving Design Review No. 24-0035**

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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A request for a Specific Plan Amendment to amend Rancho Fontana Specific Plan for Planning Area 18 (PA 18) and 18A (PA 18A) to revise density from Low Density (6du/ac) to High Density Residential (12du/ac) along with revisions to the development standards (parking and setback requirements). The proposal also includes site and architectural review of a new residential development consisting of 54 attached multiple family dwellings and associated improvements along with a request for a Tentative Tract Map for residential condominium purposes.

Environmental Determination: Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8 of the City of Fontana's 2019 Local Guidelines an Addendum to the Rancho Fontana Specific Plan EIR (SCH No. 1981100211) has been prepared for the proposed project. The aforementioned EIR was adopted by the City Council on December 7, 1982, is consistent with the proposed project. The Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.

Location of Property: South side of Baseline Avenue between Lime Ave. and Orlando Dr. (APN: 1110-171-02)

Date of Hearing: July 22, 2025



ATTACHMENT NO. 4

FONTANA
CALIFORNIA

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 2:00 PM

Should you have any questions concerning this project, please contact Cecilly Session-Goins, Associate Planner, at (909) 350-6723 or by email: csgoins@fontanaca.gov.

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Publish date: July 11, 2025

PH-A

07/01/2025

Reference: Master Case (MCN) No. 24-0065; Specific Plan Amendment (SPA) No. 24-001, Tentative Tract Map No. 20729 (TTM No. 24-001) & Design Review Project (DRP) No. 240035

Hearing Date: 07/01/2025

Dear Fontana City Council:

I am opposed to the Specific Plan Amendment to amend Rancho Fontana Specific Plan for Planning Area 18 (PA 18) and 18A (PA 18A) from Low Density (6du/ac) to High Density Residential (12du/ac) request.

I live approximately 200 feet from the proposed development site and regularly use Orlando Avenue to access my home from Baseline Avenue. The addition of high-density housing in this location will significantly affect traffic flow into our neighborhood via Orlando Drive.

After reviewing the site layout, I have several concerns related to traffic circulation and safety. The proposed driveway on Orlando Drive is expected to experience substantial use, particularly given the absence of a median break at Baseline and Lime Avenues. This means vehicles entering the complex from Orlando will be forced to make left turns, likely causing traffic to back up on southbound Orlando Drive during peak hours.

This congestion raises serious safety concerns. Vehicles turning right onto Orlando from Baseline may not have adequate visibility of queued traffic due to a curve in the road, increasing the risk of rear-end collisions. Furthermore, during busy periods, traffic waiting to turn onto Baseline may spill back, blocking access to the proposed driveway and further compounding congestion.

Additionally, the proposed development does not align with the character or density of surrounding housing, which raises further compatibility concerns.

Given these issues, I strongly urge the city council to reject any request to rezone the site for high-density residential use.

Regards,

Bert Rollins
7425 Juneau Lane
Fontana, CA 92336

E | P | D SOLUTIONS, INC

WHERE EXPERIENCE AND PASSION MEET

To:	Cecily Session-Goins, Associate Planner, City of Fontana
From:	Chad Karns, Transportation Manager, EPD Solutions, Inc.
Date:	7/2/2025
Subject:	Response to Comment Letter Citrus Walk Residential Project [MCN24-0065]

The purpose of this memo is to respond to a comment letter dated July 1, 2025, from a neighbor, Bert Rollins, regarding traffic flow and safety concerns as a result of the proposed Citrus Walk Residential Project, located on Baseline Avenue, between Orlando Drive and Lime Avenue in the City of Fontana.

Project Overview

The Project proposes the development of 54 attached residential units along with parking, landscaping, and recreational space. Access to the Project site would be provided via two new 35-feet-wide ungated driveways, one on Orlando Drive and one on Lime Avenue. Additionally, a designated left-turn-lane would be striped on Orlando Drive, which currently has a shared left and right turn lane.

Traffic Safety Comment

"…The addition of high-density housing in this location will significantly affect traffic flow into our neighborhood via Orlando Drive.

After reviewing the site layout, I have several concerns related to traffic circulation and safety. The proposed driveway on Orlando Drive is expected to experience substantial use, particularly given the absence of a median break at Baseline and Lime Avenues. This means vehicles entering the complex from Orlando will be forced to make left turns, likely causing traffic to back up on southbound Orlando Drive during peak hours.

This congestion raises serious safety concerns. Vehicles turning right onto Orlando from Baseline may not have adequate visibility of queued traffic due to a curve in the road, increasing the risk of rear-end collisions. Furthermore, during busy periods, traffic waiting to turn onto Baseline may spill back, blocking access to the proposed driveway and further compounding congestion…."

Response

The proposed Project is anticipated to generate 364 daily trips, including 21 AM peak hour and 27 PM peak hour trips. As described above, the Project has two proposed driveways, providing both ingress and egress access. The maximum projected outbound trips are 16 in the AM and 17 inbound in the PM. A Queuing Analysis was prepared to determine whether sufficient queuing could be accommodated along Orlando Drive with the addition of the proposed Project. Based on 2026 background plus Project traffic volumes, the maximum anticipated 95th percentile queue is 132 feet in the AM and 129 feet in the PM for the northbound left turn movement at the intersection of Baseline and Orlando. With signal optimization, the maximum anticipated queuing is 67 feet during the AM peak hour and 38 feet during the PM peak hour, well within the 105 feet of spacing between the signalized intersection and the proposed driveway.

Additionally, based on the trip generation that was prepared, there are 5 AM peak hour and 17 PM peak hour inbound trips. Assuming all (100%) of these trips make the left turn into the site southbound at Orlando Drive, this would equate to approximately one left turn every 12 minutes in the AM peak hour and one left turn every 3.5 minutes in the PM peak hour. Further, Lime Avenue provides access which may further reduce the number of left turns from Orlando Drive. The addition of the striped left turn lane required by the city is sufficient to reduce any stacking conflicts along Orlando Drive. The commenter references a potential line-of-sight issue but we see no such concern coming off Baseline onto Orlando Drive and the adequacy of the line-of-sight of the new Orlando Drive and Lime Avenue driveways have been depicted in the engineering plans.

The project prepared three (3) separate traffic studies (a Queuing Analysis, a VMT Screening Analysis and a Level of Service Screening Analysis). All the reports and their findings have been included and/or referenced in the Addendum to the Rancho Fontana Specific Plan Master Environmental Impact Report. The proposed Project is anticipated to have a minimal effect overall on the roadway network and we do not find any significant traffic impact to Orlando Drive.

If you have any questions about this response, please contact us at (949) 796-1180 or techservises@epdsolutions.com.

File #: 25-0411
Agenda #: B.

Agenda Date: 7/22/2025
Category: Public Hearing

FROM:
Finance

SUBJECT:
Public Hearing to Establish Fiscal Year 2025-2026 Assessment Rates for Landscape and Lighting Maintenance Districts

RECOMMENDATION:
1. Adopt **Resolution No. 2025-080**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 1 ("LMD #1" throughout the City) for Fiscal Year 2025-2026.

2. Adopt **Resolution No. 2025-081**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 2 ("LMD #2" Village of Heritage) for Fiscal Year 2025-2026.

3. Adopt **Resolution No. 2025-082**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 3 ("LMD #3" Hunter's Ridge) for Fiscal Year 2025-2026.

4. Adopt **Resolution No. 2025-083**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 3- 1 ("LMD #3-1" Empire Center) for Fiscal Year 2025-2026.

5. Adopt **Resolution No. 2025-084**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Local Lighting Maintenance District No. 3 ("LLMD #3" Hunter's Ridge) for Fiscal Year 2025-2026.

COUNCIL GOALS:
- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.
- Enhance the local environment for future generations and create a healthy economic and environmental future by promoting programs that encourage reducing Green House Gas emissions.

DISCUSSION:
On June 10, 2025, City Council adopted Resolutions 2025-024 through 2025-033, inclusive, declaring its intention to levy and collect assessments for Fiscal Year 2025-2026 and setting July 22, 2025, for the public hearing to receive public comment pursuant to the Landscape and Lighting Act of

1972. Notice of the public hearing was published as required by law. The annual assessment process for the landscape and lighting assessment districts must be completed before August 10, 2025, in order to place the assessments on the County tax rolls.

The Fiscal Year 2025-2026 proposed assessment rates are as follows:

- LMD # 1 - the proposed rates for FY 2025-2026 for residential units range from $77.76 to $495.92 per unit, the commercial and industrial areas range from $117.24 to $613.77 per acre. **The proposed rates are the same as the prior year rates.**

- LMD # 2 (Village of Heritage) - the proposed rate for FY 2025-2026 for residential units is $554.75 per unit, **an increase from the prior year of 2% ($10.88 per unit).**

- LMD # 3 (Hunter's Ridge) - the proposed rate for FY 2025-2026 for residential units is $605.00 per unit, **an increase from the prior year of 10% ($55.00 per unit).**

- LMD # 3-1 (Empire Center) - the proposed rate for FY 2025-2026 for commercial property is $1,000 per acre, **the same as the prior year rate.**

- LLMD # 3 (Hunter's Ridge) - the proposed rate for FY 2025-2026 for residential property is $22.89 per unit, **an increase from the prior year of 2% ($0.45 per unit).**

It is projected that the proposed rates will be sufficient to fund the estimated maintenance costs for Fiscal Year 2025-2026 for all LMD's with the exception of LMD #1 and LMD #2. Various operational options are being considered to mitigate the on-going funding deficit.

The City's assessments for all districts have been reviewed in light of the passage of Proposition 218. The recommended actions comply with the provisions of this proposition.

FISCAL IMPACT:
The proposed assessment rates for Fiscal Year 2025-2026 are unchanged from the prior year except for LMD # 2 which will increase by 2% ($10.88 per unit) to $554.75 for the residential rate, LMD # 3 which will increase by 10% ($55.00 per unit) to $605.00 for the residential rate, and LLMD # 3 will increase by 2% ($0.45 per unit) to $22.89 for the residential rate. The proposed assessment rates for Fiscal Year 2024-2025 are projected to generate approximately $4.66 million.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-081

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, CONFIRMING A DIAGRAM AND ASSESSMENT, AND LEVYING THE ASSESSMENT FOR LANDSCAPE MAINTENANCE DISTRICT NO. 2 ("LMD #2" VILLAGE OF HERITAGE) FOR FISCAL YEAR 2025-2026.

WHEREAS, on June 10, 2025, the City Council of the City of Fontana, (the "City Council") adopted Resolution 2025-026 initiating proceedings for the levy and collection of assessments for Fiscal Year 2025-2026 for Landscape Maintenance District No. 2 ("LMD #2") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Division 15 of the Streets and Highways Code of the State of California (the "Act"), for the maintenance of landscaped areas; and

WHEREAS, the City Council has ordered the filing of an Engineer's Report with the City Clerk, a report pursuant to law for the City Council's consideration, and subsequently thereto the City Council adopted its Resolution of Intention (Resolution No. 2025-027) approving the Engineer's Report and declaring the intention of the City Council to order the levy and collection of assessments to pay the costs and expenses of maintaining the landscaped areas in the District for the fiscal year commencing July 1, 2025, and ending June 30, 2026; and

WHEREAS, the adoption of this Resolution, among other things, is required in order to levy the proposed assessments for Fiscal Year 2025-2026 for LMD #2.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, California, as follows:

Section 1. Following notice duly given by publication, the City Council has held a public hearing regarding the levy of the proposed assessment within the District for the fiscal year commencing July 1, 2025, and ending June 30, 2026, to pay for the costs and expenses of maintaining and servicing the public landscaped improvements installed and constructed within the District. All interested persons were afforded the opportunity to hear and be heard regarding protests, and objections have been considered by the City Council.

Section 2. The City Council hereby confirms the diagram and assessment set forth in the Engineer's Report for Fiscal Year 2025-2026 and orders the maintenance and servicing of the public landscaped improvements installed and constructed in the District in the City of Fontana.

Section 3. The adoption of this resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2025, and ending June 30, 2026.

Section 4. The maintenance and servicing of the public landscaped areas shall be performed pursuant to law and the County Auditor of San Bernardino shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City Treasurer.

Section 5. The City Treasurer shall deposit all moneys representing assessments collected by the County to the credit of a special fund known as Landscape Maintenance District No. 2, City of Fontana.

Section 6. The City Clerk is hereby authorized and directed to file the assessment with the County Auditor, together with a certified copy of this Resolution upon its adoption.

Section 7. A certified copy of the assessment diagram shall be filed in the office of the City Clerk and open for public inspection.

Section 8. This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

RESOLUTION NO. 2025-082

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, CONFIRMING A DIAGRAM AND ASSESSMENT, AND LEVYING THE ASSESSMENT FOR LANDSCAPE MAINTENANCE DISTRICT NO. 3 ("LMD #3" HUNTER'S RIDGE) FOR FISCAL YEAR 2025-2026.

WHEREAS, on June 10, 2025, the City Council of the City of Fontana, (the "City Council") adopted Resolution 2025-028 initiating proceedings for the levy and collection of assessments for Fiscal Year 2025-2026 for Landscape Maintenance District No. 3 ("LMD #3") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Division 15 of the Streets and Highways Code of the State of California (the "Act"), for the maintenance of landscaped areas; and

WHEREAS, the City Council has ordered the filing of an Engineer's Report with the City Clerk, a report pursuant to law for the City Council's consideration, and subsequently thereto the City Council adopted its Resolution of Intention (Resolution No. 2025-029) approving the Engineer's Report and declaring the intention of the City Council to order the levy and collection of assessments to pay the costs and expenses of maintaining the landscaped areas in the District for the fiscal year commencing July 1, 2025, and ending June 30, 2026; and

WHEREAS, the adoption of this Resolution, among other things, is required in order to levy the proposed assessments for Fiscal Year 2025-2026 for LMD #3.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, California, as follows:

Section 1. Following notice duly given by publication, the City Council has held a public hearing regarding the levy of the proposed assessment within the District for the fiscal year commencing July 1, 2025, and ending June 30, 2026, to pay for the costs and expenses of maintaining and servicing the public landscaped improvements installed and constructed within the District. All interested persons were afforded the opportunity to hear and be heard regarding protests, and objections have been considered by the City Council.

Section 2. The City Council hereby confirms the diagram and assessment set forth in the Engineer's Report for Fiscal Year 2025-2026 and orders the maintenance and servicing of the public landscaped improvements installed and constructed in the District in the City of Fontana.

Section 3. The adoption of this resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2025, and ending June 30, 2026.

Section 4. The maintenance and servicing of the public landscaped areas shall be performed pursuant to law and the County Auditor of San Bernardino shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City Treasurer.

Section 5. The City Treasurer shall deposit all moneys representing assessments collected by the County to the credit of a special fund known as Landscape Maintenance District No. 3, City of Fontana.

Section 6. The City Clerk is hereby authorized and directed to file the assessment with the County Auditor, together with a certified copy of this Resolution upon its adoption.

Section 7. A certified copy of the assessment diagram shall be filed in the office of the City Clerk and open for public inspection.

Section 8. This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

RESOLUTION NO. 2025-083

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, CONFIRMING A DIAGRAM AND ASSESSMENT, AND LEVYING THE ASSESSMENT FOR LANDSCAPE MAINTENANCE DISTRICT NO. 3-1 ("LMD #3-1" EMPIRE CENTER) FOR FISCAL YEAR 2025-2026.

WHEREAS, on June 10, 2025, the City Council of the City of Fontana, (the "City Council") adopted Resolution 2025-030 initiating proceedings for the levy and collection of assessments for Fiscal Year 2025-2026 for Landscape Maintenance District No. 3-1 ("LMD #3-1") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Division 15 of the Streets and Highways Code of the State of California (the "Act"), for the maintenance of landscaped areas; and

WHEREAS, the City Council has ordered the filing of an Engineer's Report with the City Clerk, a report pursuant to law for the City Council's consideration, and subsequently thereto the City Council adopted its Resolution of Intention (Resolution No. 2025-031) approving the Engineer's Report and declaring the intention of the City Council to order the levy and collection of assessments to pay the costs and expenses of maintaining the landscaped areas in the District for the fiscal year commencing July 1, 2025, and ending June 30, 2026; and

WHEREAS, the adoption of this Resolution, among other things, is required in order to levy the proposed assessments for Fiscal Year 2025-2026 for LMD #3-1.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, California, as follows:

Section 1. Following notice duly given by publication, the City Council has held a public hearing regarding the levy of the proposed assessment within the District for the fiscal year commencing July 1, 2025, and ending June 30, 2026, to pay for the costs and expenses of maintaining and servicing the public landscaped improvements installed and constructed within the District. All interested persons were afforded the opportunity to hear and be heard regarding protests, and objections have been considered by the City Council.

Section 2. The City Council hereby confirms the diagram and assessment set forth in the Engineer's Report for Fiscal Year 2025-2026 and orders the maintenance and servicing of the public landscaped improvements installed and constructed in the District in the City of Fontana.

Section 3. The adoption of this resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2025, and ending June 30, 2026.

Section 4. The maintenance and servicing of the public landscaped areas shall be performed pursuant to law and the County Auditor of San Bernardino shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City Treasurer.

Section 5. The City Treasurer shall deposit all moneys representing assessments collected by the County to the credit of a special fund known as Landscape Maintenance District No. 3-1, City of Fontana.

Section 6. The City Clerk is hereby authorized and directed to file the assessment with the County Auditor, together with a certified copy of this Resolution upon its adoption.

Section 7. A certified copy of the assessment diagram shall be filed in the office of the City Clerk and open for public inspection.

Section 8. This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

RESOLUTION NO. 2025-084

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, CONFIRMING A DIAGRAM AND ASSESSMENT, AND LEVYING THE ASSESSMENT FOR LOCAL LIGHTING MAINTENANCE DISTRICT NO. 3 ("LLMD #3" HUNTER'S RIDGE) FOR FISCAL YEAR 2025-2026.

WHEREAS, on June 10, 2025, the City Council of the City of Fontana, (the "City Council") adopted Resolution 2025-032 initiating proceedings for the levy and collection of assessments for Fiscal Year 2025-2026 for Local Lighting Maintenance District No. 3 ("LLMD #3") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Division 15 of the Streets and Highways Code of the State of California (the "Act"), for the maintenance of landscaped areas; and

WHEREAS, the City Council has ordered the filing of an Engineer's Report with the City Clerk, a report pursuant to law for the City Council's consideration, and subsequently thereto the City Council adopted its Resolution of Intention (Resolution No. 2025-033) approving the Engineer's Report and declaring the intention of the City Council to order the levy and collection of assessments to pay the costs and expenses of maintaining the landscaped areas in the District for the fiscal year commencing July 1, 2025, and ending June 30, 2026; and

WHEREAS, the adoption of this Resolution, among other things, is required in order to levy the proposed assessments for Fiscal Year 2025-2026 for LLMD #3.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, California, as follows:

Section 1. Following notice duly given by publication, the City Council has held a public hearing regarding the levy of the proposed assessment within the District for the fiscal year commencing July 1, 2025, and ending June 30, 2026, to pay for the costs and expenses of maintaining and servicing the public landscaped improvements installed and constructed within the District. All interested persons were afforded the opportunity to hear and be heard regarding protests, and objections have been considered by the City Council.

Section 2. The City Council hereby confirms the diagram and assessment set forth in the Engineer's Report for Fiscal Year 2025-2026 and orders the maintenance and servicing of the public landscaped improvements installed and constructed in the District in the City of Fontana.

Section 3. The adoption of this resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2025, and ending June 30, 2026.

Section 4. The maintenance and servicing of the public landscaped areas shall be performed pursuant to law and the County Auditor of San Bernardino shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City Treasurer.

Section 5. The City Treasurer shall deposit all moneys representing assessments collected by the County to the credit of a special fund known as Local Lighting Maintenance District No. 3, City of Fontana.

Section 6. The City Clerk is hereby authorized and directed to file the assessment with the County Auditor, together with a certified copy of this Resolution upon its adoption.

Section 7. A certified copy of the assessment diagram shall be filed in the office of the City Clerk and open for public inspection.

Section 8. This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

File #: 25-0415
Agenda #: C.

Agenda Date: 7/22/2025
Category: Public Hearing

FROM:
Management Services

SUBJECT:
Adjustment of User Fees for City Services

RECOMMENDATION:
Adopt **Resolution No. 2025-085,** a resolution of the City of Fontana updating and establishing user and regulatory fees for various regulatory activities, programs, and services set forth in a master fee schedule and identifying an inflationary factor for future adjustments.

COUNCIL GOALS:

- To operate in a businesslike manner by becoming more service oriented.
- To practice sound fiscal management by producing timely and accurate financial information.

DISCUSSION:
The City of Fontana engaged Willdan Financial Services to perform a comprehensive fee study to analyze the costs of providing various City regulatory activities, programs, and services. Given the complexity and range of services evaluated, Willdan applied a variety of industry-standard methodologies to calculate full cost recovery for each fee or program area.

A comprehensive study and the development of a fee calculation model allows for economic stabilization to occur as well as future personnel costs to be better forecasted. The study, attached to the Resolution as Exhibit “A” presents the findings of that analysis, including full cost estimates and recommended fee levels. It also outlines the user fee background as it applies to the City of Fontana. The user fees as set forth in Exhibit "A" are designed to reasonably cover, but not exceed, the reasonable cost of providing the service for which the user fee is charged.

In preparation for the public hearing, Notices of Public Hearing were published on July 11, 2025 in the *Fontana Herald* newspaper noticing the July 22, 2025 public hearing and the City provided written notice to all interested parties that have requested such written notice at least 14 days prior to the date of the public hearing. Copies of the User Fee Study (Exhibit “A”) which include a Schedule of New User Fees and adjusted user fees and Summary and Supporting Detail Schedules containing a detailed cost analysis of each new fee were made available to the public at the City Clerk’s Office for review 10 days before the hearing.

Approval of this report and adoption of the attached Resolution will provide for all fees herein to be

effective as of January 1, 2026, for all fee types and establish a structured method for future fee adjustments.

To ensure the fee schedule remains current with changes in labor and service delivery costs, staff recommends including an annual inflationary adjustment mechanism. This adjustment, to be included in the adopting resolution, will allow the City Manager to increase fees annually based on the annual percentage increase from the prior year's Consumer Price Index - All Urban Consumers for Riverside -San Bernardino-Ontario, California, calculated by the 12-month change as of March each year as published by the U.S. Bureau of Labor Statistics, or a similar index if the CPI is no longer published or is otherwise unavailable. If the CPI does not change or decreases in any given year, no change will be made to the user fee schedule applicable that year. In no event will the user fees be increased annually to exceed the estimated reasonable costs to the City in providing the Services. A comprehensive fee study will be conducted every five years.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item will result in fee revenue increases that will be better estimated as activity occurs. Actual revenue will be dependent upon fee related activities.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2025-085

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, UPDATING AND ESTABLISHING USER AND REGULATORY FEES FOR VARIOUS CITY REGULATORY ACTIVITIES, PROGRAMS, AND SERVICES SET FORTH IN A MASTER FEE SCHEDULE AND IDENTIFYING AN INFLATIONARY FACTOR FOR FUTURE ADJUSTMENTS.

WHEREAS, the City of Fontana (the "City") imposes certain user and regulatory fees established by the City Council; and

WHEREAS, the City recently retained the services of an independent rate consultant to conduct a Comprehensive User Fee Report (the "Study"), on file with the Office of the City Clerk and incorporated herein by this reference, analyzing the costs of providing various City regulatory activities, programs, and services (collectively, the "Services"); and

WHEREAS, the Study examined the fee-related Services provided by the City, the costs reasonably borne by the City in providing those Services, the beneficiaries of those Services, and the revenues produced by those paying fees and charges for such Services; and

WHEREAS, the City Council finds that providing these Services is of special benefit to applicants both separate and apart from the general benefit to the public; and therefore, in the interests of fairness to the general public, the City desires to ensure recovery of the costs of providing these Services from applicants who have sought or require them by revising its schedule of user fees; and

WHEREAS, the existing user fees no longer adequately reflect the City's costs of providing the Services; and

WHEREAS, the City Council hereby finds that the Study provides adequate evidence to conclude that the revised user fees do not exceed the reasonable estimated costs to provide the Services for which the user fees are charged; and

WHEREAS, the user fees are subject to the provisions of the Mitigation Fee Act, codified pursuant to Government Code section 66000, et seq. and more specifically the public meeting requirements of Section 66016 and the notice and public hearing requirements of Section 66018; and

WHEREAS, the City made the Study publicly available indicating the amount of cost, or estimated cost, required to provide the Services for which the user fees are to be imposed, and the revenue sources anticipated to provide such programs and services at least 10 days prior to the date of the public hearing; and

WHEREAS, the City has held a duly noticed public hearing at which all oral and written presentations were made as part of a regularly scheduled meeting. Prior to holding said public hearing, the City published notice in a newspaper of general circulation at least 10 days prior to the date of the public hearing pursuant to Government Code section 66018 and providedwritten notice to all interested parties that have requested such written notice at least 14 days prior to the date of the public hearing pursuant to Government Code section 66016. Said notice provided the date, time, and location of the public hearing; and

WHEREAS, the City Council has considered the question of whether or not to adjust or establish the user fees for the Services to reflect the estimated amount that is required to recover the estimated reasonable costs to the City in providing such Services; and

WHEREAS, the amount of the user fees does not exceed the estimated cost of providing the Services; and

WHEREAS, the City Council now desires to adopt, update and establish the adjusted user and regulatory fees.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Fontana, California, as follows:

Section 1: The above Recitals are true and correct and by this reference incorporated herein.

Section 2. The City Council hereby finds and determines that the setting or revision of user fees pursuant to this Resolution is exempt from environmental review under Public Resources Code section 21080(b)(8) of the California Environmental Quality Act, which provides an exemption for the establishment or modification of charges by public agencies which the public agency finds are for the purpose of meeting operating expenses.

Section 3: The City Council hereby finds that all substantive and procedural requirements of the Mitigation Fee Act have been satisfied and specifically, the City Council further finds the following:

a. Based upon the information and documents prepared for and presented to the City Council to support this action, the user fees are for the purposes of and necessary for (i) meeting operating expenses, including employee wage rates and benefits; (ii) purchasing or leasing supplies, equipment, or materials; (iii) obtaining funds necessary for the operations and maintenance of City property and facilities; and (iv) any other costs incurred by the City attributable to providing the Services for which the user fees are imposed; and

b. The user fees specified by this Resolution do not exceed the reasonably

estimated costs of providing the Services for which the user fees are imposed.

Section 4: The City Council hereby adopts the Master Fee Schedule, as detailed in Exhibit "A" attached hereto. These user fees will become effective on January 1, 2026. Following this, user fees shall be automatically adjusted annually on each July 1, with the first such adjustment occurring on July 1, 2027. This automatic adjustment period will continue through July 1, 2029.Effective July 1, 2026, and each July 1 thereafter, the City Manager, or their designee, is authorized to administratively adjust the user fees. This adjustment will be based on the annual percentage increase from the prior year's Consumer Price Index – All Urban Consumers for Riverside-San Bernardino-Ontario, California, calculated by the 12-month change as of March each year as published by the U.S. Bureau of Labor Statistics, or a similar index if the CPI is no longer published or is otherwise unavailable. If the CPI does not change or decreases in any given year, no change shall be made to the user fee schedule applicable for that year. In no event shall the user fees be increased annually to exceed the estimated reasonable costs to the City in providing the Services. A comprehensive fee study will be conducted every five years.

Section 5: Updated user fees adopted by this Resolution shall be effective 150 days after adoption of this Resolution.

Section 6. If any section, subsection, clause or phrase in this Resolution or the application thereof to any person or circumstances is for any reason held invalid, the validity of the remainder of this resolution or the application of such provision to other persons or circumstances shall not be affected thereby. The City Council hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____

City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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

City of Fontana







User Fee Study

May 2025

WILLDAN

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Executive Summary

The City of Fontana engaged Willdan Financial Services (Willdan) to determine the full costs incurred by the City to support the various activities for which the City charges user fees. Due to the complexity and the breadth of performing a comprehensive review of fees, Willdan employed a variety of fee methodologies to identify the full costs of individual fee and program activities. This report and the appendices herein identify 100% full cost recovery for City services and the recommended level of recovery as determined through discussion with departmental staff. The recommended fees identified herein are either at or less than full cost recovery.

User Fee Background

Background

As part of a general cost recovery strategy, local governments adopt user fees to fund programs and services that provide limited or no direct benefit to the community as a whole. As cities struggle to maintain levels of service and variability of demand, they have become increasingly aware of subsidies provided by the General Fund and have implemented cost-recovery targets. To the extent that governments use general tax monies to provide individuals with private benefits, and not require them to pay the full cost of the service (and, therefore, receive a subsidy), the government is limiting funds that may be available to provide other community-wide benefits. In effect, the government is using community funds to pay for private benefits. Unlike most revenue sources, cities have more control over the level of user fees they charge to recover costs, or the subsidies they can institute.

Fees in California are required to conform to the statutory requirements of the California Constitution, Proposition 218, Proposition 26, and the California Code of Regulations. The Code also requires that the City Council adopt fees by either ordinance or resolution, and that any fees in excess of the estimated total cost of rendering the related services must be approved by a popular vote of two-thirds of those electors voting because the charge would be considered a tax and not a fee. There are no fees suggested to be set above the cost of service and as such a public vote is not required.

California User Fee History

Before Proposition 13, In times of fiscal shortages, California cities were able to raise property taxes, which funded everything from police and recreation to development-related services. However, this situation changed with the passage of Proposition 13 in 1978.

Proposition 13 established the era of revenue limitation in California local government. In subsequent years, the state saw a series of additional limitations to local government revenues. Proposition 4 (1979) defined the difference between a tax and a fee: a fee can be no greater than the cost of providing the service; and Proposition 218 (1996) further limited the imposition of taxes for certain classes of fees. As a result, cities were required to secure a supermajority vote in order to enact or increase taxes. Due to the thresholds needed to increase local taxes, cities have less control and very few successful options for new revenues. The State of California took a series of actions in the 1990's and 2000's to improve the State's fiscal situation, at the expense of local governments. In 2004-05, the Educational Revenue Augmentation Funds ("ERAF") take-away of property taxes and the reduction of Vehicle License Fees further reduced local tax revenues.

In addition, on November 2, 2010, California voters approved Proposition 26, the "Stop Hidden Taxes Initiative", which is aimed at defining "regulatory fees" as a special tax rather than a fee, thus requiring approval by two-thirds vote of local voters. These regulatory fees are typically intended to mitigate the societal and environmental impacts of a business or person's activities. Proposition 26 contains seven categories of exceptions. The fees analyzed as part of a User Fee study typically fall under categories one through five consisting of charges for specific benefits, government service, regulatory need, for use of government property, or a fine/penalty.

Additional Policy Considerations

State regulations require that municipalities update their fee schedules to reflect the actual costs of certain public services primarily benefiting users. User Fees recover costs associated with the provision of specific services benefiting the user, thereby typically reducing the use of General Fund monies for such purposes.

In addition to collecting the direct cost of labor and materials associated with processing and administering user services, it is common for local governments to recover reasonable support costs. Support costs are those costs relating to a local government's central service departments that are allocable to the local government's operating departments. Central services support cost allocations were incorporated using the resulting indirect overhead percentages determined through the City's Cost Allocation Plan. This plan was used in the User Fee study to account for the burden placed upon central services by the operating departments in order to allocate a proportionate share of central service cost through the study.

As labor effort and costs associated with the provision of services fluctuate over time, a significant element in the development of any fee schedule is that it has the flexibility to remain current. Therefore, it is recommended that the City include an inflationary factor in the resolution adopting the fee schedule to allow the City Council, by resolution, to annually increase or decrease the fees.

The City may employ many different inflationary factors. The most commonly used inflator is some form of the Consumer Price Index (CPI) as it is widely well known and accepted. A similar inflator is the implicit price deflator for GDP, which is much like the CPI except that while the CPI is based on the same "basket" of goods and services every year, the price deflators' "basket" can change year to year. Since the primary factor for the cost of a City's services is usually the costs of the personnel involved, tying an inflationary factor that connects more directly to the personnel costs can also be suitable if there is a clear method, or current practice of obtaining said factor.

Each City should use an inflator that they believe works the best for their specific situation and needs. It is also recommended that the City perform this internal review annually with a comprehensive review of services and fees performed every five years, which would include adding, amending, or removing fees for programs/services.

Study Objective

As the City of Fontana seeks to efficiently manage limited resources and adequately respond to increased service demands, it needs a variety of tools. A User Fee Study provides assurance that the City has the best information and the best resources available to make sound decisions, fairly and legitimately set fees, maintain compliance with state law and local policies, and meet the needs of the City administration and its constituency. Given the limitations on raising revenue in local government, the City recognizes that a User Fee Study is a very cost-effective way to understand the total cost of services and identify potential fee deficiencies. Essentially, a User Fee is a payment for a requested service provided by a local government that primarily benefits an individual or group.

The total cost of each service included in this analysis is based on the full cost of providing City services, including direct salaries and benefits of City staff, direct departmental costs, and indirect costs from central service support. This study determines the full cost recovery fee for the City to provide each service; however, each fee is set at the City's discretion, up to 100% of the total cost, as specified in this report.

The principal goal of the study was to help the City determine the full cost of the services that the City provides. In addition, Willdan established a series of additional objectives including:

- Developing a rational basis for setting fees
- Identifying subsidy amount, if applicable, of each fee in the model
- Ensuring compliance with State law
- Developing an updatable and comprehensive list of fees
- Maintaining accordance with City policies and goals

The study results will help the City better understand its true costs of providing services and may serve as a basis for making informed policy decisions regarding the most appropriate fees, if any, to collect from individuals and organizations that require individualized services from the City.

Scope of the Study

The scope of this study encompasses a review and calculation of the user fees charged by the following Fontana departments and fee groups:

- Building & Safety
- Code Enforcement
- Fire District
- Community Services
- Environmental
- Engineering
- Finance
- Police

- Office of the City Clerk
- Planning
- Development Services – Solid Waste, Stormwater

The study involved the identification of existing and potential new fees, fee schedule restructuring, data collection and analysis, orientation and consultation, quality control, communication and presentations, and calculation of individual service costs (fees) or program cost recovery levels.

Aim of the Report

The User Fee Study focused on the cost of City services, as City staff currently provide them at existing, known, or reasonably anticipated service and staff level needs. This report provides a summary of the study results, and a general description of the approach and methods Willdan and City staff used to determine the recommended fee schedule. The report is not intended to document all of the numerous discussions throughout the process, nor is it intended to provide an influential dissertation on the qualities of the utilized tools, techniques, or alternative approaches.

Project Approach and Methodology

Conceptual Approach

The basic concept of a User Fee Study is to determine the "reasonable cost" of each service provided by the City for which it charges a user fee. The full cost of providing a service may not necessarily become the City's fee, but it serves as the objective basis as to the maximum amount that may be collected.

The standard fee limitation established in California law for such fees is the "estimated, reasonable cost" principle. In order to maintain compliance with the letter and spirit of this standard, every component of the fee study process included a related review. The use of budget figures, time estimates, and improvement valuation clearly indicates reliance upon estimates for some data.

Fully Burdened Hourly Rates

The total cost of each service included in this analysis is primarily based on the Fully Burdened Hourly Rates (FBHRs) that were determined for City personnel directly involved in providing services. The FBHRs include not only personnel salary and benefits, but also any costs that are reasonably ascribable to personnel. The cost elements that are included in the calculation of fully burdened rates are:

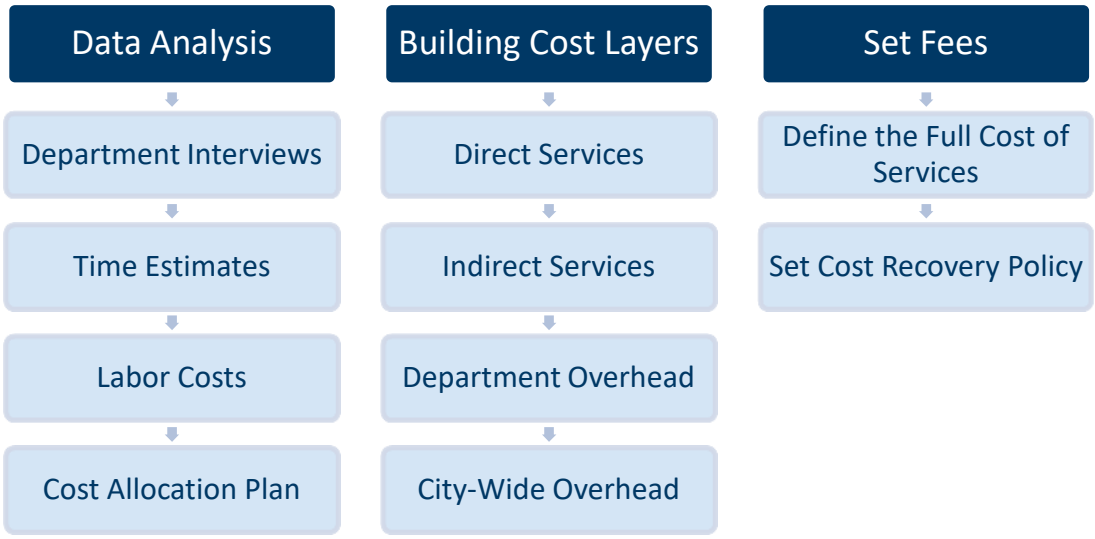
- Salaries & benefits of personnel involved
- Operating costs applicable to fee operations
- Departmental support, supervision, and administration overhead
- Internal Service Costs charged to each department
- Indirect City-wide overhead costs calculated through the Cost Allocation Plan

An important factor in determining the fully burdened rate is in the calculation of productive hours for personnel. This calculation takes the available workable hours in a year of 2,080 and adjusts this figure to 1,650 productive or billable hours to account for calculated or anticipated hours' employees are involved in non-billable activities such as paid vacation, sick leave, holidays, and other considerations as necessary. Dividing the full cost, including overhead, of a position by the number of productive hours provides the FBHR.

The FBHRs are then used in conjunction with time estimates, when appropriate for how a service is provided, to calculate a fee's cost based on the personnel and the amount of their time that is involved in providing each service.

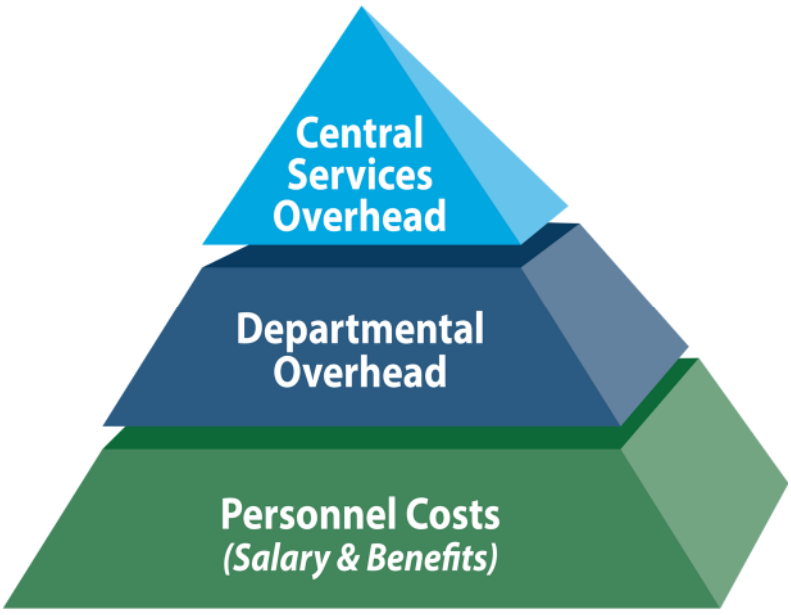
Summary Steps of the Study

The process of the study is straightforward and simple in concept. The following list provides a summary of the study process steps:



Allowable Costs

This report identifies three types of costs that, when combined, constitute the fully burdened cost of a service ***(Appendix A)***. Costs are defined as direct labor, including salary and benefits, departmental overhead costs, and the City's central services overhead, where departmental and central service overhead costs constitute support costs. These cost types are defined as follows:



- ***Direct Labor (Personnel Costs):*** The costs related to staff salaries for time spent directly on fee-related services.
- ***Departmental Overhead:*** A proportional allocation of departmental overhead costs, including operation costs such as supplies and materials that are necessary for the department to function.
- ***Central Services Overhead:*** These costs, as provided via the City's Cost Allocation Plan, represent services provided by those Central Services Departments whose primary function is to support other City departments.

Methodology

The two methods of analysis for calculating fees used in this report are the:

Case Study Method (Standard Unit Cost Build-Up Approach): This approach estimates the actual labor and material costs associated with providing a unit of service to a single user. This analysis is suitable when City staff time requirements do not vary dramatically for a service, or for special projects where the time and cost requirements are easy to identify at the project's outset. Further, the method is effective in instances when a staff member from one department assists on an application, service or permit for another department on an as-needed basis. Costs are estimated based upon interviews with City staff regarding the time typically spent on tasks, a review of available records, and a time and materials analysis.

Programmatic Approach: In some instances, the underlying data is not available or varies widely, leaving a standard unit cost build-up approach impractical. In addition, market factors and policy concerns (as opposed to actual costs) tend to influence rental based fee levels more than other types of services. Willdan employed a different methodology where appropriate to fit a programs' needs and goals. Typical programmatic approach cases are facility use fees, penalties, and instances where a program cost is divided over the user base to obtain a per applicant cost for shared cost services.

Quality Control/Quality Assurance

All study components are interrelated, thus flawed data at any step in the process will cause the ultimate results to be inconsistent and unsound. The elements of our Quality Control process for User Fee calculations include:

- Involvement of knowledgeable City staff
- Clear instructions and guidance to City staff
- Reasonableness tests and validation
- Normalcy/expectation ranges
- FTE balancing
- Internal and external reviews
- Cross-checking

Reasons for cost increases/decreases over current fees

Within the fee tables in ***Appendix C***, the differences are identified between the full costs calculated through the study and the fee levels currently in effect. The reasons for differences between the two can arise from a number of possible factors including:

- Previous fee levels may have been set at levels less than full cost intentionally, based on policy decisions
- Staffing levels and the positions that complete fee and service activity may vary from when the previous costs were calculated

- Personnel and materials costs could have increased at levels that differed from any inflationary factors used to increase fees since the last study
- Costs that this study has identified as part of the full cost of services that may not have been accounted for in a previous study
    - Departmental overhead and administration costs
    - Internal Service Fund support costs
    - Indirect central service overhead from the Cost Allocation Plan
- Changes in processes and procedures within a department, or the City as a whole
- Changes in the demand for services in a City may have also changed the staffing or cost structure of departments over time

City Staff Contributions

As part of the study process, Willdan received tremendous support and cooperation from City staff, which contributed and reviewed a variety of components to the study, including:

- Budget and other cost data
- Staffing structures
- Fee and service structures, organization, and descriptions
- Direct and indirect work hours (billable/non-billable)
- Time estimates to complete work tasks
- Frequency and current fee levels
- Review of draft results and other documentation

A User Fee Study requires significant involvement of the managers and line staff from the departments on top of their existing workloads and competing priorities. The contributions from City staff were critical to this study. We would like to express our appreciation to the City and its staff for their assistance, professionalism, positive attitudes, helpful suggestions, responsiveness, and overall cooperation.

Fontana User Fees

Cost Recovery

The cost recovery models, by department/division fee type, are presented in detail in ***Appendix C***. Full cost recovery is determined by summing the estimated amount of time each position (in increments of minutes or hours) spends to render a service. Time estimates for each service rendered were obtained through interviews conducted with City staff for each department/division fee included in the study. The resulting cost recovery amount represents the total cost of providing each service. The City's current fee being charged for each service, if applicable, is provided in this section, as well, for reference.

It is important to note that the time data used to determine the amount of time each employee spends assisting in the provision of the services listed on the fee schedule is essential in identifying the total cost of providing each service, and will differ from City to City depending on staffing, positions involved, experience on staff, the use of consultants, and the policies and procedures in place for each City. Specifically, in providing services, a number of employees are often involved in various aspects of the process, spending anywhere from a few minutes to several hours on the service.

The primary goal of this study was to identify the cost of City services, to provide information to help the City make informed decisions regarding the actual fee levels and charges. The responsibility of determining the final fee levels is a complicated task. City staff must consider many issues in formulating recommendations, and the City Council must consider those same issues and more in making the final decisions.

City staff assumes the responsibility to develop specific fee level recommendations to present to the City Council. Unfortunately, there are no hard and fast rules to guide the City, since many of the considerations are based on the unique characteristics of the City of Fontana, and administrative and political discretion. However, in setting the level of full cost recovery for each fee, one should consider whether the service solely benefits one end user or the general community.

Subsidization

Recalling the definition of a user fee helps guide decisions regarding subsidization. The general standard is that individuals (or groups) who receive a wholly private benefit should pay 100% of the full cost of the services. In contrast, services that are simply public benefit should be funded entirely by the general fund's tax dollars. Unfortunately, for the decision makers, some services fall into the range between these two extremes.

Further complicating the decision, opponents of fees often assert that the activities subject to the fees provide economic, cultural, "quality of life," or other community benefits that exceed the costs to the City, but it is important to distinguish the difference between any purported possible benefits that may be conveyed through the result of activities of the service receiver and the direct benefit being conveyed through the City providing the service to the requestor.

It is recommended the City consider such factors during its deliberations regarding appropriate fee levels.

Of course, subsidization can be an effective public policy tool, since it can be used to reduce fees to encourage certain activities (such as to ensure public safety) or allow some people to be able to afford to receive services they otherwise could not at the full cost. In addition, subsidies can be an appropriate and justifiable action, such as to allow citizens to rightfully access services, without overburdensome costs.

Despite the intent, it is important for the City and public to understand that subsidies must be covered by another revenue source, typically the General Fund's other unobligated funds. Therefore, the general taxpayer will potentially help to fund private benefits, and/or other City services will not have available funds that are otherwise directed to cover fee subsidies.

Impact on Demand (Elasticity)

Economic principles of elasticity suggest that increased costs for services (higher fees) will eventually curtail the demand for the services; whereas lower fees may spark an incentive to utilize the services and encourage certain actions. Either of these conditions may be a desirable effect to the City. However, the level of the fees that would cause demand changes is largely unknown. The cost of service study did not attempt to evaluate the economic or behavioral impacts of higher or lower fees; nevertheless, the City should consider the potential impacts of these issues when deciding on fee levels.

Summary

City staff is recommending setting user fees at 100% of the full cost identified in this study except for specific considerations where it makes sense based on how service is provided such as trade fees within Building that are often coupled together when provided, or for the City xeroxing fee where the full cost would be considered prohibitive. City and departmental goals, City Council priorities, policy initiatives, past performance, implementation issues, and other internal and external factors should influence staff recommendations and City Council decisions. In this case, the proper identification of additional services (new or existing services) and the update to a consistent and comprehensive fee schedule were the primary objectives of this study. City staff has reviewed the full costs and identified the recommended fee levels for consideration by City Council. The attached appendices exhibit these unit fees individually.

The preceding sections provide background for each department, division, and fee group and the results of this study's analysis of their fees. For the full list of each fee's analysis, refer to ***Appendix C*** of this report.

Building and Safety

Building and Safety promotes and maintains a safe and desirable living and working environment throughout the City of Fontana by administering fair and unbiased enforcement of State and local laws to reduce hazards and eliminate blight that adversely affects the quality of life and safety of the residents and those who work in and visit the city.

Analysis

Willdan individually reviewed the services and programs associated with Building and Safety. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of Building and Safety services relied primarily upon a standard unit cost build-up approach, whereby we determined the reasonable cost of each fee occurrence using staff time to recover the direct cost of staff and pro-rata share of departmental costs, including indirect costs for County Central Services. The analysis found that most services are currently set below the full cost of providing them. Staff have suggested reasonable fee adjustments to the fee schedule, and they are detailed in ***Appendix C***. As a result, there would be:

- an increase to 643 fees;
- 13 fees would decrease;
- 8 fees would remain as currently set;
- 1 new fee, Design review for Planning entitlement projects, would be added, and;
- the average change in fees would be an increase of 69%.

Code Compliance

Code Compliance's mission is to protect the health, safety, and welfare of the community members by obtaining compliance with the Fontana Municipal Code; to enhance the appearance of neighborhoods and business districts to prevent blight, protect property values and enhance economic conditions. The goal is to obtain voluntary compliance, whenever possible, by communication and education, while operating in a business-like manner.

Analysis

Willdan individually reviewed the services associated with Code Compliance. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of the Code Compliance services relied primarily upon a standard unit cost build-up approach, whereby the reasonable cost of each fee occurrence was determined using staff time involved with providing the service to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that most fees are currently set below the full cost of providing the service. It is recommended that the City set Code Compliance fees at the levels detailed in ***Appendix C***. As a result, there would be:

- An increase for 6 fees;
- 3 new fees would be added;
- 25 fees would remain as currently set, and;
- the average change in fees would be an increase of 3%.

Fire District

The Fontana Fire District serves the City of Fontana and its sphere of influence. The District is served by seven fire stations. The district's administrative offices are located at 17001 Upland Avenue and the fire prevention offices are located at City Hall, 8353 Sierra Avenue. The District is staffed with 140 full-time personnel: 124 safety employees and 16 non-safety employees. Emergency response, administrative and support services are provided through a contract under the umbrella of the San Bernardino County Fire Department.

Analysis

Willdan individually reviewed the services associated with the Fire District. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of the Fire District services fee section relied primarily upon a standard unit cost build-up approach, whereby the reasonable cost of each fee occurrence was determined using staff time involved with providing the service to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis resulted in a combination of fees that are currently set below and above full cost. It is recommended that the City adjust fees and increase cost recovery to 100% for Fire services as detailed in ***Appendix C***. As a result, there would be:

- An increase for 139 fees;
- 27 fees would decrease;
- 24 new fees would be added;
- 1 fee would remain as currently set, and;
- the average change in fees would be an increase of 50% for existing services.

Community Services

The Community Services Department is responsible for programs that promote active lifestyles and communities, support education and cultural awareness, and provide interactive recreational opportunities for Fontana residents of all ages. The department is comprised of four divisions (Administration, Arts/Marketing/Youth Services, Events & Athletic Services, and Facility & Senior Services) that work collectively to provide quality recreation, education and cultural art experiences for individuals, families, and the community. Programs, services and events offered by the department include special events, cultural arts, education and recreation classes, health and wellness activities, marketing and public communication efforts, youth and after school programs, sports, aquatics, facility management, and environmental and conservation programs. The department provides these programs, services, and events through 49 sports fields, 50 parks, 12 community centers, 7 miles of Pacific Electric Trail, 5 aquatic pool, waterslide, and splash pad centers, 5 outdoors sports pavilions and fitness circuits, 3 indoor fitness centers, 3 outdoor amphitheaters, 4 dog parks, 2 performing arts theaters, 2 skate parks, 1 gymnasium, and through partnerships with non-profit and service organizations throughout the county.

Analysis

No cost analysis was done on Community Services fees and all would remain as currently set as detailed in ***Appendix C***.

Environmental

The City of Fontana Environmental offers many programs to residents of Fontana in the areas of: Curbside Used Oil and Filter Collection, Fats, Oils, and Grease, Household Hazardous Waste, Pretreatment, Recycling, Stormwater, Street Sweeping, Solid Waste and Trash Collection, and Water Conservation Workshops Chino Basin Water Conservation District offers a variety of landscape workshops to help you conserve water outdoors.

Analysis

Willdan individually reviewed the services associated with Environmental. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of the Environmental services relied primarily upon a standard unit cost build-up approach, whereby the reasonable cost of each fee occurrence was determined using staff time involved with providing the service to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that most flat rate fees are currently set below the full cost of providing the service. It is recommended that the City increase cost recovery to 100% for Environmental services as detailed in ***Appendix C***. As a result, there would be:

- An increase for 11 fees;
- 2 fees would decrease;
- 26 new fees would be added;
- 3 fees would remain as currently set, and;
- the average change in fees would be a decrease of 53% for existing services.

Engineering

The Public Works Department is responsible for constructing new infrastructure and maintaining existing infrastructure within the City through aggressive capital improvement, capital reinvestment and maintenance programs. The department's core duties include engineering evaluation, implementation of new infrastructure, execution of programs and services related to sewer, storm drains, refuse collection, recycling, water reclamation, streets, traffic, city trees, parks, streetscapes, graffiti abatement, public buildings and fleet maintenance and replacement. Public Works is organized into six divisions: Capital Projects, Fleet & Facilities, Land Development, Parks & Landscape, Traffic Engineering and Streets & Utilities. The department manages 131 full-time employees, numerous seasonal and parttime staff and multiple contract service providers while maintaining an "integrated service approach" by utilizing dedicated staff, contract services and construction contracts.

Analysis

Willdan individually reviewed the services associated with Engineering. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of the Engineering services relied primarily upon a standard unit cost build-up approach, whereby the reasonable cost of each fee occurrence was determined using staff time involved with providing the service to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that most fees are currently set below the full cost of providing service. Staff have suggested reasonable fee adjustments to the fee schedule, and they are detailed in ***Appendix C***. As a result, there would be:

- An increase for 40 fees;
- 1 fee would decrease;
- 72 new Engineering review fees would be added;
- 28 fees would remain as currently set, and;
- The average fee change would be an increase of 29% for existing services.

Police

The Police Department has 312 full time employees (217 sworn and 95 non-sworn) and is comprised of five (5) separate divisions: Office of the Chief of Police, Administrative Services, Field Services, Special Operations, and Civilian Administration. In addition to the main Police Facility there is a contact station located south of Interstate 10.

The Department's vision statement reads "Dedicated to excellence and professionalism, we are committed to working with the people of Fontana to enhance the safety and security of our diverse community" and their motto is "Service with Integrity." The Department follows a community-oriented policing philosophy which, through citizen involvement and participation, allows for the greatest impact in helping to address criminal and quality of life issues affecting the people of Fontana.

Analysis

Willdan individually reviewed the services associated with the Police Department. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of the Police services relied primarily upon a standard unit cost build-up approach for fees, excluding penalties, whereby the reasonable cost of each fee occurrence was determined using staff time involved with providing the service to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that fees are currently set below the full cost of providing service. It is recommended that the City set Police fees at the levels detailed in ***Appendix C***. As a result, there would be:

- An increase for 18 fees;
- 3 fees would decrease
- 40 fees would remain as currently set, including animal fees, and;
- The average fee change would be an increase of 3%.

Office of the City Clerk

The City Clerk's Office serves as the historian for the City and the direct link to its citizens keeping them informed of official actions of City government. The department prepares City Council agendas, maintains complete and accurate official City records which include records of all proceedings; maintains a current Municipal Code; conducts all municipal elections as well as any special elections which may be called; files Campaign Statements and Statements of Economic Interests as required by the Fair Political Practices Commission (FPPC) and municipal law; publishes all ordinances adopted by the City Council; assists with legal noticing; administers the Oath of Allegiance to elected and appointed Commission members; and prepares Proclamations and certificates. This department also accepts all liability claims, subpoenas filed against the City, and Public Record Requests.

Analysis

No cost analysis was done on the Office of the City Clerks fees and are recommended to remain as currently set as detailed in ***Appendix C***. The services listed mainly pertain to reproduction of records and regulated subpoena fees.

Planning

The Planning Department promotes economic development while maintaining customer service excellence. It provides planning and staff support to the Planning Commission and assists the Planning Commission, the City Council, and the public in applying the community's strategic growth and development vision as defined by the City Council through the goals and policies of the General Plan and the implementation of those policies through the Zoning and Development Code.

Analysis

Willdan individually reviewed the services and programs associated with the Planning Department. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of Planning services relied primarily upon a standard unit cost build-up approach, whereby the reasonable cost of each fee occurrence was determined using staff time involved in providing services to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that current fee levels are subsidizing the cost for most services to a large degree. It is recommended that the City set Planning fees at the levels detailed in ***Appendix C***. As a result, there would be:

- An increase to 51 fees;
- 17 fees would decrease;
- 20 new fees would be added;
- 4 fees would change to a flat fee from a % based or cost fee;
- 1 fee would change to % based from a flat fee;
- 16 fees would remain as currently set, and;
- the average fee change would be an increase of 11%.

Finance

The Finance Department is responsible for managing and protecting the City's financial assets while providing excellent customer service. The department is comprised of five divisions (Administration, Accounting, Budget/Payroll, Customer Service and Purchasing). Responsibilities range from daily administration of City fiscal resources to long-range financial planning. Financial policies, plans, and reporting systems support the operating departments in achieving their objectives and assure the City's long-term fiscal health.

Administration manages the treasury function and debt issuance. Accounting is responsible for the general ledger, accounts payable, fixed asset management, and special districts. Budget/Payroll prepares and monitors the operating budget, capital improvement program and payroll. Customer service handles accounts receivable, utility billing, business license, passport services, dog licensing and cashiering. Purchasing is responsible for the procurement of materials, supplies and equipment, monitoring the P-Card program, providing for the disposal of surplus property, and overseeing the shipping and receiving services and City-wide postage.

Analysis

No cost analysis was done on the Finance fees and are recommended to remain as currently set as detailed in ***Appendix C***. Most listed pertain to the Business License Tax.

Development Services – Solid Waste, Stormwater

The services included in Solid Waste and Stormwater include inspection, compliance, abatement, and bin service fees.

Analysis

Willdan individually reviewed the services associated with Development Services – Solid Waste and Stormwater Fees. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of the Solid Waste and Stormwater Fees services relied primarily upon a standard unit cost build-up approach, whereby the reasonable cost of each fee occurrence was determined using staff time involved with providing the service to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that current fee levels are subsidizing the cost for most services to a degree. It is recommended that the City increase cost recovery to 100% for Solid Waste and Stormwater services as detailed in ***Appendix C***. The bin service fees are listed in the schedule, but were not analyzed as part of this study. As a result, there would be:

- 12 new fees primarily relating to inspection and compliance would be added, and;
- The remaining fees, including Bin Services, would remain as currently set.

Appendix A – Total Allowable Cost to be Recovered

Below are the total allowable costs that may be recovered through User Fees; however, only a portion of the total allowable cost is recovered as staff not only works on services related to User Fees, but also works on an array of other City functions during the operational hours of the City. The amounts listed below will not reconcile to City budgets as costs that should not be included in overhead for personnel in the application of determining fully burdened hourly rates were excluded. Examples of these costs are capital, debt, monetary transfers, contract costs, and any other costs that are charged directly to the service requestor.

City of Fontana - User Fee

Overhead Rate Calculations

Department	Total Personnel Services	Department Operations & Administration	Direct Overhead %	Indirect Allocation %
101: Accounting	1,360,200	74,640	5%	0%
101: Admin Services Admin	492,990	113,040	23%	0%
101: Budget/Payroll	623,600	45,470	7%	0%
101: Building & Safety	1,972,200	852,420	43%	14%
101: Building & Safety Admin	607,640	34,540	6%	14%
101: City Manager's Office	871,450	228,300	26%	0%
101: Community Services	10,649,410	2,540,520	24%	16%
101: Customer Service	490,290	24,880	5%	0%
101: Development Svc Admin	849,020	132,210	16%	14%
101: Economic Development	163,240	134,380	82%	12%
101: Elected Officials	363,890	129,900	36%	0%
101: Engineering/PW	5,337,040	3,481,100	65%	33%
101: Engineering Administration	348,330	54,970	16%	0%
101: HR Administration	1,097,900	187,390	17%	0%
101: IT Administration	417,630	44,690	11%	0%
101: IT Operations & Support	2,027,030	70,400	3%	0%
101: IT Systems	2,179,470	76,260	3%	0%
101: Marketing & Communications	360,160	68,160	19%	0%
101: Mgmt Services Admin	577,860	72,630	13%	0%
101: Planning	2,250,790	631,640	28%	29%
101: Planning Administration	434,350	23,120	5%	0%
101: Police	65,333,140	8,633,430	13%	16%
101: Purchasing	549,450	25,970	5%	0%
101: Records and Elections	629,720	60,120	10%	0%
103: Facility Maintenance	1,385,190	722,420	52%	0%
125: Storm Water Compliance	143,180	6,000	4%	20%
210: Fontana Fire District	2,403,820	687,010	29%	13%
385: After School Program	3,690,360	133,480	4%	14%
622: Storm Drain	139,650	24,750	18%	29%
701: Sewer Maint & Operations	2,561,650	1,128,090	44%	7%
751: Fleet Operations	1,354,210	994,380	73%	6%

Appendix B – Fully Burdened Hourly Rates

Below are fully burdened hourly rates of staff positions that provide for the services detailed in ***Appendix C.*** The FBHRs were used to determine the full cost of each service. They include the salary and benefit costs for each position as well as all applicable overhead amounts for each position. When a central service department position works on a fee or project in the purview of an operating department, the overhead rates of the operating department (shown in ***Appendix A***) will be applied to that central service positions' salary and benefit rate for full cost recovery since indirect overhead cost only applies to non-central service functions of the City. For any user fee service request that is outside the scope of the fees detailed in ***Appendix C***, or for services for which there is no fee currently set, the City can charge up to the full cost of the FBHR for personnel involved.

City of Fontana - User Fee

Fully Burdened Hourly Rate Calculation

Department	Position	Fully Burdened Hourly Rate
101: Accounting	Acct - Accountant I	$85.02
101: Accounting	Acct - Accountant II	$92.01
101: Accounting	Acct - Accounting Manager	$177.39
101: Accounting	Acct - Accounting Supervisor	$125.62
101: Accounting	Acct - Accounting Technician-CH	$76.47
101: Accounting	Acct - Administrative Technician	$63.65
101: Accounting	Acct - Payroll Coordinator	$109.55
101: Accounting	Acct - Payroll Supervisor	$98.50
101: Accounting	Acct - Payroll Technician	$70.30
101: Accounting	Acct - Senior Accountant	$107.05
101: Admin Services Admin	Admin - Deputy City Manager	$313.70
101: Admin Services Admin	Admin - Executive Assistant	$95.24
101: Building & Safety	B&S - Administrative Clerk I	$71.01
101: Building & Safety	B&S - Building Inspector I	$132.37
101: Building & Safety	B&S - Building Inspector II	$140.22
101: Building & Safety	B&S - Permit Technician I	$106.17
101: Building & Safety	B&S - Permit Technician II	$119.21
101: Building & Safety	B&S - Plans Examiner I	$148.15
101: Building & Safety	B&S - Plans Examiner II	$173.75
101: Building & Safety	B&S - Senior Building Inspector	$161.16
101: Building & Safety	B&S - Senior Code Compliance Inspector	$164.44
101: Building & Safety	B&S - Senior Plans Examiner	$177.57
101: Building & Safety Admin	B&S Admin - Assistant Building Official	$162.57
101: Building & Safety Admin	B&S Admin - Director of Building & Safety	$216.31
101: Building & Safety Admin	B&S Admin - Permit Supervisor	$144.30
101: Budget/Payroll	Budget - Accounting Technician	$78.21
101: Budget/Payroll	Budget - Budget Analyst	$93.00
101: Budget/Payroll	Budget - Budget Analyst I	$84.46
101: Budget/Payroll	Budget - Budget Manager	$166.40
101: Budget/Payroll	Budget - Resource Budget Officer	$133.64
101: City Manager's Office	CM - City Manager	$430.23
101: City Manager's Office	CM - Executive Assistant to City Manager	$143.21
101: City Manager's Office	CM - Senior Management Analyst	$177.28
101: Community Services	CS - Administrative Clerk I	$68.40
101: Community Services	CS - Administrative Analyst II	$140.22
101: Community Services	CS - Administrative Assistant	$84.96
101: Community Services	CS - Administrative Clerk I	$68.40
101: Community Services	CS - Administrative Clerk II	$74.29
101: Community Services	CS - Administrative Technician	$111.18
101: Community Services	CS - Aquatics Coordinator	$104.39
101: Community Services	CS - Community Services Coordinator	$106.55
101: Community Services	CS - Community Services Director	$278.23
101: Community Services	CS - Community Services Manager	$200.42

City of Fontana - User Fee

Fully Burdened Hourly Rate Calculation

Department	Position	Fully Burdened Hourly Rate
101: Community Services	CS - Community Services Supervisor	$152.29
101: Community Services	CS - Community Services Supervisor	$167.88
101: Community Services	CS - Marketing Specialist II	$136.38
101: Community Services	CS - Office Manager	$137.02
101: Customer Service	Customer - Account Clerk I	$60.05
101: Customer Service	Customer - Account Clerk II	$61.88
101: Customer Service	Customer - Administrative Technician	$69.01
101: Customer Service	Customer - Cashier	$40.28
101: Customer Service	Customer - Revenue Operations Manager	$134.06
101: Development Svc Admin	DS Admin - Admin & Finance Manager	$208.92
101: Development Svc Admin	DS Admin - Administrative Analyst I	$99.70
101: Development Svc Admin	DS Admin - Administrative Analyst II	$142.89
101: Development Svc Admin	DS Admin - Administrative Technician	$82.95
101: Development Svc Admin	DS Admin - Deputy City Manager	$355.85
101: Development Svc Admin	DS Admin - Economic Development Analyst	$129.83
101: Development Svc Admin	DS Admin - Executive Assistant	$111.10
101: Development Svc Admin	DS Admin - Homeless Solutions Manager	$175.07
101: Development Svc Admin	DS Admin - Management Analyst I	$126.11
101: Development Svc Admin	DS Admin - Management Analyst II	$131.97
101: Development Svc Admin	DS Admin - Senior Administrative Analyst	$127.96
101: Development Svc Admin	DS Admin - Senior Administrative Analyst	$149.44
101: Engineering Administration	Eng Admin - Director of Public Works/City Engineer	$225.48
101: Engineering Administration	Eng Admin - Engineering Technician II	$93.93
101: Engineering Administration	Eng Admin - Executive Assistant	$93.79
101: Engineering/PW	Eng/PW - Assistant Engineer	$221.87
101: Engineering/PW	Eng/PW - Associate Engineer	$243.16
101: Engineering/PW	Eng/PW - Associate Engineer	$237.66
101: Engineering/PW	Eng/PW - Engineering Manager	$355.25
101: Engineering/PW	Eng/PW - Engineering Technician I	$147.24
101: Engineering/PW	Eng/PW - Heavy Equipment Operator	$194.08
101: Engineering/PW	Eng/PW - Heavy Equipment Operator	$158.83
101: Engineering/PW	Eng/PW - Irrigation Technician	$172.12
101: Engineering/PW	Eng/PW - Landscape Technician I	$184.88
101: Engineering/PW	Eng/PW - Parks and Landscape Supervisor	$255.52
101: Engineering/PW	Eng/PW - Permit Technician I	$141.17
101: Engineering/PW	Eng/PW - Public Works Crew Leader	$198.60
101: Engineering/PW	Eng/PW - Public Works Inspection Supervisor	$297.51
101: Engineering/PW	Eng/PW - Public Works Inspector	$201.45
101: Engineering/PW	Eng/PW - Public Works Inspector	$195.34
101: Engineering/PW	Eng/PW - Public Works Maint Worker I	$138.66
101: Engineering/PW	Eng/PW - Public Works Maint Worker II	$121.25
101: Engineering/PW	Eng/PW - PW Maintenance Service Worker I	$137.54
101: Engineering/PW	Eng/PW - PW Maintenance Service Worker II	$140.15

City of Fontana - User Fee

Fully Burdened Hourly Rate Calculation

Department	Position	Fully Burdened Hourly Rate
101: Engineering/PW	Eng/PW - Senior Civil Engineer	$324.15
101: Engineering/PW	Eng/PW - Senior Engineer	$305.79
101: Engineering/PW	Eng/PW - Senior Maintenance Service Worker	$188.74
101: Engineering/PW	Eng/PW - Senior Public Works Inspector	$260.01
101: Engineering/PW	Eng/PW - Senior Public Works Maint Worker	$139.34
101: Engineering/PW	Eng/PW - Senior PW Maintenance Worker	$145.57
101: Engineering/PW	Eng/PW - Traffic Engineering Technician	$232.59
101: Engineering/PW	Eng/PW - Traffic Signal Maintenance Supervisor	$273.78
101: Engineering/PW	Eng/PW - Traffic Signal Maintenance Technician I	$212.95
101: Engineering/PW	Eng/PW - Traffic Signal Maintenance Technician II	$218.65
101: Engineering/PW	Eng/PW - Tree Trimmer Specialist	$188.55
101: Engineering/PW	Eng/PW - Welder/Fabricator	$174.78
101: HR Administration	HR Admin - Benefits Analyst	$104.88
101: HR Administration	HR Admin - Human Resources & Risk Mgmt Director	$213.81
101: HR Administration	HR Admin - Human Resources Analyst	$115.56
101: HR Administration	HR Admin - Human Resources Clerk	$65.24
101: HR Administration	HR Admin - Human Resources Manager	$153.52
101: HR Administration	HR Admin - Human Resources Technician	$85.73
101: HR Administration	HR Admin - Senior Admin Assistant - Confidential	$84.57
101: HR Administration	HR Admin - Senior Human Resources Analyst	$149.66
101: IT Administration	IT Admin - Director of Innovation & Tech	$206.98
101: IT Administration	IT Admin - GIS Analyst	$97.46
101: IT Administration	IT Admin - GIS Specialist	$76.96
101: IT Administration	IT Admin - GIS Supervisor	$148.95
101: IT Administration	IT Admin - Senior Administrative Technician	$108.14
101: IT Operations & Support	IT Oper - Database Administrator	$139.92
101: IT Operations & Support	IT Oper - IT Customer Service Manager	$127.11
101: IT Operations & Support	IT Oper - IT Manager	$170.06
101: IT Operations & Support	IT Oper - IT System Specialist	$84.55
101: IT Operations & Support	IT Oper - IT System Technician	$68.66
101: IT Operations & Support	IT Oper - IT Systems Analyst	$99.75
101: IT Operations & Support	IT Oper - IT Systems Supervisor	$162.38
101: IT Operations & Support	IT Oper - IT Technician I	$65.85
101: IT Operations & Support	IT Oper - IT Technician II	$73.12
101: IT Operations & Support	IT Oper - Senior IT Systems Analyst	$142.59
101: IT Operations & Support	IT Oper - Senior IT Technician	$83.00
101: IT Systems	IT Sys - Business System Analyst	$109.64
101: IT Systems	IT Sys - Data Analyst	$104.25
101: IT Systems	IT Sys - IT Manager	$135.98
101: IT Systems	IT Sys - Senior Business System Analyst	$137.20
101: IT Systems	IT Sys - Senior Public Safety System Analyst	$154.78
101: IT Systems	IT Sys - Software Development Engineer	$146.76
101: Mgmt Services Admin	Mgmt - Deputy Finance Officer	$208.53

City of Fontana - User Fee

Fully Burdened Hourly Rate Calculation

Department	Position	Fully Burdened Hourly Rate
101: Mgmt Services Admin	Mgmt - Management Services Director	$236.95
101: Marketing & Communications	Mktg - Marketing & Economic Dev Manager	$154.02
101: Marketing & Communications	Mktg - Marketing Specialist I	$80.19
101: Marketing & Communications	Mktg - Multimedia Production Specialist I	$103.04
101: Marketing & Communications	Mktg - Senior Production Coordinator	$113.13
101: Planning	Plan - Administrative Assistant	$101.44
101: Planning	Plan - Assistant Planner	$131.84
101: Planning	Plan - Associate Planner	$160.28
101: Planning	Plan - Planning Inspector	$138.15
101: Planning	Plan - Planning Manager	$259.86
101: Planning	Plan - Planning Technician	$118.22
101: Planning	Plan - Senior Landscape Planner	$215.77
101: Planning	Plan - Senior Planner	$206.43
101: Planning Administration	Plan Admin - Director of Planning	$203.11
101: Planning Administration	Plan Admin - Senior Administrative Technician	$106.60
101: Police	Police - Animal Services Officer I	$95.96
101: Police	Police - Animal Services Officer II	$87.18
101: Police	Police - Chief of Police	$460.52
101: Police	Police - Civilian Investigations Technician	$106.17
101: Police	Police - Community Outreach Coordinator	$120.08
101: Police	Police - Community Services Officer I	$82.27
101: Police	Police - Community Services Officer II	$101.45
101: Police	Police - Corporal/Advanced	$231.23
101: Police	Police - Court Liaison	$109.68
101: Police	Police - Dispatch Call Taker	$86.03
101: Police	Police - Dispatch Manager	$156.76
101: Police	Police - Dispatch Supervisor	$134.51
101: Police	Police - Dispatcher I	$89.55
101: Police	Police - Dispatcher II	$106.51
101: Police	Police - Executive Assistant	$110.48
101: Police	Police - Forensics Investigator	$122.14
101: Police	Police - Lead Property Control Clerk	$113.67
101: Police	Police - Lieutenant/Advanced	$330.16
101: Police	Police - Officer	$160.60
101: Police	Police - Officer	$180.42
101: Police	Police - Officer/Advanced	$205.03
101: Police	Police - Officer/Intermediate	$186.51
101: Police	Police - Officer/Trainee	$144.89
101: Police	Police - Police Administrative Analyst I	$116.16
101: Police	Police - Police Administrative Analyst II	$142.93
101: Police	Police - Police Administrative Assistant	$89.10
101: Police	Police - Police Administrative Technician	$99.84
101: Police	Police - Police Captain	$385.39

Appendix C – Cost Recovery Analysis

The following tables provide the results of the analysis, resulting full cost recovery amount, and recommended fees. For fees, services, and penalties in which the full cost, existing fee, and suggested fee is listed as "NA", the amount or percentage was not calculable. This is most common when either the current or the suggested fee includes a variable component that is not comparable on a one-to-one basis, a full cost was not calculated (for penalties, fines, market-based fees, or items not included in the study), or when there is not a current fee amount to compare against.

Building and Safety

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
1	1258	Administration	Issuance fee, each permit.	Plan Check	Plumbing Plan Check	$45.00		$95.38	26%	$71.00	$26.00
2	1259	Fixtures and Vents	Plumbing fixture, trap or set of fixtures in one trap, each.	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
3	1260	Fixtures and Vents	Repair or alteration of drainage or vent piping, each fixture.	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
4	1261	Sewers, Disposal Systems and Interceptors	Building sewer, per lot.	Plan Check	Plumbing Plan Check	$113.00		$260.62	25%	$195.00	$82.00
5	1262	Sewers, Disposal Systems and Interceptors	Private sewage disposal system including seepage pit or leach lines, each system.	Plan Check	Plumbing Plan Check	$113.00		$260.62	25%	$195.00	$82.00
6	1263	Sewers, Disposal Systems and Interceptors	Industrial waste pretreatment interceptor, including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps, each.	Plan Check	Plumbing Plan Check	$113.00		$260.62	25%	$195.00	$82.00
7	1264	Sewers, Disposal Systems and Interceptors	Replacement seepage pit or leach lines.	Plan Check	Plumbing Plan Check	$113.00		$260.62	25%	$195.00	$82.00
8	1265	Sewers, Disposal Systems and Interceptors	Rainwater/roof drains systems, per drain	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
9	1266	Water Piping and Water Heaters	Installation, alteration or repair of water piping or water-treating equipment, or both.	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
10	1267	Water Piping and Water Heaters	Water heater including vent, each.	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
11	1268	Gas Piping Systems	Each gas piping system of one to five outlets.	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
12	1269	Gas Piping Systems	Each additional outlet, over five.	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
13	1270	Miscellaneous	Each appliance or piece of equipment (regulated by the Plumbing Code but does not classified in other catagories).	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
14	1271	Lawn Sprinklers, Vacuum, Breakers and Backflow Protection Devices	Lawn sprinkler system on any one meter, including backflow protection devices, each system. 1 to 5 devices.	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
15	1272	Lawn Sprinklers, Vacuum, Breakers and Backflow Protection Devices	Lawn sprinkler system on any one meter, including backflow protection devices, each system. Over 5 devices.	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
16	1273	Swimming Pool & Spa	Public Pool	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
17	1274	Swimming Pool & Spa	Public Spa	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
18	1275	Swimming Pool & Spa	Private Pool	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
19	1276	Swimming Pool & Spa	Private Pool & Spa	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
20	1277	Swimming Pool & Spa	Private Spa	Plan Check	Plumbing Plan Check	$16.00		$43.44	26%	$32.00	$16.00
21	1278	Other Plan Review	Residential, per 250 sq. ft.	Plan Check	Plumbing Plan Check	$6.00		$17.37	25%	$13.00	$7.00
22	1279	Other Plan Review	Commercial/Industrial, per 250 sq. ft.	Plan Check	Plumbing Plan Check	$2.00		$5.21	42%	$3.00	$1.00
23	1280	Other Plan Review	Plan checks for which no fee is specifically indicated, per hour (minimum 1 hour).	Plan Check	Plumbing Plan Check	$75.00		$173.75	25%	$130.00	$55.00
24	1281	Administration	Issuance fee, each permit	Permit	Plumbing Permit	$46.00		$95.38	26%	$71.00	$25.00
25	1282	Gas Meter Reset	Residential, each.	Permit	Plumbing Permit	$60.00		$140.22	25%	$105.00	$45.00
26	1283	Gas Meter Reset	Commercial/Industrial, each	Permit	Plumbing Permit	$81.00		$186.49	25%	$139.00	$58.00
27	1284	Fixtures and Vents	Plumbing fixture, trap or set of fixtures in one trap, each.	Permit	Plumbing Permit	$29.00		$70.11	26%	$52.00	$23.00
28	1285	Fixtures and Vents	Repair or alteration of drainage or vent piping, each fixture.	Permit	Plumbing Permit	$29.00		$70.11	26%	$52.00	$23.00
29	1286	Sewers, Disposal Systems and Interceptors	Building sewer, each, per lot.	Permit	Plumbing Permit	$29.00		$70.11	26%	$52.00	$23.00
30	1287	Sewers, Disposal Systems and Interceptors	Private sewage disposal system including seepage pit or leach lines, each system	Permit	Plumbing Permit	$93.00		$210.32	25%	$157.00	$64.00
31	1288	Sewers, Disposal Systems and Interceptors	Industrial waste pretreatment interceptor, including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps, each.	Permit	Plumbing Permit	$93.00		$210.32	25%	$157.00	$64.00
32	1289	Sewers, Disposal Systems and Interceptors	Replacement seepage pit or leach lines	Permit	Plumbing Permit	$46.00		$105.16	26%	$78.00	$32.00
33	1290	Sewers, Disposal Systems and Interceptors	Rainwater/roof drain system, per drain	Permit	Plumbing Permit	$18.00		$46.27	27%	$34.00	$16.00
34	1291	Water Piping and Water Heaters	Installation, alteration or repair of water piping or water-treating equipment, or both.	Permit	Plumbing Permit	$123.00		$280.43	25%	$210.00	$87.00
35	1292	Water Piping and Water Heaters	Water heater including vent, each	Permit	Plumbing Permit	$29.00		$70.11	26%	$52.00	$23.00
36	1293	Gas Piping Systems	Each gas piping system of one to five outlets	Permit	Plumbing Permit	$93.00		$210.32	25%	$157.00	$64.00
37	1294	Gas Piping Systems	Each additional outlet, over five.	Permit	Plumbing Permit	$13.00		$35.05	26%	$26.00	$13.00
38	1295	Miscellaneous	Each appliance or piece of equipment (regulated by the Plumbing Code but not classified in other categories).	Permit	Plumbing Permit	$29.00		$70.11	26%	$52.00	$23.00
39	1296	Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices	Lawn sprinkler system on any one meter, including backflow protection devices, each system: 1 to 5 devices	Permit	Plumbing Permit	$46.00		$105.16	26%	$78.00	$32.00
40	1297	Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices	Lawn sprinkler system on any one meter, including backflow protection devices, each system: each additional over 5 devices.	Permit	Plumbing Permit	$9.00		$23.84	29%	$17.00	$8.00
41	1298	Swimming Pool & Spa	Public Pool	Permit	Plumbing Permit	$123.00		$280.43	25%	$210.00	$87.00
42	1299	Swimming Pool & Spa	Public Spa	Permit	Plumbing Permit	$123.00		$280.43	25%	$210.00	$87.00
43	1300	Swimming Pool & Spa	Private Pool	Permit	Plumbing Permit	$92.00		$210.32	25%	$157.00	$65.00
44	1301	Swimming Pool & Spa	Private Pool & Spa	Permit	Plumbing Permit	$123.00		$280.43	25%	$210.00	$87.00
45	1302	Swimming Pool & Spa	Private Spa	Permit	Plumbing Permit	$93.00		$210.32	25%	$157.00	$64.00
46	1303	Other Inspection and Fee	Inspection outside of normal business hours, 2 hour minimum.	Permit	Plumbing Permit	$123.00		$280.43	25%	$210.00	$87.00
47	1304	Other Inspection and Fee	Re-inspection fee, 1 hour minimum.	Permit	Plumbing Permit	$60.00		$140.22	25%	$105.00	$45.00
48	1305	Other Inspection and Fee	Inspections for which no fee is specifically indicated, per hour, 1 hour minimum	Permit	Plumbing Permit	$60.00		$140.22	25%	$105.00	$45.00
49	1306	Permit per sq. ft. if not itemized	Residential, per 250 sq. ft.	Permit	Plumbing Permit	$9.00		$23.84	29%	$17.00	$8.00
50	1307	Permit per sq. ft. if not itemized	Commercial/Industrial, per 250 sq. ft.	Permit	Plumbing Permit	$4.00		$11.22	29%	$8.00	$4.00
51	1308	Administration	Issuance fee, each permit.	Plan Check	Mechanical Plan Check	$45.00		$95.38	26%	$71.00	$26.00
52	1309	Furnaces	Installation or relocation of each forced-air or gravity furnace including ducts/vents attached to such appliance up to & including 100,000 Btu/h.	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
53	1310	Furnaces	Installation or relocation of each forced-air or gravity furnace including ducts/vents attached to such appliance over 100,000 Btu/h.	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
54	1311	Furnaces	Installation or relocation of each suspended heater or wall furnace	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
55	1312	Appliance Vent	Installation, relocation or replacement of each appliance vent.	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
56	1313	Boiler, Compressor and Absorption System	Installation or relocation of each boiler or compressor to and including 3 hp or each absorption system to and including 100,000 Btu/h.	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
57	1314	Boiler, Compressor and Absorption System	Installation or relocation of each boiler or compressor to and including 3 hp to and including 15 hp or each absorption system over 100,000 Btu/h and including 500,000 Btu/h.	Plan Check	Mechanical Plan Check	$24.00		$57.34	25%	$43.00	$19.00
58	1315	Boiler, Compressor and Absorption System	Installation or relocation of each boiler or compressor over 15 hp to and including 30 hp or each absorption system over 500,000 Btu/h and including 1,000,000 Btu/h.	Plan Check	Mechanical Plan Check	$29.00		$72.97	26%	$54.00	$25.00
59	1316	Boiler, Compressor and Absorption System	Installation or relocation of each boiler or compressor over 30 hp to and including 50 hp or each absorption system over 1,000,000 Btu/h and including 1,750,000 Btu/h.	Plan Check	Mechanical Plan Check	$36.00		$86.87	25%	$65.00	$29.00
60	1317	Boiler, Compressor and Absorption System	Installation or relocation of each boiler or compressor over 50 hp or each absorption system over 1,750,000 Btu/h.	Plan Check	Mechanical Plan Check	$43.00		$100.77	26%	$75.00	$32.00
61	1318	Air Handler	Air-handling unit, including attached ducts to and including 10,000 cfm., each.	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
62	1319	Air Handler	Air-handling unit, including attached ducts over 10,000 cfm., each	Plan Check	Mechanical Plan Check	$24.00		$57.34	25%	$43.00	$19.00
63	1320	Evaporation Cooler	Evaporation cooler other than portable type.	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
64	1321	Ventilation and Exhaust	Ventilation fan connected to a single duct, each.	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
65	1322	Ventilation and Exhaust	Ventilation system which is not a portion of any heating or cooling system, each.	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
66	1323	Ventilation and Exhaust	Installation of each hood which is served by mechanical exhaust, including ducts for such hood.	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
67	1324	Miscellaneous	Each appliance or piece of equipment regulated by the CMC but not classified in other appliance category.	Plan Check	Mechanical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
68	1325	Other Inspection and Fee	Plan check for which no fee is specifically indicated, per hour, minimum 1 hour.	Plan Check	Mechanical Plan Check	$75.00		$173.75	25%	$130.00	$55.00
69	1326	Other Inspection and Fee	Residential, per 250 sq. ft.	Plan Check	Mechanical Plan Check	$6.00		$17.37	25%	$13.00	$7.00
70	1327	Other Inspection and Fee	Commercial/Industrial, per 250 sq. ft.	Plan Check	Mechanical Plan Check	$2.00		$5.21	42%	$3.00	$1.00
71	1328	Administration	Issuance fee, each permit	Permit	Mechanical Permit	$46.00		$95.38	26%	$71.00	$25.00
72	1329	Furnaces	Installation or relocation of each forced-air or gravity furnace including ducts/vents attached to such appliance up to and including 100,000 Btu/h	Permit	Mechanical Permit	$29.00		$70.11	26%	$52.00	$23.00
73	1330	Furnaces	Installation or relocation of each forced-air or gravity furnace including ducts/vents attached to such appliance over 100,000 Btu/h	Permit	Mechanical Permit	$46.00		$105.16	26%	$78.00	$32.00
74	1331	Furnaces	Installation or relocation of each suspended heater or wall furnace	Permit	Mechanical Permit	$46.00		$105.16	26%	$78.00	$32.00
75	1332	Appliance Vent	Installation, relocation or replacement of each appliance vent.	Permit	Mechanical Permit	$13.00		$35.05	26%	$26.00	$13.00
76	1333	Boiler, Compressor and Absorption System	Installation or relocation of each boiler or compressor to and including 3 hp or each absorption system to and including 100,000 Btu/h.	Permit	Mechanical Permit	$46.00		$105.16	26%	$78.00	$32.00
77	1334	Boiler, Compressor and Absorption System	Installation or relocation of each boiler or compressor over 3 hp to and including 15 hp or each absorption system to and including 100,000 Btu/h to and including 500,000 Btu/h	Permit	Mechanical Permit	$60.00		$140.22	25%	$105.00	$45.00
78	1335	Boiler, Compressor and Absorption System	Installation or relocation of each boiler or compressor over 15 hp to and including 30 hp or each absorption system to and including 500,000 Btu/h to and including 1,000,000 Btu/h	Permit	Mechanical Permit	$77.00		$175.27	25%	$131.00	$54.00
79	1336	Boiler, Compressor and Absorption System	Installation or relocation of each boiler or compressor over 30 hp to and including 50 hp or each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h	Permit	Mechanical Permit	$93.00		$210.32	25%	$157.00	$64.00
80	1337	Boiler, Compressor and Absorption System	Installation or relocation of each boiler or compressor over 50 hp or each absorption system over 1,750,000 Btu/h.	Permit	Mechanical Permit	$109.00		$245.38	25%	$184.00	$75.00
81	1338	Air Handler	Air-handling unit, including attached ducts to and including 10,000 cfm., each.	Permit	Mechanical Permit	$13.00		$35.05	26%	$26.00	$13.00
82	1339	Air Handler	Air-handling unit, including attached ducts over 10,000 cfm., each.	Permit	Mechanical Permit	$29.00		$70.11	26%	$52.00	$23.00
83	1340	Evaporation Cooler	Evaporation cooler other than portable type.	Permit	Mechanical Permit	$46.00		$105.16	26%	$78.00	$32.00
84	1341	Ventilation and Exhaust	Ventilation fan connected to a single duct, each.	Permit	Mechanical Permit	$13.00		$35.05	26%	$26.00	$13.00
85	1342	Ventilation and Exhaust	Ventilation System which is not a portion of any heating or cooling system, each.	Permit	Mechanical Permit	$13.00		$35.05	26%	$26.00	$13.00
86	1343	Ventilation and Exhaust	Installation of each hood which is served by mechanical exhaust, including ducts for such hood.	Permit	Mechanical Permit	$13.00		$35.05	26%	$26.00	$13.00
87	1344	Miscellaneous	Each appliance or piece of equipment regulated by the CMC but not classified in other appliance category	Permit	Mechanical Permit	$29.00		$70.11	26%	$52.00	$23.00
88	1345	Other Inspection and Fee	Inspection outside of normal business hours (2 hour minimum).	Permit	Mechanical Permit	$123.00		$280.43	25%	$210.00	$87.00
89	1346	Other Inspection and Fee	Re-inspection fee (1 hour minimum).	Permit	Mechanical Permit	$60.00		$140.22	25%	$105.00	$45.00
90	1347	Other Inspection and Fee	Inspections for which no fee is specifically indicated, per hour (1 hour minimum).	Permit	Mechanical Permit	$60.00		$140.22	25%	$105.00	$45.00
91	1348	Permit per sq. ft. if not itemized	Residential, per 250 sq. ft.	Permit	Mechanical Permit	$9.00		$23.84	29%	$17.00	$8.00
92	1349	Permit per sq. ft. if not itemized	Commercial/Industrial, per 250 sq. ft.	Permit	Mechanical Permit	$4.00		$11.22	29%	$8.00	$4.00
93	1350	Administration	Issuance fee, each permit	Plan Check	Electrical Plan Check	$45.00		$95.38	26%	$71.00	$26.00
94	1351	Swimming Pool & Spa	Public Pool	Plan Check	Electrical Plan Check	$75.00		$173.75	25%	$130.00	$55.00
95	1352	Swimming Pool & Spa	Public Spa	Plan Check	Electrical Plan Check	$75.00		$173.75	25%	$130.00	$55.00
96	1353	Swimming Pool & Spa	Private Pool	Plan Check	Electrical Plan Check	$36.00		$86.87	25%	$65.00	$29.00
97	1354	Swimming Pool & Spa	Private Pool & Spa	Plan Check	Electrical Plan Check	$55.00		$130.31	26%	$97.00	$42.00
98	1355	Swimming Pool & Spa	Private Spa	Plan Check	Electrical Plan Check	$36.00		$86.87	25%	$65.00	$29.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
99	1356	Carnivals and Circuses	Electrically driven rides, each.	Plan Check	Electrical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
100	1357	Carnivals and Circuses	Attraction or display having lighting, each.	Plan Check	Electrical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
101	1358	Temporary Power Service	Power pole or pedestal.	Plan Check	Electrical Plan Check	$36.00		$86.87	25%	$65.00	$29.00
102	1359	Temporary Power Service	Subpole, each.	Plan Check	Electrical Plan Check	$5.00		$13.90	28%	$10.00	$5.00
103	1360	Temporary Power Service	Lighting and receptacles for construction sites, decorative lighting, Christmas tree sales lots, firework stands, etc.	Plan Check	Electrical Plan Check	$36.00		$86.87	25%	$65.00	$29.00
104	1361	Receptacle, Switch and Light Outlets	First 20 fixtures	Plan Check	Electrical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
105	1362	Receptacle, Switch and Light Outlets	Additional fixtures, each.	Plan Check	Electrical Plan Check	$1.00		$3.47	42%	$2.00	$1.00
106	1363	Lighting Fixtures	First 20 fixtures.	Plan Check	Electrical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
107	1364	Lighting Fixtures	Additional fixtures, each.	Plan Check	Electrical Plan Check	$1.00		$3.47	42%	$2.00	$1.00
108	1365	Lighting Fixtures	Pole or platform mounted lighting fixtures, each.	Plan Check	Electrical Plan Check	$11.00		$29.54	26%	$22.00	$11.00
109	1366	Lighting Fixtures	Theatrical-type lighting fixtures or assemblies, each.	Plan Check	Electrical Plan Check	$5.00		$13.90	28%	$10.00	$5.00
110	1367	Residential Appliances	Appliances or receptacles not exceeding 1 hp in rating, each.	Plan Check	Electrical Plan Check	$5.00		$13.90	28%	$10.00	$5.00
111	1368	Non-Residential Appliances	Non-residential appliances and self-contained factory wired appliances not exceeding 1 hp or 1 (kw) in rating, each.	Plan Check	Electrical Plan Check	$11.00		$29.54	26%	$22.00	$11.00
112	1369	Power Apparatus	Motors, generators, transformers, cooking and/or baking equipment, rating in HP, each: 1	Plan Check	Electrical Plan Check	$5.00		$13.90	28%	$10.00	$5.00
113	1370	Power Apparatus	Motors, generators, transformers, cooking and/or baking equipment, rating in HP, each: 2 - 10.	Plan Check	Electrical Plan Check	$11.00		$29.54	26%	$22.00	$11.00
114	1371	Power Apparatus	Motors, generators, transformers, cooking and/or baking equipment, rating in HP, each: 11 - 50.	Plan Check	Electrical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
115	1372	Power Apparatus	Motors, generators, transformers, cooking and/or baking equipment, rating in HP, each: 51 - 100	Plan Check	Electrical Plan Check	$24.00		$57.34	25%	$43.00	$19.00
116	1373	Power Apparatus	Motors, generators, transformers, cooking and/or baking equipment, rating in HP, each: 101+	Plan Check	Electrical Plan Check	$29.00		$72.97	26%	$54.00	$25.00
117	1374	Signs and Marquees	One branch circuit, each	Plan Check	Electrical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
118	1375	Services	Services of 600 volts or less and not over 200 amps in rating, each.	Plan Check	Electrical Plan Check	$36.00		$86.87	25%	$65.00	$29.00
119	1376	Services	Services of 600 volts or less and over 200 amps to 1,000 amps in rating.	Plan Check	Electrical Plan Check	$55.00		$130.31	26%	$97.00	$42.00
120	1377	Services	Services over 600 volts or 1,000 amps in rating, each.	Plan Check	Electrical Plan Check	$75.00		$173.75	25%	$130.00	$55.00
121	1378	Miscellaneous Electrical Apparatus, Conduits and Conductors	Electrical Apparatus, Conduits and Conductors for which not specifically addressed, each.	Plan Check	Electrical Plan Check	$36.00		$86.87	25%	$65.00	$29.00
122	1380	Alternate Energy	Photovoltaic, multi-family residence- first 1,000 sq. ft. of panel/collector area.	Plan Check	Electrical Plan Check	$75.00		$173.75	25%	$130.00	$55.00
123	1381	Alternate Energy	Photovoltaic, multi-family residence- first 1,000 sq. ft. of panel/collector area plus per every 100 sq. ft. thereafter or fraction there of.	Plan Check	Electrical Plan Check	$11.00		$29.54	26%	$22.00	$11.00
124	1382	Alternate Energy	Photovoltaic, commercial/industrial- first 10,000 sq. ft. of panel/collector area.	Plan Check	Electrical Plan Check	$113.00		$260.62	25%	$195.00	$82.00
125	1383	Alternate Energy	Photovoltaic, commercial/industrial- first 10,000 sq. ft. of panel/collector area plus per every 1,000 sq. ft. thereafter or fraction there of.	Plan Check	Electrical Plan Check	$16.00		$43.44	26%	$32.00	$16.00
126	1384	Alternate Energy	Other.	Plan Check	Electrical Plan Check	$75.00		$173.75	25%	$130.00	$55.00
127	1385	Other Plan Review	Residential, per 250 sq. ft.	Plan Check	Electrical Plan Check	$6.00		$17.37	25%	$13.00	$7.00
128	1386	Other Plan Review	Commercial/Industrial, per 250 sq. ft.	Plan Check	Electrical Plan Check	$2.00		$5.21	42%	$3.00	$1.00
129	1387	Other Plan Review	Plan Checks for which no fee is specifically indicated, per hour (1 hour minimum).	Plan Check	Electrical Plan Check	$75.00		$173.75	25%	$130.00	$55.00
130	1388	Administration	Issuance fee, each permit.	Permit	Electrical Permit	$46.00		$95.38	26%	$71.00	$25.00
131	1389	Swimming Pool & Spa	Public Pool	Permit	Electrical Permit	$155.00		$350.54	25%	$262.00	$107.00
132	1390	Swimming Pool & Spa	Public Spa	Permit	Electrical Permit	$155.00		$350.54	25%	$262.00	$107.00
133	1391	Swimming Pool & Spa	Private Pool	Permit	Electrical Permit	$93.00		$210.32	25%	$157.00	$64.00
134	1392	Swimming Pool & Spa	Private Pool & Spa	Permit	Electrical Permit	$93.00		$210.32	25%	$157.00	$64.00
135	1393	Swimming Pool & Spa	Private Spa	Permit	Electrical Permit	$93.00		$210.32	25%	$157.00	$64.00
136	1394	Carnivals and Circuses	3 hours, includes one re-inspection.	Permit	Electrical Permit	$187.00		$420.65	25%	$315.00	$128.00
137	1395	Carnivals and Circuses	Re-inspection over one, each.	Permit	Electrical Permit	$60.00		$140.22	25%	$105.00	$45.00
138	1396	Temporary Power Service	Power pole or pedestal, each.	Permit	Electrical Permit	$46.00		$105.16	26%	$78.00	$32.00
139	1397	Temporary Power Service	Subpole, each.	Permit	Electrical Permit	$13.00		$35.05	26%	$26.00	$13.00
140	1398	Temporary Power Service	Lighting and receptacles for construction sites, decorative lighting, Christmas tree lots, firework stands, etc.	Permit	Electrical Permit	$29.00		$70.11	26%	$52.00	$23.00
141	1399	Receptacle, Switch and Light Outlets	First 20 fixtures.	Permit	Electrical Permit	$77.00		$175.27	25%	$131.00	$54.00
142	1400	Receptacle, Switch and Light Outlets	Additional fixtures, each.	Permit	Electrical Permit	$4.00		$11.22	29%	$8.00	$4.00
143	1401	Lighting Fixtures	First 20 fixtures	Permit	Electrical Permit	$77.00		$175.27	25%	$131.00	$54.00
144	1402	Lighting Fixtures	Additional Fixtures, each.	Permit	Electrical Permit	$4.00		$11.22	29%	$8.00	$4.00
145	1403	Lighting Fixtures	Pole or platform mounted lighting fixtures, each.	Permit	Electrical Permit	$13.00		$35.05	26%	$26.00	$13.00
146	1404	Lighting Fixtures	Theatrical-type lighting fixtures or assembles, each.	Permit	Electrical Permit	$13.00		$35.05	26%	$26.00	$13.00
147	1405	Residential Appliances	Appliances or receptacles not exceeding 1 up in rating, each.	Permit	Electrical Permit	$13.00		$35.05	26%	$26.00	$13.00
148	1406	Non-Residential Appliances	Non-residential appliances and self-contained factory wired appliances not exceeding 1 hp or 1 (kw) in rating, each.	Permit	Electrical Permit	$29.00		$70.11	26%	$52.00	$23.00
149	1407	Power Apparatus	Motors, generators, transformers, cooking and/or baking equipment, rating in HP, each: 1	Permit	Electrical Permit	$29.00		$70.11	26%	$52.00	$23.00
150	1408	Power Apparatus	Motors, generators, transformers, cooking and/or baking equipment, rating in HP, each: 2 - 10	Permit	Electrical Permit	$34.00		$81.33	26%	$60.00	$26.00
151	1409	Power Apparatus	Motors, generators, transformers, cooking and/or baking equipment, rating in HP, each: 11 - 50.	Permit	Electrical Permit	$39.00		$93.94	25%	$70.00	$31.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
152	1410	Power Apparatus	Motors, generators, transformers, cooking and/or baking equipment, rating in HP, each: 51 - 100.	Permit	Electrical Permit	$46.00		$105.16	26%	$78.00	$32.00
153	1411	Power Apparatus	Motors, generators, transformers, cooking and/or baking equipment, rating in HP, each: 100+	Permit	Electrical Permit	$51.00		$116.38	25%	$87.00	$36.00
154	1412	Signs and Marquees	One branch circuit, each.	Permit	Electrical Permit	$46.00		$105.16	26%	$78.00	$32.00
155	1413	Services	Services of 600 volts or less and not over 200 amps in rating, each.	Permit	Electrical Permit	$60.00		$140.22	25%	$105.00	$45.00
156	1414	Services	Services of 600 volts or less and over 200 amps to 1,000 amps in rating.	Permit	Electrical Permit	$93.00		$210.32	25%	$157.00	$64.00
157	1415	Services	Services over 600 volts of 1,000 amps in rating, each.	Permit	Electrical Permit	$123.00		$280.43	25%	$210.00	$87.00
158	1416	Miscellaneous Electrical Apparatus, Conduits and Conductors	Electrical apparatus, conduits and conductors for which not specifically addressed, each.	Permit	Electrical Permit	$60.00		$140.22	25%	$105.00	$45.00
159	1417	Electrical Meter Reset	Residential.	Permit	Electrical Permit	$60.00		$140.22	25%	$105.00	$45.00
160	1418	Electrical Meter Reset	Commercial/Industrial.	Permit	Electrical Permit	$93.00		$210.32	25%	$157.00	$64.00
161	1420	Alternate Energy	Photovoltaic, multi-family residence- first 1,000 sq. ft. of panel/collector area.	Permit	Electrical Permit	$60.00		$140.22	25%	$105.00	$45.00
162	1421	Alternate Energy	Photovoltaic, multi-family residence- first 1,000 sq. ft. of panel/collector area plus per every 100 sq. ft. thereafter or fraction there of.	Permit	Electrical Permit	$13.00		$35.05	26%	$26.00	$13.00
163	1422	Alternate Energy	Photovoltaic, commercial/industrial- first 10,000 sq. ft. of panel/collector area.	Permit	Electrical Permit	$155.00		$350.54	25%	$262.00	$107.00
164	1423	Alternate Energy	Photovoltaic, multi-family residence- first 1,000 sq. ft. of panel/collector area plus every 1,000 sq. ft. thereafter or fraction there of.	Permit	Electrical Permit	$13.00		$35.05	26%	$26.00	$13.00
165	1424	Alternate Energy	Other.	Permit	Electrical Permit	$60.00		$140.22	25%	$105.00	$45.00
166	1425	Other Inspection and Fee	Inspection outside of normal business hours (2 hour minimum).	Permit	Electrical Permit	$123.00		$280.43	25%	$210.00	$87.00
167	1426	Other Inspection and Fee	Re-inspection fee, 1 hour minimum.	Permit	Electrical Permit	$60.00		$140.22	25%	$105.00	$45.00
168	1427	Other Inspection and Fee	Inspections for which no fee is specifically indicated, per hour (1 hour minimum).	Permit	Electrical Permit	$80.00		$140.22	25%	$105.00	$25.00
169	1428	Permit per sq. ft. if not Itemized	Residential, per 250 sq. ft.	Permit	Electrical Permit	$9.00		$23.84	29%	$17.00	$8.00
170	1429	Permit per sq. ft. if not Itemized	Commercial/Industrial, per 250 sq. ft.	Permit	Electrical Permit	$4.00		$11.22	29%	$8.00	$4.00
171	1430	Administration	Issuance fee, each permit.	Plan Check	Grading Plan Check	$45.00		$95.38	26%	$71.00	$26.00
172	1431	Precision Grading	First 10,000 sq. ft.	Plan Check	Grading Plan Check	$227.00		$521.25	25%	$390.00	$163.00
173	1432	Precision Grading	First 10,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (10,001 - 100,000).	Plan Check	Grading Plan Check	$2.00		$0.52	0%	$0.52	-$1.48
174	1433	Precision Grading	100,000 sq. ft.	Plan Check	Grading Plan Check	$445.00		$1,042.50	25%	$781.00	$336.00
175	1434	Precision Grading	100,000 sq. ft. plus fee for every 1,000 sq. ft. thereafter or fraction there of (100,001 - 500,000).	Plan Check	Grading Plan Check	$0.50		$1.04	0%	$1.04	$0.54
176	1435	Precision Grading	500,000 sq. ft.	Plan Check	Grading Plan Check	$683.00		$1,563.74	25%	$1,172.00	$489.00
177	1436	Precision Grading	500,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (500,001 - 1,000,000).	Plan Check	Grading Plan Check	$0.40		$1.56	0%	$1.56	$1.16
178	1437	Precision Grading	1,000,000 sq. ft.	Plan Check	Grading Plan Check	$911.00		$2,084.99	25%	$1,563.00	$652.00
179	1438	Precision Grading	1,000,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (1,000,000+).	Plan Check	Grading Plan Check	$0.20		$2.08	0%	$2.08	$1.88
180	1439	Rough Grading	First 10,000 sq. ft.	Plan Check	Grading Plan Check	$151.00		$347.50	25%	$260.00	$109.00
181	1440	Rough Grading	First 10,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (10,001 - 100,000).	Plan Check	Grading Plan Check	$2.00		$0.35	0%	$0.35	-$1.65
182	1441	Rough Grading	100,000 sq. ft.	Plan Check	Grading Plan Check	$378.00		$868.75	25%	$651.00	$273.00
183	1442	Rough Grading	100,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (100,001 - 500,000).	Plan Check	Grading Plan Check	$0.50		$0.87	0%	$0.87	$0.37
184	1443	Rough Grading	500,000 sq. ft.	Plan Check	Grading Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00
185	1444	Rough Grading	500,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (500,001 - 1,000,000).	Plan Check	Grading Plan Check	$0.40		$1.39	0%	$1.39	$0.99
186	1445	Rough Grading	1,000.000 sq. ft.	Plan Check	Grading Plan Check	$834.00		$1,911.24	25%	$1,433.00	$599.00
187	1446	Rough Grading	1,000.000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (1,000,000+).	Plan Check	Grading Plan Check	$0.20		$1.91	0%	$1.91	$1.71
188	1447	Mass Grading	First 500,000 sq. ft.	Plan Check	Grading Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00
189	1448	Mass Grading	First 500,000 sq. ft. plus fee per every 100,000 sq. ft. thereafter or fraction there of (500,001 - 1,000,000).	Plan Check	Grading Plan Check	$45.00		$1.39	0%	$1.39	-$43.61
190	1449	Mass Grading	1,000,000 sq. ft.	Plan Check	Grading Plan Check	$834.00		$1,911.24	25%	$1,433.00	$599.00
191	1450	Mass Grading	1,000,000 sq. ft. plus fee per every 250,000 sq. ft. thereafter or fraction there of (1,000,000+).	Plan Check	Grading Plan Check	$55.00		$1.91	0%	$1.91	-$53.09
192	1451	Paving	First 10,000 sq. ft.	Plan Check	Grading Plan Check	$151.00		$347.50	25%	$260.00	$109.00
193	1452	Paving	First 10,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (10,001 - 100,000).	Plan Check	Grading Plan Check	$2.00		$0.35	0%	$0.35	-$1.65
194	1453	Paving	100,000 sq. ft.	Plan Check	Grading Plan Check	$378.00		$868.75	25%	$651.00	$273.00
195	1454	Paving	100,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (100,001 - 500,000).	Plan Check	Grading Plan Check	$0.50		$0.87	0%	$0.87	$0.37
196	1455	Paving	500,000 sq. ft.	Plan Check	Grading Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00
197	1456	Paving	500,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (500,001 - 1,000,000).	Plan Check	Grading Plan Check	$0.40		$1.39	0%	$1.39	$0.99
198	1457	Paving	1,000,000 sq. ft.	Plan Check	Grading Plan Check	$834.00		$1,911.24	25%	$1,433.00	$599.00
199	1458	Paving	1,000,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (1,000,000+).	Plan Check	Grading Plan Check	$0.20		$1.91	0%	$1.91	$1.71
200	1459	On-Site Drainage System	On-site drainage system, per lot/parcel plus below.	Plan Check	Grading Plan Check	$227.00		$521.25	25%	$390.00	$163.00

Building and Safety

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
201	1460	On-Site Drainage System	Inlet/catch basins, manholes or receptacles, each.	Plan Check	Grading Plan Check	$16.00		$43.44	26%	$32.00	$16.00
202	1461	On-Site Sewer System	On-site sewer system, per lot/parcel plus below.	Plan Check	Grading Plan Check	$227.00		$521.25	25%	$390.00	$163.00
203	1462	On-Site Sewer System	Manholes & clean-outs, each.	Plan Check	Grading Plan Check	$16.00		$43.44	26%	$32.00	$16.00
204	1463	Administration	Issuance fee, each permit.	Permit	Grading Permit	$46.00		$95.38	26%	$71.00	$25.00
205	1464	Precise Grading	First 10,000 sq. ft.	Permit	Grading Permit	$60.00		$140.22	25%	$105.00	$45.00
206	1465	Precise Grading	First 10,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (10,001 - 100,000).	Permit	Grading Permit	$1.00		$0.14	0%	$0.14	-$0.86
207	1466	Precise Grading	100,000 sq. ft.	Permit	Grading Permit	$187.00		$420.65	25%	$315.00	$128.00
208	1467	Precise Grading	100,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (100,001 - 500,000).	Permit	Grading Permit	$0.28		$0.42	0%	$0.42	$0.14
209	1468	Precise Grading	500,000 sq. ft.	Permit	Grading Permit	$312.00		$701.08	25%	$525.00	$213.00
210	1469	Precise Grading	500,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (500,001 - 1,000,000).	Permit	Grading Permit	$0.44		$0.70	0%	$0.70	$0.26
211	1470	Precise Grading	1,000,000 sq. ft.	Permit	Grading Permit	$564.00		$1,261.95	25%	$946.00	$382.00
212	1471	Precise Grading	1,000,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (1,000,000+).	Permit	Grading Permit	$0.44		$1.26	0%	$1.26	$0.82
213	1472	Rough Grading	First 10,000 sq. ft.	Permit	Grading Permit	$60.00		$140.22	25%	$105.00	$45.00
214	1473	Rough Grading	First 10,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (10,001 - 100,000).	Permit	Grading Permit	$0.62		$0.14	0%	$0.14	-$0.48
215	1474	Rough Grading	100,000 sq. ft.	Permit	Grading Permit	$123.00		$280.43	25%	$210.00	$87.00
216	1475	Rough Grading	100,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (100,001 - 500,000).	Permit	Grading Permit	$0.28		$0.28	0%	$0.28	$0.00
217	1476	Rough Grading	500,000 sq. ft.	Permit	Grading Permit	$250.00		$560.86	25%	$420.00	$170.00
218	1477	Rough Grading	500,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (500,001 - 1,000,000).	Permit	Grading Permit	$0.44		$0.56	0%	$0.56	$0.12
219	1478	Rough Grading	1,000.000 sq. ft.	Permit	Grading Permit	$502.00		$1,121.73	25%	$841.00	$339.00
220	1479	Rough Grading	1,000.000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (1,000,001+).	Permit	Grading Permit	$0.44		$1.12	0%	$1.12	$0.68
221	1480	Mass Grading	First 500,000 sq. ft.	Permit	Grading Permit	$439.00		$981.51	25%	$736.00	$297.00
222	1481	Mass Grading	First 500,000 sq. ft. plus fee per every 50,000 sq. ft. thereafter or fraction there of (500,001 - 1,000,000).	Permit	Grading Permit	$5.00		$0.98	0%	$0.98	-$4.02
223	1482	Mass Grading	1,000,000 sq. ft.	Permit	Grading Permit	$502.00		$1,121.73	25%	$841.00	$339.00
224	1483	Mass Grading	1,000,000 sq. ft. plus fee per every 100,000 sq. ft. thereafter or fraction there of (1,000,000+).	Permit	Grading Permit	$123.00		$1.12	0%	$1.12	-$121.88
225	1484	Paving	First 10,000 sq. ft.	Permit	Grading Permit	$60.00		$140.22	25%	$105.00	$45.00
226	1485	Paving	First 10,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (10,001 - 100,000).	Permit	Grading Permit	$0.62		$0.14	0%	$0.14	-$0.48
227	1486	Paving	100,000 sq. ft.	Permit	Grading Permit	$123.00		$280.43	25%	$210.00	$87.00
228	1487	Paving	100,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (100,001 - 500,000).	Permit	Grading Permit	$0.28		$0.28	0%	$0.28	$0.00
229	1488	Paving	500,000 sq. ft.	Permit	Grading Permit	$250.00		$560.86	25%	$420.00	$170.00
230	1489	Paving	500,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (500,001 - 1,000,000).	Permit	Grading Permit	$0.44		$0.56	0%	$0.56	$0.12
231	1490	Paving	1,000,000 sq. ft.	Permit	Grading Permit	$502.00		$1,121.73	25%	$841.00	$339.00
232	1491	Paving	1,000,000 sq. ft. plus fee per every 1,000 sq. ft. thereafter or fraction there of (1,000,000+).	Permit	Grading Permit	$0.44		$1.12	0%	$1.12	$0.68
233	1492	On-Site Drainage System	On-site drainage system, per lot/parcel plus below.	Permit	Grading Permit	$123.00		$280.43	25%	$210.00	$87.00
234	1493	On-Site Drainage System	Inlet/catch basins, manholes or receptacles, each.	Permit	Grading Permit	$13.00		$35.05	26%	$26.00	$13.00
235	1494	On-Site Sewer System	On-site sewer system, per lot/parcel plus below.	Permit	Grading Permit	$123.00		$280.43	25%	$210.00	$87.00
236	1495	On-Site Sewer System	Manholes & clean-outs, each.	Permit	Grading Permit	$13.00		$35.05	26%	$26.00	$13.00
237	1496	Administration	Issuance fee, each permit	Plan Check	Sign Plan Check	$45.00		$95.38	26%	$71.00	$26.00
238	1497	Sign	Wall-mounted	Plan Check	Sign Plan Check	$113.00		$260.62	25%	$195.00	$82.00
239	1498	Sign	Pylon	Plan Check	Sign Plan Check	$151.00		$347.50	25%	$260.00	$109.00
240	1499	Sign	Monument	Plan Check	Sign Plan Check	$113.00		$260.62	25%	$195.00	$82.00
241	1500	Sign	Other	Plan Check	Sign Plan Check	$113.00		$260.62	25%	$195.00	$82.00
242	1501	Administration	Issuance fee, each permit	Plan Check	Fencing Plan Check	$45.00		$95.38	26%	$71.00	$26.00
243	1502	Fencing	Wood, not over 6 ft. in height.	Plan Check	Fencing Plan Check	$36.00		$86.87	25%	$65.00	$29.00
244	1503	Fencing	Chain link, not over 6 ft. in height.	Plan Check	Fencing Plan Check	$36.00		$86.87	25%	$65.00	$29.00
245	1504	Fencing	Other, not over 6 ft. in height.	Plan Check	Fencing Plan Check	$75.00		$173.75	25%	$130.00	$55.00
246	1505	Fencing	Engineering fencing	Plan Check	Fencing Plan Check	$151.00		$347.50	25%	$260.00	$109.00
247	1506	Administration	Issuance fee, each permit.	Plan Check	Wall Plan Check	$45.00		$95.38	26%	$71.00	$26.00
248	1507	Wall	City standard garden masonry block wall, not over 6 ft. in height.	Plan Check	Wall Plan Check	$36.00		$86.87	25%	$65.00	$29.00
249	1508	Wall	Combination wrought iron masonry per City standard.	Plan Check	Wall Plan Check	$36.00		$86.87	25%	$65.00	$29.00
250	1509	Wall	Engineered masonry wall, not over 6 ft. in height.	Plan Check	Wall Plan Check	$151.00		$347.50	25%	$260.00	$109.00
251	1510	Retaining Wall	City standard retaining wall	Plan Check	Wall Plan Check	$36.00		$86.87	25%	$65.00	$29.00
252	1511	Retaining Wall	Engineered retaining wall	Plan Check	Wall Plan Check	$151.00		$347.50	25%	$260.00	$109.00
253	1512	Combination Retaining/Garden Wall	City standard	Plan Check	Wall Plan Check	$36.00		$86.87	25%	$65.00	$29.00
254	1513	Combination Retaining/Garden Wall	Engineered.	Plan Check	Wall Plan Check	$151.00		$347.50	25%	$260.00	$109.00
255	1514	Administration	Issuance fee, each permit	Permit	Sign Permit	$46.00		$95.38	26%	$71.00	$25.00
256	1515	Sign	Wall-mounted.	Permit	Sign Permit	$60.00		$140.22	25%	$105.00	$45.00
257	1516	Sign	Pylon.	Permit	Sign Permit	$187.00		$420.65	25%	$315.00	$128.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
258	1517	Sign	Monument.	Permit	Sign Permit	$93.00		$210.32	25%	$157.00	$64.00
259	1518	Sign	Other.	Permit	Sign Permit	$60.00		$140.22	25%	$105.00	$45.00
260	1519	Administration	Issuance fee, each permit.	Permit	Fencing Permit	$46.00		$95.38	26%	$71.00	$25.00
261	1520	Fencing	Not over 6 ft. in height, for first 25 lf.	Permit	Fencing Permit	$60.00		$140.22	25%	$105.00	$45.00
262	1521	Fencing	Each additional 50 lf. or fraction there of.	Permit	Fencing Permit	$13.00		$35.05	26%	$26.00	$13.00
263	1522	Administration	Issuance fee, each permit	Permit	Wall Permit	$46.00		$95.38	26%	$71.00	$25.00
264	1523	Wall	City standard garden masonry block wall, for first 25 lf.	Permit	Wall Permit	$123.00		$280.43	25%	$210.00	$87.00
265	1524	Wall	City standard garden masonry block wall, each additional 50 lf or fraction there of.	Permit	Wall Permit	$29.00		$70.11	26%	$52.00	$23.00
266	1525	Wall	Combination wrought iron masonry per City standard for first 25 lf.	Permit	Wall Permit	$123.00		$280.43	25%	$210.00	$87.00
267	1526	Wall	Combination wrought iron masonry per City standard, each additional 50 lf or fraction there of.	Permit	Wall Permit	$29.00		$70.11	26%	$52.00	$23.00
268	1527	Wall	Engineered masonry wall up to 500 sq. ft.	Permit	Wall Permit	$123.00		$280.43	25%	$210.00	$87.00
269	1528	Wall	Engineered masonry wall, each additional 100 sq. ft.	Permit	Wall Permit	$13.00		$35.05	26%	$26.00	$13.00
270	1529	Retaining Wall	City standard retaining wall, for first 25 lf.	Permit	Wall Permit	$123.00		$280.43	25%	$210.00	$87.00
271	1530	Retaining Wall	City standard retaining wall, each additional 50 lf or fraction there of.	Permit	Wall Permit	$29.00		$70.11	26%	$52.00	$23.00
272	1531	Retaining Wall	Engineered retaining wall up to 500 sq. ft.	Permit	Wall Permit	$123.00		$280.43	25%	$210.00	$87.00
273	1532	Retaining Wall	Engineered retaining wall, each additional 100 sq. ft.	Permit	Wall Permit	$13.00		$35.05	26%	$26.00	$13.00
274	1533	Combination retaining/garden wall	City standard combination retaining/garden wall, for first 25 lf.	Permit	Wall Permit	$123.00		$280.43	25%	$210.00	$87.00
275	1534	Combination retaining/garden wall	City standard combination retaining/garden wall, each additional 50 lf or fraction there of.	Permit	Wall Permit	$29.00		$70.11	26%	$52.00	$23.00
276	1535	Combination retaining/garden wall	Engineered retaining wall up to 500 sq. ft.	Permit	Wall Permit	$123.00		$280.43	25%	$210.00	$87.00
277	1536	Combination retaining/garden wall	Engineered retaining wall, each additional 100 sq. ft.	Permit	Wall Permit	$13.00		$35.05	26%	$26.00	$13.00
278	1537	Administration	Issuance fee, each permit.	Plan Check	Building Plan Check	$45.00		$95.38	26%	$71.00	$26.00
279	1538	Re-Roof, Residential	Composition/built-up, concrete or clay tile, Metal: up to 1,000 sq. ft.	Plan Check	Building Plan Check	$75.00		$173.75	25%	$130.00	$55.00
280	1539	Re-Roof, Residential	Composition/built-up, concrete or clay tile, Metal: 1,001 - 3,000 sq. ft.	Plan Check	Building Plan Check	$113.00		$260.62	25%	$195.00	$82.00
281	1540	Re-Roof, Residential	Composition/built-up, concrete or clay tile, Metal: over 3,000 sq. ft.	Plan Check	Building Plan Check	$151.00		$347.50	25%	$260.00	$109.00
282	1541	Re-Roof, Commercial/Industrial	Composition/Built-up, Membrane (TPO) systems, other: up to 5,000 sq. ft.	Plan Check	Building Plan Check	$151.00		$347.50	25%	$260.00	$109.00
283	1542	Re-Roof, Commercial/Industrial	Composition/Built-up, Membrane (TPO) systems, other: 5,001 - 10,000 sq. ft.	Plan Check	Building Plan Check	$188.00		$434.37	25%	$325.00	$137.00
284	1543	Re-Roof, Commercial/Industrial	Composition/Built-up, Membrane (TPO) systems, other: 10,001 - 50,000 sq. ft.	Plan Check	Building Plan Check	$227.00		$521.25	25%	$390.00	$163.00
285	1544	Re-Roof, Commercial/Industrial	Composition/Built-up, Membrane (TPO) systems, other: 50,001 - 100,000 sq. ft.	Plan Check	Building Plan Check	$264.00		$608.12	25%	$456.00	$192.00
286	1545	Re-Roof, Commercial/Industrial	Composition/Built-up, Membrane (TPO) systems, other: 100,001 - 500,000 sq. ft.	Plan Check	Building Plan Check	$303.00		$695.00	25%	$521.00	$218.00
287	1546	Re-Roof, Commercial/Industrial	Composition/Built-up, Membrane (TPO) systems, other: over 500,000 sq. ft.	Plan Check	Building Plan Check	$340.00		$781.87	25%	$586.00	$246.00
288	1547	Patio Cover, Residential	Up to 500 sq. ft.	Plan Check	Building Plan Check	$36.00		$86.87	25%	$65.00	$29.00
289	1548	Patio Cover, Residential	501 - 1,500 sq. ft.	Plan Check	Building Plan Check	$75.00		$173.75	25%	$130.00	$55.00
290	1549	Patio Cover, Residential	Over 1,500 sq. ft.	Plan Check	Building Plan Check	$113.00		$260.62	25%	$195.00	$82.00
291	1550	Patio Enclosure Walls, Residential	Up to 500 sq. ft. of wall area	Plan Check	Building Plan Check	$36.00		$86.87	25%	$65.00	$29.00
292	1551	Patio Enclosure Walls, Residential	501 - 1,500 sq. ft. of wall area.	Plan Check	Building Plan Check	$75.00		$173.75	25%	$130.00	$55.00
293	1552	Patio Enclosure Walls, Residential	Over 1,500 sq. ft. of wall area.	Plan Check	Building Plan Check	$113.00		$260.62	25%	$195.00	$82.00
294	1553	Awning/Cover, Commercial/Industrial	Up to 1,000 sq. ft.	Plan Check	Building Plan Check	$151.00		$347.50	25%	$260.00	$109.00
295	1554	Awning/Cover, Commercial/Industrial	1,001 - 3,000 sq. ft.	Plan Check	Building Plan Check	$188.00		$434.37	25%	$325.00	$137.00
296	1555	Awning/Cover, Commercial/Industrial	3,001 - 5,000 sq. ft.	Plan Check	Building Plan Check	$227.00		$521.25	25%	$390.00	$163.00
297	1556	Awning/Cover, Commercial/Industrial	5,001 - 10,000 sq. ft.	Plan Check	Building Plan Check	$264.00		$608.12	25%	$456.00	$192.00
298	1557	Awning/Cover, Commercial/Industrial	Over 10,000 sq. ft.	Plan Check	Building Plan Check	$303.00		$695.00	25%	$521.00	$218.00
299	1558	Storage Shed, Residential	Up to 300 sq. ft.	Plan Check	Building Plan Check	$36.00		$86.87	25%	$65.00	$29.00
300	1559	Storage Shed, Residential	301 - 600 sq. ft.	Plan Check	Building Plan Check	$75.00		$173.75	25%	$130.00	$55.00
301	1560	Storage Shed, Residential	Over 600 sq. ft.	Plan Check	Building Plan Check	$113.00		$260.62	25%	$195.00	$82.00
302	1561	Storage Tank, above ground	Up to 499 gal.	Plan Check	Building Plan Check	$151.00		$347.50	25%	$260.00	$109.00
303	1562	Storage Tank, above ground	Over 499 gal.	Plan Check	Building Plan Check	$227.00		$521.25	25%	$390.00	$163.00
304	1563	Trash Enclosure	Up to 500 sq. ft.	Plan Check	Building Plan Check	$75.00		$173.75	25%	$130.00	$55.00
305	1564	Trash Enclosure	Over 500 sq. ft.	Plan Check	Building Plan Check	$113.00		$260.62	25%	$195.00	$82.00
306	1565	Storage/Pallet Racks	Up to 30,000 sq. ft. in floor area, under 12 ft. in height.	Plan Check	Building Plan Check	$227.00		$521.25	25%	$390.00	$163.00
307	1566	Storage/Pallet Racks	30,001 sq. ft. and up to 100,000 sq. ft. in floor area, under 12 ft. in height.	Plan Check	Building Plan Check	$303.00		$695.00	25%	$521.00	$218.00
308	1567	Storage/Pallet Racks	100,001 sq. ft. and more in floor area, under 12 ft. in height.	Plan Check	Building Plan Check	$378.00		$868.75	25%	$651.00	$273.00
309	1568	Storage/Pallet Racks	Up to 30,000 sq. ft. in floor area, 12 ft. or more in height.	Plan Check	Building Plan Check	$303.00		$695.00	25%	$521.00	$218.00
310	1569	Storage/Pallet Racks	Over 30,000 sq. ft. and up to 100,000 sq. ft in floor area, 12 ft. or more in height.	Plan Check	Building Plan Check	$378.00		$868.75	25%	$651.00	$273.00
311	1570	Storage/Pallet Racks	Over 100,000 sq. ft. in floor area, 12 ft. or more in height.	Plan Check	Building Plan Check	$455.00		$1,042.50	25%	$781.00	$326.00
312	1571	Paint Spray Booth	Up to 20,000 sq. ft.	Plan Check	Building Plan Check	$303.00		$695.00	25%	$521.00	$218.00
313	1572	Paint Spray Booth	Over 20,000 sq. ft.	Plan Check	Building Plan Check	$378.00		$868.75	25%	$651.00	$273.00
314	1573	Commercial Coach	Up to 1,000 sq. ft.	Plan Check	Building Plan Check	$151.00		$347.50	25%	$260.00	$109.00
315	1574	Commercial Coach	Over 1,000 sq. ft.	Plan Check	Building Plan Check	$188.00		$434.37	25%	$325.00	$137.00
316	1575	Dock Levelers/Doors	Up to 10.	Plan Check	Building Plan Check	$151.00		$347.50	25%	$260.00	$109.00
317	1576	Dock Levelers/Doors	Over 10, each additional	Plan Check	Building Plan Check	$16.00		$43.44	26%	$32.00	$16.00
318	1577	Cell Tower, Monopoles including Equipment Shelter	Each.	Plan Check	Building Plan Check	$303.00		$695.00	25%	$521.00	$218.00
319	1578	Swimming Pool & Spa	Public Pool	Plan Check	Building Plan Check	$75.00		$173.75	25%	$130.00	$55.00

Building and Safety

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
320	1579	Swimming Pool & Spa	Public Spa	Plan Check	Building Plan Check	$75.00		$173.75	25%	$130.00	$55.00
321	1580	Swimming Pool & Spa	Private Pool	Plan Check	Building Plan Check	$36.00		$86.87	25%	$65.00	$29.00
322	1581	Swimming Pool & Spa	Private Pool & Spa	Plan Check	Building Plan Check	$55.00		$130.31	26%	$97.00	$42.00
323	1582	Swimming Pool & Spa	Private Spa	Plan Check	Building Plan Check	$36.00		$86.87	25%	$65.00	$29.00
324	1583	Other	Plan checks for which no fee is specifically indicated, per hour (1 hour minimum).	Plan Check	Building Plan Check	$75.00		$173.75	25%	$130.00	$55.00
325	1584	Phasing	Tract homes of single family dwellings per lot.	Plan Check	Building Plan Check	$75.00		$173.75	25%	$130.00	$55.00
326		Deck/Balcony, Residential	Up to 300 sf	Plan Check	Building & Safety	$67.00		$53.08	27%	$39.00	-$28.00
327		Deck/Balcony, Residential	301 + sf	Plan Check	Building & Safety	$100.00		$53.08	27%	$39.00	-$61.00
328		Light Standards / Flag Pole	First 1 Light Standard / Flag Pole	Plan Check	Building & Safety	$67.00		$200.29	25%	$150.00	$83.00
329		Light Standards / Flag Pole	Additional Light Standards / Flag Pole, each	Plan Check	Building & Safety	$16.00		$200.29	25%	$150.00	$134.00
330	1585	Administration	Issuance fee, each permit	Permit	Building Permit	$46.00		$225.69	25%	$169.00	$123.00
331	1586	Re-Roof, Residential	Composition/built-up, concrete or clay tile, Metal: First 1,000 sq. ft.	Permit	Building Permit	$123.00		$280.43	25%	$210.00	$87.00
332	1587	Re-Roof, Residential	Composition/built-up, concrete or clay tile, Metal: 1,001 - 3,000 sq. ft.	Permit	Building Permit	$155.00		$350.54	25%	$262.00	$107.00
333	1588	Re-Roof, Residential	Composition/built-up, concrete or clay tile, Metal: 3,001+ sq. ft.	Permit	Building Permit	$187.00		$420.65	25%	$315.00	$128.00
334	1589	Re-Roof, Commercial/Industrial	Composition/build-up, membrane (TPO) systems, other: first 5,000 sq. ft.	Permit	Building Permit	$250.00		$560.86	25%	$420.00	$170.00
335	1590	Re-Roof, Commercial/Industrial	Composition/build-up, membrane (TPO) systems, other: 5,001 - 10,000 sq. ft.	Permit	Building Permit	$312.00		$701.08	25%	$525.00	$213.00
336	1591	Re-Roof, Commercial/Industrial	Composition/build-up, membrane (TPO) systems, other: 10,001 - 50,000 sq. ft.	Permit	Building Permit	$375.00		$841.30	25%	$630.00	$255.00
337	1592	Re-Roof, Commercial/Industrial	Composition/build-up, membrane (TPO) systems, other: 50,001 - 100,000 sq. ft.	Permit	Building Permit	$439.00		$981.51	25%	$736.00	$297.00
338	1593	Re-Roof, Commercial/Industrial	Composition/build-up, membrane (TPO) systems, other: 100,001 - 500,000 sq. ft.	Permit	Building Permit	$502.00		$1,121.73	25%	$841.00	$339.00
339	1594	Re-Roof, Commercial/Industrial	Composition/build-up, membrane (TPO) systems, other: 500,001 + sq. ft.	Permit	Building Permit	$627.00		$1,402.16	25%	$1,051.00	$424.00
340	1595	Patio Cover, Residential	First 500 sq. ft.	Permit	Building Permit	$187.00		$420.65	25%	$315.00	$128.00
341	1596	Patio Cover, Residential	501 - 1,500 sq. ft.	Permit	Building Permit	$203.00		$455.70	25%	$341.00	$138.00
342	1597	Patio Cover, Residential	1,501 + sq. ft.	Permit	Building Permit	$219.00		$490.76	25%	$368.00	$149.00
343	1598	Patio Enclosure Walls, Residential	First 500 sq. ft. of wall area	Permit	Building Permit	$123.00		$280.43	25%	$210.00	$87.00
344	1599	Patio Enclosure Walls, Residential	501 - 1,500 sq. ft. of wall area.	Permit	Building Permit	$155.00		$350.54	25%	$262.00	$107.00
345	1600	Patio Enclosure Walls, Residential	1,501 + sq. ft. of wall area.	Permit	Building Permit	$187.00		$420.65	25%	$315.00	$128.00
346	1601	Awning/Cover, Commercial/Industrial	First 1,000 sq. ft.	Permit	Building Permit	$219.00		$490.76	25%	$368.00	$149.00
347	1602	Awning/Cover, Commercial/Industrial	1,001 - 3,000 sq. ft.	Permit	Building Permit	$250.00		$560.86	25%	$420.00	$170.00
348	1603	Awning/Cover, Commercial/Industrial	3,001 - 5,000 sq. ft.	Permit	Building Permit	$281.00		$630.97	25%	$473.00	$192.00
349	1604	Awning/Cover, Commercial/Industrial	5,001 - 10,000 sq. ft.	Permit	Building Permit	$312.00		$701.08	25%	$525.00	$213.00
350	1605	Awning/Cover, Commercial/Industrial	Over 10,000 sq. ft.	Permit	Building Permit	$345.00		$771.19	25%	$578.00	$233.00
351	1606	Storage Shed, Residential	First 300 sq. ft.	Permit	Building Permit	$219.00		$490.76	25%	$368.00	$149.00
352	1607	Storage Shed, Residential	301 - 600 sq. ft.	Permit	Building Permit	$250.00		$560.86	25%	$420.00	$170.00
353	1608	Storage Shed, Residential	601 + sq. ft.	Permit	Building Permit	$281.00		$630.97	25%	$473.00	$192.00
354	1609	Storage Tank, Above Ground	Up to 499 gal.	Permit	Building Permit	$123.00		$280.43	25%	$210.00	$87.00
355	1610	Storage Tank, Above Ground	500 + gal.	Permit	Building Permit	$155.00		$350.54	25%	$262.00	$107.00
356	1611	Trash Enclosure	First 500 sq. ft.	Permit	Building Permit	$155.00		$350.54	25%	$262.00	$107.00
357	1612	Trash Enclosure	501 + sq. ft.	Permit	Building Permit	$170.00		$385.59	25%	$289.00	$119.00
358	1613	Storage/Pallet Racks	Under 12 ft. in height: Up to 30,000 sq. ft. in floor area.	Permit	Building Permit	$219.00		$490.76	25%	$368.00	$149.00
359	1614	Storage/Pallet Racks	Under 12 ft. in height: 30,001 - 100,000 sq. ft. in floor area.	Permit	Building Permit	$234.00		$525.81	25%	$394.00	$160.00
360	1615	Storage/Pallet Racks	Over 12 ft. in height: Up to 30,000 sq. ft. in floor area.	Permit	Building Permit	$265.00		$595.92	25%	$446.00	$181.00
361	1616	Storage/Pallet Racks	Over 12 ft. in height: 30,001 - 100,000 sq. ft. in floor area.	Permit	Building Permit	$297.00		$666.03	25%	$499.00	$202.00
362	1617	Storage/Pallet Racks	Over 12 ft. in height: 100,001 + sq. ft.	Permit	Building Permit	$312.00		$701.08	25%	$525.00	$213.00
363	1618	Paint Spray Booth	Up to 20,000 sq. ft.	Permit	Building Permit	$375.00		$841.30	25%	$630.00	$255.00
364	1619	Paint Spray Booth	20,001 + sq. ft.	Permit	Building Permit	$439.00		$981.51	25%	$736.00	$297.00
365	1620	Commercial Coach	Up to 1,000 sq. ft., each.	Permit	Building Permit	$219.00		$490.76	25%	$368.00	$149.00
366	1621	Commercial Coach	1,001 + sq. ft., each	Permit	Building Permit	$250.00		$560.86	25%	$420.00	$170.00
367	1622	Dock Levelers/Doors	Up to 10, each.	Permit	Building Permit	$250.00		$560.86	25%	$420.00	$170.00
368	1623	Dock Levelers/Doors	11 +, each.	Permit	Building Permit	$265.00		$595.92	25%	$446.00	$181.00
369	1624	Cell Tower, Monopoles including Equipment Shelter	Up to 150 ft. in height.	Permit	Building Permit	$345.00		$771.19	25%	$578.00	$233.00
370	1625	Temporary Certificate of Occupancy	Commercial/Industrial.	Permit	Building Permit	$312.00		$513.82	25%	$385.00	$73.00
371	1626	Duplicate Permit/Job Card	Costs incurred in creating a replacement permit/job card.	Permit	Building Permit	$18.00		$35.05	26%	$26.00	$8.00
372	1627	Demolition	Each structure/building	Permit	Building Permit	$123.00		$280.43	25%	$210.00	$87.00
373	1628	Swimming Pool & Spa	Public Pool	Permit	Building Permit	$250.00		$560.86	25%	$420.00	$170.00
374	1629	Swimming Pool & Spa	Public Spa.	Permit	Building Permit	$250.00		$560.86	25%	$420.00	$170.00
375	1630	Swimming Pool & Spa	Private Pool.	Permit	Building Permit	$187.00		$420.65	25%	$315.00	$128.00
376	1631	Swimming Pool & Spa	Private Pool & Spa	Permit	Building Permit	$219.00		$490.76	25%	$368.00	$149.00
377	1632	Swimming Pool & Spa	Private Spa	Permit	Building Permit	$187.00		$420.65	25%	$315.00	$128.00
378		Deck/Balcony, Residential	Up to 300 sf	Permit	Building & Safety	$220.00		$447.19	25%	$335.00	$115.00
379		Deck/Balcony, Residential	301 + sf	Permit	Building & Safety	$277.00		$447.19	25%	$335.00	$58.00
380		Light Standards / Flag Pole	First 1 Light Standard / Flag Pole	Permit	Building & Safety	$55.00		$306.97	25%	$230.00	$175.00
381		Light Standards / Flag Pole	Additional Light Standards / Flag Pole, each	Permit	Building & Safety	$18.00		$447.19	25%	$335.00	$317.00
382		Rehab, Residential	Each Building	Permit	Building & Safety	$220.00		$473.73	25%	$355.00	$135.00
383	1633	Other	Inspections for which no fee is specifically indicated, per hour (1 hour minimum).	Permit	Building Permit	$60.00		$140.22	25%	$105.00	$45.00

Building and Safety

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
384	1634	Administration	Issuance fee, each permit.	Plan Check	Building: Tenant Improvement(s) Plan Check	$45.00		$95.38	26%	$71.00	$26.00
385	1635	Tenant Improvement(s), Commercial/Industrial	First 500 sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$227.00		$521.25	25%	$390.00	$163.00
386	1636	Tenant Improvement(s), Commercial/Industrial	501 - 1,500 sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$352.00		$810.83	25%	$608.00	$256.00
387	1637	Tenant Improvement(s), Commercial/Industrial	1,501 - 3,000 sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$480.00		$1,100.41	25%	$825.00	$345.00
388	1638	Tenant Improvement(s), Commercial/Industrial	3,001 - 5,000 sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00
389	1639	Tenant Improvement(s), Commercial/Industrial	5,001 - 10,000 sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$734.00		$1,679.58	25%	$1,259.00	$525.00
390	1640	Tenant Improvement(s), Commercial/Industrial	10,001 - 30,000 sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$1,114.00		$2,548.32	25%	$1,911.00	$797.00
391	1641	Tenant Improvement(s), Commercial/Industrial	30,001 - 80,000 sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$1,367.00		$3,127.49	25%	$2,345.00	$978.00
392	1642	Tenant Improvement(s), Commercial/Industrial	80,001 - 150,000 sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$1,621.00		$3,706.65	25%	$2,779.00	$1,158.00
393	1643	Tenant Improvement(s), Commercial/Industrial	150,001 - 300,000 sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$1,873.00		$4,285.82	25%	$3,214.00	$1,341.00
394	1644	Tenant Improvement(s), Commercial/Industrial	300,001 - 500,000 sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$2,127.00		$4,864.98	25%	$3,648.00	$1,521.00
395	1645	Tenant Improvement(s), Commercial/Industrial	500,001 + sq. ft.	Plan Check	Building: Tenant Improvement(s) Plan Check	$2,382.00		$5,444.15	25%	$4,083.00	$1,701.00
396	1646	Administration	Issuance fee, each permit	Permit	Building: Tenant Improvement(s) Permit	$46.00		$95.38	26%	$71.00	$25.00
397	1647	Tenant Improvement(s), Commercial/Industrial	First 500 sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$229.00		$514.13	25%	$385.00	$156.00
398	1648	Tenant Improvement(s), Commercial/Industrial	501 - 1,500 sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$439.00		$981.51	25%	$736.00	$297.00
399	1649	Tenant Improvement(s), Commercial/Industrial	1,501 - 3,000 sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$649.00		$1,448.90	25%	$1,086.00	$437.00
400	1650	Tenant Improvement(s), Commercial/Industrial	3,001 - 5,000 sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$858.00		$1,916.29	25%	$1,437.00	$579.00
401	1651	Tenant Improvement(s), Commercial/Industrial	5,001 - 10,000 sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$1,069.00		$2,383.68	25%	$1,787.00	$718.00
402	1652	Tenant Improvement(s), Commercial/Industrial	10,001 - 30,000 sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$1,279.00		$2,851.06	25%	$2,138.00	$859.00
403	1653	Tenant Improvement(s), Commercial/IndustrialTenant Improvement(s), Commercial/Industrial	30,001 - 80,000 sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$1,486.00		$3,318.45	25%	$2,488.00	$1,002.00
404	1654	Tenant Improvement(s), Commercial/Industrial	80,001 - 150,000 sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$1,696.00		$3,785.84	25%	$2,839.00	$1,143.00
405	1655	Tenant Improvement(s), Commercial/Industrial	150,001 - 300,000 sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$1,907.00		$4,253.23	25%	$3,189.00	$1,282.00
406	1656	Tenant Improvement(s), Commercial/Industrial	300,001 - 500,000 sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$2,117.00		$4,720.61	25%	$3,540.00	$1,423.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
407	1657	Tenant Improvement(s), Commercial/Industrial	500,001 + sq. ft.	Permit	Building: Tenant Improvement(s) Permit	$2,976.00		$6,636.90	25%	$4,977.00	$2,001.00
408	1658	Administration	Application processing fee.	Plan Check	Building Occupancies, Plan Check	$45.00		$95.38	26%	$71.00	$26.00
409	1659	A Occupancies	Up to 1,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$352.00		$810.83	25%	$608.00	$256.00
410	1660	A Occupancies	1,001 - 5,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00
411	1661	A Occupancies	5,001 - 10,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$859.00		$1,969.16	25%	$1,476.00	$617.00
412	1662	A Occupancies	10,001 - 50,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,367.00		$3,127.49	25%	$2,345.00	$978.00
413	1663	A Occupancies	50,001 - 100,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,873.00		$4,285.82	25%	$3,214.00	$1,341.00
414	1664	A Occupancies	100,001 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,382.00		$5,444.15	25%	$4,083.00	$1,701.00
415	1665	B Occupancies	Up to 1,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$352.00		$810.83	25%	$608.00	$256.00
416	1666	B Occupancies	1,001 - 5,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00
417	1667	B Occupancies	5,001 - 10,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$859.00		$1,969.16	25%	$1,476.00	$617.00
418	1668	B Occupancies	10,001 - 50,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,367.00		$3,127.49	25%	$2,345.00	$978.00
419	1669	B Occupancies	50,001 - 100,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,873.00		$4,285.82	25%	$3,214.00	$1,341.00
420	1670	B Occupancies	100,001 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,382.00		$5,444.15	25%	$4,083.00	$1,701.00
421	1671	E Occupancies	Up to 1,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$352.00		$810.83	25%	$608.00	$256.00
422	1672	E Occupancies	1,001 - 5,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00
423	1673	E Occupancies	5,001 - 10,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$859.00		$1,969.16	25%	$1,476.00	$617.00
424	1674	E Occupancies	10,001 - 50,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,367.00		$3,127.49	25%	$2,345.00	$978.00
425	1675	E Occupancies	50,001 - 100,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,873.00		$4,285.82	25%	$3,214.00	$1,341.00
426	1676	E Occupancies	100,001 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,382.00		$5,444.15	25%	$4,083.00	$1,701.00
427	1677	F Occupancies	Up to 1,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$352.00		$810.83	25%	$608.00	$256.00
428	1678	F Occupancies	1,001 - 5,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00
429	1679	F Occupancies	5,001 - 10,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$859.00		$1,969.16	25%	$1,476.00	$617.00
430	1680	F Occupancies	10,001 - 50,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,367.00		$3,127.49	25%	$2,345.00	$978.00
431	1681	F Occupancies	50,001 - 100,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,873.00		$4,285.82	25%	$3,214.00	$1,341.00
432	1682	F Occupancies	100,001 - 200,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,382.00		$5,444.15	25%	$4,083.00	$1,701.00
433	1683	F Occupancies	200,001 - 400,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,888.00		$6,602.48	25%	$4,951.00	$2,063.00
434	1684	F Occupancies	400,001 - 600,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,395.00		$7,760.81	25%	$5,820.00	$2,425.00
435	1685	F Occupancies	600,001 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,647.00		$8,339.97	25%	$6,254.00	$2,607.00
436	1686	Administration	Issuance fee, each permit	Permit	Building Occupancies, Permit	$46.00		$95.38	26%	$71.00	$25.00
437	1687	A Occupancies	Up to 1,000 sq. ft.	Permit	Building Occupancies, Permit	$920.00		$2,056.50	25%	$1,542.00	$622.00
438	1688	A Occupancies	1,001 - 5,000 sq. ft.	Permit	Building Occupancies, Permit	$1,130.00		$2,523.89	25%	$1,892.00	$762.00
439	1689	A Occupancies	5,001 - 10,000 sq. ft.	Permit	Building Occupancies, Permit	$2,180.00		$4,860.83	25%	$3,645.00	$1,465.00
440	1690	A Occupancies	10,001 - 50,000 sq. ft.	Permit	Building Occupancies, Permit	$2,600.00		$5,795.60	25%	$4,346.00	$1,746.00
441	1691	A Occupancies	50,001 - 100,000 sq. ft.	Permit	Building Occupancies, Permit	$3,019.00		$6,730.38	25%	$5,047.00	$2,028.00

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Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
442	1692	A Occupancies	100,001 + sq. ft.	Permit	Building Occupancies, Permit	$4,068.00		$9,067.32	25%	$6,800.00	$2,732.00
443	1693	B Occupancies	Up to 1,000 sq. ft.	Permit	Building Occupancies, Permit	$920.00		$2,056.50	25%	$1,542.00	$622.00
444	1694	B Occupancies	1,001 - 5,000 sq. ft.	Permit	Building Occupancies, Permit	$1,130.00		$2,523.89	25%	$1,892.00	$762.00
445	1695	B Occupancies	5,001 - 10,000 sq. ft.	Permit	Building Occupancies, Permit	$2,180.00		$4,860.83	25%	$3,645.00	$1,465.00
446	1696	B Occupancies	10,001 - 50,000 sq. ft.	Permit	Building Occupancies, Permit	$2,600.00		$5,795.60	25%	$4,346.00	$1,746.00
447	1697	B Occupancies	50,001 - 100,000 sq. ft.	Permit	Building Occupancies, Permit	$3,019.00		$6,730.38	25%	$5,047.00	$2,028.00
448	1698	B Occupancies	100,001 + sq. ft.	Permit	Building Occupancies, Permit	$4,068.00		$9,067.32	25%	$6,800.00	$2,732.00
449	1699	E Occupancies	Up to 1,000 sq. ft.	Permit	Building Occupancies, Permit	$1,130.00		$2,523.89	25%	$1,892.00	$762.00
450	1700	E Occupancies	1,001 - 5,000 sq. ft.	Permit	Building Occupancies, Permit	$2,180.00		$4,860.83	25%	$3,645.00	$1,465.00
451	1701	E Occupancies	5,001 - 10,000 sq. ft.	Permit	Building Occupancies, Permit	$2,600.00		$5,795.60	25%	$4,346.00	$1,746.00
452	1702	E Occupancies	10,001 - 50,000 sq. ft.	Permit	Building Occupancies, Permit	$3,019.00		$6,730.38	25%	$5,047.00	$2,028.00
453	1703	E Occupancies	50,001 - 100,000 sq. ft.	Permit	Building Occupancies, Permit	$3,438.00		$7,665.15	25%	$5,748.00	$2,310.00
454	1704	E Occupancies	100,001 + sq. ft.	Permit	Building Occupancies, Permit	$4,068.00		$9,067.32	25%	$6,800.00	$2,732.00
455	1705	F Occupancies	Up to 1,000 sq. ft.	Permit	Building Occupancies, Permit	$920.00		$2,056.50	25%	$1,542.00	$622.00
456	1706	F Occupancies	1,001 - 5,000 sq. ft.	Permit	Building Occupancies, Permit	$1,130.00		$2,523.89	25%	$1,892.00	$762.00
457	1707	F Occupancies	5,001 - 10,000 sq. ft.	Permit	Building Occupancies, Permit	$2,180.00		$4,860.83	25%	$3,645.00	$1,465.00
458	1708	F Occupancies	10,001 - 50,000 sq. ft.	Permit	Building Occupancies, Permit	$2,600.00		$5,795.60	25%	$4,346.00	$1,746.00
459	1709	F Occupancies	50,001 - 100,000 sq. ft.	Permit	Building Occupancies, Permit	$3,019.00		$6,730.38	25%	$5,047.00	$2,028.00
460	1710	F Occupancies	100,001 - 200,000 sq. ft.	Permit	Building Occupancies, Permit	$3,124.00		$6,964.07	25%	$5,223.00	$2,099.00
461	1711	F Occupancies	200,001 - 400,000 sq. ft.	Permit	Building Occupancies, Permit	$3,438.00		$7,665.15	25%	$5,748.00	$2,310.00
462	1712	F Occupancies	400,001 - 600,000 sq. ft.	Permit	Building Occupancies, Permit	$3,858.00		$8,599.93	25%	$6,449.00	$2,591.00
463	1713	F Occupancies	600,001 + sq. ft.	Permit	Building Occupancies, Permit	$4,068.00		$9,067.32	25%	$6,800.00	$2,732.00
464	1715	H Occupancies	Up to 200 sq. ft.	Plan Check	Building Occupancies, Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00
465	1716	H Occupancies	201 - 1,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$859.00		$1,969.16	25%	$1,476.00	$617.00
466	1717	H Occupancies	1,001 - 5,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,367.00		$3,127.49	25%	$2,345.00	$978.00
467	1718	H Occupancies	5,001 - 10,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,127.00		$6,602.48	25%	$4,951.00	$2,824.00
468	1719	H Occupancies	10,001 - 20,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,888.00		$7,760.81	25%	$5,820.00	$2,932.00
469	1720	H Occupancies	20,001 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,647.00		$8,339.97	25%	$6,254.00	$2,607.00
470	1721	I Occupancies	Up to 1,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,114.00		$2,548.32	25%	$1,911.00	$797.00
471	1722	I Occupancies	1,001 - 5,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,621.00		$3,706.65	25%	$2,779.00	$1,158.00
472	1723	I Occupancies	5,001 - 10,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,873.00		$4,285.82	25%	$3,214.00	$1,341.00
473	1724	I Occupancies	10,001 - 50,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,636.00		$6,023.31	25%	$4,517.00	$1,881.00
474	1725	I Occupancies	50,001 - 100,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,141.00		$7,181.64	25%	$5,386.00	$2,245.00
475	1726	I Occupancies	100,001 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$4,916.00		$11,235.80	25%	$8,426.00	$3,510.00
476	1727	L Occupancies	Up to 1,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,621.00		$3,706.65	25%	$2,779.00	$1,158.00

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Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
477	1728	L Occupancies	1,001 - 5,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,873.00		$4,285.82	25%	$3,214.00	$1,341.00
478	1729	L Occupancies	5,001 - 10,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,127.00		$4,864.98	25%	$3,648.00	$1,521.00
479	1730	L Occupancies	10,001 - 50,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,888.00		$6,602.48	25%	$4,951.00	$2,063.00
480	1731	L Occupancies	50,001 - 100,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,395.00		$7,760.81	25%	$5,820.00	$2,425.00
481	1732	L Occupancies	100,001 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,647.00		$8,339.97	25%	$6,254.00	$2,607.00
482	1733	M Occupancies	Up to 1,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,367.00		$3,127.49	25%	$2,345.00	$978.00
483	1734	M Occupancies	1,001 - 5,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,873.00		$4,285.82	25%	$3,214.00	$1,341.00
484	1735	M Occupancies	5,001 - 10,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,127.00		$4,864.98	25%	$3,648.00	$1,521.00
485	1736	M Occupancies	10,001 - 50,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,888.00		$6,602.48	25%	$4,951.00	$2,063.00
486	1737	M Occupancies	50,001 - 100,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,395.00		$7,760.81	25%	$5,820.00	$2,425.00
487	1738	M Occupancies	100,001 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,647.00		$8,339.97	25%	$6,254.00	$2,607.00
488	1740	H Occupancies	Up to 200 sq. ft.	Permit	Building Occupancies, Permit	$711.00		$1,589.12	25%	$1,191.00	$480.00
489	1741	H Occupancies	201 - 1,000 sq. ft.	Permit	Building Occupancies, Permit	$1,130.00		$2,523.89	25%	$1,892.00	$762.00
490	1742	H Occupancies	1,001 - 5,000 sq. ft.	Permit	Building Occupancies, Permit	$2,390.00		$5,328.22	25%	$3,996.00	$1,606.00
491	1743	H Occupancies	5,001 - 10,000 sq. ft.	Permit	Building Occupancies, Permit	$3,019.00		$6,730.38	25%	$5,047.00	$2,028.00
492	1744	H Occupancies	10,001 - 20,000 sq. ft.	Permit	Building Occupancies, Permit	$4,068.00		$7,665.15	25%	$5,748.00	$1,680.00
493	1745	H Occupancies	20,001 + sq. ft.	Permit	Building Occupancies, Permit	$5,538.00		$9,067.32	25%	$6,800.00	$1,262.00
494	1746	I Occupancies	Up to 1,000 sq. ft.	Permit	Building Occupancies, Permit	$1,069.00		$2,383.68	25%	$1,787.00	$718.00
495	1747	I Occupancies	1,001 - 5,000 sq. ft.	Permit	Building Occupancies, Permit	$1,341.00		$2,991.28	25%	$2,243.00	$902.00
496	1748	I Occupancies	5,001 - 10,000 sq. ft.	Permit	Building Occupancies, Permit	$1,550.00		$3,458.67	25%	$2,594.00	$1,044.00
497	1749	I Occupancies	10,001 - 50,000 sq. ft.	Permit	Building Occupancies, Permit	$2,390.00		$5,328.22	25%	$3,996.00	$1,606.00
498	1750	I Occupancies	50,001 - 100,000 sq. ft.	Permit	Building Occupancies, Permit	$3,438.00		$7,665.15	25%	$5,748.00	$2,310.00
499	1751	I Occupancies	100,001 + sq. ft.	Permit	Building Occupancies, Permit	$5,538.00		$12,339.03	25%	$9,254.00	$3,716.00
500	1752	L Occupancies	Up to 1,000 sq. ft.	Permit	Building Occupancies, Permit	$1,550.00		$3,458.67	25%	$2,594.00	$1,044.00
501	1753	L Occupancies	1,001 - 5,000 sq. ft.	Permit	Building Occupancies, Permit	$1,760.00		$3,926.05	25%	$2,944.00	$1,184.00
502	1754	L Occupancies	5,001 - 10,000 sq. ft.	Permit	Building Occupancies, Permit	$2,390.00		$5,328.22	25%	$3,996.00	$1,606.00
503	1755	L Occupancies	10,001 - 50,000 sq. ft.	Permit	Building Occupancies, Permit	$3,438.00		$7,665.15	25%	$5,748.00	$2,310.00
504	1756	L Occupancies	50,001 - 100,000 sq. ft.	Permit	Building Occupancies, Permit	$4,487.00		$10,002.09	25%	$7,501.00	$3,014.00
505	1757	L Occupancies	100,001 + sq. ft.	Permit	Building Occupancies, Permit	$5,538.00		$12,339.03	25%	$9,254.00	$3,716.00
506	1758	M Occupancies	Up to 1,000 sq. ft.	Permit	Building Occupancies, Permit	$711.00		$1,589.12	25%	$1,191.00	$480.00
507	1759	M Occupancies	1,001 - 5,000 sq. ft.	Permit	Building Occupancies, Permit	$1,130.00		$2,523.89	25%	$1,892.00	$762.00
508	1760	M Occupancies	5,001 - 10,000 sq. ft.	Permit	Building Occupancies, Permit	$2,180.00		$4,860.83	25%	$3,645.00	$1,465.00
509	1761	M Occupancies	10,001 - 50,000 sq. ft.	Permit	Building Occupancies, Permit	$3,019.00		$6,730.38	25%	$5,047.00	$2,028.00
510	1762	M Occupancies	50,001 - 100,000 sq. ft.	Permit	Building Occupancies, Permit	$3,438.00		$7,665.15	25%	$5,748.00	$2,310.00
511	1763	M Occupancies	100,001 + sq. ft.	Permit	Building Occupancies, Permit	$5,538.00		$12,339.03	25%	$9,254.00	$3,716.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
512	1765	R Occupancies	Up to 500 sq. ft.	Plan Check	Building Occupancies, Plan Check	$455.00		$1,042.50	25%	$781.00	$326.00
513	1766	R Occupancies	501 - 1,200 sq. ft.	Plan Check	Building Occupancies, Plan Check	$759.00		$1,737.49	25%	$1,303.00	$544.00
514	1767	R Occupancies	1,201 - 2,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,062.00		$2,432.49	25%	$1,824.00	$762.00
515	1768	R Occupancies	2,001 - 3,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,215.00		$2,779.99	25%	$2,084.00	$869.00
516	1769	R Occupancies	3,001 - 4,500 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,519.00		$3,474.99	25%	$2,606.00	$1,087.00
517	1770	R Occupancies	4,501 - 6,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,823.00		$4,169.99	25%	$3,127.00	$1,304.00
518	1771	R Occupancies	6,001 - 10,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,432.00		$5,559.98	25%	$4,169.00	$1,737.00
519	1772	R Occupancies	10,001 - 25,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,647.00		$8,339.97	25%	$6,254.00	$2,607.00
520	1773	R Occupancies	25,001 - 50,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$5,701.00		$13,031.21	25%	$9,773.00	$4,072.00
521	1774	R Occupancies	50,001 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$7,603.00		$17,374.94	25%	$13,031.00	$5,428.00
522	1775	S Occupancies	Up to 1,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,062.00		$2,432.49	25%	$1,824.00	$762.00
523	1776	S Occupancies	1,001 - 5,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,367.00		$3,127.49	25%	$2,345.00	$978.00
524	1777	S Occupancies	5,001 - 10,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,671.00		$3,822.49	25%	$2,866.00	$1,195.00
525	1778	S Occupancies	10,001 - 50,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$1,976.00		$4,517.48	25%	$3,388.00	$1,412.00
526	1779	S Occupancies	50,001 - 100,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,280.00		$5,212.48	25%	$3,909.00	$1,629.00
527	1780	S Occupancies	100,001 - 200,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,583.00		$5,907.48	25%	$4,430.00	$1,847.00
528	1781	S Occupancies	200,001 - 400,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$2,888.00		$6,602.48	25%	$4,951.00	$2,063.00
529	1782	S Occupancies	400,001 - 600,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,191.00		$7,297.48	25%	$5,473.00	$2,282.00
530	1783	S Occupancies	600,001 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$3,496.00		$7,992.47	25%	$5,994.00	$2,498.00
531	1784	U Occupancies	Up to 500 sq. ft.	Plan Check	Building Occupancies, Plan Check	$303.00		$695.00	25%	$521.00	$218.00
532	1785	U Occupancies	501 - 1,000 sq. ft.	Plan Check	Building Occupancies, Plan Check	$455.00		$1,042.50	25%	$781.00	$326.00
533	1786	U Occupancies	1,001 - 1,500 sq. ft.	Plan Check	Building Occupancies, Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00
534	1787	U Occupancies	1,501 + sq. ft.	Plan Check	Building Occupancies, Plan Check	$759.00		$1,737.49	25%	$1,303.00	$544.00
535	1789	R Occupancies	Up to 500 sq. ft.	Permit	Building Occupancies, Permit	$753.00		$1,682.59	25%	$1,261.00	$508.00
536	1790	R Occupancies	501 - 1,200 sq. ft.	Permit	Building Occupancies, Permit	$1,130.00		$2,523.89	25%	$1,892.00	$762.00
537	1791	R Occupancies	1,201 - 2,000 sq. ft.	Permit	Building Occupancies, Permit	$1,257.00		$2,804.32	25%	$2,103.00	$846.00
538	1792	R Occupancies	2,001 - 3,000 sq. ft.	Permit	Building Occupancies, Permit	$1,445.00		$3,224.97	25%	$2,418.00	$973.00
539	1793	R Occupancies	3,001 - 4,500 sq. ft.	Permit	Building Occupancies, Permit	$1,696.00		$3,785.84	25%	$2,839.00	$1,143.00
540	1794	R Occupancies	4,501 - 6,000 sq. ft.	Permit	Building Occupancies, Permit	$2,075.00		$4,627.14	25%	$3,470.00	$1,395.00
541	1795	R Occupancies	6,001 - 10,000 sq. ft.	Permit	Building Occupancies, Permit	$2,642.00		$5,889.08	25%	$4,416.00	$1,774.00
542	1796	R Occupancies	10,001 - 25,000 sq. ft.	Permit	Building Occupancies, Permit	$3,523.00		$7,852.11	25%	$5,889.00	$2,366.00
543	1797	R Occupancies	25,001 - 50,000 sq. ft.	Permit	Building Occupancies, Permit	$4,404.00		$9,815.14	25%	$7,361.00	$2,957.00
544	1798	R Occupancies	50,001 + sq. ft.	Permit	Building Occupancies, Permit	$5,347.00		$11,918.38	25%	$8,938.00	$3,591.00
545	1799	S Occupancies	Up to 1,000 sq. ft.	Permit	Building Occupancies, Permit	$2,201.00		$4,907.57	25%	$3,680.00	$1,479.00
546	1800	S Occupancies	1,001 - 5,000 sq. ft.	Permit	Building Occupancies, Permit	$2,515.00		$5,608.65	25%	$4,206.00	$1,691.00

Building and Safety

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
547	1801	S Occupancies	5,001 - 10,000 sq. ft.	Permit	Building Occupancies, Permit	$2,830.00		$6,309.73	25%	$4,732.00	$1,902.00
548	1802	S Occupancies	10,001 - 50,000 sq. ft.	Permit	Building Occupancies, Permit	$3,460.00		$7,711.89	25%	$5,783.00	$2,323.00
549	1803	S Occupancies	50,001 - 100,000 sq. ft.	Permit	Building Occupancies, Permit	$4,090.00		$9,114.05	25%	$6,835.00	$2,745.00
550	1804	S Occupancies	100,001 - 200,000 sq. ft.	Permit	Building Occupancies, Permit	$5,347.00		$11,918.38	25%	$8,938.00	$3,591.00
551	1805	S Occupancies	200,001 - 400,000 sq. ft.	Permit	Building Occupancies, Permit	$6,922.00		$15,423.78	25%	$11,567.00	$4,645.00
552	1806	S Occupancies	400,001 - 600,000 sq. ft.	Permit	Building Occupancies, Permit	$8,495.00		$18,929.19	25%	$14,196.00	$5,701.00
553	1807	S Occupancies	600,001 + sq. ft.	Permit	Building Occupancies, Permit	$11,012.00		$24,537.84	25%	$18,403.00	$7,391.00
554	1808	U Occupancies	Up to 500 sq. ft.	Permit	Building Occupancies, Permit	$375.00		$841.30	25%	$630.00	$255.00
555	1809	U Occupancies	501 - 1,000 sq. ft.	Permit	Building Occupancies, Permit	$502.00		$1,121.73	25%	$841.00	$339.00
556	1810	U Occupancies	1,001 - 1,500 sq. ft.	Permit	Building Occupancies, Permit	$627.00		$1,402.16	25%	$1,051.00	$424.00
557	1811	U Occupancies	1,501 + sq. ft.	Permit	Building Occupancies, Permit	$753.00		$1,682.59	25%	$1,261.00	$508.00
558	1812	Administration	Application processing fee	Plan Check	Building Disabled Access Review Plan Check	$45.00		$95.38	26%	$71.00	$26.00
559	1813	Residential	Up to 1,200 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$36.00		$86.87	25%	$65.00	$29.00
560	1814	Residential	1,201 - 2,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$75.00		$173.75	25%	$130.00	$55.00
561	1815	Residential	2,001 - 3,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$113.00		$260.62	25%	$195.00	$82.00
562	1816	Residential	3,001 - 4,500 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$151.00		$347.50	25%	$260.00	$109.00
563	1817	Residential	4,501 - 6,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$188.00		$434.37	25%	$325.00	$137.00
564	1818	Residential	6,001 - 10,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$227.00		$521.25	25%	$390.00	$163.00
565	1819	Residential	10,001 - 25,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$264.00		$608.12	25%	$456.00	$192.00
566	1820	Commercial/Industrial	First 500 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$75.00		$173.75	25%	$130.00	$55.00
567	1821	Commercial/Industrial	501 - 1,500 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$151.00		$347.50	25%	$260.00	$109.00
568	1822	Commercial/Industrial	1,501 - 3,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$227.00		$521.25	25%	$390.00	$163.00
569	1823	Commercial/Industrial	3,001 - 5,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$303.00		$695.00	25%	$521.00	$218.00
570	1824	Commercial/Industrial	5,001 - 10,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$378.00		$868.75	25%	$651.00	$273.00
571	1825	Commercial/Industrial	10,001 - 30,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$455.00		$1,042.50	25%	$781.00	$326.00
572	1826	Commercial/Industrial	30,001 - 80,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$530.00		$1,216.25	25%	$912.00	$382.00
573	1827	Commercial/Industrial	80,001 - 150,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$607.00		$1,390.00	25%	$1,042.00	$435.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
574	1828	Commercial/Industrial	150,001 - 300,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$683.00		$1,563.74	25%	$1,172.00	$489.00
575	1829	Commercial/Industrial	300,001 - 500,000 sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$759.00		$1,737.49	25%	$1,303.00	$544.00
576	1830	Commercial/Industrial	500,001 + sq. ft.	Plan Check	Building Disabled Access Review Plan Check	$834.00		$1,911.24	25%	$1,433.00	$599.00
577	1831	Administration	Application processing fee.	Plan Check	State Energy Review Plan Check	$45.00		$95.38	26%	$71.00	$26.00
578	1832	Residential	Up to 1,200 sq. ft.	Plan Check	State Energy Review Plan Check	$36.00		$86.87	25%	$65.00	$29.00
579	1833	Residential	1,201 - 2,000 sq. ft.	Plan Check	State Energy Review Plan Check	$75.00		$173.75	25%	$130.00	$55.00
580	1834	Residential	2,001 - 3,000 sq. ft.	Plan Check	State Energy Review Plan Check	$113.00		$260.62	25%	$195.00	$82.00
581	1835	Residential	3,001 - 4,500 sq. ft.	Plan Check	State Energy Review Plan Check	$151.00		$347.50	25%	$260.00	$109.00
582	1836	Residential	4,501 - 6,000 sq. ft.	Plan Check	State Energy Review Plan Check	$188.00		$434.37	25%	$325.00	$137.00
583	1837	Residential	6,001 - 10,000 sq. ft.	Plan Check	State Energy Review Plan Check	$227.00		$521.25	25%	$390.00	$163.00
584	1838	Residential	10,001 + sq. ft.	Plan Check	State Energy Review Plan Check	$264.00		$608.12	25%	$456.00	$192.00
585	1839	Commercial/Industrial	Up to 500 sq. ft.	Plan Check	State Energy Review Plan Check	$36.00		$86.87	25%	$65.00	$29.00
586	1840	Commercial/Industrial	501 - 1,500 sq. ft.	Plan Check	State Energy Review Plan Check	$75.00		$173.75	25%	$130.00	$55.00
587	1841	Commercial/Industrial	1,501 - 3,000 sq. ft.	Plan Check	State Energy Review Plan Check	$113.00		$260.62	25%	$195.00	$82.00
588	1842	Commercial/Industrial	3,001 - 5,000 sq. ft.	Plan Check	State Energy Review Plan Check	$151.00		$347.50	25%	$260.00	$109.00
589	1843	Commercial/Industrial	5,001 - 10,000 sq. ft.	Plan Check	State Energy Review Plan Check	$188.00		$434.37	25%	$325.00	$137.00
590	1844	Commercial/Industrial	10,001 - 30,000 sq. ft.	Plan Check	State Energy Review Plan Check	$227.00		$521.25	25%	$390.00	$163.00
591	1845	Commercial/Industrial	30,001 - 80,000 sq. ft.	Plan Check	State Energy Review Plan Check	$264.00		$608.12	25%	$456.00	$192.00
592	1846	Commercial/Industrial	80,001 - 150,000 sq. ft.	Plan Check	State Energy Review Plan Check	$284.00		$651.56	25%	$488.00	$204.00
593	1847	Commercial/Industrial	150,001 - 300,000 sq. ft.	Plan Check	State Energy Review Plan Check	$303.00		$695.00	25%	$521.00	$218.00
594	1848	Commercial/Industrial	300,001 - 500,000 sq. ft.	Plan Check	State Energy Review Plan Check	$321.00		$738.44	25%	$553.00	$232.00
595	1849	Commercial/Industrial	500,001 + sq. ft.	Plan Check	State Energy Review Plan Check	$340.00		$781.87	25%	$586.00	$246.00
596	1850	Administration	Issuance fee, each permit	Permit	Building Disabled Access Permit	$46.00		$95.38	26%	$71.00	$25.00
597	1851	Residential	Up to 1,200 sq. ft.	Permit	Building Disabled Access Permit	$29.00		$70.11	26%	$52.00	$23.00
598	1852	Residential	1,201 - 2,000 sq. ft.	Permit	Building Disabled Access Permit	$60.00		$140.22	25%	$105.00	$45.00
599	1853	Residential	2,001 - 3,000 sq. ft.	Permit	Building Disabled Access Permit	$93.00		$210.32	25%	$157.00	$64.00
600	1854	Residential	3,001 - 4,500 sq. ft.	Permit	Building Disabled Access Permit	$123.00		$280.43	25%	$210.00	$87.00
601	1855	Residential	4,501 - 6,000 sq. ft.	Permit	Building Disabled Access Permit	$155.00		$350.54	25%	$262.00	$107.00
602	1856	Residential	6,001 - 10,000 sq. ft.	Permit	Building Disabled Access Permit	$187.00		$420.65	25%	$315.00	$128.00
603	1857	Residential	10,001 - 25,000 sq. ft.	Permit	Building Disabled Access Permit	$219.00		$490.76	25%	$368.00	$149.00
604	1858	Commercial/Industrial	First 500 sq. ft.	Permit	Building Disabled Access Permit	$60.00		$140.22	25%	$105.00	$45.00
605	1859	Commercial/Industrial	501 - 1,500 sq. ft.	Permit	Building Disabled Access Permit	$123.00		$280.43	25%	$210.00	$87.00
606	1860	Commercial/Industrial	1,501 - 3,000 sq. ft.	Permit	Building Disabled Access Permit	$187.00		$420.65	25%	$315.00	$128.00
607	1861	Commercial/Industrial	3,001 - 5,000 sq. ft.	Permit	Building Disabled Access Permit	$250.00		$560.86	25%	$420.00	$170.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
608	1862	Commercial/Industrial	5,001 - 10,000 sq. ft.	Permit	Building Disabled Access Permit	$312.00		$701.08	25%	$525.00	$213.00
609	1863	Commercial/Industrial	10,001 - 30,000 sq. ft.	Permit	Building Disabled Access Permit	$375.00		$841.30	25%	$630.00	$255.00
610	1864	Commercial/Industrial	30,001 - 80,000 sq. ft.	Permit	Building Disabled Access Permit	$439.00		$981.51	25%	$736.00	$297.00
611	1865	Commercial/Industrial	80,001 - 150,000 sq. ft.	Permit	Building Disabled Access Permit	$502.00		$1,121.73	25%	$841.00	$339.00
612	1866	Commercial/Industrial	150,001 - 300,000 sq. ft.	Permit	Building Disabled Access Permit	$564.00		$1,261.95	25%	$946.00	$382.00
613	1867	Commercial/Industrial	300,001 - 500,000 sq. ft.	Permit	Building Disabled Access Permit	$627.00		$1,402.16	25%	$1,051.00	$424.00
614	1868	Commercial/Industrial	500,001 + sq. ft.	Permit	Building Disabled Access Permit	$691.00		$1,542.38	25%	$1,156.00	$465.00
615	1869	Administration	Issuance fee, each permit.	Permit	State Energy Permit	$46.00		$95.38	26%	$71.00	$25.00
616	1870	Residential	Up to 1,200 sq. ft.	Permit	State Energy Permit	$29.00		$70.11	26%	$52.00	$23.00
617	1871	Residential	1,201 - 2,000 sq. ft.	Permit	State Energy Permit	$60.00		$140.22	25%	$105.00	$45.00
618	1872	Residential	2,001 - 3,000 sq. ft.	Permit	State Energy Permit	$93.00		$210.32	25%	$157.00	$64.00
619	1873	Residential	3,001 - 4,500 sq. ft.	Permit	State Energy Permit	$123.00		$280.43	25%	$210.00	$87.00
620	1874	Residential	4,501 - 6,000 sq. ft.	Permit	State Energy Permit	$155.00		$350.54	25%	$262.00	$107.00
621	1875	Residential	6,001 - 10,000 sq. ft.	Permit	State Energy Permit	$187.00		$420.65	25%	$315.00	$128.00
622	1876	Residential	10,001 + sq. ft.	Permit	State Energy Permit	$219.00		$490.76	25%	$368.00	$149.00
623	1877	Commercial/Industrial	Up to 500 sq. ft.	Permit	State Energy Permit	$29.00		$70.11	26%	$52.00	$23.00
624	1878	Commercial/Industrial	501 - 1,500 sq. ft.	Permit	State Energy Permit	$60.00		$140.22	25%	$105.00	$45.00
625	1879	Commercial/Industrial	1,501 - 3,000 sq. ft.	Permit	State Energy Permit	$93.00		$210.32	25%	$157.00	$64.00
626	1880	Commercial/Industrial	3,001 - 5,000 sq. ft.	Permit	State Energy Permit	$123.00		$280.43	25%	$210.00	$87.00
627	1881	Commercial/Industrial	5,001 - 10,000 sq. ft.	Permit	State Energy Permit	$155.00		$350.54	25%	$262.00	$107.00
628	1882	Commercial/Industrial	10,001 - 30,000 sq. ft.	Permit	State Energy Permit	$187.00		$420.65	25%	$315.00	$128.00
629	1883	Commercial/Industrial	30,001 - 80,000 sq. ft.	Permit	State Energy Permit	$219.00		$490.76	25%	$368.00	$149.00
630	1884	Commercial/Industrial	80,001 - 150,000 sq. ft.	Permit	State Energy Permit	$234.00		$525.81	25%	$394.00	$160.00
631	1885	Commercial/Industrial	150,001 - 300,000 sq. ft.	Permit	State Energy Permit	$250.00		$560.86	25%	$420.00	$170.00
632	1886	Commercial/Industrial	300,001 - 500,000 sq. ft.	Permit	State Energy Permit	$265.00		$595.92	25%	$446.00	$181.00
633	1887	Commercial/Industrial	500,001 + sq. ft.	Permit	State Energy Permit	$281.00		$630.97	25%	$473.00	$192.00
634	1888	State Energy Permit	Residential: single family.	Permit	State Energy Permit	$281.00		$630.97	25%	$473.00	$192.00
635	1889	State Energy Permit	Residential: multi family.	Permit	State Energy Permit	$281.00		$630.97	25%	$473.00	$192.00
636	1890	Computer Fee	Fee per square foot of building area for cost support, maintenance and amortization of Building & Safety's computer system unique to development activity.	Administrative	Miscellaneous	$0.50		NA	NA	$0.50	$0.00
637	1891	Training Fee	Fee per permit for providing continuing education for the Building Inspectors, Plans Examiners and Building Officials as required by California Health & Safety Code, Section 18949.29, and as authorized by California Health & Safety Code, Section 18949.31.	Administrative	Miscellaneous	$4.00		$4.80	0%	$4.80	$0.80
638	1892	Archive	Fee per sheet for Laser imaging of all issued permits, plans or other related document to keep as permanent records. (A sheet is a single page up to size "E" (36"x48") or 6 letter size (8.5"x11) pages).	Administrative	Miscellaneous	$3.00		$7.10	30%	$5.00	$2.00
639	1893	Strong Motion Instrumentation Program (SMI)	Pass through fee to State for seismic hazard mapping and strong motion instrumentation.	Administrative	Pass Through	As specified in CA Public Resources Code, Division 2, Chapter 8.		NA	NA	As specified in CA Public Resources Code, Division 2, Chapter 8.	$0.00
640	1894	Pass Through- Building Standards	Pass through fee to State to support the State Building Standard's Commission.	Administrative	Pass Through	As specified in CA Health & Safety Code, Division 13, Chapter 3.		NA	NA	As specified in CA Health & Safety Code, Division 13, Chapter 3.	$0.00
641	1895	Engineered and/or Consultant Plan Check	Fee paid for an Engineered and/or Consultant plan check.	Administrative	Building	Direct Labor + Approved Overhead Rate		NA	NA	Direct Labor + Approved Overhead Rate	$0.00
642	1896	Mobilehome Fees	Fees for various permits for mobilehomes and accessory structures for mobilehomes.	Administrative	Mobilehome	As Specified in Chapter 3, Title 25 of the CA code of Regulations.		NA	NA	As Specified in Chapter 3, Title 25 of the CA code of Regulations.	$0.00
643	1985	Plan Reproduction Process Fee	Fee for processing the authorization for release of plans from Architect/Engineer/Designer of Record.	Administrative	Miscellaneous	$22.00		$53.08	27%	$39.00	$17.00
644	2000	Plan Check Expedite (Consultant)	Fee to expedite a plan check, typically requiring a consultant and Plans Examiner Overtime	Administrative	Plan Check	Plan Check Fee + 50%		NA	NA	Plan Check Fee + 50%	$0.00
645	2001	Archiving of Digital Documents	Fee to archive digital documents	Administrative	Plan Check	$25.00		$35.50	27%	$26.00	$1.00
646	2002	Photovoltaic - Single Family Residence	Fee for Residential, Single-Family Photovoltaic Systems 0-15kw, building plan check	Alternative Energy	Plan Check - Building	$76.00		$173.75	25%	$130.00	$54.00
647	2003	Photovoltaic - Single Family Residence	Fee for Residential, Single-Family Photovoltaic Systems 0-15kw, electrical plan check	Alternative Energy	Plan Check - Electrical	$76.00		$173.75	25%	$130.00	$54.00
648	2004	Photovoltaic - Single Family Residence	Fee for Residential, Single-Family Photovoltaic Systems 0-15kw, building inspection and permit	Alternative Energy	Inspection/Permit - Building	$61.00		$86.87	25%	$65.00	$4.00

Building and Safety

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
649	2005	Photovoltaic - Single Family Residence	Fee for Residential, Single-Family Photovoltaic Systems 0-15kw, electrical inspection and permit	Alternative Energy	Inspection/Permit - Electrical	$61.00		$86.87	25%	$65.00	$4.00
650	2006	Incidental/Nuisance Inspection	Fee for incidental/nuisance inspection	Other	Building	$152.00		$280.43	25%	$210.00	$58.00
651	2007	New Business Certificate of Occupancy - Existing	Fee for a new Business Certificate of Occupancy at an existing building	Other	Building	$181.00		$333.52	25%	$250.00	$69.00
652	2021	Plan Check Expedite - In House	Cost to expedite a plan check in house. Fee is 1.5 times that of the original plan check fee which varies per type of plan check.	Administrative	Plan Check	Plan Check + 50%		NA	NA	Plan Check + 50%	$0.00
653	2042	Investigation (Illegal Construction)	Fee for special investigation inspection of work commenced without a permit.	Investigation	Administration	Equal to Permit Fee		NA	NA	Equal to Permit Fee	$0.00
654	2043	Extension Request - Plan Check or Permit	Fee to process requests to consider extension of time for plan checks and/or permits that have exceeded time allocated for respective activity	Extension	Administration	$123.00		$215.32	25%	$161.00	$38.00
655	2044	Window Replacement or Retrofit - Inspection	Inspection fee for window replacement or window retrofit within an existing structure. Fee if for 1st 6 windows plus $14 for each additional	Permit	Building & Safety	$186.00		$280.43	25%	$210.00	$24.00
656	2045	Window Replacement or Retrofit - Plan Check	Plan check fee for the review and approval to replace windows within an existing structure	Plan Check	Building & Safety	$75.00		$130.31	26%	$97.00	$22.00
657	2046	Pavement Restriping - 1st 10,000 sf.	Plan check fee for the review/approval of restriping existing parking lots to ensure conformance/compliance for ADA accessibility, energy costs, egress, and parking spaces. 1st 10,000 sf., plus $1.00 for each 1,000 ft. to 99,999 sf.	Plan Check	Building & Safety	$75.00	Plus $1 per 1,000 sf. Over 10,000	$130.31	26%	$97.00	$22.00
658	2047	Pavement Restriping - 100,000-499,999 sf.	Plan check fee for the review/approval of restriping existing parking lots to ensure conformance/compliance for ADA accessibility, energy costs, egress, and parking spaces. Greater than 100,000 sf., plus $0.50 for each 1,000 ft. to 499,999 sf.	Plan Check	Building & Safety	$151.00	plus $0.50 per 1,000 sf. To 499,999	$260.62	25%	$195.00	$44.00
659	2048	Pavement Restriping - 500,000-999,999 sf.	Plan check fee for the review/approval of restriping existing parking lots to ensure conformance/compliance for ADA accessibility, energy costs, egress, and parking spaces. Greater than 500,000 sf., plus $0.40 for each 1,000 ft. to 999,999 sf.	Plan Check	Building & Safety	$227.00	plus $0.40 per 1,000 sf. To 999,999	$347.50	25%	$260.00	$33.00
660	2049	Pavement Restriping - 1,000,000 sf and above	Plan check fee for the review/approval of restriping existing parking lots to ensure conformance/compliance for ADA accessibility, energy costs, egress, and parking spaces of 1,000,000 sf., plus $0.20 for each 1,000 ft. thereafter	Plan Check	Building & Safety	$303.00	plus $0.20 per 1,000 sf. Thereafter	$434.37	25%	$325.00	$22.00
661	2050	Pavement Inspection - 1st 10,000 sf.	Inspection fee for restriping existing parking lots to ensure conformance/compliance for ADA accessibility, energy codes, egress and parking spaces. Fee covers 1st 10,000 sf. Plus $0.62 per 1,000 sf. To 99,999 sf.	Permit	Parking	$60.00	first 10,000 sf. Plus $0.62 per 1,000 sf. To 99,000	$140.22	25%	$105.00	$45.00
662	2051	Pavement Inspection - 100,000-499,999 sf.	Inspection fee for the review/approval of restriping existing parking lots to ensure conformance/compliance for ADA accessibility, energy costs, egress, and parking spaces. Greater than 100,000 sf., plus $0.28 for each 1,000 ft. to 499,999 sf.	Permit	Parking	$123.00	plus $0.28 for each 1,000 sf. To 999,999	$210.32	25%	$157.00	$34.00
663	2052	Pavement Inspection - 500,000-999,999 sf.	Inspection fee for the review/approval of restriping existing parking lots to ensure conformance/compliance for ADA accessibility, energy costs, egress, and parking spaces. Greater than 500,000 sf., plus $0.44 for each 1,000 ft. to 999,999 sf.	Permit	Parking	$250.00	plus $0.44 for each 1,000 sf to 1,000,000	$385.59	25%	$289.00	$39.00
664	2053	Pavement Inspection 1,000,000 sf +	Inspection fee for the review/approval of restriping existing parking lots to ensure conformance/compliance for ADA accessibility, energy costs, egress, and parking spaces of 1,000,000 sf., plus $0.44 for each 1,000 ft. thereafter	Permit	Parking	$502.00	plus $0.44 for each 1,000 sf thereafter	$560.86	25%	$420.00	-$82.00
665		Design review for Planning entitlement projects	Staff time to review plans associated with PAMS, MCNS, TUPS and other Planning entitlement projects	Plan Check	Building & Safety	New		$865.23	0%	$865.00	NA

Code Compliance

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
1	438	Code Reinspection's	Cost of second reinspection and every inspection thereafter.	Code Enforcement	Inspection	$95.00		NA	NA	$95.00	$0.00
2	558	Hearing Fee	Cost incurred for the preparation, notification and recording of appeals of abatement related issues.	Code Enforcement	Abatement	$917.00		NA	NA	$917.00	$0.00
3	559	Board Up/Clean Up Abatement Fee	Cost incurred for administering the program to monitor abandoned or neglected properties	Code Enforcement	Abatement	$407.00		NA	NA	$407.00	$0.00
4	560	Illegal Sign Abatement Fee	Cost incurred in removing illegally placed signs. Fee is for $88.00 for the first sign and $5 for each additional sign removed.	Code Enforcement	Abatement	$90.00	for 1st Sign & $5.00 for each additional sign thereafter	NA	NA	$90.00	$0.00
5	561	Nuisance Abatement Fee	Fee for cost associated with the program to abate nuisances plus the cost of the contractor.	Code Enforcement	Abatement	$454.00	+ Contractor Cost	NA	NA	$454.00	$0.00
6	562	Vehicle Abatement Fee	Cost incurred in abating non-operational vehicles from private property.	Code Enforcement	Abatement	$398.00		NA	NA	$398.00	$0.00
7	648	Administrative Lien Fee	This fee is to recover costs for weed abatement services to private property owners of vacant or unmaintained properties.	Code Enforcement	Abatement	$229.00		NA	NA	$229.00	$0.00
8	722	Warrant Fee	Fee to recover cost associated with obtaining a warrant from the Superior Court to effectuate a Code Enforcement abatement order on private property.	Code Enforcement	Abatement	$178.00		NA	NA	$178.00	$0.00
9		1ST REINSPECTION FEE	The first initial inspection is free. This fee is for the first re-inspection we conduct on the property.	CODE COMPLIANCE	ABATEMENT	$75.00		NA	NA	$78.00	$3.00
10		ADMIN OVERHEAD	This is something we bill for that takes the form of like a tax. According to previous Manager, the bill out rate would be rate by position according to current fee schedule including benefit cost, plus 13%	CODE COMPLIANCE	ABATEMENT	13% of total bill		NA	NA	13% of total bill	$0.00
11		BB&K REVIEW	This is the fee we charge customer if we have to request a Litigation Guarantee from City Attorney. The City Attorney charges us for the time they invest in obtaining/requesting this document. We, in return, charge the customer. (Cost recovery)	CODE COMPLIANCE	ABATEMENT	$128.00		NA	NA	$128.00	$0.00
12		CHAIN	This fee is if we need to resecure a property with chain. (Cost recovery)	CODE COMPLIANCE	ABATEMENT	$15.00		NA	NA	$15.00	$0.00
13		DIRECTOR HOURS	This is my hourly rate based on the current fee schedule.	CODE COMPLIANCE	ABATEMENT	$118.47		NA	NA	$118.47	$0.00
14		INSPECTION HOURS	This is the inspectors hourly rate based on the current fee schedule.	CODE COMPLIANCE	ABATEMENT	$77.81		$121.28	27%	$87.93	$10.12
15		LOCKS	This fee is if we need to resecure a property with chain. (Cost recovery)	CODE COMPLIANCE	ABATEMENT	$20.00		NA	NA	$20.00	$0.00
16		PHOTOS	This is the fee for each photo taken.	CODE COMPLIANCE	ABATEMENT	$0.50		NA	NA	$0.50	$0.00
17		MANAGER HOURS		CODE COMPLIANCE	ABATEMENT	$44.39		$222.98	78%	$50.16	$5.77
18		ADMINSTRATIVE ASSISTANT HOURS		CODE COMPLIANCE	ABATEMENT	New		$79.88	0%	$79.88	NA
19		SENIOR HOURS		CODE COMPLIANCE	ABATEMENT	$85.77		$153.55	37%	$96.92	$11.15
20		SUPERVISOR HOURS		CODE COMPLIANCE	ABATEMENT	$78.88		$180.12	51%	$89.13	$10.25
21		INSPECTOR HOURS		CODE COMPLIANCE	ABATEMENT	$44.58		$121.28	58%	$50.38	$5.80
22		TRACTOR FEE	WEED ABATEMENT FEE: This is the fee the weed contractor bills us for tractor work done to a property.	CODE COMPLIANCE	ABATEMENT	QTY X 1.13		NA	NA	QTY X 1.13	$0.00
23		WATER TRUCK	WEED ABATEMENT FEE: This is the fee the weed contractor bills us if a water truck is used.	CODE COMPLIANCE	ABATEMENT	QTY X 1.13		NA	NA	QTY X 1.13	$0.00
24		RUBBISH	WEED ABATEMENT FEE: This is the fee the weed contractor bills us for cleaning and removing rubbish off the property.	CODE COMPLIANCE	ABATEMENT	QTY X 1.13		NA	NA	QTY X 1.13	$0.00
25		HANDWORK	WEED ABATEMENT FEE: This is the fee the weed contractor bills us for any handwork done to the property.	CODE COMPLIANCE	ABATEMENT	QTY X 1.13		NA	NA	QTY X 1.13	$0.00
26		DISPOSAL FEE	WEED ABATEMENT FEE: This is the fee the weed contractor bills us for any trash dump trips.	CODE COMPLIANCE	ABATEMENT	QTY X 1.13		NA	NA	QTY X 1.13	$0.00
27		INTEREST	When a bill goes unpaid, we update the bill and add a 10% charge to the entire bill for interest.	CODE COMPLIANCE	ABATEMENT	VARIES		NA	NA	VARIES	$0.00
28		LIT GUARANTEE	This is the cost for the litigation guarantee document we received from attorney. (Cost recovery)	CODE COMPLIANCE	ABATEMENT	VARIES		NA	NA	VARIES	$0.00
29		FILING FEES	This is for all documents we record with the SB County Assessors office. We pay a fee for recording documents which vary by document. This fluctuates annually. (Cost Recovery)	CODE COMPLIANCE	ABATEMENT	VARIES		NA	NA	VARIES	$0.00
30		ADMINISTRATIVE CITATION	This depends on the number of violations being cited for and if it is the first, second, or third violation.	CODE COMPLIANCE	ABATEMENT	VARIES		NA	NA	VARIES	$0.00
31		ABATEMENT COST	This is the fee we charge customers when we need to call city contractor to conduct an abatement of any kind. This amount is what the contractor bills us which varies. (Cost Recovery)	CODE COMPLIANCE	ABATEMENT	VARIES		NA	NA	VARIES	$0.00
32		SUPERVISING CODE COMPLIANCE INSPECTOR		CODE COMPLIANCE	ABATEMENT	New		$180.12	51%	$89.13	NA
33		CODE COMPLIANCE TECHNICIAN		CODE COMPLIANCE	ABATEMENT	New		$121.28	58%	$50.38	NA
34		IMPOUNDMENT FEE	This is the fee we charge unpermitted street vendors for impounding their equipment.	CODE COMPLIANCE	ABATEMENT	$232.00		NA	NA	$232.00	$0.00
35		HEAVY DUTY LOCK	This is the charge for a heavy duty lock we use when securing a property	CODE COMPLIANCE		New		NA	NA	$75.00	NA

Fire District

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
1	1012	Archive Scan and Image	For the imaging and electronic archiving of fire plans. This involves the labor costs to prepare the documents for archiving OR the cost to have an outside vendor image the documents.	Other Service Fees	Planning & Development Fees	$27.00		$45.75	2%	$45.00	$18.00
2	1013	Construction Plan Check Deposit, Commercial/Industrial & Multi-Family Projects	For Fire District staff to perform plan check on a commerical, multi-family, or industrial project. Does not include the permit or inspection fees for these types of projects.	Development Services	Building Construction Fees	$350.00		$716.98	0%	$716.00	$366.00
3	1014	Construction Plan Check Deposit, Single Family Residential Projects	For Fire District staff to perform plan check on a single family dwelling project. Does not include the permit or inspection fees for these types of projects.	Development Services	Building Construction Fees	$90.00		$235.46	0%	$235.00	$145.00
4	1015	Grading Plan Review	For Fire District staff to review a grading plan, that is submitted through the Building and Safety Department, for fire department requirements.	Development Services	Building Construction Fees	$191.00		$295.71	0%	$295.00	$104.00
5	1016	Minor Use Permit	For Fire District staff to review a Minor Use Permit application that is suibmitted to the City for review by the DAB.	Development Services	Planning Application Fees	$181.00		$247.07	0%	$247.00	$66.00
6	1017	Construction Plan Check Deposit, Miscellaneous	For Fire District staff to issue permits and perform an inspection of a miscellaneous project, such as a various types of equipment, small structures, or building systems, as well as poritions therof, that do not fall into any other permit category. REQUIRES PLAN REVIEW/EVALUATION	Development Services	Building Construction Fees	$130.00		$428.00	0%	$428.00	$298.00
7	1018	Pre-Application Meeting	For Fire District staff to attend a Pre Application Meeting arranged by Planning Division with a prospective applicant and advise regarding fire protection requirements.	Development Services	Planning Application Fees	$113.00		$536.91	0%	$536.00	$423.00
8	1019	Tank Systems	For Fire District staff to issue permits and perform inspections on above ground tanks and tank systems.	Development Services	Building Construction Fees	$294.00		$494.15	0%	$494.00	$200.00
9	1020	Conditional Use Permit Review	For Fire District staff to review a Conditional Use Permit Application that is submitted to the City for DAB review.	Development Services	Planning Application Fees	$521.00		$381.29	0%	$381.00	-$140.00
10	1021	Single Family Residential Addition or Remodel	For Fire District staff to issue permits and perform inspections on a single family (custom) home - remodel or room addition project. Provides a reasonable cost break to the owner/builder.	Development Services	Building Construction Fees	$60.00		$423.12	0%	$423.00	$363.00
11	1022	Multi Family Residential Per Unit	For Fire District staff to issue permit and perform inspections of mulit-family (apartments, townhomes, etc.) projects. Fees assessed per unit.	Development Services	Building Construction Fees	$53.00		$232.03	0%	$232.00	$179.00
12	1023	Apartments, Hotel and Motel Buildings (1-15 units)	Fee to perform inspections on Apartments, Hotel and Motel Buildings (1-15 units). Fee is per unit. SITE and COMMON AREAS ONLY, NO INDIVIDUAL UNITS UNLESS UNOCCUPIED.	Other Service Fees	State & County Regulated Occupancy Inspections	$49.00		$356.58	0%	$356.00	$307.00
13	1024	Apartments, Hotel and Motel Buildings (16+ units)	Fee to perform inspections on Apartments, Hotel and Motel Buildings (16+ units). Fee is per unit.	Other Service Fees	State & County Regulated Occupancy Inspections	$36.00		$425.89	0%	$425.00	$389.00
14	1025	Care Facility pre-license inspection 1-25 (except residential) Does not include R3.1 Residential, but it does include R2.1 and R4	Fee for State & County Regulated Occupancy Inspections for Care Facility pre-license inspection 1-25 (except residential)	Other Service Fees	State & County Regulated Occupancy Inspections	$55.00		$451.28	0%	$451.00	$396.00
15	1026	Care Facility pre-license inspection 26+	Fee for State & County Regulated Occupancy Inspections for Care Facility pre-license inspection 26+	Other Service Fees	State & County Regulated Occupancy Inspections	$113.00		$451.28	0%	$451.00	$338.00
16	1027	Day Care Facility (9+ persons)	Fee for State & County Regulated Occupancy Inspections for Day Care Facility. 9+ persons.	Other Service Fees	State & County Regulated Occupancy Inspections	$330.00		$451.28	0%	$451.00	$121.00
17	1028	Detention Facility (per building)	Fee for State & County Regulated Occupancy Inspections for Detention Facility, (per building)	Other Service Fees	State & County Regulated Occupancy Inspections	$506.00		$361.79	0%	$361.00	-$145.00
18	1029	Health Care/Nursing Facility (per building)	Fee for State & County Regulated Occupancy Inspections for Health Care/Nursing Facility, (per building)	Other Service Fees	State & County Regulated Occupancy Inspections	$297.00		$451.28	0%	$451.00	$154.00
19	1030	High Rise (per story)	Fee for State & County Regulated Occupancy Inspections for High Rise (per story)	Other Service Fees	State & County Regulated Occupancy Inspections	$337.00		$223.18	0%	$223.00	-$114.00
20	1032	Private School	Fee for State & County Regulated Occupancy Inspections for Private Schools.	Other Service Fees	State & County Regulated Occupancy Inspections	$538.00		$460.69	0%	$460.00	-$78.00
21	1033	Residential Care Facility (7+ residents)	Fee for State & County Regulated Occupancy Inspections for Residential Care Facilities (7+ residents)	Other Service Fees	State & County Regulated Occupancy Inspections	$265.00		$381.97	0%	$381.00	$116.00
22	1034	Additional Field Inspection (per hour)	Fee to perform an additional field inspection (per hour).	Other Service Fees	Administrative Service Fees	$100.00		$166.07	0%	$166.00	$66.00
23	1039	Plan Resubmittal (each submittal after 2nd)	Planning & Development Fee for Plan resubmittal. Fee is for each submittal of 2nd.	Other Service Fees	Planning & Development Fees	$234.00		$383.77	0%	$383.00	$149.00
24	1040	Reproduction of Responses, Cause & Origin Reports	Reproduction of responses, cause and origin reports. Fee is per page	Other Service Fees	Administrative Service Fees	$5.00		$89.49	1%	$89.00	$84.00
25	1041	Revision of a Previously Approved Plan	Planning & Development fee for revision of a previously approved plan.	Other Service Fees	Planning & Development Fees	$196.00		$428.00	0%	$428.00	$232.00
26	1059	After Hours Inspection (per hour)	Administrative Charge for after hours inspection. Fee is per hour in addition to base fee assessed for inspection.	Other Service Fees	Administrative Charges	$203.00		$398.48	0%	$398.00	$195.00
27	1060	Alternate Method and Material Request ALTERNATE MEANS & METHODS	Administrative Charge for alternate method and material request.	Other Service Fees	Administrative Charges	$465.00		$719.81	0%	$719.00	$254.00
28	1061	Time Extension	Administrative Charge for time extension	Other Service Fees	Administrative Charges	$92.00		NA	NA	$92.00	$0.00
29	1068	Aerosol Projects	Annual permit fee for aerosol projects	Annual Permit Fees	High Hazard Permits	$335.00		$406.63	0%	$406.00	$71.00
30	1069	Aviation Facilities	Annual permit fee for Aviation Facilities	Annual Permit Fees	High Hazard Permits	$335.00		$524.05	0%	$524.00	$189.00
31	1070	Energy Storage Systems	Annual permit fee for battery systems	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
32	1071	Combustible Dust Producing Operations	Annual permit fee for combustible dust producing operations	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
33	1072	Waste Handling	Annual permit fee for waste handling	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
34	1073	Compressed Gases	Annual permit fee for compressed gases	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
35	1074	Cryogens Fluids	Annual permit fee for Cryogen Fluids	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
36	1075	Dry Cleaning Plants	Annual permit fee for dry cleaning plants	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
37	1076	Explosives	Annual permit fee for explosives	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
38	1079	Flammable or Combustible Liquid	Annual permit fee for flammable or combustible liquids.	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
39	1080	Fumigation or Thermal Insecticidal Fogging	Annual permit fee for fumigation or thermal insecticidal fogging.	Annual Permit Fees	Low Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00

Fire District

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
40	1081	Hazardous Materials	Annual permit fee for hazardous materials	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
41	1082	High-Piled Storage	Annual permit fee for high-piled storage	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
42	1083	Hot Works Operations	Annual permit fee for hot works operations	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
43	1084	Liquefied Petroleum Gases	Annual permit fee for liquefied petroleum gases	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
44	1085	Liquid or Gas Fuel Vehicle/Equipment in Assembly Building	Annual permit fee for liquid or gas fuel vehicle/equipment in assembly building.	Annual Permit Fees	Low Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00
45	1086	Magnesium	Annual permit fee for magnesium.	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
46	1087	Motor Vehicle Fuel Dispensing	Annual permit fee for motor vehicle fuel dispensing.	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
47	1088	Organic Coatings	Annual permit fee for organic coatings	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
48	1089	Industrial Ovens	Annual permit fee for industrial ovens.	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
49	1090	Pallet Yard	Annual permit fee for pallet yard	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
50	1091	Places of Assembly with 300+ Occupants	Annual permit fee for places of assembly with 300+ occupants.	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
51	1093	Radioactive Material	Annual permit fee for radioactive materials	Annual Permit Fees	High Hazard Permits	$404.00		$376.13	0%	$376.00	-$28.00
52	1094	Repair Garage	Annual permit fee for a repair garage	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
53	1095	Spraying or Dipping	Annual permit fee for spraying or dipping	Annual Permit Fees	High Hazard Permits	$335.00		$376.13	0%	$376.00	$41.00
54	1096	Storage of Scrap Tires & Tire byproducts	Annual permit fee for tire storage	Annual Permit Fees	High Hazard Permits	$369.00		$376.13	0%	$376.00	$7.00
55	1098	Automobile Wrecking Yards	Annual permit fee for automobile wrecking yards	Annual Permit Fees	Low Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00
56	1099	Floor Finishing	Annual permit fee floor finishing.	Annual Permit Fees	Low Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00
57	1101	Combustible Fiber	Annual fee for combustible fiber.	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
58	1102	Misc. Combustible Storage	Annual permit fee for misc combustible storage	Annual Permit Fees	Low Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00
59	1103	Covered Mall	Annual permit fee for a covered mall	Annual Permit Fees	Medium Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00
60	1104	Fixed Hood & Duct Extinguishing Systems	Annual permit fee for fixed hood & duct extinguishing systems	Annual Permit Fees	Low Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00
61	1105	Lumber Yards and Wood Working Plants	Annual permit fee for lumber yards and wood working plants	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
62	1106	Places of Assembly with less than 300 Occupants	Annual permit fee for places of assembly with less than 300 occupants.	Annual Permit Fees	Low Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00
63	1107	Refrigeration Equipment	Annual permit fee for refrigeration equipment	Annual Permit Fees	Medium Hazard Permits	$291.00		$376.13	0%	$376.00	$85.00
64	1111	Open Flames and Candles	Annual permit fee for open flames and candles.	Annual Permit Fees	Low Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00
65	1113	Cellulose Nitrate Storage	Annual permit fee for cellulose nitrate storage	Annual Permit Fees	Low Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00
66	1115	Fruit and Crop Ripening	Annual permit fee for fruit & crop ripening	Annual Permit Fees	Low Hazard Permits	$232.00		$376.13	0%	$376.00	$144.00
67	1119	Administrative Site Plan	Fire District staff review of Planning Administrative Site Plan Application. Per Review, average 5 hours = X4	Development Services	Planning Application Fees	$584.00		$894.85	0%	$894.00	$310.00
68	1120	Fuel Modification Plans	Fire District staff review of fuel modification plans in conjunction with planning application. Per Review, average 5 hours= X4	Development Services	Planning Application Fees	$640.00		$894.85	0%	$894.00	$254.00
69	1121	Tentative Parcel Map	Fire District staff review of planning tentative parcel map application. Per Review, average 5 hours= X4	Development Services	Planning Application Fees	$417.00		$894.85	0%	$894.00	$477.00
70	1122	Design Review Project	Fire District Staff review of Planning Design Review Projects Application. Per Review, average 5 hours =X4	Development Services	Planning Application Fees	$909.00		$894.85	0%	$894.00	-$15.00
71	1123	Specific Plan	Fire District Staff review of Planning Specific Plans. Per Review, average 5 hours= X4	Development Services	Planning Application Fees	$963.00		$894.85	0%	$894.00	-$69.00
72	1124	Tentative Tract Map	Fire District Staff review of Planning Tentative Tract Maps Application. Per Review, average = Per Review, average, 4-5 hours =X5	Development Services	Planning Application Fees	$751.00		$715.88	0%	$715.00	-$36.00
73	1130	Fireworks Booth	Fire District Staff permit & inspection of temporary use permit for a fireworks booth.	Development Services	Special Event/ Temporary Use Fees	$356.00		$661.77	0%	$661.00	$305.00
74	1138	Single Family Tract Home Final Inspection, per lot	Fire District permit and inspection of a single family tract home building construction permit. Fee is per lot., If only for shell, not accounting for Underground, Sprinklers, Alarms, etc	Development Services	Building Construction Fees	$72.00		$331.84	0%	$331.00	$259.00
75	1139	Commercial/Industrial New Construction, 1 to 10,000 sq. ft.	Fire District permit and inspection of commercial/industrial new construction. 1 - 10,000 sq ft building construction. If only for shell, not accounting for Underground, Sprinklers, Alarms, etc	Development Services	Building Construction Fees	$599.00		$1,216.24	0%	$1,216.00	$617.00
76	1140	Commercial/Industrial New Construction, 10,001 to 50,000 sq. ft.	Fire District permit and inspection of commercial/industrial new construction. 10,001 - 50,000 sq ft building construction. If only for shell, not accounting for Underground, Sprinklers, Alarms, etc	Development Services	Building Construction Fees	$764.00		$1,285.55	0%	$1,285.00	$521.00
77	1141	Commercial/Industrial New Construction, 50,001 to 100,000 sq. ft.	Fire District permit and inspection of commercial/industrial new construction. 50,001 - 100,000 sq ft building construction. If only for shell, not accounting for Underground, Sprinklers, Alarms, etc	Development Services	Building Construction Fees	$968.00		$1,632.09	0%	$1,632.00	$664.00
78	1142	Commercial/Industrial New Construction, 100,001 to 500,000 sq. ft.	Fire District permit and inspection of commercial/industrial new construction. 100,001 - 500,000 sq ft building construction. If only for shell, not accounting for Underground, Sprinklers, Alarms, etc	Development Services	Building Construction Fees	$1,213.00		$2,325.18	0%	$2,325.00	$1,112.00
79	1143	Commercial/Industrial New Construction, 500,001 to 1,000,000 sq. ft.	Fire District permit and inspection of commercial/industrial new construction. 500,001 - 1,000,000 sq ft building construction. If only for shell, not accounting for Underground, Sprinklers, Alarms, etc	Development Services	Building Construction Fees	$1,457.00		$2,602.41	0%	$2,602.00	$1,145.00
80	1144	Commercial/Industrial New Construction, 1,000,001 + sq. ft.	Fire District permit and inspection of commercial/industrial new construction. 1,000,001 + sq ft building construction. If only for shell, not accounting for Underground, Sprinklers, Alarms, etc.	Development Services	Building Construction Fees	$1,732.00		$2,325.18	0%	$2,325.00	$593.00
81	1145	Commercial/Industrial Tenant Improvements, 5001 to 10,000 sq. ft. building construction permit	Fire District permit and inspection of commercial/industrial tenant improvements. 1 - 10,000 sq ft building construction permit.	Development Services	Building Construction Fees	$343.00		$1,185.74	0%	$1,185.00	$842.00
82	1146	Commercial/Industrial Tenant Improvements, 10,001 to 50,000 sq. ft.	Fire District permit and inspection of commercial/industrial tenant improvements. 10,001 - 50,000 sq ft building construction permit.	Development Services	Building Construction Fees	$508.00		$1,324.36	0%	$1,324.00	$816.00
83	1147	Commercial/Industrial Tenant Improvements, 50,001 to 100,000 sq. ft.	Fire District permit and inspection of commercial/industrial tenant improvements. 50,001 - 100,000 sq ft building construction permit.	Development Services	Building Construction Fees	$637.00		$1,601.59	0%	$1,601.00	$964.00
84	1148	Commercial/Industrial Tenant Improvements, 100,001 + sq. ft.	Fire District permit and inspection of commercial/industrial tenant improvements. 100,001 + sq ft building construction permit.	Development Services	Building Construction Fees	$734.00		$1,878.82	0%	$1,878.00	$1,144.00

Fire District

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
85	1149	Battery System, per system	Fire District permit and inspection of battery system. Fee is per system.	Development Services	Building Construction Fees	$318.00		$570.27	0%	$570.00	$252.00
86	1150	Dust Collection System, per system	Fire District permit and inspection of dust collection system. Fee is per system.	Development Services	Building Construction Fees	$335.00		$570.27	0%	$570.00	$235.00
87	1151	Gas System, per system	Fire District permit and inspection of gas system. Fee is per system.	Development Services	Building Construction Fees	$355.00		$570.27	0%	$570.00	$215.00
88	1152	Industrial Ovens, per system	Fire District permit and inspection of industrial ovens. Fee is per system.	Development Services	Building Construction Fees	$326.00		$570.27	0%	$570.00	$244.00
89	1153	Refrigeration, per system	Fire District permit and inspection of refrigeration system. Fee is per system.	Development Services	Building Construction Fees	$355.00		$708.88	0%	$708.00	$353.00
90	1154	Smoke Control System, per system	Fire District permit and inspection of smoke control system. Fee is per system.	Development Services	Building Construction Fees	$627.00		$847.50	0%	$847.00	$220.00
91	1155	Spray Booths, per booth	Fire District permit and inspection of spray booths. Fee is per booth.	Development Services	Building Construction Fees	$355.00		$570.27	0%	$570.00	$215.00
92	1157	Public Water Improvements, 1 to 10 appliances	Fire District Staff review of public water improvements for 1-10 appliances. Review/Plan Check Only, NO INSPECTION Visual From Property Line, SGVWD Responsibility	Development Services	Engineering Fees	$326.00		$585.43	0%	$585.00	$259.00
93	1162	Single Family Residential Fire Sprinkler Permit & Inspection, 0 - 3,600 Sq. Ft.	Fee to issue a permit & perform inspections on a single family residential fire sprinkler system, 0 - 3,600 sq. ft.	Development Services	Fire Prevention Fees	$153.00		$401.15	0%	$401.00	$248.00
94	1163	Single Family Residential Fire Sprinkler Permit & Inspection, 3,601 - 5,000 Sq. Ft.	Fee to issue a permit & perform inspections on a single family residential fire sprinkler system, 3,301 - 5,000 sq. ft.	Development Services	Fire Prevention Fees	$216.00		$539.77	0%	$539.00	$323.00
95	1164	Single Family Residential Fire Sprinkler Permit & Inspection, 5,001+ Sq. Ft.	Fee to issue a permit & perform inspections on a single family residential fire sprinkler system, 5,001+ sq. ft.	Development Services	Fire Prevention Fees	$392.00		$539.77	0%	$539.00	$147.00
96	1168	Single Family Residential Fire Sprinkler System Modification	Fee to issue a permit & perform inspections on a single family residential fire sprinkler system modification	Development Services	Fire Prevention Fees	$152.00		$516.41	0%	$516.00	$364.00
97	1171	Multi-Family Residential Fire Sprinkler Permit & Inspection 1-50 Heads	Fee to issue a permit and perform inspections on a multi-family sprinkler system, 1-50 heads.	Development Services	Fire Prevention Fees	$264.00		$802.30	0%	$802.00	$538.00
98	1172	Multi-Family Residential Fire Sprinkler Permit & Inspection 51-100 Heads	Fee to issue a permit and perform inspections on a multi-family sprinkler system, 51-100 heads.	Development Services	Fire Prevention Fees	$369.00		$802.30	0%	$802.00	$433.00
99	1173	Multi-Family Residential Fire Sprinkler Permit & Inspection 101+ Heads	Fee to issue a permit and perform inspections on a multi-family sprinkler system, 101+ heads.	Development Services	Fire Prevention Fees	$676.00		$802.30	0%	$802.00	$126.00
100	1174	Multi-Family Residential Fire Sprinkler System Modification	Fee to issue a permit and perform inspections on a multi-family sprinkler system modification	Development Services	Fire Prevention Fees	$230.00		$802.30	0%	$802.00	$572.00
101	1180	Private Underground Fire Line- inspection per appliance	Fire District inspection for Private Underground Fire Lines. Inspection per appliance.	Development Services	Fire Prevention Fees	$137.00		$184.37	0%	$184.00	$47.00
102	1181	Commercial/Industrial Fire Sprinkler System Permit & Inspection, 21-100 Heads	Fee to issue permit and perform inspections on a new commercial/industrial fire sprinkler. 21-100 heads.	Development Services	Fire Prevention Fees	$265.00		$570.27	0%	$570.00	$305.00
103	1182	Commercial/Industrial Fire Sprinkler System Permit & Inspection, 101-200 Heads	Fee to issue permit and perform inspections on a new commercial/industrial fire sprinkler. 101-200 heads.	Development Services	Fire Prevention Fees	$335.00		$570.27	0%	$570.00	$235.00
104	1183	Commercial/Industrial Fire Sprinkler System Permit & Inspection, 201-350 Heads	Fee to issue permit and perform inspections on a new commercial/industrial fire sprinkler. 201-350 heads.	Development Services	Fire Prevention Fees	$531.00		$570.27	0%	$570.00	$39.00
105	1184	Comm/Indus- NFPA Fire Sprinkler- Each additional riser (in a multiple riser building)	Fire District Plan review and permit for new commercial/industrial fire sprinkler system in a multiple riser building - fee is per riser	Development Services	Fire Prevention Fees	$376.00		$377.51	0%	$377.00	$1.00
106	1185	Fire Pump Plan Check	Fee to perform a plan review for fire pump.	Development Services	Fire Prevention Fees	$341.00		$377.51	0%	$377.00	$36.00
107	1186	Fire Pump Permit & Inspection	Fee to issue a permit and perform an inspection on a fire pump.	Development Services	Fire Prevention Fees	$486.00		$555.02	0%	$555.00	$69.00
108	1187	Commercial/Industrial Fire Sprinkler Modifications 1-5 heads	Fee to issue permits & perform inspections on a modification to a commercial/industrial fire sprinkler system, 1-5 heads.	Development Services	Fire Prevention Fees	$69.00		$539.77	0%	$539.00	$470.00
109	1188	Commercial/Industrial Fire Sprinkler Modifications 6-19 heads	Fee to issue permits & perform inspections on a modification to a commercial/industrial fire sprinkler system, 6-19 heads.	Development Services	Fire Prevention Fees	$92.00		$539.77	0%	$539.00	$447.00
110	1189	Commercial/Industrial Fire Sprinkler Modifications 20-50 heads	Fee to issue permits & perform inspections on a modification to a commercial/industrial fire sprinkler system, 20-50 heads.	Development Services	Fire Prevention Fees	$214.00		$539.77	0%	$539.00	$325.00
111	1190	Commercial/Industrial Fire Sprinkler Modifications 50-100 heads	Fee to issue permits & perform inspections on a modification to a commercial/industrial fire sprinkler system, 50-100 heads.	Development Services	Fire Prevention Fees	$322.00		$539.77	0%	$539.00	$217.00
112	1191	In-Rack Sprinkler Systems, Plan Review	Fire District plan review for in-rack sprinkler systems. Fee is per riser.	Development Services	Fire Prevention Fees	$422.00		$377.51	0%	$377.00	-$45.00
113	1192	In-Rack Sprinkler Systems, inspection 1 - 10 sprinkler heads	Fire District permit inspection for in-rack sprinkler systems. 1 - 10 fire sprinkler heads. Fee is per riser.	Development Services	Fire Prevention Fees	$407.00		$539.77	0%	$539.00	$132.00
114	1193	In-Rack Sprinkler Systems, inspection 11 - 20 sprinkler heads	Fire District permit inspection for in-rack sprinkler systems. 11 - 20 fire sprinkler heads. Fee is per riser.	Development Services	Fire Prevention Fees	$547.00		$539.77	0%	$539.00	-$8.00
115	1194	In-Rack Sprinkler Systems, inspection 21 - 30 sprinkler heads	Fire District permit inspection for in-rack sprinkler systems. 21 - 30 fire sprinkler heads. Fee is per riser.	Development Services	Fire Prevention Fees	$654.00		$539.77	0%	$539.00	-$115.00
116	1195	In-Rack Sprinkler Systems, inspection 31 + sprinkler heads	Fire District permit inspection for in-rack sprinkler systems. 31 + fire sprinkler heads. Fee is per riser.	Development Services	Fire Prevention Fees	$763.00		$539.77	0%	$539.00	-$224.00
117	1201	Fire Alarm- New System Plan Review, water flow monitoring	Fire District plan review of water flow monitoring Fire Alarm- New Systems. Fee is per system.	Development Services	Fire Prevention Fees	$350.00		$377.51	0%	$377.00	$27.00
118	1202	Fire Alarm, New System, Permit & Inspection 1-10 devices	Fee to issue a permit and perform inspection for a new fire alarm system, 1-10 devices	Development Services	Fire Prevention Fees	$287.00		$470.46	0%	$470.00	$183.00
119	1203	Fire Alarm, New System, Permit & Inspection 11-50 devices	Fee to issue a permit and perform inspection for a new fire alarm system, 11-50 devices	Development Services	Fire Prevention Fees	$403.00		$678.38	0%	$678.00	$275.00
120	1204	Fire Alarm, New System, Permit & Inspection 51-100 devices	Fee to issue a permit and perform inspection for a new fire alarm system, 51-100 devices	Development Services	Fire Prevention Fees	$557.00		$1,094.23	0%	$1,094.00	$537.00
121	1205	Fire Alarm, New System, Permit & Inspection, Each Add'l 10 devices	Fee to issue a permit and perform inspection for a new fire alarm system, each additional 10 devices	Development Services	Fire Prevention Fees	$57.00		$277.23	0%	$277.00	$220.00
122	1206	Fire Alarm- New System, plan review, manual & automatic	Fire District plan review of fire alarms- new systems. Manual & Automatic. Fee is per system.	Development Services	Fire Prevention Fees	$569.00		$519.55	0%	$519.00	-$50.00
123	1211	Fire Alarm- Modifications, Plan Review	Fire District plan review for fire alarm modifications	Development Services	Fire Prevention Fees	$233.00		$654.74	0%	$654.00	$421.00
124	1212	Fire Alarm Modifications, Permit & Inspection, 1-10 devices.	Fee to issue permit and perform inspections on fire alarm system modifications, 1-10 devices.	Development Services	Fire Prevention Fees	$321.00		$401.15	0%	$401.00	$80.00

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Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
125	1213	Fire Alarm Modifications, Permit & Inspection, ea add'l device over 10	Fee to issue permit and perform inspections on fire alarm system modifications, per each add'l device over 10. If already on site, longer if not.	Development Services	Fire Prevention Fees	$52.00		$262.53	0%	$262.00	$210.00
126	1216	Pre Engineered Fire Extinguisher System, Kitchen Hood, Permit and Inspection	Fee to issue a permit and perform inspections on a hood & duct extinguishing system.	Development Services	Fire Prevention Fees	$220.00		$401.15	0%	$401.00	$181.00
127	1217	Fixed Extinguishing Systems- Special System	Fire District plan review and permit inspection for fixed extinguishing systems. Special Extinguishing system. Fee is per system.	Development Services	Fire Prevention Fees	$737.00		$685.24	0%	$685.00	-$52.00
128	1218	High-Piled Combustible Storage, Plan Review	Fee for Fire District to perform a plan check on high-piled combustible storage.	Development Services	Fire Prevention Fees	$483.00		$519.55	0%	$519.00	$36.00
129	1219	High-Piled Combustible Storage, 1 to 10,000 sq. ft.	Fire District permit inspection for high-piled combustible storage. 1 - 10,000 sq. ft.	Development Services	Fire Prevention Fees	$480.00		$322.99	0%	$322.00	-$158.00
130	1220	High-Piled Combustible Storage, 10,001 to 50,000 sq. ft.	Fire District permit inspection for high-piled combustible storage. 10,001 - 50,000 sq. ft.	Development Services	Fire Prevention Fees	$580.00		$392.30	0%	$392.00	-$188.00
131	1221	High-Piled Combustible Storage, 50,001 to 100,000 sq. ft.	Fire District permit inspection for high-piled combustible storage. 50,001 - 100,000 sq. ft.	Development Services	Fire Prevention Fees	$682.00		$461.60	0%	$461.00	-$221.00
132	1222	High-Piled Combustible Storage, 100,001 + sq. ft.	Fire District permit inspection for high-piled combustible storage. Each add'l 10,000 sq. ft. over 100,001 q. ft.	Development Services	Fire Prevention Fees	$426.00		$45.75	2%	$45.00	-$381.00
133	1223	Technical Report Review	Fee for Fire District to perform review of a Technical Analysis and Report.	Development Services	Fire Prevention Fees	$492.00		$630.32	0%	$630.00	$138.00
134	1897	Single Family Residential, Permit & Inspection	For the Fire District Staff to issue a permit & perform an inspection on a single family residence, one unit.	Development Services	Building Construction Fees	$189.00		$331.84	0%	$331.00	$142.00
135	1898	Construction Plan Check Deposit, Tenant Improvement	Fire District Staff to perform plan check on a tenant improvement project. Does not include the permit or inspection fees for these types of projects.	Development Services	Building Construction Fees	$180.00		$213.07	0%	$213.00	$33.00
136	1927	Alcohol & Drug Counseling Facility	To perform an inspection on a alcohol & drug counseling facility.	Other Services Fees	State & County Regulated Occupancy Inspections	$195.00		$238.43	0%	$238.00	$43.00
137	1928	Commercial/Industrial Fire Sprinkler System Permit & Inspection, 350+ Heads	Fee to issue a permit and perform inspections on a new commercial/industrial fire sprinkler, 351+ heads.	Development Services	Fire Prevention Fees	$702.00		$401.15	0%	$401.00	-$301.00
138	1929	Commercial/Industrial Fire Sprinkler System Plan Check	To perform a plan check on a new commercial/industrial fire sprinkler system.	Development Services	Fire Prevention Fees	$389.00		$377.51	0%	$377.00	-$12.00
139	1930	Commercial/Industrial Fire Sprinkler Plan Check, 1-20 Heads	Fee to issue a permit and perform inspections on a new commercial/industrial fire sprinkler, 1-20 heads.	Development Services	Fire Prevention Fees	$195.00		$331.84	0%	$331.00	$136.00
140	1931	Commercial/Industrial Fire Sprinkler Modification Plan Check	Fee to plan check a modification to a commercial/industrial fire sprinkler system.	Development Services	Fire Prevention Fees	$191.00		$377.51	0%	$377.00	$186.00
141	1932	Commercial/Industrial Fire Sprinkler Modification 101-350 Heads	Fee to issue a permit and perform inspections for a fire sprinkler modification, 101-350 heads.	Development Services	Fire Prevention Fees	$423.00		$401.15	0%	$401.00	-$22.00
142	1933	Commercial/Industrial Fire Sprinkler Modification 350+ Heads	Fee to issue a permit and perform inspections for a fire sprinkler modification, 350+ heads.	Development Services	Fire Prevention Fees	$549.00		$470.46	0%	$470.00	-$79.00
143	1934	Cutting and Welding	Annual permit for cutting and welding	Annual Permit Fees	High Hazard Permits	$335.00		$306.82	0%	$306.00	-$29.00
144	1935	Fire Alarm- Modifications, Fire Alarm Panel Upgrade, Cellular/Radio Communication Upgrades, with Permit & Inspection	Fee to issue permit and perform inspections on fire alarm panel upgrade	Development Services	Fire Prevention Fees	$222.00		$401.15	0%	$401.00	$179.00
145	1936	HPM Facilities	Annual permit fee for HPM Facilities	Annual Permit Fees	High Hazard Permits	$335.00		$306.82	0%	$306.00	-$29.00
146	1937	Miscellaneous Construction Inspection	Fee to perform an inspection on a miscellaneous construction project.	Development Services	Building Construction Fees	$174.00		$307.74	0%	$307.00	$133.00
147	1938	Multi-Family Residential Fire Sprinkler Plan Check	Fee to perform a multi-family residential fire sprinkler plan check.	Development Services	Fire Prevention Fees	$341.00		$377.51	0%	$377.00	$36.00
148	1939	Pre-Engineered Fire Extinguishing System Modification	Fee to issue a permit and inspections on a hood and duct extinguishing system modification.	Development Services	Fire Prevention Fees	$203.00		$685.24	0%	$685.00	$482.00
149	1940	Pre-Engineered Fire Extinguishing System Plan Check	Fee to perform a plan check of a pre-engineered fire extinguishing system.	Development Services	Fire Prevention Fees	$254.00		$377.51	0%	$377.00	$123.00
150	1941	Private Underground Fire Line Plan Check	Fee to perform a plan check on a private underground fire line.	Development Services	Fire Prevention Fees	$423.00		$448.53	0%	$448.00	$25.00
151	1942	Production Facility	Annual permit for production facility	Annual Permit Fees	Medium Hazard Permits	$291.00		$306.82	0%	$306.00	$15.00
152	1943	Pyroxylin Plastics	Annual permit fee for pyroxylin plastics	Annual Permit Fees	Medium Hazard Permits	$291.00		$306.82	0%	$306.00	$15.00
153	1944	Roof Top Heliports	Annual permit fee for roof top heliports	Annual Permit Fees	Medium Hazard Permits	$291.00		$306.82	0%	$306.00	$15.00
154	1945	Single Family Residential Fire Sprinkler Plan Check	Fee to perform plan check on a single family dwelling sprinkler system.	Development Services	Fire Prevention Fees	$249.00		$142.05	0%	$142.00	-$107.00
155	1946	Special Event Application	Fee for application and review process of a special event.	Other Service Fees	Special Event	$123.00		$235.46	0%	$235.00	$112.00
156	1947	Special Event Permit & Inspection	Fee to issue a permit and perform an inspection of a special event. Per Hour Rate for Officer - Fire Marshal	Other Service Fees	Special Event Fees	$172.00		$370.65	0%	$370.00	$198.00
157	1948	Special Event Stand-By After Hours	Fee to perform a standby-by inspection for a special event before or after business hours. Per Hour Rate for Officer - Fire Marshal	Other Service Fees	Special Events	$155.00		$138.62	0%	$138.00	-$17.00
158	1949	Special Event Stand-By per Hour	Fee to perform a standby-by inspection for a special event- per hour. Per Hour Rate for Officer - Fire Marshal	Other Service Fees	Special Events	$108.00		$138.62	0%	$138.00	$30.00
159	1950	State/County Regulated Occupancy- Other Inspections (per hour)	Inspection of other state/county regulated occupancy inspections (per hour). Per Hour Rate for Officer - Fire Marshal	Other Service Fees	State & County Regulated Occupancy Inspections	$100.00		$138.62	0%	$138.00	$38.00
160	1951	Storage of Scrap Tires & Tire by Products	Annual permit fee for storage of scrap tires and tire by products	Annual Permit Fees	Medium Hazard Permits	$291.00		$306.82	0%	$306.00	$15.00
161	1952	Tire Rebuilding Plants	Annual permit for tire rebuilding plants	Annual Permit Fees	Medium Hazard Permits	$291.00		$306.82	0%	$306.00	$15.00
162	1967	Pallet Racks	Fee for Fire District to perform inspections on pallet racks. Per Hour Rate for Officer - Fire Marshal	Development Services	Building Construction Fees	$120.00		$307.74	0%	$307.00	$187.00
163	1968	Photovoltaic Systems	Fee for Fire District to perform inspections on photovoltaic systems. Per Hour Rate for Officer - Fire Marshal/ COMMERCIAL ONLY	Development Services	Building Construction Fees	$220.00		$378.76	0%	$378.00	$158.00
164	1969	Site Plan (public schools)	Fee for Fire District to perform a plan check on a site plan for a public school.	Development Services	Fire Prevention Fees	$285.00		$528.23	0%	$528.00	$243.00
165	1970	Tank Systems Plan Check	Fee for Fire District to perform a plan check on an Above Ground Tank (AST) or tank system.	Development Services	Fire Prevention Fees	$375.00		$306.48	0%	$306.00	-$69.00
166	1998	Commercial/Industrial Tenant Improvements, 1 to 5,000 sq. ft.	Fire District permit and inspection of commercial/industrial tenant improvements. 1 - 5,000 sq. ft. building construction permit	Development Services	Building Construction Fees	$189.00		$401.15	0%	$401.00	$212.00

Fire District

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
167	2064	Inspection Cancellation Fee	Fee for failure to notify Fire Department of cancellation within 24 hours of scheduled inspection.	Other Service Fee	Administrative	$100.00		$138.62	0%	$138.00	$38.00
168		ADDITIVE MANUFACTURING	New annual operating permit, High Hazard	ANNUAL PERMIT FEE	High Hazard Permits	New		$376.13	0%	$376.00	NA
169		EXHIBITS and TRADE SHOWS	Special Event Permit		Low Hazard Permits	New		$376.13	0%	$376.00	NA
170		CARNIVAL and FAIRS	Special Event Permit		Medium Hazard Permits	New		$376.13	0%	$376.00	NA
171		MOBILE of HYDROGEN FUELED VEHICLES	Annual Operating Permit, High Hazard	ANNUAL PERMIT FEE	High Hazard Permits	New		$376.13	0%	$376.00	NA
172		REPAIR GARAGES AND MOTOR FUEL DISPENSING FACILITIES	Annual Operating Permit, Medium Hazard	ANNUAL PERMIT FEE	Medium Hazard Permits	New		$376.13	0%	$376.00	NA
173		TEMPORARY MEMBRANE STRUCTURES	Special Event Permit		Medium Hazard Permits	New		$376.13	0%	$376.00	NA
174		OUTDOOR ASSEMBLY EVENT	Special Event Permit		Medium Hazard Permits	New		$376.13	0%	$376.00	NA
175			Annual Operating Permit, Low Hazard	ANNUAL PERMIT FEE	Low Hazard Permits	New		$376.13	0%	$376.00	NA
176		Open Flames and TORCHES	Annual Operating Permit, High Hazard	ANNUAL PERMIT FEE	High Hazard Permits	New		$376.13	0%	$376.00	NA
177		PYROTECHNIC SPECIAL EFFECTS MATERIAL	Annual Operating Permit, High Hazard	ANNUAL PERMIT FEE	High Hazard Permits	New		$376.13	0%	$376.00	NA
178		HPM FACILITIES	Annual Operating Permit, High Hazard	ANNUAL PERMIT FEE	High Hazard Permits	New		$376.13	0%	$376.00	NA
179		AMUSEMENT BUILDINGS	New annual operating permit, Medium Hazard	ANNUAL PERMIT FEE	Medium Hazard Permits	New		$376.13	0%	$376.00	NA
180		Apartment Annual Inspections				New		$376.13	0%	$376.00	NA
181		Mobile Home Parks				New		$306.82	0%	$306.00	NA
182		AB 38 Inspections, HFSZ and VHFSZ, Escrow Requirement				New		$377.04	0%	$377.00	NA
183		Beverage Co2 Monitoring Systems Plan Review	Fee for Plan Review and Inspections			New		$376.13	0%	$376.00	NA
184		Hotel and Motel Annual Inspections				New		$306.82	0%	$306.00	NA
185		State Mandated School Inspections/ Public and Private				New		$306.82	0%	$306.00	NA
186		I Occupancy Inspections, Acute Nursing, Kaiser Hospital; which is a High Rise as well	These occupancies are required to be inspected by the AHJ			New		$376.13	0%	$376.00	NA
187		R2.1 and R4 Annual Inspections, Currently have Pre Inspection Fees but not Annual Inspections	These occupancies are required to be inspected by the AHJ			New		$376.13	0%	$376.00	NA
188		Temporary Fire Water Line Inspections	Rough&Hydro, Flush, Final- Currently, only plan review with NO INSPECTION FEES, per APPLIANCE RECOMMENDED, similar to Fire Underground Waterline			New		$306.82	0%	$306.00	NA
189		Pre Inspection Fee for Large Day Care (8 to 14 children), R3.1, 6 or less client care and only time they can be charged because requirement for annuals, roughly $289.00 in County				New		$306.82	0%	$306.00	NA
190			Additional Inspection Fee - During Business Hours			New	per hour	$150.82	1%	$150.00	NA
191			Additional Inspection Fee - After Business Hours			New	per hour (2 hr minimum)	$301.63	0%	$301.00	NA

Community Services

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
1	33	Group Size 1 to 50 Customers/2 hours	Fee for group size 1 to 50 customers/2 hours. Fee is only applicable to the following aquatic facilities: Miller, Don Day and Heritage, Martin Tutor Splash Park.	Rental	Aquatics	$226.00		NA	NA	$226.00	$0.00
2	34	Group Size 51 to 100 Customers/2 hours	Fee for group size 51 to 100 customers/2 hours. Fee is only applicable to the following aquatic facilities: Miller, Don Day, Heritage, Martin Tutor Splash Park.	Rental	Aquatics	$310.00		NA	NA	$310.00	$0.00
3	35	Group Size 101 to 200 Customers/2 hours	Fee for group size 101 to 200 customers/2 hours. Fee is only applicable to the following aquatic facilities: Miller, Don Day, Heritage, Martin Tutor Splash Park.	Rental	Aquatics	$396.00		NA	NA	$396.00	$0.00
4	317	Amphitheater Rental	Fee for hourly rental of the Seville Park Amphitheater for private events by individuals and/or organizations.	Rental	Amphitheater	$27.00		NA	NA	$27.00	$0.00
5	325	Fontana Days Run - 5k Run - Individual Registration Fee	This fee is to offset the cost incurred for the annual Fontana Days 5k Run. This was last revised in 2019.	Events	Half Marathon	$55.00		NA	NA	$55.00	$0.00
6	327	Half Marathon/5K Late Registration	Registration after the deadline for the Half Marathon/5K participants for the Fontana Days Run.	Events	Half Marathon	$22.00		NA	NA	$22.00	$0.00
7	328	Children's Dash Registration	Fee for children to participate in the Children's Dash Event at the Fontana Days Run.	Events	Half Marathon	$15.00		NA	NA	$15.00	$0.00
8	335	Athletic Field Rental Without Lights- Private Youth Groups	Hourly fee for athletic field rentals for private or for-profit youth groups.	Sports	Athletic Field	$22.00		NA	NA	$22.00	$0.00
9	337	Athletic Field Usage Without Lights- Adults	Hourly rate for adult use of an athletic field without lights.	Sports	Athletic Field	$32.00		NA	NA	$32.00	$0.00
10	338	Athletic Field Usage With Lights- Adult	Hourly rate for adult use of an athletic field with lights.	Sports	Athletic Field	$50.00		NA	NA	$50.00	$0.00
11	349	Adult Volleyball	Team fee to participate in adult volleyball program.	Sports	Adult	$282.00	Team	NA	NA	$282.00	$0.00
12	350	Adult Sports- Team Basketball	Team fee for adult basketball program for one season which includes, but is not limited to, awards, staffing & equipment costs.	Sports	Adult	$339.00	Team	NA	NA	$339.00	$0.00
13	352	Men's, Women's or Co-Ed Slo-Pitch Softball	Team fee to participate in adult softball program.	Sports	Adult	$396.00	Team	NA	NA	$396.00	$0.00
14	505	Family Fitness Walk Registration	Participation fee for the Family Fitness Walk at the Fontana Days Run.	Events	Half Marathon	$38.00	person	NA	NA	$38.00	$0.00
15	510	Annual Membership Fee	Annual senior (55+) membership fee to utilize amenities at the senior centers and Miller Fitness Center. Memberships are valid 365 days from date of purchase.	Senior Programs	Membership	$20.00	year	NA	NA	$20.00	$0.00
16	511	Nutrition Program- Senior	Senior Center Nutrition Program- Individual meal for Senior 55+ and/or disabled.	Senior Programs	Nutrition	$4.00	person	NA	NA	$4.00	$0.00
17	518	Swim Lessons Registration	Fee is one session of swim lessons equivalent to five hours of instruction per participant.	Aquatics	Swim Lessons	$55.00		NA	NA	$55.00	$0.00
18	519	Youth Recreational Swim for Neighborhood Pools	Recreational swim admission fee for participants ages 2-17. Fee is for one session only & only applies to Neighborhood Pools: Miller, Don Day, Heritage.	Aquatics	Drop-In	$3.00		NA	NA	$3.00	$0.00
19	520	Adult Open Swim Fee	Admission fee for age 18 & over. Fee is only applicable at the following pools: Miller, Don Day, Heritage.	Aquatics	Drop-In	$5.00	person	NA	NA	$5.00	$0.00
20	521	Tiny Tot Program Registration	Daily participant fee for Tiny Tot Programs at various locations. Registration requirement is minimum of two days per week.	Tiny Tots	Registration	$12.00		NA	NA	$12.00	$0.00
21	523	Key Deposit Fee	Fee for the issue of a safety deposit key(s) issued to user groups or customers utilizing City of Fontana Athletic Fields or Facilities.	Security	Miscellaneous	$55.00		NA	NA	$55.00	$0.00
22	531	FASP Daily Registration Fee General Fund Sites	Daily registration fee per participant of the Fontana After School Program sites that are not grant funded.	FELP	Registration	$8.00		NA	NA	$8.00	$0.00
23	533	Transportation Program- One Way Trip	Fee for one way trip transportation service for senior individuals over the age of 55 and disabled person 18 and older residing within the Fontana City limits.	Senior Programs	Transportation	$2.00	person	NA	NA	$2.00	$0.00
24	568	Refund Requests	Fee to offset costs involved in refunding program fees prior to the start of the program.	Administrative	Miscellaneous	$10.00		NA	NA	$10.00	$0.00
25	571	Youth Late Pick Up Fee	This fee is to cover costs associated with parents arriving late to pick -up their participant at any City Program; $1.00 per minute fee, after first five minutes.	Administration	Miscellaneous	$1.00	per participant /per minute	NA	NA	$1.00	$0.00
26	577	Drop-In Program/Activity	Admission fee for one time program or activity at a Community Center, Neighborhood Center or Park. (ex. Arts & Crafts, Special Events, Etc.)	Miscellaneous	Drop-In	$3.00		NA	NA	$3.00	$0.00
27	579	Center Dances/ Events	Admission fee for drop in community center activities such as dances, special programs and special events.	Events	Drop-In	$6.00		NA	NA	$6.00	$0.00
28	580	Trips and Excursions	Fee for trips and excursions.	Trips & Excursions	Miscellaneous	Cost + G & A Rate		NA	NA	Cost + G & A Rate	$0.00
29	581	Semi Private Swim Lesson Registration	Fee for 5 hours of semi private swim lessons. Classes will consist of no more than 3 students per instructor.	Aquatics	Swim Lessons	$83.00		NA	NA	$83.00	$0.00
30	596	Security Guard Fees	Fee per hour associated with providing security guards during rental use of City facilities.	Rental	Security Guard	Cost + G&A	per hour	NA	NA	Cost + G&A	$0.00
31	618	Class 1-City of Fontana Sponsored Activities	Fee for hourly rental of large rooms at the Neighborhood Centers for Class 1 usage (City sponsored activities).	Rental	Large Room	No Charge		NA	NA	No Charge	$0.00
32	619	Class 2- Fontana non-profit - Large Room - Hourly Rate	Fee for hourly rental of large rooms at the Neighborhood Centers for Class 2 usage (Fontana non-profit groups & other gov't agencies).	Rental	Large Room	$55.00		NA	NA	$55.00	$0.00
33	620	Class 3- Fontana Residents - Large Room	Fee for hourly rental of the large rooms at the Cypress and Don Day Neighborhood Centers for Class 3 usage (Residents).	Rental	Banquet Room	$78.00		NA	NA	$78.00	$0.00
34	621	Class 4- Commercial or non-resident - Large Room	Fee for hourly rental of the large rooms at the Cypress and Don Day Neighborhood Centers for Class 4 usage (Commercial & non-resident).	Rental	Banquet Room	$118.00		NA	NA	$118.00	$0.00
35	624	Class 1-City of Fontana Sponsored Activities	Fee for hourly rental of small rooms at the Neighborhood Centers for Class 1 usage (City sponsored activities).	Rental	Small Room	No Charge		NA	NA	No Charge	#VALUE!
36	625	Class 2- Fontana non-profit - Small Room	Fee for hourly rental of small rooms at the Neighborhood Centers for Class 2 usage (Fontana non-profit groups & other gov't agencies).	Rental	Small Room	$27.00	per hour	NA	NA	$27.00	$0.00
37	626	Class 3- Fontana Residents - Small Room	Fee for hourly rental of small rooms at the Neighborhood Centers for Class 3 usage (Fontana residents).	Rental	Small Room	$45.00	per hour	NA	NA	$45.00	$0.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
38	627	Class 4- Commercial or non-resident - Small Room	Fee for hourly rental of the small rooms at the Neighborhood Centers for Class 4 usage (Commercial & non-resident).	Rental	Small Room	$67.00	per hour	NA	NA	$67.00	$0.00
39	628	Class 3- Fontana Residents - Small Room	Fee for daily rental of small rooms at the Neighborhood Centers for Class 3 usage (Fontana residents).	Rental	Small Room	$254.00	per day	NA	NA	$254.00	$0.00
40	629	Class 4- Commercial or non-resident - Small Room	Fee for daily rental of the small rooms at the Neighborhood Centers for Class 4 usage (Commercial & non resident).	Rental	Small Room	$396.00	per day	NA	NA	$396.00	$0.00
41	656	Community Pools: Season Pass- Per Person	Fee for season pass per person valid at the following aquatic facilities: Heritage Pool, Miller Pool, Don Day Pool & the Martin Tudor Splash Park.	Aquatics	Memberships	$55.00	per person	NA	NA	$55.00	$0.00
42	657	Community Pools: Season Pass- Family of Four	Fee for season pass for family of 4 valid at the following aquatic facilities: Heritage Pool, Miller Pool, Don Day Pool & the Martin Tudor Splash Park.	Aquatics	Memberships	$181.00	per family of 4	NA	NA	$181.00	$0.00
43	658	Community Pools: Season Pass- Additional Family Member	Fee for season pass for additional family member valid at the following aquatic facilities: Heritage Pool, Miller Pool, Don Day Pool and the Martin Tudor Splash Park.	Aquatics	Memberships	$45.00	per additional family member over 4	NA	NA	$45.00	$0.00
44	664	Forfeit Fee	Adult sports forfeit deposit fee for all adult sports teams to ensure payment is available for game officials should a team not show up for regular scheduled league play. This fee is fully refundable	Sports	Adult	$63.00	per team	NA	NA	$63.00	$0.00
45	719	Mobile Recreation Rental	Hourly Fee for providing Mobile Recreation programs to community organizations, businesses, and private parties (2 hour minimum).	Rental	Mobile Recreation	$140.00		NA	NA	$140.00	$0.00
46	723	Annual Pass - Transportation Program	Fee for an annual pass for senior individuals over the age of 55 and disabled adults over the age of 18 residing within Fontana City limits.	Senior Programs	Transportation	$36.00		NA	NA	$36.00	$0.00
47	742	Lifeguard Training Class	Fee for Lifeguard Training Class participants. Upon completion of course participants will be certified in Lifeguarding, First Aid and CPR/AED for Lifeguards.	Aquatics	Training	$203.00		NA	NA	$203.00	$0.00
48	744	Reservation Fee- Fontana Resident	Fee to offset costs incurred in offering shelter rentals to Fontana residents at various parks. Shelter includes a full day rental per shelter.	Rental	Park Shelters	$55.00	per shelter rental	NA	NA	$55.00	$0.00
49	745	Reservation Fee- Non-Resident	Fee to offset costs incurred in offering shelter rentals to non-residents at various parks.	Rental	Park Shelters	$113.00	per shelter rental	NA	NA	$113.00	$0.00
50	748	Miller Fitness Room and One (1) Hour Racquetball	Fee for both a unlimited daily use of the fitness room and the use of the racquetball facility for one (1) hour	Fitness Center	Miscellaneous	$5.00	per participant	NA	NA	$5.00	$0.00
51	752	FASP Late Payment Fee (Non-Funded Site)	Fee for registering for the program past the due date.	After School	Registration	$10.00		NA	NA	$10.00	$0.00
52	769	Air Bouncer Permit Fee	This is recommended to offset the cost incurred by the City to offer special activity permits that allow air bouncers in parks and that bouncer companies hold all proper insurance coverage	Air Bouncer	Miscellaneous	$27.00		NA	NA	$27.00	$0.00
53	770	Admin. Transfer Fee	This fee is being recommended to offset the cost incurred by the City to make Recware registration transfers to class participants enrolled in recreation classes.	Administrative	Miscellaneous	$5.00		NA	NA	$5.00	$0.00
54	774	Non-Resident Registration	Fee for offering programs to non-residents.	Administrative	Non-Resident	$12.00		NA	NA	$12.00	$0.00
55	785	Teen-Youth Membership Fee	Annual membership fee for the Jack Builik Teen Center.	Jack Bulik Teen Center	Membership	$5.00		NA	NA	$5.00	$0.00
56	786	FPAC- Senior- Monthly Pass	Senior Monthly Swim Pass: Fee allows seniors (55+) to participate in any drop-in program at the Fontana Park Aquatic Center. Including water aerobics, lap swim/ water walking & recreational swim.	Aquatics	Seniors	$27.00		NA	NA	$27.00	$0.00
57	790	Nutrition Program - Meal- Non Senior or Non-Resident	Senior Center Nutrition Program - Individual Meal for Non-Senior 54 years and younger or Non-Resident of any age.	Senior Programs	Nutrition	$6.00	person	NA	NA	$6.00	$0.00
58	826	Program T-Shirt Fee	Fee to provide event/program t-shirts at city-wide events/programs	Administrative	Miscellaneous	Cost + G&A Rate		NA	NA	Cost + G&A Rate	$0.00
59	855	Fontana Park Aquatic Center- Swim Team Lane Fee	1 hour lane rental fee for Swim Team's full use to conduct swim practice and conditioning. Includes 1 lane in a designated area of the competition pool during specified hours.	Rental	Aquatics	$22.00		NA	NA	$22.00	$0.00
60	856	Employee Wellness Program	Employee Wellness Program at City of Fontana Fitness Center. The annual fee is per employee. The fee will cover use of the fitness room, racquetball courts and basketball courts on an unlimited basis.	Employee Wellness	Miscellaneous	$55.00		NA	NA	$55.00	$0.00
61	857	Educational Assembly at Nature Center	A one hour long educational assembly for students or adults held at the Nature Center or of site when requested. (Group fee for 50-100 students).	Nature Center	Educational Assembly	$140.00		NA	NA	$140.00	$0.00
62	859	Jessie Turner Fitness Center- Monthly Membership- Family of 4	Monthly fee for unlimited use for a family (immediate family members residing in the same household) up to 4, to use the fitness equipment and lockers at the Jessie Turner Health & Fitness Center.	Jessie Turner Community Center	Fitness Membership	$55.00	per family of 4 per month	NA	NA	$55.00	$0.00
63	860	Fitness Center Monthly Membership- Single Participant	Monthly unlimited use fee per person to use the fitness equipment and lockers at the City Fitness Centers. Ages 16 years & older.	Fitness Center	Membership	$27.00	per person	NA	NA	$27.00	$0.00
64	861	Jessie Turner Fitness Room - Daily Rate	Daily rate fee per person to use the fitness equipment and lockers at the Jessie Turner Health & Fitness Center	Fitness Center	Miscellaneous	$5.00	per person/hour	NA	NA	$5.00	$0.00
65	862	Jessie Turner Fitness Center - Daily Rate - Senior	Senior daily rate fee per person to use the fitness equipment and lockers at the Jessie Turner Health & Fitness Center	Fitness Center	Seniors	$3.00	per senior/day	NA	NA	$3.00	$0.00
66	863	Fitness Center - Monthly Rate - Senior	Monthly fee per senior to use the fitness equipment and lockers at the Jessie Turner Health & Miller Fitness Center.	Fitness Center	Membership	$15.00		NA	NA	$15.00	$0.00
67	867	Gym- Adult Daily Session Fee	Fee for participants to use the Fontana Park Gymnasium during not City sponsored events or activities. Open play sessions Monday-Sunday during center hours.	Gymnasium	Drop-In	$3.00		NA	NA	$3.00	$0.00
68	868	Kid Watch Program	A per hour fee for supervised youth recreational activities offered by an Neighborhood, specialty and Community Center while their parents are enrolled in a program.	Miscellaneous	Miscellaneous	$5.00		NA	NA	$5.00	$0.00
69	871	Promotional Items	Fee to offset and recover the cost for promotional items within the Community Services Depart. Which includes but not limited to cookbooks, pins, mugs, t-shirts, stickers, pads.	Administrative	Miscellaneous	Cost + G&A Rate		NA	NA	Cost + G&A Rate	$0.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
70	872	Regional Event Vendor	Fee for Vendor Participation in Regional events which have an estimated attendance greater than 5,000 people. Events are held at various locations throughout the City of Fontana at various times of the year.	Events	Vendor	$60.00		NA	NA	$60.00	$0.00
71	873	Scout Badge Program	Fee per person per badge required activities to earn various badges.	Nature Center	Miscellaneous	$6.00		NA	NA	$6.00	$0.00
72	875	Specialty Youth Camp	A one-week specialty camp that includes numerous hands-on activities, crafts, games, and one all-day field trip. (Example: Nature Center Camp)	Camp	Youth	$113.00		NA	NA	$113.00	$0.00
73	876	Gym- Teen Daily Session Fee	Fee for participants to use the Fontana Park Gymnasium during Non-City sponsored events or activities. Open play sessions Monday-Sunday during center hours. Fee is for participants ages 13-17. Proof of age is required.	Gymnasium	Drop-In	$1.00		NA	NA	$1.00	$0.00
74	878	Video Editing Fee - Advanced	Per hour fee for advanced video editing. This includes editing of raw event footage, adding motion graphics, motion text, show opening, and music.	KFON	Staff	$95.00		NA	NA	$95.00	$0.00
75	879	Video Editing Fee - Basic	Per hour fee for advanced video editing. This includes editing of raw event footage, adding motion graphics, motion text, show opening, and music.	KFON	Staff	$50.00		NA	NA	$50.00	$0.00
76	880	Adult Nature Workshop	Fee per person for seminars and workshops in geology, botany, nature photography, etc.	Nature Center	Miscellaneous	$6.00		NA	NA	$6.00	$0.00
77	881	Adult Sports- Team Soccer	Team fee for adult soccer program for one season which includes, but is not limited to, awards, staffing & equipment.	Sports	Adult	$339.00		NA	NA	$339.00	$0.00
78	882	Alcohol Deposit	Deposit for all rentals serving alcoholic beverages. Deposit is refundable to renter if no damage is incurred to the facility and if no additional personnel was needed due to the misuse of the Alcohol Policy. Any damages will be Cost + G&A rate.	Rental	Security Deposit	$500.00		NA	NA	$500.00	$0.00
79	883	Audio Visual Support Staff	Per hour fee for sound and video support for events or activities.	KFON	Staff	$197.00		NA	NA	$197.00	$0.00
80	885	Class 1 - Hourly	Fee for hourly rental of the Library Auditorium. Class 1 usage - City of Fontana Sponsored Activities	Rental	Auditorium	No Charge		NA	NA	No Charge	$0.00
81	887	Class 2 - Hourly	Fee for hourly rental of the Library Auditorium. Class 2 usage - Fontana non profit groups and other government agencies.	Rental	Auditorium	$140.00		NA	NA	$140.00	$0.00
82	889	Class 3 - Hourly	Fee for hourly rental of the Library Auditorium with two staff members onsite for Class 3 usage - Fontana residents.	Rental	Auditorium	$197.00		NA	NA	$197.00	$0.00
83	891	Class 4 - Hourly	Fee for hourly rental of the Library Auditorium. Class 4 usage - Non-residents and businesses.	Rental	Auditorium	$282.00		NA	NA	$282.00	$0.00
84	892	Birthday Party Package	Birthday party of up to three hours with a maximum of 30 children.	Nature Center	Miscellaneous	$181.00		NA	NA	$181.00	$0.00
85	894	Catering Kitchen Fee - Class 1	Flat fee for kitchen use at Community & Neighborhood Center Banquet Facilities. Must be a licensed caterer who must furnish rental staff with a Fontana Business License. Class 1 usage - City of Fontana organized or sponsored activities.	Rental	Catering Kitchen	No Charge		NA	NA	No Charge	$0.00
86	896	Class 1 - 2/3 Banquet Use	Fee per hour (max 6hrs) for renting two of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 1 usage - City of Fontana organized and/or sponsored activities.	Rental	Banquet Room	No Charge		NA	NA	No Charge	$0.00
87	897	Class 1 - 1/3 Banquet Use	Fee per hour (max 6hrs) for renting one of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 1 usage - City of Fontana organized and/or sponsored activities.	Rental	Banquet Room	No Charge		NA	NA	No Charge	$0.00
88	898	Class 1 - Full Banquet Use	Fee per hour (max 6hrs) for renting three of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 1 usage - City of Fontana organized and/or sponsored activities.	Rental	Banquet Room	No Charge		NA	NA	No Charge	$0.00
89	899	Class 1 - Meeting Room Weekday	Fee for hourly rental of meeting room at a Community Center with a minimum rental of two hours. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 1 usage - City of Fontana organized and/or sponsored activities.	Rental	Meeting Room	No Charge		NA	NA	No Charge	$0.00
90	900	Class 2 - 2/3 Banquet Use	Fee per hour for renting two of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 2 usage - Fontana non-profit groups & other government agencies.	Rental	Banquet Room	$73.00		NA	NA	$73.00	$0.00
91	901	Class 2 - 1/3 Banquet Use	Fee per hour for renting one of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 2 usage - Fontana non-profit groups & other government agencies.	Rental	Banquet Room	$55.00		NA	NA	$55.00	$0.00
92	903	Class 2 - 2/3 Banquet Use	Fee per hour for renting two of the three sections of the Community Center banquet room. Rate is for weekend Friday 5pm-Sunday 10pm. Class 2 usage - Fontana non-profit groups & other government agencies.	Rental	Banquet Room	$90.00		NA	NA	$90.00	$0.00
93	904	Class 2 - Full Banquet Use	Fee per hour for renting three of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 2 usage - Fontana non-profit groups & other government agencies.	Rental	Banquet Room	$95.00		NA	NA	$95.00	$0.00
94	905	Class 2 - Full Banquet Use	Fee per hour for renting three of the three sections of the Community Center banquet room. Rate is for weekend Friday 5pm-Sunday 10pm. Class 2 usage - Fontana non-profit groups & other government agencies.	Rental	Banquet Room	$118.00		NA	NA	$118.00	$0.00
95	907	Class 2 - Meeting Room Weekday	Fee for hourly rental of meeting room at a Community Center with a minimum rental of two hours. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 2 usage - Fontana non-profit groups & other government agencies.	Rental	Meeting Room	$45.00		NA	NA	$45.00	$0.00
96	908	Class 2 - Meeting Room Weekend	Fee for hourly rental of meeting room at a Community Center with a minimum rental of two hours. Rate is for weekend Friday 5p.m-Sunday 10pm. Class 2 usage - Fontana non-profit groups & other government agencies.	Rental	Meeting Room	$67.00		NA	NA	$67.00	$0.00

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97	909	Class 3 - 1/3 Banquet Use	Fee per hour for renting three of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 3 usage - Fontana residents.	Rental	Banquet Room	$100.00		NA	NA	$100.00	$0.00
98	910	Class 3 - 2/3 Banquet Use	Fee per hour for renting two of the three sections of the Community Center banquet room. Rate is for weekend Friday 5pm-sunday 10pm. Class 3 usage - Fontana residents.	Rental	Banquet Room	$158.00		NA	NA	$158.00	$0.00
99	912	Class 3 - 2/3 Banquet Use	Fee per hour for renting two of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 3 usage - Fontana residents.	Rental	Banquet Room	$135.00		NA	NA	$135.00	$0.00
100	913	Class 3 - Full Banquet Use	Fee per hour for renting three of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 3 usage - Fontana residents.	Rental	Banquet Room	$168.00		NA	NA	$168.00	$0.00
101	914	Class 3 - Full Banquet Use	Fee per hour for renting two of the three sections of the Community Center banquet room. Rate is for weekend Friday 5pm-Sunday 10pm. Class 3 usage - Fontana residents.	Rental	Banquet Room	$203.00		NA	NA	$203.00	$0.00
102	916	Class 3 - Meeting Room Weekday	Fee per hour for renting the meeting room at any Community Center. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 3 usage - Fontana residents.	Rental	Meeting Room	$55.00		NA	NA	$55.00	$0.00
103	917	Class 3 - Meeting Room Weekend	Fee per hour for renting the meeting room at any Community Center. Rate is for weekend Friday 5p.m-Sunday 10pm. Class 3 usage - Fontana residents.	Rental	Meeting Room	$78.00		NA	NA	$78.00	$0.00
104	918	Class 4 - 2/3 Banquet Use	Fee per hour for renting two of the three sections of the Community Center banquet room. Rate is for weekend Friday 5pm-sunday 10pm. Class 4 usage - non-residents.	Rental	Banquet Room	$181.00		NA	NA	$181.00	$0.00
105	919	Class 4 - 1/3 Banquet Use	Fee per hour for renting one of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-friday 5pm after which weekend rate applies. Class 4 usage - Non-residents.	Rental	Banquet Room	$123.00		NA	NA	$123.00	$0.00
106	921	Class 4 - 2/3 Banquet Use	Fee per hour for renting two of the three sections of the Community Center banquet room. Rate is for weekday Monday 8am-friday 5pm after which weekend rate applies. Class 4 usage - Non-residents.	Rental	Banquet Room	$158.00		NA	NA	$158.00	$0.00
107	923	Class 4 - Full Banquet Use	Fee per hour for renting two of the three sections of the Community Center banquet room. Rate is for weekend Friday 5pm-sunday 10pm. Class 4 usage - non-residents.	Rental	Banquet Room	$249.00		NA	NA	$249.00	$0.00
108	924	Class 4 - Meeting Room Weekday	Fee for hourly rental of meeting room at a Community Center with a minimum rental of two hours. Rate is for weekday Monday 8am-friday 5pm after which weekend rate applies. Class 4 usage - non-residents.	Rental	Meeting Room	$67.00		NA	NA	$67.00	$0.00
109	925	Class 4 - Meeting Room Weekend	Fee for hourly rental of meeting room at a Community Center with a minimum rental of two hours. Rate is for weekend Friday 5p.m-Sunday 10pm. Class 4 usage - non-residents.	Rental	Meeting Room	$90.00		NA	NA	$90.00	$0.00
110	926	Community Event Vendor	Vendor fee for community events which have an estimated attendance of between 2,000 - 5,000 people. Events are held at various locations throughout the City of Fontana at various times of the year.	Events	Vendor	$32.00		NA	NA	$32.00	$0.00
111	927	Class 4 - Full Banquet Use	Fee per hour for full use of the Community Center banquet facility. Rate is for weekday Monday 8am-friday 5pm after which weekend rate applies. Class 4 usage - Non-residents.	Rental	Banquet Room	$214.00		NA	NA	$214.00	$0.00
112	929	Day Porter - Hourly	This fee is to off set the cost of day porter services rendered during events held at City Facilities, Parks as well as special events held by the City as per City contract.	Administrative	Staff	Cost + G&A rate		NA	NA	Cost + G&A rate	$0.00
113	930	Facility Cancellation Fee	Fee for rental cancellations at least 60 days prior to the rental date after approval of application and a permit is generated.	Rental	Cancellation	$168.00		NA	NA	$168.00	$0.00
114	931	Facility Deposit- Library Auditorium	Fee for deposit for all rentals in the Library Auditorium. Deposit is refundable to the renter if no damage is done to the facility and all fees are paid in full. Any damage to be billed at Cost +G&A rate.	Rental	Security Deposit	$500.00		NA	NA	$500.00	$0.00
115	932	Facility Deposit - Rental Fees exceeding $500.00	Fee for rentals at Neighborhood Centers with a rental fee exceeding $500.00. Deposit is refundable to the renter if no damage is done to the facility and all fees are paid in full. Any damage to be billed at Cost + G&A rate.	Rental	Security Deposit	$500.00		NA	NA	$500.00	$0.00
116	933	Facility Deposit - Rental Fees less than $500.00	Fee for rentals at Neighborhood Centers with a rental fee less than $500.00. Deposit is refundable to the renter if no damage is done to the facility and all fees are paid in full. Any damage to be billed at Cost +G&A rate.	Rental	Security Deposit	$350.00		NA	NA	$350.00	$0.00
117	934	Facility Deposit - Small Meeting Room	Fee for all rentals in small meeting rooms, deposit is refundable to the renter if no damage is done to the facility and all fees are paid in full. Any damage to be billed at Cost +G&A rate.	Rental	Security Deposit	$150.00		NA	NA	$150.00	$0.00
118	935	School Field Trip Program	Fee per person for school or non-profit organizations trips to the nature Center or staff to school.	Nature Center	Miscellaneous	$6.00		NA	NA	$6.00	$0.00
119	937	Aquatic Event Fees	Hourly rate (min 2 hrs) for full use of the Fontana Park Aquatic Center. Fee includes use of pool equipment; lane lines, timing systems, diving blocks, goal cages. Set up and clean up time not included.	Rental	Aquatics	$226.00		NA	NA	$226.00	$0.00
120	938	FPAC Full Admission- ages 18+	Fee for all day use for persons 18 and over to utilize the waterslides and pools at the Fontana Park Aquatic Center.	Aquatics	Drop-In	$7.00		NA	NA	$7.00	$0.00
121	939	FPAC Full Admission - ages 17 or less	Fee for all day use for persons 17 or less to utilize the waterslides and pools at the Fontana Park Aquatic Center.	Aquatics	Drop-In	$5.00		NA	NA	$5.00	$0.00
122	940	Rental - Group Size 0-99 for 1 hours	1 hour pool rental fee for full use of the Fontana Park Aquatic Center. Group not to exceed 99 individuals.	Rental	Aquatics	$339.00		NA	NA	$339.00	$0.00
123	941	Rental - Group Size 100-199 for 1 hours	1 hour pool rental fee for full use of the Fontana Park Aquatic Center. Group not to exceed 199 individuals.	Rental	Aquatics	$453.00		NA	NA	$453.00	$0.00

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124	942	Rental - Group Size 200-299 for 1 hours	1 hour pool rental fee for full use of the Fontana Park Aquatic Center. Group not to exceed 299 individuals.	Rental	Aquatics	$566.00		NA	NA	$566.00	$0.00
125	944	Daily Drop-in Lap Swim/ Water Walking	Fee for one drop in daily session of lap swim during regular programming hours. The program is intended for participants ages 16-54 for the sole purpose of self-guided lap swimming and/or water walking.	Aquatics	Adult	$5.00		NA	NA	$5.00	$0.00
126	946	Junior Lifeguard Program- Monthly	Fee includes employment development in the Junior Lifeguard Program at any pool location within the City of Fontana. Fee is all inclusive for all physical and classroom activities, required manuals, t-shirt, and one field trip.	Aquatics	Youth	$168.00	participant	NA	NA	$168.00	$0.00
127	948	Satellite Gallery Artist Showing	Fee for artist to exhibit their art work at a City Satellite gallery (6-10 pieces) at Steelworkers' Auditorium or Senior Center for a short period of time (no more than 8 weeks).	Art	Miscellaneous	$60.00		NA	NA	$60.00	$0.00
128	950	Sports Arena Daily Session Fee	Daily fee to use the Fontana Park or Jack Bulik Sports Arena. Admission is free to persons less than 18 years old.	Sports Arena	Drop-In	$3.00	per person	NA	NA	$3.00	$0.00
129	951	Volunteer Lunch	Free lunch for volunteers who work at the Senior Center for at least two hours in a single day. Limit one lunch per day.	Volunteer	Miscellaneous	Free		NA	NA	Free	$0.00
130	952	Water Safety Instructor Course	Fee for qualified patrons to participate in the ARC, Water Safety course. Upon successful completion of the 35 hour course participants will be trained Water Safety Instructors	Aquatics	Training	$254.00	participant	NA	NA	$254.00	$0.00
131	953	Water Polo Team - Monthly Dues	Tiger Sharks focuses on teaching endurance, strength and the fundamental skills of playing water polo. Participants will gain experience and knowledge necessary to compete.	Aquatics	Membership	$67.00		NA	NA	$67.00	$0.00
132	954	Fountains, Pavilions, Courtyards & Stairways	Fee for the hourly use/rental of fountains, pavilions, courtyards & stairways for private events. Fee does not include any equipment, insurance, permits, police services or cleanup.	Rental	Events	$45.00	hour	NA	NA	$45.00	$0.00
133	966	Activity Tournament Team Fee	Fee for table / video game tournament play for participating groups of 1 to 5 for each activity throughout Fontana.	Facilities	Tournament	$5.00		NA	NA	$5.00	$0.00
134	967	Adult Hockey Team Fee	Team fee to participate in the Adult Hockey Program	Sports	Adult	$396.00		NA	NA	$396.00	$0.00
135	969	Aquatics Under 2 Years Old	Fee for participants under the age of 2 in to Recreational Swimming at any City pool with an adult paid admission, at no cost.	Aquatics	Drop-In	Free		NA	NA	Free	$0.00
136	970	Aquatics Pavilion Table Reservation	Fee includes use of one (1) picnic table during one (1) session of recreational swim. Date, time and location of table must be pre-determined.	Rental	Aquatics	$15.00		NA	NA	$15.00	$0.00
137	972	Class 3- Banquet Room Rental-Hourly Rate	Fee for hourly rental of the Banquet room at the Heritage Neighborhood Center for Class 3 usage-Fontana residents.	Rental	Banquet Room	$123.00		NA	NA	$123.00	$0.00
138	973	Class 4- Banquet Room Rental-Hourly Rate	Fee for hourly rental of the banquet room at the Heritage Neighborhood Centers for Class 4 usage (Commercial or Non-resident rental).	Rental	Banquet Room	$152.00		NA	NA	$152.00	$0.00
139	974	Community Center Class 2- 1/3 banquet use weekday setup/ clean-up	Fee per hour for renting one of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 2 usage.	Rental	Banquet Room	$27.00		NA	NA	$27.00	$0.00
140	975	Community Center Class 2- 2/3 banquet use weekday setup/ clean-up	Fee per hour for renting two of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 2 usage.	Rental	Banquet Room	$45.00		NA	NA	$45.00	$0.00
141	976	Community Center Class 2- 2/3 banquet use weekend setup/ clean-up clean-up	Fee per hour for renting two of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekend Friday 5pm- Sunday 10pm. Class 2 usage-Fontana non-profit groups & other government agencies.	Rental	Banquet Room	$55.00		NA	NA	$55.00	$0.00
142	977	Community Center Class 2- Full banquet use weekday setup/ clean-up	Fee per hour for renting three of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 2 usage.	Rental	Banquet Room	$50.00		NA	NA	$50.00	$0.00
143	978	Community Center Class 2- Full banquet use weekend setup/ clean-up	Fee per hour for renting three of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekend Friday 5pm- Sunday 10pm. Class 2 usage-Fontana non-profit groups & other government agencies.	Rental	Banquet Room	$67.00		NA	NA	$67.00	$0.00
144	979	Community Center Class 2- Hourly fee for Gymnasium for Sporting Events	Fee per hour for renting the indoor gymnasium at the Community Center for sporting events. Minimum 4 hour rental required. Class 2 usage-local non-profit groups.	Rental	Gymnasium	$197.00		NA	NA	$197.00	$0.00
145	980	Community & Neighborhood Centers Class 2,3,4 - Kitchen Rental Rate	Flat rate for rental of the kitchens at the Neighborhood and Community Centers for Class 2,3,4 usage.	Rental	Kitchen	$83.00		NA	NA	$83.00	$0.00
146	981	Community Center Class 3- 1/3 banquet use weekday setup/ clean-up	Fee per hour for renting one of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekday Monday 8am- Friday 5pm after which weekend rate applies. Class 3 usage-Fontana residents.	Rental	Banquet Room	$60.00		NA	NA	$60.00	$0.00
147	982	Community Center Class 3-2/3 banquet use weekday setup/ clean-up	Fee per hour for renting two of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 3 usage- Fontana residents	Rental	Banquet Room	$73.00		NA	NA	$73.00	$0.00
148	983	Community Center Class 3- 2/3 banquet use weekend setup/ clean-up	Fee per hour for renting two of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekend Friday 5pm- Sunday 10pm. Class 3 usage-Fontana residents	Rental	Banquet Room	$90.00		NA	NA	$90.00	$0.00
149	984	Community Center Class 3- Full banquet use weekday setup/ clean-up	Fee per hour for renting three of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 3 usage-Fontana residents.	Rental	Banquet Room	$90.00		NA	NA	$90.00	$0.00
150	985	Community Center Class 3-Full banquet use weekend setup/ clean-up	Fee per hour for renting three of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekend Friday 5pm- Sunday 10pm. Class 3 usage-Fontana residents	Rental	Banquet Room	$90.00		NA	NA	$90.00	$0.00

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151	986	Community Center Class 3- Hourly fee for Gymnasium for sporting events.	Fee per hour for renting the indoor gymnasium at the Community Center for sporting events. Minimum 4 hour rental required. Class 3 usage-Fontana residents.	Rental	Gymnasium	$226.00		NA	NA	$226.00	$0.00
152	987	Community Center Class 4-1/3 banquet use weekday setup/ clean-up	Fee per hour for renting one of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 4 usage-Non-residents.	Rental	Banquet Room	$73.00		NA	NA	$73.00	$0.00
153	988	Community Center Class 4-2/3 banquet use weekday setup/ clean-up	Fee per hour for renting two of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekday Monday 8am- Friday 5pm after which weekend rate applies. Class 4 usage-Non-residents.	Rental	Banquet Room	$90.00		NA	NA	$90.00	$0.00
154	989	Community Center Class 4-2/3 banquet use weekend setup/ clean-up	Fee per hour for renting two of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekend Friday 5pm- Sunday 10pm. Class 4 usage-Non-residents	Rental	Banquet Room	$100.00		NA	NA	$100.00	$0.00
155	990	Community Center Class 4-Full banquet use weekday setup/ clean-up	Fee per hour for renting three of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekday Monday 8am-Friday 5pm after which weekend rate applies. Class 4 usage-Non-residents.	Rental	Banquet Room	$100.00		NA	NA	$100.00	$0.00
156	991	Community Center Class 4- Full banquet use weekend setup/ clean-up	Fee per hour for renting three of three sections of the Community Center banquet room for set-up and clean up hours only. Rate is for weekend Friday 5pm- Sunday 10pm. Class 4 usage-Non-residents	Rental	Banquet Room	$113.00		NA	NA	$113.00	$0.00
157	992	Community Center Class 4- Hourly fee for Gymnasium for Sporting Events.	Fee per hour for renting the indoor gymnasium at the Community Center for sporting events. Minimum 4 hour rental required. Class 4 usage non-Fontana residents.	Rental	Gymnasium	$282.00		NA	NA	$282.00	$0.00
158	993	Community Center-Gym Deposit	Trust deposit for renting the indoor gymnasium at the Community Centers.	Rental	Security Deposit	$367.00		NA	NA	$367.00	$0.00
159	995	Drop-In Water Polo Daily Rate	Drop-in daily rate for water polo at the Fontana Park Aquatic Center.	Aquatics	Drop-In	$2.50		NA	NA	$2.50	$0.00
160	996	Fontana Park Aquatic Center Group Rates	Fee is intended for Fontana non-profit organizations with groups of 30 or more. Fee includes admission to the Fontana Park Aquatic Center recreational swim sessions as scheduled. Cost includes one (1) chaperone for every ten (10) children ages 7+.	Aquatics	Group	$4.00		NA	NA	$4.00	$0.00
161	997	Fontana Park Aquatic Center Monthly Swim Pass	Fee allows participants to attend drop-in lap swim, water walking, water polo or recreational swim for a period of an entire calendar month at the Fontana Park Aquatic Center.	Aquatics	Membership	$55.00		NA	NA	$55.00	$0.00
162	998	Fontana Days Run - Team - Individual 5k Registration Fee	Fee for each individual member of team. This was last revised in 2019.	Events	Half Marathon	$50.00		NA	NA	$50.00	$0.00
163	999	Multi-Use Sport Pavilion	Hourly fee for use of the Sports Pavilion at Jack Bulik or Fontana Parks with lights to conduct organized sanctioned sports programming that includes games, scrimmages, bouts and practices.	Rental	Sports Pavilion	$15.00		NA	NA	$15.00	$0.00
164	1000	Neighborhood Event Vendor	Fee for Neighborhood events which have an estimated attendance of up to 2,000 people. Events will be held at various locations throughout the City of Fontana at various times of the year.	Events	Vendor	$15.00		NA	NA	$15.00	$0.00
165	1001	Refreshments	Fee to recover the cost for food and beverage items. Includes but is not limited to juice, coffee, pastries and pre packaged foods.	Administrative	Miscellaneous	Cost + G & A		NA	NA	Cost + G & A	$0.00
166	1002	Replacement of Equipment and/or Supplies	Fee to recover the cost for replacement equipment and/or supplies. Equipment & supplies includes but is not limited to pool/billiards equipment, darts, cards, games and books.	Administrative	Miscellaneous	Cost + G & A		NA	NA	Cost + G & A	$0.00
167	1007	Youth Workshop	Fee per child to participate in structured educational and/or recreational activity.	Miscellaneous	Miscellaneous	$5.00		NA	NA	$5.00	$0.00
168	1227	Adult Softball Tournament Team Fee	Team fee to participate in an adult softball tournament. The fee includes but is not limited to regulation softball, "Chicago Softball" (Big Ball) and one-pitch tournaments	Sports	Tournament	$168.00		NA	NA	$168.00	$0.00
169	1229	Aquatics Cabana Reservation	Fee includes the use of 1 (one) cabana at the Aquatic Center or Heritage Pool during 1 (one) session of recreational swim. Date, time and location of cabana must be pre-determined.	Rental	Aquatics	$113.00		NA	NA	$113.00	$0.00
170	1230	Athletic Field Usage with Lights- Private Youth Groups	Hourly fee for athletic field rentals with lights for private or for-profit youth groups.	Sports	Athletic Fields	$45.00		NA	NA	$45.00	$0.00
171	1231	Special Event/Dances- Senior/Disabled	Fee for seniors age 55+ and/or disabled 18+ to participate at special events or dances	Events	Drop-In	$4.00		NA	NA	$4.00	$0.00
172	1232	Community Garden Plot 12x32 (SMALL)	Annual fee to offset the costs incurred by the City to provide community garden plots. Garden plots are located behind the Cypress and Josephine Knopf Centers.	Rental	Garden Plot	$32.00		NA	NA	$32.00	$0.00
173	1233	Community Garden Plot 18x32 (MEDIUM)	Annual fee to offset the costs incurred by the City to provide community garden plots. Garden plots are located behind the Cypress and Josephine Knopf Centers.	Rental	Garden Plot	$45.00		NA	NA	$45.00	$0.00
174	1234	Community Garden Plot 24x32 (LARGE)	Annual fee to offset the costs incurred by the City to provide community garden plots. Garden plots are located behind the Cypress and Josephine Knopf Centers.	Rental	Garden Plot	$55.00		NA	NA	$55.00	$0.00
175	1236	Lifeguards Re-Certification Challenge	Fee for student to take a skill and written exam to prove competency. No material swill be provided. Open to anyone. Course will also include tests for CPR for Lifeguarding and or Title 22 components.	Aquatics	Training	$113.00		NA	NA	$113.00	$0.00
176	1237	Masters Swim Team Registration	Registration fee for monthly participation in the City of Fontana Master's Swim Team for participants ages 18+. Fee includes monthly pool use for practices and swim meets as scheduled.	Aquatics	Adult	$55.00		NA	NA	$55.00	$0.00
177	1240	Pee Wee Sports- Program	Fee for participation in a Pee Wee Sports Program including, but not limited to, soccer, t-ball, basketball and hockey.	Sports	Pee Wee	$55.00		NA	NA	$55.00	$0.00
178	1241	Private Lesson Registration Fee	Fee for 5 hours of private lessons. Class will consist of 1 student per instructor.	Aquatics	Swim Lessons	$140.00		NA	NA	$140.00	$0.00
179	1242	Recreation Day Camp Program	Daily participation fee for day camp programs at various City facilities and park locations.	Youth	Camp	$22.00		NA	NA	$22.00	$0.00
180	1244	Security Deposit for Aquatic Rentals	Trust deposit for renting an Aquatic Facility. Fontana Park Aquatic Center, Miller Pool, Don Day Pool, Heritage Pool and Martin Tudor Splash Park.	Rental	Security Deposit	$150.00		NA	NA	$150.00	$0.00
181	1246	Senior Drop-In Swim Free	Admission fee for ages 55+ at all aquatic facilities. Fee can be used for all drop in programs: aqua aerobics, lap swim, water walking, and recreational swim.	Aquatics	Drop-In	$2.00		NA	NA	$2.00	$0.00
182	1248	Tennis Court Rental	Hourly rate for rental of tennis courts. Intended for tennis use only. 2 hour maximum.	Rental	Tennis Court	$5.00		NA	NA	$5.00	$0.00
183	1249	Training Certificate Replacement	Fee for the replacement of one Red Cross Class Certification	Aquatics	Training	$10.00		NA	NA	$10.00	$0.00
184	1250	Water Polo Team Tournament	Team fee to offset the cost incurred in providing programming components for a water polo tournament.	Aquatics	Tournament	$168.00		NA	NA	$168.00	$0.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
185	1251	Youth and Teen Sports- Participant	Fee for participation in one season of a scheduled Youth and Teen sport program. Fee applies to, but is not limited to, soccer, flag football, basketball, track & field and hockey.	Sports	Youth	$78.00		NA	NA	$78.00	$0.00
186	1915	Artificial Turf Usage	Hourly fee for the use of an artificial turf field. Fee is to be used in conjunction with hourly field usage fee appropriate for the user/renter.	Sports	Athletic Field	$15.00		NA	NA	$15.00	$0.00
187	1916	Center Dances/Events- Reduced Rate	Reduced admission fee for drop in Community/ Neighborhood Center activities such as dances, special programs & special events for underprivileged youth.	Community/Neighborhood Center	Drop-In	$4.00		NA	NA	$4.00	$0.00
188	1917	Healthy Jr. Chef Cooking Class	Cooking class with hands on experience for youth 8 to 14 years of age.	Healthy Fontana	Cooking	$5.00		NA	NA	$5.00	$0.00
189	1918	KFON Studio Rental	Hourly fee for studio use. A minimum of Four hours must be reserved. No special equipment, facility use only.	KFON	Rental	$282.00		NA	NA	$282.00	$0.00
190	1919	Registration Processing	Registration processing fee per transaction for programs & classes.	Administrative	Miscellaneous	$3.00		NA	NA	$3.00	$0.00
191	1920	Special Events Application	Processing fee to file a special event application. Fee is to be paid regardless of the application being approved or denied.	Events	Application	$27.00		NA	NA	$27.00	$0.00
192	1954	Before School Program	Before school youth program daily registration fee per participant, per day. Hours average 2.5 hours before school per site.	Before School Program	Registration	$5.00		NA	NA	$5.00	$0.00
193	1955	Athletic Field Rental - RYNP Hourly Field Fee	Hourly resident youth non-profit (RYNP) organization fee to use City of Fontana Athletic Fields for practices/game purposes. Hourly flat rate for use per field, per hour.	Sports	Athletic Field	$1.50		NA	NA	$1.50	$0.00
194	1956	Class 2- Block Rate	Fee for a Fontana non-profit group or government agency to rent the Steelworkers' Auditorium for a consecutive block of time (up to 6 hours).	Rental	Auditorium	$764.00		NA	NA	$764.00	$0.00
195	1957	Class 3- Block Rate	Fee for a Fontana resident to rent the Steelworkers' Auditorium a consecutive block of time (up to 6 hours).	Rental	Auditorium	$1,071.00		NA	NA	$1,071.00	$0.00
196	1958	Class 4 - Block Rate	Fee for a non-resident, commercial sponsored event, business, organization, association, union, or individual for profit to rent the Steelworkers' Auditorium for a consecutive block of time (up to 6 hours).	Rental	Auditorium	$1,530.00		NA	NA	$1,530.00	$0.00
197	1959	Equipment Use Vendor	This fee covers the cost for a vendor to utilize: an Ez-Up; 1 table and 2 chairs.	Events	City Events	$15.00		NA	NA	$15.00	$0.00
198	1960	Annual Membership- Senior	Annual fee per senior (aged 55 and over) to use the fitness equipment and lockers at the Jessie Turner Health & Miller Fitness Center.	Fitness Center	Miscellaneous	$96.00		NA	NA	$96.00	$0.00
199	1961	Fontana Days Run - Half Marathon - Individual Registration Fee	This fee is to offset the cost incurred for the annual Fontana Days Half Marathon Run.	Events	Half Marathon	$67.00		NA	NA	$67.00	$0.00
200	1962	Fontana Days Run - Team - Individual Half Registration Fee	Fee for each individual member of Half Marathon team.	Events	Half Marathon	$60.00		NA	NA	$60.00	$0.00
201	1964	Martin Tutor Splash Park- Full Admission- Adult	Full admission fee to the Martin Tudor Splash Park (MTSP) for participants ages 18-54. Fee applies to one (1) session of programming.	Aquatics	Drop-In	$5.00		NA	NA	$5.00	$0.00
202	1965	Martin Tutor Splash Park- Full Admission- Child	Full admission fee to the Martin Tudor Splash Park (MTSP) for participants ages 2-17. Fee applies to one (1) session of programming.	Aquatics	Drop-In	$3.00		NA	NA	$3.00	$0.00
203	1966	Miller Fitness Center - Drop-In - Senior	Drop-in rate for seniors (55+) for fitness session at the Miller Fitness Center to include fitness room and racquetball court.	Fitness Center	Drop-In	$3.00		NA	NA	$3.00	$0.00
204	1988	4th of July Admission Fee	Fee per participant for the 4th of July Event.	Events	Registration	$7.00		NA	NA	$7.00	$0.00
205	1989	Aquatics Special Event Admission	Admission fee for any Fontana Park Aquatic Center special event including dances and special programs (i.e. Aqua Prom, Doggy Dip, etc.). Admission includes use of facility contingent upon event layout.	Aquatics	Participant	$10.00		NA	NA	$10.00	$0.00
206	1991	Auditorium Dark Day	Fee for daily rental to reserve auditorium during a non-rehearsal or non-performance day when equipment or props are left on site for a scheduled production and can not be used by another party. Must have current rental agreement.	Rental	Auditorium	$339.00		NA	NA	$339.00	$0.00
207	1992	Extended Program- Hourly	Hourly rate for Supervised Youth Recreational Activities offered by any Neighborhood Community Center, or youth program, as a supplemental fee for participants wanting additional care outside scheduled program hours.	Administrative	Miscellaneous	$5.00		NA	NA	$5.00	$0.00
208	1993	Gym- Replacement Wristband	Fee for replacement wristband at Fontana Park Basketball Gymnasium. Fee will be utilized when a participant's wristband is no longer securely fastened to the participant's wrist. Fee applies to participants 13+ who previously paid daily drop-in fee.	Gymnasium	Drop-In	$1.00		NA	NA	$1.00	$0.00
209	1994	Masters Swim Meet- Team Registration	Fee for an adult (18+) to compete in a Masters Swim Meet hosted by the City of Fontana. Fee used to offset the expense incurred when hosting a Meet.	Aquatic Center	Adult	$27.00		NA	NA	$27.00	$0.00
210	1995	Miller Fitness Center Summer Monthly Membership	Monthly membership fee per person to use the Miller Fitness Center's amenities and blends access to the aquatic fitness programming. Membership only valid during Miller Pool's operating months.	Fitness Center	Memberships	$45.00		NA	NA	$45.00	$0.00
211	1996	Sports Late Registration	Fee for registering for sports programs past the registration deadline. Fee offsets administrative impact of late additions and roster add-ons.	Sports	Youth	$10.00		NA	NA	$10.00	$0.00
212	1997	Tot Play Registration	Daily participation fee for Tot Play at both Community & Neighborhood Centers. Registration requirement is minimum two days per week.	Tot Play	Registration	$8.00		NA	NA	$8.00	$0.00
213	1999	After Hours Specialty Program	Fee for activity or program at any Community Center, Neighborhood Center, or Park after normal programming hours for a duration of no less than eight (8) hours and not to exceed fourteen (14) hours (i.e. overnight camp, teen basketball lcok0in, etc.).	Community Services	Youth	$55.00	per participant	NA	NA	$55.00	$0.00
214	2013	Community Theatre Performance Admission	One admission ticket to a City of Fontana community theatre production	Arts	Miscellaneous	$15.00		NA	NA	$15.00	$0.00
215	2014	Contractor Restroom Building Service	Fee to cover contractor costs scheduled to service one women's and one men restroom building per park during a sports related event or reservation that has more than 100 in projected attendance	Sports	Pavilion	$55.00		NA	NA	$55.00	$0.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
216	2015	Lifeguard Training with Title 22	Fee is for Lifeguard Training course with Title 22 component. Upon successful completion of the course, participants will receive Lifeguarding, CPR for Lifeguards, AED and First Aid (Title 22)	Aquatics	Training	$282.00		NA	NA	$282.00	$0.00
217	2016	Miller Fitness Center Monthly Membership - Single Participant	Monthly unlimited use fee per participant aged 16 and older to use fitness equipment and racquetball courts specific to Miller Center only.	Fitness Center	Membership	$15.00		NA	NA	$15.00	$0.00
218	2018	Teen Summer Camp	Weekly camp fee that includes organized activities, swimming, transportation, and excursions for youth ages 11-15	Camp	Youth	$135.00		NA	NA	$135.00	$0.00
219	2019	Sports Pavilion - Private Event Rental	Hourly fee for use of a sports pavilion for a private rental/event that is not an organized sanctioned sport programming related game, bout, scrimmage or practice. Minimum 4 hour rental required	Rental	Sports Pavilion	$197.00		NA	NA	$197.00	$0.00
220	2020	WSI Staff Rate	Fee is for current or returning aquatic staff to receive training as American Red Cross Water Safety Instructor	Aquatics	Training	$113.00		NA	NA	$113.00	$0.00
221	2023	Art Workshop	Fee for one person to participate in a City of Fontana art workshop	Arts	Miscellaneous	Cost + G & A		NA	NA	Cost + G & A	$0.00
222	2024	Fitness Center Annual Membership	Annual unlimited use fee per person to use the fitness equipment and lockers at the Jessie Turner Fitness Center. Ages 16 years and older.	Fitness Center	Membership	$254.00		NA	NA	$254.00	$0.00
223	2025	Idle Room Use Weekday - Class 2	Fee per hour to rent the banquet room for the time between event set-up and event start time. Rate Is for weekday Monday 8:00AM to Friday 5:00PM after which weekend rate applies. Class 2 usage - Fontana Non-Profit	Rental	Banquet Room	$22.00		NA	NA	$22.00	$0.00
224	2026	Idle Room Use Weekday - Class 3	Fee per hour to rent the banquet room for the time between event set-up and event start time. Rate Is for weekday Monday 8:00AM to Friday 5:00PM after which weekend rate applies. Class 2 usage - Residents	Rental	Banquet Room	$38.00		NA	NA	$38.00	$0.00
225	2027	Idle Room Use Weekday - Class 4	Fee per hour to rent the banquet room for the time between event set-up and event start time. Rate Is for weekday Monday 8:00AM to Friday 5:00PM after which weekend rate applies. Class 2 usage - Non-Residents	Rental	Banquet Room	$55.00		NA	NA	$55.00	$0.00
226	2028	Idle Room Use Weekend - Class 2	Fee per hour to rent the banquet room for the time between event set-up and event start time. Rate Is for weekday Friday 5:00PM to Sunday 10:00PM. Class 2 usage - Fontana Non-Profit	Rental	Banquet Room	$38.00		NA	NA	$38.00	$0.00
227	2029	Idle Room Use Weekend - Class 3	Fee per hour to rent the banquet room for the time between event set-up and event start time. Rate Is for weekday Friday 5:00PM to Sunday 10:00PM. Class 2 usage - Fontana Residents	Rental	Banquet Room	$55.00		NA	NA	$55.00	$0.00
228	2030	Idle Room Use Weekend - Class 4	Fee per hour to rent the banquet room for the time between event set-up and event start time. Rate Is for weekday Friday 5:00PM to Sunday 10:00PM. Class 2 usage - Non-Resident	Rental	Banquet Room	$73.00		NA	NA	$73.00	$0.00
229	2031	Amphitheater Class 1 - Hourly	Fee for hourly rental of the Miller Park Amphitheater by class 1 renter - City of Fontana Sponsored Activity	Rental	Rental	Free		NA	NA	Free	$0.00
230	2032	Amphitheater Class 2 - Hourly	Fee for hourly rental of Miller Park Amphitheater by class 2 renter, City of Fontana Non-Profit groups and other government agencies; includes two part time staff, two security guards, and restroom cleaning fee.	Performing Arts	Rental	$197.00		NA	NA	$197.00	$0.00
231	2033	Amphitheater Class 3 - Hourly	Fee for hourly rental of Miller Park Amphitheater by class 3 renter, City of Fontana Residents; includes two part time staff, two security guards, and restroom cleaning fee.	Performing Arts	Rental	$226.00		NA	NA	$226.00	$0.00
232	2034	Amphitheater Class 4 - Hourly	Fee for hourly rental of Miller Park Amphitheater by class 4 renter, non-resident, commercial sponsored event, business; includes two part time staff, two security guards, and restroom cleaning.	Performing Arts	Rental	$396.00		NA	NA	$396.00	$0.00
233	2054	Youth Community Theater Participation Fee	Youth Community Theater participation fee per child cast in youth community play (for ages 18 and under).	Performing Arts	Miscellaneous	$17.00		NA	NA	$17.00	$0.00
234	2055	Community CPR, First Aid & AED	Fee for students to take an instructor lead CPR, First Aid & AED class. Fee includes certification	Aquatics	Training	$90.00		NA	NA	$90.00	$0.00
235	2056	Junior Lifeguard Community Pool Program - Monthly	Fee includes youth development in the Junior Lifeguard Program at any community pool location n the City of Fontana. Fee includes all physical and classroom activities, required materials, t-shirts and field trips	Aquatics	Youth	$140.00		NA	NA	$140.00	$0.00
236	2057	DVD Duplication	Cost for DVD and staff time for burning a DVD copy of an event that was covered by KFON	KFON	Staff	$10.00		NA	NA	$10.00	$0.00
237	2058	Youth Community Theatre Playbill Message	Personal message to a cast member in playbill for Community Theatre program; maximum of 40 characters per message	Arts	Miscellaneous	$6.00		NA	NA	$6.00	$0.00
238	2059	Non-Resident Registration	Fee for offering programs to non-residents with a resident address outside of Fontana	Administrative	Non-Resident	$15.00		NA	NA	$15.00	$0.00
239	2074	Art Canvas Additional Charge	Art Depot program activity, Workshop or Imagination Studio.	Arts	Miscellaneous	$5.00		NA	NA	$5.00	$0.00
240	2075	Art Depot Gallery Artist Showing	Fee for artist to exhibit their artwork at the Art Depot Gallery (10-20 art pieces) for a short period of time (no more than 4 weeks) as space is available.	Arts	Miscellaneous	$67.00		NA	NA	$67.00	$0.00
241	2076	Art Party Package Additional Participant	Fee for each additional participant that exceeds the Art Party Package of 12 participants at the Art Depot Gallery.	Arts	Miscellaneous	$12.00		NA	NA	$12.00	$0.00
242	2077	Art Party Package	Fee for a two hour art party package led by staff that includes a 1.5 hour art activity lesson(s) for up to 12 participants at the Art Depot Gallery.	Arts	Miscellaneous	$208.00		NA	NA	$208.00	$0.00
243	2079	Small Group Rate Imagination Studio Program Activity	Fee is per person with a group rate of seven people or more for a one time Imagination Studio art activity for one hour.	Arts	Miscellaneous	$5.00		NA	NA	$5.00	$0.00
244	2080	Imagination Studio Drop-In Program Activity	Fee for a one time Imagination Studio art activity for one hour led by the Art Depot Gallery staff per participant.	Arts	Miscellaneous	$6.00		NA	NA	$6.00	$0.00
245	2081	Bridge to Lifeguard	Offset cost for current Junior Lifeguards to become trained as Lifeguards.	Aquatics	Training	$83.00		NA	NA	$83.00	$0.00
246	2082	Lifeguard Instructor	Fee is for qualified patrons to participate in the ARC Lifeguard Instructor course. Upon successful completion of the 35 hour course, participants will be trained Lifeguard Instructors.	Aquatics	Training	$339.00		NA	NA	$339.00	$0.00

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
247	2083	Lifeguard Instructor/Trainer Review	Fee for current Lifeguard Instructors/ Trainers to take a skill and written exam to prove competency. No materials will be provided. This course may also include challenge test for basic level certifications.	Aquatics	Training	$146.00		NA	NA	$146.00	$0.00
248	2084	Aquatics Non-Resident Rental Fee	Fee would be used for non-residents renting any pool. Sites include: Fontana Park Aquatic Center, Martin Tudor Splash Park, Miller, Don Day, Heritage Pools.	Aquatics	Rentals	$55.00		NA	NA	$55.00	$0.00
249	2085	Pajama Paint Night Program	Fee per person (Youth ages 3-17) to participate in a structured art and recreation workshop lasting up to two hours.	Arts	Miscellaneous	$7.00		NA	NA	$7.00	$0.00
250	2086	Uniform/Jersey Replacement	Fee for uniform replacement per item (shirt, jersey, shorts, etc.).	Sports	Uniform Replacement	$10.00		NA	NA	$10.00	$0.00
251	2087	Snorkeling Class	Fee for one (1) participant to get six (6) hours of snorkeling lessons.	Aquatics	Swim Lesson	$27.00		NA	NA	$27.00	$0.00
252	2090	Horseshoe Pit - Non Profit Use	Hourly fee of horseshoe pit rental for non-profit group use.	Rental	Horseshoe Pit	$10.00		NA	NA	$10.00	$0.00
253	2091	Horseshoe Pit - Private Use	Hourly fee of horseshoe pit rental for private use group.	Rental	Horseshoe Pit	$15.00		NA	NA	$15.00	$0.00
254	2092	Large Group Rate Imagination Studio Program Activity	Fee is per person with a group rate for seventy-five (75) people or more for a one time Imagination Studio art activity for one hour (group may be hosted in multiple sessions).	Arts	Miscellaneous	$3.00		NA	NA	$3.00	$0.00
255	2093	Lifeguard Instructor/Instructor Trainer Review	Fee for current Lifeguard Instructors/Instructor Trainers to take a skill and written exam to prove competency. Not materials will be provided. This course may also include challenge test for basic level certifications.	Aquatics	Training	$146.00		NA	NA	$146.00	$0.00
256	2094	Splashball Camp	Registration fee for a one week (Mon-Thu) of Splashball Camp for youth ages 6-12	Aquatics	Class	$55.00		NA	NA	$55.00	$0.00
257	2095	Splashball Water Polo - Bimonthly Dues	Registration fee for a two weeks of Splashball Class for children ages 5-10 years old	Aquatics	Class	$55.00		NA	NA	$55.00	$0.00
258	2097	Tier 1 - RNYP Field Rental	Rental Rate for Resident Youth Non-Profit Activities	Sports	Athletic Fields	$1.00	Per Hour/Per Field	NA	NA	$1.00	$0.00
259	2098	Tier 2 - RYL Field Rental	Rental Rate for Resident Youth League activities	Sports	Athletic Fields	$10.00	Per Hour/Per Field	NA	NA	$10.00	$0.00
260	2098	Tier 2 - RYL Field Rental	Rental Rate for Resident Youth League activities	Sports	Athletic Fields	$22.00	Per Hour/Per Field with lights	NA	NA	$22.00	$0.00
261	2098	Tier 2 - RYL Field Rental	Rental Rate for Resident Youth League activities	Sports	Athletic Fields	$7.50	Per Hour/Per Field Turf Fee	NA	NA	$7.50	$0.00
262	2099	Tier 3 - RYSO Field Rental	Rental rate for Resident Youth Sports Organization	Sports	Athletic Fields	$15.00	Per Hour/Per Field	NA	NA	$15.00	$0.00
263	2099	Tier 3 - RYSO Field Rental	Rental rate for Resident Youth Sports Organization	Sports	Athletic Fields	$32.00	Per Hour/Per Field with lights	NA	NA	$32.00	$0.00
264	2099	Tier 3 - RYSO Field Rental	Rental rate for Resident Youth Sports Organization	Sports	Athletic Fields	$10.00	Per Hour/Per Field Turf Fee	NA	NA	$10.00	$0.00
265	2100	Tier 4 - YSO Field Rental	Hourly fee for Youth Sports Organizations rental for athletic field rentals	Sports	Athletic Fields	$22.00	without lights	NA	NA	$22.00	$0.00
266	2100	Tier 4 - YSO Field Rental	Hourly fee for Youth Sports Organizations rental for athletic field rentals	Sports	Athletic Fields	$44.00	without lights	NA	NA	$44.00	$0.00
267	2100	Tier 4 - YSO Field Rental	Hourly fee for Youth Sports Organizations rental for athletic field rentals	Sports	Athletic Fields	$15.00	Artificial turf facility usage	NA	NA	$15.00	$0.00

Environmental

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Notes	Full Cost	Subsidy %	Suggested Fee	Fee Δ
1	410	Wastewater Discharge Class I Permit Industrial/Commercial	Fee for Wastewater Discharge Class I Permit Industrial/Commercial.	Permit	Waste Water	$19.00/EDU Indust(30 EDU Cap) $5.15/EDU Commercial			NA	NA	$19.00/EDU Indust(30 EDU Cap) $5.15/EDU Commercial	$0.00
2	412	Laboratory Analysis of Wastewater Sample	Fee for Laboratory Analysis of Wastewater Sample.	Permit	Waste Water	Cost of State Certified Laboratory plus City Overhead $5.15/EDU Commercial+City Overhead			NA	NA	Cost of State Certified Laboratory plus City Overhead $5.15/EDU Commercial+City Overhead	$0.00
3	413	Pretreatment- Non-Compliance Meeting	Fee to offset the cost of conducting a meeting between the operator and City representative for the purpose of correcting the operator's non-compliance with permit requirements and/or violations of the Fontana Municipal Code.	Permit	Waste Water	$339.00	per meeting		$676.37	0%	$676.00	$337.00
4	2041	Electric Vehicle Charging Fee	Fee to charge an electric vehicle at a City maintained facility. Fee is per Kwh. City may charge $5.00 per hour for any vehicle parked at a station 60 minutes after fully charged	Equipment	Equipment Usage	$0.25	per Kwh		NA	NA	$0.25	$0.00
5		**Environmental Stormwater Industrial Fees**										
6		COMMERCIAL STORMWATER INSPECTION	Fee will offset the cost to the City for inspection of commercial sites to determine compliance with NPDES Stormwater Permit.	NPDES	Stormwater	$220.00			$392.62	0%	$392.00	$172.00
7		INDUSTRIAL STORMWATER INSPECTION	Fee will offset the cost to the City for inspection of commercial sites to determine compliance with NPDES Stormwater Permit.	NPDES	Stormwater	$319.00			$518.50	0%	$518.00	$199.00
8		NON-COMPLIANCE REINSPECTION	Hourly rate charged to offset the cost of conducting a follow-up inspection due to operator being found to be in non-compliance with NPDES requirements and/or Municipal Code.	NPDES	Stormwater	$110.00	per hour		$401.13	0%	$401.00	$291.00
9		**ADD EMPLOYEE HOURLY RATE:**										
10		**ENVIRONMENTAL CODE ONLY:**										
11		ENVIRONMENTAL CONTROL TECHNICIAN				$68.71			$108.87	1%	$108.00	$39.29
12		SR ENVIRONMENTAL CONTROL TECHNICIAN				$68.25			$117.38	0%	$117.00	$48.75
13		ENVIRONMENTAL CONTROL SPECIALIST				New			$133.83	1%	$133.00	NA
14		**Environmental Pretreatment Fees**										
15		Wastewater Permit	Fee for Wastewater Discharge Permit Industrial/Commercial.	Permit	Waste Water	New		municipal code section 23-50	$564.43	13%	$490.12	NA
16		Conditional Waiver	Per FMC 23-50	Permit	Waste Water	New		municipal code section 23-50	$451.31	13%	$391.61	NA
17		Industrial pretreatment inspection, monitoring and laboratory costs	Per FMC 23-50	Permit	Waste Water	New		municipal code section 23-50	$446.26	10%	$402.57	NA
18		Commercial Pretreatment inspection	Per FMC 23-50	Permit	Waste Water	New		municipal code section 23-50	$397.77	15%	$336.93	NA
19		Non-Compliance Re-inspection	Hourly rate charged to offset the cost of conducting a follow-up inspection due to operator being found to be in non-compliance with permit requirements and/or Municipal Code.	Permit	Waste Water	$110.00	per hour	municipal code section 23-50	$288.07	13%	$250.88	$140.88
20		Unauthorized discharges	Penalty fee for discharges (no permit)	Pretreatment Enforcement Response Program	Waste Water	New		municipal code section 23-50	$450.13	13%	$389.44	NA
21		Permit Limit Violations	Penalty for exceeding City of Federal standards (pollutant limit)	Pretreatment Enforcement Response Program	Waste Water	New		municipal code section 23-50	$508.82	13%	$442.99	NA
22		Violations of Conditional Waiver terms and conditions	Penalty fee for failure to comply with Permit requirements and/or Municipal Code.	Permit	Waste Water	New		municipal code section 23-50	$338.19	13%	$293.19	NA
23		Extra Staffing Requirement/Non-Compliance Monitoring	Fee to offset the cost of extra staff conducting non-compliance monitoring to determine compliance with permit requirements and/or Municipal Code.	Permit	Waste Water	$93.00	per hour	municipal code section 23-526	$225.06	13%	$194.72	$101.72
24		Illegal discharge to sanitary sewer	Penalty fee for failure to comply with Permit requirements and/or Municipal Code.	Permit	Waste Water	New		municipal code section 23-50	$405.10	13%	$351.99	NA
25		EDU survey	Fee to offset the cost of conducting a Equivalent Dwelling Unit Survey at the request of property/business owner.	Special Service	Waste Water	New		Special Service	$608.58	3%	$591.34	NA
26		**Environmental Stormwater Industrial Fees**										
27		Prohibited discharges to the stormwater conveyance system	Penalty fee for failure to comply with NPDES requirements and/or Municipal Code. Similar to Pretreatment Enforcement Response Plan.	NPDES	Stormwater	New			$450.13	0%	$450.13	NA
28		Illicit connections to the storm drain system	Penalty fee for failure to comply with NPDES requirements and/or Municipal Code. Similar to Pretreatment Enforcement Response Plan.	NPDES	Stormwater	$27.00		municipal code section 23-526	$180.04	13%	$157.27	$130.27
29		Stormwater Non-Compliance Meeting	Fee to offset the cost of conducting a meeting between the operator and City representative for the purpose of correcting the operator's non-compliance with NPDES requirements and/or violations of the Fontana Municipal Code. Similar to Pretreatment Enforcement Response Plan.	NPDES	Stormwater	New			$676.37	13%	$586.38	NA
30		Extra Staffing Requirement/Non-Compliance Monitoring	Fee to offset the cost of extra staff conducting non-compliance monitoring to determine compliance with NPDES permit and/or Municipal Code.	NPDES	Stormwater	New	per hour		$225.06	13%	$194.72	NA
31		Operating without Industrial General Permit Coverage (operating businesses)	Fee to offset the cost of extra staff conducting non-compliance monitoring to determine compliance with NPDES permit, Senate Bill 205, and/or Municipal Code. Similar to Pretreatment Enforcement Response Plan.	NPDES	Stormwater	New		SB-205 Mandate	$413.61	11%	$369.26	NA
32		Failure to comply with Senate Bill-205 mandates	Fee to offset the cost of extra staff conducting non-compliance monitoring to determine compliance with NPDES permit, Senate Bill 205, and/or Municipal Code.	NPDES	Stormwater	New		SB-205 Mandate	$413.61	11%	$369.26	NA
33		**Environmental Construction Storm Water Pollution Prevention Plan (SWPPP) Related Fees**										
34		Routine Inspection	Fee will offset the cost to the City for inspection of construction sites to determine compliance with NPDES Stormwater Permit.	NPDES	Stormwater	$319.00		NPDES mandate	$551.41	12%	$483.48	$164.48
35		Non-Compliance Re-inspection	Hourly rate charged to offset the cost of conducting a follow-up inspection due to operator being found to be in non-compliance with NPDES requirements and/or Municipal Code.	NPDES	Stormwater	$110.00	per hour	NPDES mandate	$425.81	13%	$371.13	$261.13
36		Prohibited discharges to the stormwater conveyance system.	Penalty fee for failure to comply with NPDES requirements and/or Municipal Code. Similar to Pretreatment Enforcement Response Plan.	NPDES	Stormwater	$5,000.00			$450.13	0%	$450.13	-$4,549.87

Environmental

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Notes	Full Cost	Subsidy %	Suggested Fee	Fee Δ
37		Failure to install and maintain storm water BMP's	Penalty fee for failure to comply with NPDES requirements and/or Municipal Code. Similar to Pretreatment Enforcement Response Plan.	NPDES	Stormwater	$3,000.00		NPDES mandate	$542.01	12%	$476.02	-$2,523.98
38		Failure to obtain a SWPPP	Penalty fee for failure to comply with NPDES requirements and/or Municipal Code. Similar to Pretreatment Enforcement Response Plan.	NPDES	Stormwater	New		NPDES mandate	$430.06	12%	$379.76	NA
39		Failure to maintain Erosion Control Plan	Penalty fee for failure to comply with NPDES requirements and/or Municipal Code. Similar to Pretreatment Enforcement Response Plan.	NPDES	Stormwater	New		NPDES mandate	$296.23	12%	$262.16	NA
40		Violation of SWPPP terms and conditions	Penalty fee for failure to comply with NPDES requirements and/or Municipal Code. Similar to Pretreatment Enforcement Response Plan.	NPDES	Stormwater	New		NPDES mandate	$496.98	12%	$438.57	NA
41		Extra Staffing Requirement/Non-Compliance Monitoring	Fee to offset the cost of extra staff conducting non-compliance monitoring to determine compliance with NPDES permit and/or Municipal Code.	NPDES	Stormwater	New	per hour		$225.06	13%	$194.72	NA
42		**ENVIRONMENTAL STORMWATER WATER QUALITY MANAGEMENT PLAN (WQMP) FEES**										
43		WQMP INSPECTION	Fee will offset the cost to the City for inspection of commercial/industrial sites to determine compliance with NPDES Stormwater Permit.	NPDES	Stormwater	New		NPDES mandate	$505.21	12%	$443.82	NA
44		NON-COMPLIANCE REINSPECTION	Hourly rate charged to offset the cost of conducting a follow-up inspection due to operator being found to be in non-compliance with NPDES requirements and/or Municipal Code.	NPDES	Stormwater	New	per hour	NPDES mandate	$371.38	12%	$326.21	NA
45		FAILURE TO INSTALL AND MAINTAIN STORM WATER BMP'S	Penalty fee for failure to comply with NPDES requirements and/or Municipal Code.	NPDES	Stormwater	New		NPDES mandate	$542.01	12%	$476.02	NA
46		STORMWATER BMP VIOLATION	Penalty fee for failure to comply with NPDES requirements and/or Municipal Code.	NPDES	Stormwater	New		NPDES mandate	$430.06	12%	$379.76	NA
47		FAILURE TO INSTALL WQMP STRUCTURAL EQUIPMENT (PER WQMP)	Penalty fee for failure to comply with NPDES requirements and/or Municipal Code.	NPDES	Stormwater	New		NPDES mandate	$542.01	12%	$476.02	NA
48		**Environmental Business License Inspection Fees**										
49		Business license inspection (required for Pretreatment permitting and Stormwater Senate Bill-205)	Fee will offset the cost to the City for inspecting industrial sites to determine compliance with Senate Bill 205.	NPDES	Stormwater	New	per hour	SB-205 mandate	$229.32	11%	$203.36	NA
50		Plan review of Planning design review and entitlement projects	Plan review for PAMS, MCNS, TUPS and other Planning entitlement projects	Plan review		New			$234.75	9%	$214.00	NA

Engineering

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Unit	Fee Δ
1	168	Tract Map Plan Check 1 - 10 Lots	Tract Map Plan Check 1 - 10 Lots	Plan Check	Map	$2,041.00		$5,660.88	20%	$4,528.00		$2,487.00
2	169	Tract Map Plan Check- more than 10 lots	Tract Map Plan Check- more than 10 lots	Plan Check	Map	$2,041.00	+ $55.00/parcel over ten	$5,767.35	20%	$4,613.00	+$82.00/parcel over ten	$2,572.00
3	170	Parcel Map Plan Check- 1- 5 Parcels	Parcel Map Plan Check- 1- 5 Parcels	Plan Check	Map	$2,041.00		$5,660.88	20%	$4,528.00		$2,487.00
4	171	Parcel Map Plan Check- Over 5 parcels	Parcel Map Plan Check- Over 5 parcels	Plan Check	Map	$2,041.00	+ $55.00/parcel over ten	$5,767.35	20%	$4,613.00	+$82.00/parcel over ten	$2,572.00
5	173	Amending Map	Amending Map	Plan Check	Map	$2,041.00		$5,767.35	20%	$4,613.00		$2,572.00
6	174	1-Construction Cost- Plan Check $0-$25,000.00	1-Construction Cost- Plan Check $0-$25,000.00	Plan Check	Public Improvement	$384.00	+ 5% of construction cost estimate	$1,796.36	20%	$1,437.00	+ 5% of construction cost estimate	$1,053.00
7	175	2-Construction Cost- Plan Check $25,001.00-$50,000.00	2-Construction Cost- Plan Check $25,001.00-$50,000.00	Plan Check	Public Improvement	$1,802.00	+ 4% of construction cost estimate over $25,000.00	$4,194.81	20%	$3,355.00	+ 4% of construction cost estimate over $25,000.00	$1,553.00
8	176	3-Construction Cost- Plan Check $50,001.00-$150,000.00	3-Construction Cost- Plan Check $50,001.00-$150,000.00	Plan Check	Public Improvement	$2,936.00	+ 3.75% of construction cost estimate over $50,000.00	$7,110.06	20%	$5,688.00	+ 3.75% of construction cost estimate over $50,000.00	$2,752.00
9	177	4-Construction Cost- Plan Check $150,000.00-$250,000.00	4-Construction Cost- Plan Check $150,000.00-$250,000.00	Plan Check	Public Improvement	$7,715.00	+ 3.50% of construction cost over $150,000.00	$11,810.96	20%	$9,448.00	+ 3.50% of construction cost over $150,000.00	$1,733.00
10	178	5-Construction Cost- Plan Check $250,000.00-$500,000.00	5-Construction Cost- Plan Check $250,000.00-$500,000.00	Plan Check	Public Improvement	$11,088.00	+ 3.00% of construction cost over $250,000.00	$15,504.63	28%	$11,088.00	+ 3.00% of construction cost over $250,000.00	$0.00
11	179	6-Construction Cost- Plan Check $500,001.00-$1,000,000.00	6-Construction Cost- Plan Check $500,001.00-$1,000,000.00	Plan Check	Public Improvement	$19,240.00	+ 2.50% of construction cost over $500,000.00	$24,010.00	20%	$19,240.00	+ 2.50% of construction cost over $500,000.00	$0.00
12	180	7-Construction Cost- Plan Check $1,000,001.00 and over	7-Construction Cost- Plan Check $1,000,001.00 and over	Plan Check	Public Improvement	$29,030.00	+ 2.00% of construction cost estimates over $1,000,000	$37,654.36	23%	$29,030.00	+ 2.00% of construction cost estimates over $1,000,000	$0.00
13	183	Design Revision Reviews (For City Approved Plans)	Design Revision Reviews (For City Approved Plans)	Plan Check	Design Review	$294.00	per sheet	$778.12	20%	$622.00	per sheet	$328.00
14	186	1-Construction Cost permit fee $0-$25,000.00	Permit for off-site construction cost- $0-$25,000.	Permit	Construction	$45.00	+ 5% of construction cost	$469.58	20%	$375.00	+ 5% of construction cost	$330.00
15	187	2-Construction Cost Permit Fee- $25,001.00-$50,000.00	Permit for off-site construction cost- $25,001.00-$50,000.00.	Permit	Construction	$1,462.00	+ 4.50% of construction cost over $25,000.00	$1,932.59	24%	$1,462.00	+ 4.50% of construction cost over $25,000.00	$0.00
16	188	3-Construction Cost Permit Fee- $50,001.00-$75,000.00	Permit for off-site construction cost- $50,001.00-$75,000.00.	Permit	Construction	$2,738.00	+ 4% of construction cost over $50,000.00	$3,248.08	16%	$2,738.00	+ 4% of construction cost over $50,000.00	$0.00
17	189	4-Construction Cost Permit Fee- $75,001.00-$100,000.00	Permit for off-site construction cost- $75,001-$100,000.	Permit	Construction	$3,873.00	+ 3.50% of construction cost over $75,000.00	$4,463.89	13%	$3,873.00	+ 3.50% of construction cost over $75,000.00	$0.00
18	190	5-Construction Cost Permit Fee- $100,001.00 and over	Permit for off-site construction cost- $100,001.00 and over.	Permit	Construction	$4,886.00	+ 3.0% of construction cost over $100,000.00	$5,679.71	14%	$4,886.00	+ 3.0% of construction cost over $100,000.00	$0.00
19	191	Minimum Inspection Fee	Minimum inspection.	Permit	Construction	$181.00		$363.70	20%	$290.00		$109.00
20	194	Weekend/Overtime Inspections	Weekend/overtime inspections	Permit	Public Improvement	Inspection Fee + 50%		NA	NA	Inspection Fee + 50%		$0.00
21	199	Excavations under Blanket Permit	Blanket permit renewable annually to any public utility corporation for installation or maintenance of utility services (individual excavation fees still apply).	Permit	Excavation	$163.00		$305.01	20%	$244.00		$81.00
22	203	Minimum Pavement Inspection Fee	Minimum pavement inspection fee.	Permit	Construction	$181.00	for 0-2,000 l.f. plus $110 each add'l 1,000 l.f.	$305.01	20%	$244.00	for 0-2,000 l.f. plus $105 each add'l 1,000 l.f.	$63.00
23	217	IEUA- Residential Use	Fee to provide funds for capital sewerage service projects necessary to maintain sewerage service within Residential Use areas in Fontana.	Facilities Expansion Fee	Sanitary Sewage	Current IEUA Fee		NA	NA	Current IEUA Fee		$0.00
24	218	IEUA- Commercial/Industrial	Fee to provide funds for capital sewerage service projects necessary to maintain sewerage service within Commercial/ Industrial Use areas in Fontana.	Facilities Expansion Fee	Sanitary Sewage	Current IEUA Fee		NA	NA	Current IEUA Fee		$0.00
25	232	Variance Permit	Fee for services necessitated by applications for transportation permits of unusually large or heavy loads.	Permit	Building Moving & Oversize Load	$55.00	per hour for City employee	$273.78	20%	$219.00	per hour for City employee	$164.00
26	233	Single Trip	Fee for services necessitated by applications for transportation permits of oversized loads. Single trip.	Permit	Building Moving & Oversize Load	$16.00	per load. California Department of Transportation Permit.	NA	NA	$16.00	per load	$0.00
27	234	Annual Oversized Load Permits	Fee for services necessitated by applications for transportation permits of any oversized loads. Annual fee.	Permit	Building Moving & Oversize Load	$100.00	per first permit, $15 per each additional vehicle.	NA	NA	$90.00	per first permit, $15 per each additional vehicle	-$10.00
28	250	Certificate of Correction-Major	Fee to issue a certificate of correction - major.	Engineering	Certificate	$680.00		$1,051.77	20%	$841.00		$161.00
29	251	Certificate of Compliance	Fee for the issuance of a certificate of compliance.	Engineering	Certificate	$566.00		$2,701.77	20%	$2,161.00		$1,595.00
30	252	Certificate of Conditional Compliance	Fee for Certificate of Conditional Compliance.	Engineering	Certificate	$566.00		$2,701.77	20%	$2,161.00		$1,595.00
31	255	Final Hydrology Study Plan Check - 0 to 150 acres	Fee for Plan check of a Hydrology Study up to 150 acres	Plan Check	Studies	$1,361.00	+ $15/acre	$5,048.31	20%	$4,038.00	+ $25/acre	$2,677.00
32	257	Information Research	Fee charged for information research done by engineering.	Engineering	Research	$52.00	per hour (1/2 hour minimum)	$73.62	21%	$58.00	per hour (1/2 hour minimum)	$6.00
33	259	Record Map Mylar Fee	Fee for recording map mylar.	Engineering	Recording	Current County Cost		NA	NA	Current County Cost		$0.00
34	260	R/W Legal Document Description Reviews/Processing	Fee for R/W Legal Document Description Reviews/Processing.	Engineering	Reviews	$566.00		$2,516.93	20%	$2,013.00		$1,447.00
35	263	Sewer Area Studies	Fee for Sewer Area Studies.	Engineering	Studies	$1,133.00	+ $10.00 per acre	$1,934.15	20%	$1,547.00	+ $10.00 per acre	$414.00
36	264	Security Substitutions	Fee for administrative process of substituting Subdivision Agreements and securities for City Council's approval.	Engineering	Substitutions	$509.00		$955.25	20%	$764.00		$255.00
37	268	Sewer Availability/Non-Availability Letter	Fee for sewer availability/non-availability letter.	Engineering	Letters	$27.00		$220.86	20%	$176.00		$149.00
38	269	Traffic Study Review	Fee for review of traffic studies of more than 5 intersections or VMT analysis.	Engineering	Reviews	Cost + G & A Rate, $1,410.00 minimum		$9,102.12	0%	Cost + G & A Rate, $7,746.00 minimum		$6,336.00
39	271	Right-of-Way Vacation - Summary	Fee charged for services rendered related to vacations-summary.	Engineering	Vacation	$907.00	+ Advertising costs	$1,285.76	20%	$1,028.00	+ Advertising costs	$121.00
40	272	Right-of-Way Vacation - Full	Fee for services rendered for vacations-full.	Engineering	Vacation	$1,247.00	+ Advertising costs	$2,311.55	20%	$1,849.00	+ Advertising costs	$602.00
41	563	Construction In-Lieu Agreement	Fee for the development of the Construction in-lieu agreement.	Engineering	Agreements	Actual Cost	($5,000 Deposit Required)	NA	NA	Actual Cost	($5,000 Deposit Required)	$0.00
42	638	Commercial	Fee for properties provided sewer service by the City, with treatment by the City of Rialto.	Facilities Expansion Fee	Rialto Collection & Treatment Fees	$0.15	Sq ft	NA	NA	$0.15	Sq ft	$0.00
43	639	Industrial	Fee for properties provided sewer service by the City, with treatment by the City of Rialto.	Facilities Expansion Fee	Rialto Collection & Treatment Fees	$0.10	Sq ft	NA	NA	$0.10	Sq ft	$0.00
44	640	Residential-Estate	Fee for properties provided sewer service by the City, with treatment by the City of Rialto.	Facilities Expansion Fee	Rialto Collection & Treatment Fees	$276.00	/Unit-Collection	NA	NA	$276.00	/Unit-Collection	$0.00
45	640	Residential-Estate	Fee for properties provided sewer service by the City, with treatment by the City of Rialto.	Facilities Expansion Fee	Rialto Collection & Treatment Fees	$1,301.00	/Unit-Treatment	NA	NA	$1,301.00	/Unit-Treatment	$0.00
46	641	Residential-SFR	Fee for properties provided sewer service by the City, with treatment by the City of Rialto.	Facilities Expansion Fee	Rialto Collection & Treatment Fees	$276.00	/Unit-Collection	NA	NA	$276.00	/Unit-Collection	$0.00
47	641	Residential-SFR	Fee for properties provided sewer service by the City, with treatment by the City of Rialto.	Facilities Expansion Fee	Rialto Collection & Treatment Fees	$1,301.00	/Unit-Treatment	NA	NA	$1,301.00	/Unit-Treatment	$0.00
48	642	Residential-MFR	Fee for properties provided sewer service by the City, with treatment by the City of Rialto.	Facilities Expansion Fee	Rialto Collection & Treatment Fees	$216.00	/Unit-Collection	NA	NA	$216.00	/Unit-Collection	$0.00
49	642	Residential-MFR	Fee for properties provided sewer service by the City, with treatment by the City of Rialto.	Facilities Expansion Fee	Rialto Collection & Treatment Fees	$1,011.00	/Unit-Treatment	NA	NA	$1,011.00	/Unit-Treatment	$0.00
50	651	Parking Study Review	Fee for review and analysis of a developer provided parking study.	Engineering	Reviews	$282.00		$2,790.88	20%	$2,232.00		$1,950.00
51	720	Specific Focus Traffic Study Review	Fee for the review of traffic studies performed specifically to focus on a traffic condition associated directly to a project site layout or its affect on existing traffic circulation. Includes VMT screening.	Engineering	Reviews	$566.00		$5,549.62	0%	Cost + G & A Rate, $4,725.00 minimum	5 intersections or less	$4,159.00
52		Repetitive Trip	Fee for services necessitated by applications for transportation permits of oversized loads. Repetitive trip.	Permit	Building Moving & Oversize Load	$90.00		NA	NA	$90.00		$0.00
53	955	Traffic Control Permit for lane closures	Fee for staff to process the traffic control and lane closure permit application fee.	Permit	Construction	$110.00		$245.69	20%	$196.00		$86.00
54	1921	Construction Permit Processing	Issuance fee, each permit.	Off-Site Construction/Inspection Permits	Construction	$46.00		$70.59	35%	$46.00		$0.00

Engineering

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Unit	Fee Δ
55	1924	Reversion to Acreage	Fee for plan check review of Reversion to Acreage for a parcel map more than 10 parcels (fee is calculated by base amount plus incremental time increases as number of lots increase).	Plan Check	Maps	$2,041.00		$4,051.16	20%	$3,240.00		$1,199.00
56	1986	Film Permit Application	Fee for Engineering staff to review and approve a Film Permit Application. (Fire District Special Events App Review fee of $110 is charged separately).	Permit	Film Permit	$113.00		$147.24	23%	$113.00		$0.00
57	1987	Plan Check- Hourly	Fee for plan check for which no fee is specifically indicated. Fee is per hour, 1 hour minimum.	Plan Check	Public Improvement	$90.00		$243.16	20%	$194.00		$104.00
58	2012	Appeal of Community Development Director's Decision	Fee charged for services related to an appeal of the Community Development Director's decision regarding tree removal and/or relocation	Permit	Tree Removal and/or Relocation	$509.00		$823.24	20%	$658.00		$149.00
59	2022	Traffic Control and Signing/Striping Inspection	Fee for the cost of inspection of traffic control, signing, striping, and cat-tracking. Fee is per day.	Permit	Construction	$41.00		$343.35	20%	$274.00		$233.00
60	2039	CFD Map Review	Community Facilities District map review, in-house or consultant	Plan Check	Map	$3,062.00		$3,596.24	15%	$3,062.00		$0.00
61	2040	Stormwater Plan Check Fee - WQMP Required - Amendment	Amendment of development plans and inspection for NPDES Stormwater Permit Compliance, in-house or consultant	Plan Check	Studies	$1,020.00		$1,473.88	20%	$1,179.00		$159.00
62	2060	Traffic Signal Operations - Working Hours	Fee for the cost of placing a traffic signal on flash or for temporary power on a per day basis, during work hours.	Permit	Traffic	$191.00		$1,130.41	20%	$904.00		$713.00
63	2062	Traffic Control Plan Check without signal	Fee for the cost to review traffic control, detour, signing/striping, roadway alignment plans, and utility plans. No traffic signals involved.	Plan Check	Traffic	$453.00		$820.83	20%	$656.00	for first 5 sheets, then $150 per sheet over 5 sheets	$203.00
64	2063	Traffic Signal Operations - After Hours	Fee for the cost of placing a traffic signal on flash or for temporary power on a per day basis, after work hours. Fee is 150% of regular fee.	Permit	Traffic	$282.00		$1,677.97	20%	$1,342.00		$1,060.00
65	2103	Final Inspection Fee	Fee for conducting final inspection of building permits, verifying receipt of fees and water quality related agreement.	Engineering	Inspection	$37.00		$84.13	20%	$67.00		$30.00
66	2104	Water Quality Management Plan Review Fee - Preliminary and Final	Fee for review and approval Preliminary and Final Water Quality Management Plan to comply with the State mandate. Replaces fees 1925 and 2038.	Engineering	Studies	$3,349.00		$4,337.81	23%	$3,349.00		$0.00
67	2105	Technology Fee	Fee for computer software and hardware of permitting program.	Engineering	Permit	5% of All Permit Fee		NA	NA	5% of All Permit Fee		$0.00
68	2106	Technology Fee	Fee for computer software and hardware of permitting program.	Engineering	Reviews	5% of All Permit Fee		NA	NA	5% of All Permit Fee		$0.00
69	2107	Trip Generation/VMT/TIA Scoping Agreement Review	Fee for review and approve of trip generation, VMT or TIA Scoping analysis.	Engineering	Reviews	$139.00		$710.50	20%	$568.00		$429.00
70		Traffic Signal Inspection	Fee for traffic signal inspection including inspection of pole foundation, verification of new or modified traffic signal, cabinet, wiring, and provide all tech supports	Permit	Traffic	New		$9,848.67	20%	$7,878.00		NA
71		Traffic Signal/Interconnect Plan Check Fee	Fee for reviewing new traffic signals and/or interconnect	Plan Check	Traffic	New		$2,839.51	20%	$2,271.00		NA
72		Traffic Control Plan Check with signals	Fee for the cost to review traffic control, detour, signing/striping, roadway alignment plans, and utility plans when traffic signals are involved.	Plan Check	Traffic	New		$1,368.39	20%	$1,094.00	for first 5 sheets, then $150 per sheet over 5 sheets	NA
73		Precise Grading Plan Check - 0 -10,000 sqft	Precise Grading Plan Check - 0-10,000 sqft	Plan Check	Grading	New		$1,130.76	20%	$904.00	+ $50.00/1,000 sqft or fraction thereof	NA
74		Precise Grading Plan Check - >10,000 sqft - 100,000 sqft	Precise Grading Plan Check - >10,000 sqft - 100,000 sqft	Plan Check	Grading	New		$1,727.39	20%	$1,381.00	+ $30.00/1,000 sqft or fraction thereof over 10,000 sqft	NA
75		Precise Grading Plan Check - >100,000 sqft - 500,000 sqft	Precise Grading Plan Check - >100,000 sqft - 500,000 sqft	Plan Check	Grading	New		$4,877.59	20%	$3,902.00	+ $10.00/1,000 sqft or fraction thereof over 100,000 sqft	NA
76		Precise Grading Plan Check - 500,000+ sqft	Precise Grading Plan Check - 500,000+ sqft	Plan Check	Grading	New		$9,336.05	20%	$7,468.00	+ $5.00/1,000 sqft or fraction thereof over 500,000 sqft	NA
77		Rough/Mass Grading Plan Check - 0 -10,000 sqft	Rough/Mass Grading Plan Check - 10,000 sqft	Plan Check	Grading	New		$977.86	20%	$782.00	+ $40.00/1,000 sqft or fraction thereof	NA
78		Rough/Mass Grading Plan Check - >10,000 sqft - 100,000 sqft	Rough/Mass Grading Plan Check - >10,000 sqft - 100,000 sqft	Plan Check	Grading	New		$1,574.49	20%	$1,259.00	+ $25.00/1,000 sqft or fraction thereof over 10,000 sqft	NA
79		Rough/Mass Grading Plan Check - >100,000 sqft - 500,000 sqft	Rough/Mass Grading Plan Check - >100,000 sqft - 500,000 sqft	Plan Check	Grading	New		$4,151.02	20%	$3,320.00	+ $5.00/1,000 sqft or fraction thereof over 100,000 sqft	NA
80		Rough/Mass Grading Plan Check - 500,000+ sqft	Rough/Mass Grading Plan Check - 500,000+ sqft	Plan Check	Grading	New		$6,423.92	20%	$5,139.00	+ $2.50/1,000 sqft or fraction thereof over 500,000 sqft	NA
81		Precise Grading Permit - 0 -10,000 sqft	Precise Grading Permit - 0-10,000 sqft	Permit	Grading	New		$642.16	20%	$513.00	+ $40.00/1,000 sqft or fraction thereof	NA
82		Precise Grading Permit - >10,000 sqft - 100,000 sqft	Precise Grading Permit - >10,000 sqft - 100,000 sqft	Permit	Grading	New		$1,080.66	20%	$864.00	+ $15.00/1,000 sqft or fraction thereof over 10,000 sqft	NA
83		Precise Grading Permit - >100,000 sqft - 500,000 sqft	Precise Grading Permit - >100,000 sqft - 500,000 sqft	Permit	Grading	New		$2,628.91	20%	$2,103.00	+ $5.00/1,000 sqft or fraction thereof over 100,000 sqft	NA
84		Precise Grading Permit - 500,000+ sqft	Precise Grading Permit - 500,000+ sqft	Permit	Grading	New		$5,020.76	20%	$4,016.00	+ $2.50/1,000 sqft or fraction thereof over 500,000 sqft	NA
85		Rough/Mass Grading Permit - 0 -10,000 sqft	Rough/Mass Grading Permit - 10,000 sqft	Permit	Grading	New		$653.65	20%	$522.00	+ $30.00/1,000 sqft or fraction thereof	NA
86		Rough/Mass Grading Permit - >10,000 sqft - 100,000 sqft	Rough/Mass Grading Permit - >10,000 sqft - 100,000 sqft	Permit	Grading	New		$970.57	20%	$776.00	+ $10.00/1,000 sqft or fraction thereof over 10,000 sqft	NA
87		Rough/Mass Grading Permit - >100,000 sqft - 500,000 sqft	Rough/Mass Grading Permit - >100,000 sqft - 500,000 sqft	Permit	Grading	New		$2,139.64	20%	$1,711.00	+ $2.50/1,000 sqft or fraction thereof over 100,000 sqft	NA
88		Rough/Mass Grading Permit - 500,000+ sqft	Rough/Mass Grading Permit - 500,000+ sqft	Permit	Grading	New		$3,433.23	20%	$2,746.00	+ $2.00/1,000 sqft or fraction thereof over 500,000 sqft	NA
89		Agreement Review	Fee for the review and development of agreements the City will enter into with another party.	Engineering	Agreements	New		NA	NA	Actual Cost	($5,000 Deposit Required)	NA
90		Final Hydrology Study Plan Check - over 150 acres	Fee for Plan check of a Hydrology Study over 150 acres	Plan Check	Studies	New		$9,520.50	20%	$7,616.00	+ $25/acre	NA
91		Preliminary Hydrology Plan Check - 0 to 150 acres	Fee for Plan check of a Hydrology Study 0 to 150 acres	Plan Check	Studies	New		$1,649.85	20%	$1,319.00		NA
92		Preliminary Hydrology Plan Check - over 150 acres	Fee for Plan check of a Hydrology Study over 150 acres	Plan Check	Studies	New		$3,152.47	20%	$2,521.00	+ $25/acre	NA
93		Geotechnical Review	Fee for review of Geotechnical Reports	Engineering	Reviews	New		$942.09	20%	$753.00		NA
94		Engineering Plan Check for Building & Safety - Residential ADU Only	Engineering Plan Check for Building & Safety - Residential ADU Only	Plan Check	Building	New		$243.16	20%	$194.00		NA
95		Engineering Plan Check for Building & Safety - Residential	Engineering Plan Check for Building & Safety - Residential	Plan Check	Building	New		$486.33	20%	$389.00		NA
96		Engineering Plan Check for Building & Safety - Commercial	Engineering Plan Check for Building & Safety - Commercial	Plan Check	Building	New		$729.49	20%	$583.00		NA
97		Engineering Plan Check for Building & Safety - Industrial	Engineering Plan Check for Building & Safety - Industrial	Plan Check	Building	New		$729.49	20%	$583.00		NA
98		Engineering Plan Check for Building & Safety - Misc	Engineering Plan Check for Building & Safety - Misc	Plan Check	Building	New		$729.49	20%	$583.00		NA
99		Water Quality Management Plan - Inspection - Low Priority	Fee for inspection of Water Quality Management Plan devices & facilities for sites less than 5 acres	Engineering	WQMP Permit	New		$727.41	20%	$581.00		NA
100		Water Quality Management Plan - Inspection - Medium Priority	Fee for inspection of Water Quality Management Plan devices & facilities for sites 5 - 50 acres	Engineering	WQMP Permit	New		$1,704.08	20%	$1,363.00		NA
101		Water Quality Management Plan - Inspection - High Priority	Fee for inspection of Water Quality Management Plan devices & facilities for sites greater than 50 acres	Engineering	WQMP Permit	New		$3,266.77	20%	$2,613.00		NA
102		Engineering Additional Inspections for Temporary Occupancy Permit	Fee for the additional inspections needed as part of a temporary occupancy permit	Permit	TCO Permit	New		NA	NA	$5,000.00	Deposit	NA
103			**Engineering Review for Planning Projects**									
104		Consent Annexation - Engineering Review	Engineering Review Fee for 100% Annexation	Engineering	Annexations	New		$3,442.09	31%	$2,360.00		NA

Engineering

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Unit	Fee Δ
105		Out of Area Sewer Service /Irrevocable Agreement Annexation (Existing) - Engineering Review	Engineering Review Fee charged for Out of Area Sewer Service or Irrevocable Agreement annexation (existing).	Engineering	Annexations	New		$2,712.60	25%	$2,030.00		NA
106		Out of Area Sewer Service/Irrevocable Agreement Annexation (New) - Engineering Review	Engineering Review Fee charged for Out of Area Sewer Service or Irrevocable Agreement Annexation (New).	Engineering	Annexations	New		$2,712.60	25%	$2,030.00		NA
107		Project Applicant Appeal - Engineering Review	Engineering Review Fee for processing project applicant appeal.	Engineering	Appeals	New		$1,453.15	26%	$1,080.00		NA
108		GP Amend. - Engineering Review	Engineering Review Fee for General Plan Amendment.	Engineering	General Plan Amendment	New		$3,198.93	25%	$2,390.00		NA
109		Development Code Amendment - Engineering Review	Engineering Review Fee for zoning code amendment.	Engineering	Zone Change	New		$2,537.89	25%	$1,900.00		NA
110		DRS Individual Sign - Engineering Review	Engineering Review Fee charged for Design Review for Individual Sign.	Engineering	Design Review	New		$1,147.36	77%	$262.00		NA
111		Residential- 5 or greater D.U's - Engineering Review	Engineering Review Fee for Design Review - Residential- over 5 D.U.s.	Engineering	Design Review	New		$3,685.25	31%	$2,530.00		NA
112		Commercial/Industrial - Engineering Review	Engineering Review Fee for design review - Commercial/Industrial.	Engineering	Design Review	New		$3,685.25	31%	$2,530.00		NA
113		Commercial/ Industrial - Engineering Review	Engineering Review Fee for tentative parcel maps-commercial/industrial.	Engineering	Tentative Parcel Maps	New		$3,392.63	31%	$2,340.00		NA
114		Tentative Parcel Map - Residential and Urban Lot Splits - Engineering Review	Engineering Review Fee for staff to administratively review and approve residential tentative parcel maps and urban lot splits	Engineering	Tentative Parcel Maps	New		$3,392.63	31%	$2,340.00		NA
115		Lot Line Adjustment - Engineering Review	Engineering Review Fee for lot line adjustment.	Engineering	Tentative Parcel Maps	New		$3,589.48	25%	$2,690.00		NA
116		Minor Modification - Engineering Review	Engineering Review Fee for tentative parcel map - minor modification.	Engineering	Tentative Parcel Maps	New		$1,939.48	25%	$1,450.00		NA
117		Major Modification - Engineering Review	Engineering Review Fee charged for tentative parcel map major modification.	Engineering	Tentative Parcel Maps	New		$4,365.28	30%	$3,040.00		NA
118		Revert to Acreage - Engineering Review	Engineering Review Fee charged for tentative parcel map reversion to acreage.	Engineering	Tentative Parcel Maps	New		$1,939.48	25%	$1,450.00		NA
119		P.U.D. 1-100 lots - Engineering Review	Engineering Review Fee charged for tentative tract maps 1-100 lots-P.U.D..	Engineering	Tentative Tract Maps	New		$1,939.48	25%	$1,450.00		NA
120		Residential - Engineering Review	Engineering Review Fee charged for tentative tract maps - Residential	Engineering	Tentative Tract Maps	New		$2,974.75	30%	$2,080.00		NA
121		Minor Modification - Engineering Review	Engineering Review Fee for minor modification to tentative tract map.	Engineering	Tentative Tract Maps	New		$1,939.48	25%	$1,450.00		NA
122		Major Modification - Engineering Review	Engineering Review Fees charged for major modification of a tentative tract map.	Engineering	Tentative Tract Maps	New		$2,781.05	31%	$1,920.00		NA
123		Amendment - Engineering Review	Engineering Review fee for amending non-expired Administrative Site Plans currently not developed.	Engineering	Administrative Site Plan	New		$2,731.59	25%	$2,040.00		NA
124		Administrative Site Plan - Major - Engineering Review	Engineering Review fee for project site and architectural review.	Engineering	Administrative Site Plan	New		$3,878.95	31%	$2,690.00		NA
125		Modification - Engineering Review	Engineering Review fee for modifications to previously approved and developed Administrative Site Plans.	Engineering	Administrative Site Plan	New		$1,365.80	25%	$1,020.00		NA
126		Temporary Use Permit - Engineering Review	Engineering Review Fee for temporary use permits	Engineering	Miscellaneous	New		$2,731.59	25%	$2,040.00		NA
127		Commercial/ Industrial - Engineering Review	Engineering Review Fee charged for tentative tract maps - commercial/ industrial.	Engineering	Tentative Tract Maps	New		$3,878.95	31%	$2,690.00		NA
128		Minor Modification - Engineering Review	Engineering Review Fee for staff to review and approve minor modifications to design review applications.	Engineering	Design Review	New		$1,147.36	31%	$790.00		NA
129		Preapplication - Engineering Review	Engineering Fee to administratively review and conference with the applicant prior to submittal of an application.	Engineering	Miscellaneous	New		$1,456.06	25%	$1,090.00		NA
130		Variance - Administrative - Engineering Review	Engineering Review Fee for permission to depart from zoning ordinances because of special circumstances unique to a specific property of project. Approved administratively.	Engineering	Miscellaneous	New		$1,390.53	31%	$960.00		NA
131		Administrative Site Plan - Minor - Engineering Review	Engineering Review fee for accessory structures, site and architectural review (parking, guard shack, trash enclosure, etc.)	Engineering	Administrative Site Plan	New		$2,909.22	31%	$2,020.00		NA
132		Appeal of Irrevocable Agreement to Annex - Engineering Review	Engineering Review Fee for an Appeal of Irrevocable Agreement to Annex (Sewer Service for New Development)	Engineering	Annexations	New		$1,365.80	25%	$1,020.00		NA
133		Appeal - Engineering Review	Engineering Review Fee for processing appeal by non-applicant	Engineering	Appeals	New		$1,453.15	26%	$1,080.00		NA
134		Commercial/Industrial - Engineering Review	Engineering Review Fee for C.U.P. - Commercial/Industrial	Engineering	Conditional Use Permits	New		$2,974.75	30%	$2,080.00		NA
135		Residential - Engineering Review	Engineering Review Processing fee for a residential conditional use permit	Engineering	Conditional Use Permits	New		$2,974.75	30%	$2,080.00		NA
136		Surface Mining Reclamation Act - Engineering Review	Engineering Review Fee for C.U.P. for mining operations.	Engineering	Conditional Use Permits	New		$2,974.75	30%	$2,080.00		NA
137		DRS Planning Commission - Engineering Review	Engineering Review Fee charged for staff to review and approve design reviews for signs which will be reviewed by the Planning Commission	Engineering	Design Review Sign	New		$1,147.36	31%	$790.00		NA
138		Variance - Engineering Review	Engineering Review Fee for Variance.	Engineering	Miscellaneous	New		$1,390.53	31%	$960.00		NA
139		Zone Change - Engineering Review	Engineering Review Fee for Zone Change	Engineering	Zone Change	New		$2,537.89	25%	$1,900.00		NA
140												
141		GIS Fee	Fee to update City GIS database	Engineering	Plan check	New	of Plan Check Fee	5%	0%	5%	of Plan Check Fee	NA
142		GIS Fee	Fee to update City GIS database	Engineering	Permit	New	of Permit Fee	5%	0%	5%	of Permit Fee	NA
143		Block Party Permit	Fee for block party permit. Fee includes staff time for processing the permit and the use of city street barricades.	Engineering	Permit	New		$390.54	10%	$352.00		NA

Police

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
1	36	Second-hand Dealer/ Pawnbroker License Renewal	Processing fee for a second-hand dealer/pawn broker license renewal. Process includes verifying bond license, background check. (Plus current DOJ filing fee) Processing fee for a renewal bond dealer/pawn broker license/agent renewal	Administration	License	$84.00		$152.14	43%	$87.00	$3.00
2	37	Tow Truck Driver Permit	Fee for processing a tow truck driver permit. Includes background check, livescan services, and issuing permiUID. (Plus current DOJ Fee)	Administration	Permit	$60.00		$162.48	60%	$65.00	$5.00
3	298	Second-hand Dealer/ Pawnbroker License	Processing fee for a second-hand dealer/pawn broker license. Process includes verifying bond license, background check, and Livescan fingerprinting services. (Plus current DOJ Fee) Processing fee for a second-hand dealer/pawn broker license.	Administration	License	$103.00		$181.38	42%	$106.00	$3.00
4	353	Block Party Permit	Fee for block party permit. Fee includes staff time for processing the permit and the use of city street barricades.	Traffic	Permit	$267.00		$266.48	0%	$266.00	-$1.00
5	354	Concealed Weapon Permit	Fee for concealed weapon permit.	Administration	Permit	$242.00	per application	$82.54	1%	$82.00	-$160.00
6	355	Clearance Letters	Fee for processing clearance letters, local background check.	Administration	Letters	$24.00		NA	NA	$24.00	$0.00
7	356	Traffic Accident Report	Fee for processing requests for copies of traffic accident reports.	Traffic	Reports	$18.00		$128.08	86%	$18.00	$0.00
8	360	Citation Correction (Non-Resident)	Fee for citation correction (non-resident).	Traffic	Citation	$16.00		$20.29	21%	$16.00	$0.00
9	361	Taped Records	Fee for costs and time for processing requests for taped records.	Administration	Multi-Media	$50.00		$70.12	29%	$50.00	$0.00
10	362	Photos	Fee for processing requests for photos and cost of materials. Fee can vary due to additional photo duplicating needs ($18 minimum - varies depending on specific requests).	Administration	Multi-Media	$25.00		$46.75	47%	$25.00	$0.00
11	363	Traffic Collision	Emergency response fee for DUI traffic collision.	Traffic	Response	$480.00		$762.20	0%	$762.00	$282.00
12	366	Crime Reports	Fee for processing copies of crime reports.	Administration	Reports	$18.00		$43.50	59%	$18.00	$0.00
13	367	Emergency & Hazardous Material Responses	Actual recovery cost will be charged based upon circumstances of the response. Clean up materials at cost, labor billed at fully burdened rate and equipment for the response will be charged per user fee 2075.	Traffic	Response	Actual Cost for Services		NA	NA	Actual Cost for Services	$0.00
14	369	Gun Dealer License - New Application Fee	Processing fee for gun dealer license. The process includes verifying bond license, background check, and DOJ live-scan.	Administration	License	$98.00		$178.21	43%	$101.00	$3.00
15	371	License	Fee for bicycle license.	Administration	License	$11.00		$25.56	2%	$25.00	$14.00
16	374	Immigration Letter	Fee for processing request for immigration letter. This is a local background check.	Administration	Letters	$24.00		NA	NA	$24.00	$0.00
17	375	Civil Subpoena	Fee for Civil subpoena service set per Government Code Section 68097 .2 plus additional staff cost per code allowance.	Administration	Subpoenas	$275.00		NA	NA	$275.00	$0.00
18	376	Repossession Fees	Fee for processing repossession documents. Fee set by CA Government Code 2675 & 41612.	Traffic	Vehicle	$15.00		NA	NA	$15.00	$0.00
19	378	Crime Statistical Research Fee	Fee for crime statistical research.	Administration	Research	$118.00		NA	NA	$118.00	$0.00
20	379	Gun Dealer License - Chain Store Renewal	Processing fee for chain store gun dealer license renewal. The process includes verifying bond license, background check.and issuing permit.	Administration	License	$82.00		$149.17	43%	$85.00	$3.00
21	380	Gun Dealer License -Individual Renewal	Individual: Processing gun dealer renewal. The process includes verifying bond license, background check, and DOJ live-scan.	Administration	License	$82.00		$150.80	44%	$85.00	$3.00
22	381	Franchise Tow Fee	Franchise tow fee for each tow call	Traffic	Franchise Fees	$191.00	per vehicle	NA	NA	$191.00	$0.00
23	382	Altered Pet -1 Year	Issuance and/or renewal of a 1-year license for a dog that is spayed/neutered	Animal	License	$22.00		NA	NA	$22.00	$0.00
24	383	Altered Pet -2 Years	Issuance and/or renewal of a 2-year license for a dog that is spayed/neutered	Animal	License	$32.00		NA	NA	$32.00	$0.00
25	384	Altered Pet -3 Years	Issuance and/or renewal of a 3-year license for a dog that is spayed/neutered	Animal	License	$45.00		NA	NA	$45.00	$0.00
26	385	Altered Pet -1 Year, Sr Cit. Disc. (age 60)	Issuance and/or renewal of a 1-year license for a dog that is spayed/neutered. Discount to Senior Citizens age 60+	Animal	License	$10.00		NA	NA	$10.00	$0.00
27	386	Unaltered Pet -1 Year	Issuance and/or renewal of a 1-year license for a dog that is not spayed/neutered	Animal	License	$83.00		NA	NA	$83.00	$0.00
28	387	Unaltered Pet -2 Years	Issuance and/or renewal of a 2-year license for a dog that is not spayed/neutered	Animal	License	$168.00		NA	NA	$168.00	$0.00
29	388	Unaltered Pet -3 Years	Issuance and/or renewal of a 3-year license for a dog that is not spayed/neutered	Animal	License	$249.00		NA	NA	$249.00	$0.00
30	389	Delinquent License Penalty	Penalty for not licensing a dog (four months of age or over) within 30 days per Chapter 4 of the Fontana Municipal Code Sec. 4-96. Penalty does not apply to Senior Citizens age 60+	Animal	License	$22.00		NA	NA	$22.00	$0.00
31	390	Special Enforcement Detail Call Out	Actual cost will be charged based upon circumstances of the call out. Equipment for the call out will be charged per user fee 2075.	Traffic	Response	Actual cost for Services		NA	NA	Actual cost for Services	$0.00
32	403	Impound Storage Rate	Rate charged for impound storage of all vehicles (24hours).	Traffic	Franchise Fees	Not to exceed rates greater than 115% of schedule rate for towing as set by the Ontario area C.H.P.		NA	NA	Not to exceed rates greater than 115% of schedule rate for towing as set by the Ontario area C.H.P.	$0.00
33	404	Towing Rates	City franchise tow charges.	Traffic	Franchise Fees	Not to exceed rates greater than 115% of schedule rate for towing as set by Rancho Office of CHP		NA	NA	Not to exceed rates greater than 115% of schedule rate for towing as set by Rancho Office of CHP	$0.00
34	526	Tag Replacement	The fee for replacement dog tag.	Animal	Miscellaneous	$5.00		NA	NA	$5.00	$0.00
35	556	Altered Pet -2 Years, Sr Cit. Disc. (age 60)	Issuance and/or renewal of a 2-year license for a dog that is spayed/neutered. Discount to Senior Citizens age 60+	Animal	License	$15.00		NA	NA	$15.00	$0.00
36	557	Altered Pet -3 Years, Sr Cit. Disc. (age 60)	Issuance and/or renewal of a 3-year license for a dog that is spayed/neutered. Discount to Senior Citizens age 60+	Animal	License	$22.00		NA	NA	$22.00	$0.00
37	583	Transfer Fee	Fee for a transfer in ownership of a dog tag for a specific dog.	Animal	Miscellaneous	$5.00		NA	NA	$5.00	$0.00
38	593	Concealed Weapons Permit Renewal	Fee for processing a concealed weapons permit renewal application. Penal Code Section 12054a limits the fee to $25.00	Administration	Permit	$25.00		NA	NA	$25.00	$0.00

Police

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
39	644	Booking Fees	County charge for booking.	Administration	Miscellaneous	Varies-County charge		NA	NA	Varies-County charge	$0.00
40	645	Parking Citation Penalty	Charge for penalty of parking citation.	Traffic	Citations	Varies		NA	NA	Varies	$0.00
41	646	Parking Violations	City code violations-parking	Traffic	Citations	Varies		NA	NA	Varies	$0.00
42	647	Vehicle Code Fines	Fines for vehicle code violations.	Traffic	Citations	Varies		NA	NA	Varies	$0.00
43	734	Annual Review Fee for Taxicab Franchisee	This fee is to recover the cost of an annual review of the taxicab franchisee. This will determine if the franchisee is complying with the regulations regarding taxicab and vehicle for hire services.	Traffic	Franchise Fees	$1,918.00		NA	NA	$1,918.00	$1.00
44	735	Application fee for Taxicab Franchise (Initial/Renewal)	This fee is to recover the administrative cost of processing a non-refundable application fee for a Taxicab franchise, initial or renewal.	Traffic	Franchise Fees	$500.00		NA	NA	$500.00	$2.00
45	736	Taxicab Vehicle Inspection	This fee is to recover the cost of vehicle inspection of taxicabs. The purpose of the inspection is to ensure the safety of the vehicle.	Traffic	Inspection	$27.00		$82.01	0%	$82.00	$55.00
46	741	Carnival/Circus Worker- New Applicant Fee	Fee to recover the cost of processing individual carnival/circus workers.	Administration	Application Review	$96.00		$173.52	45%	$96.00	$0.00
47	854	Adult Oriented Business Application Fee	Fee for the Police Department to process an adult oriented business applicant's background check. (Plus current DOJ Fee)	Administration	Application Review	$97.00		$172.40	42%	$100.00	$3.00
48	956	Business License Background check with Live-Scan	Fee for a background check for business license applicant that requires DOJ Live-Scan fingerprinting. (Plus current DOJ Fee).	Administration	Application Review	$99.00		$180.34	43%	$102.00	$3.00
49	957	Business License Background check without Live-Scan	Fee for a background check for business license applicant that does not require DOJ Live-Scan fingerprinting.	Administration	Application Review	$76.00		$139.63	43%	$79.00	$3.00
50	958	Carnival/Circus Worker- Returning Applicant Fee	Fee to recover the cost of processing a renewal for individual carnival/circus workers. No Livescan services.	Administration	Application Review	$82.00		$150.29	45%	$82.00	$0.00
51	964	Tow Truck Driver Permit- Renewal/Transfer	Fee for processing a renewal or a transfer from one company to another for tow truck driver permit.	Administration	Permit	$49.00		$162.48	66%	$55.00	$6.00
52	965	Adult Oriented Business - Renewal	Fee for the Police Department to process a renewal for an adult oriented business.	Administration	Application Review	$84.00		$137.56	37%	$87.00	$3.00
53	1256	Replacement of Tow Driver Permit	To replace lost, stolen or damaged tow driver permit.	Administration	Permit	$47.00		$26.65	2%	$26.00	-$21.00
54	1257	Traffic Citation Copy	Fee for processing a certified copy of a traffic citation (moving violations and parking violations) upon request.	Traffic	Citation	$15.00		$17.04	0%	$17.00	$2.00
55	1953	Livescan Fingerprinting Fee	Fee for providing fingerprint services by appointment for employment or personal reasons. Plus CA Department of Justice (DOJ) current processing fee.	Administration	Miscellaneous	$24.00	32.00 DOJ Fee	$34.85	2%	$34.00	$10.00
56	2070	Low Cost Cat Surgery Clinic	Fee to provide low-cost Spay & Neuter surgery clinics to cat owners. Surgery clinic fee provides cat spay or neuter, vaccines and microchip.	Animal	Clinic Fee	$32.00		NA	NA	$32.00	$0.00
57	2071	Low Cost Dog Surgery Clinic	Fee to provide low-cost Spay & Neuter surgery clinics to dog owners. Surgery clinic fee provides spay or neuter, vaccines and microchip for dogs <35 lbs. For dogs > 53 lbs must purchase voucher for services rendered at the Riverside Animal Shelter.	Animal	Clinic Fee	$55.00		NA	NA	$55.00	$0.00
58	2072	Low Cost Vaccine Clinic	Fee to provide low-cost vaccine clinics to cat and dog owners. Vaccines include: Rabies, Parvo virus, distemper, hepatitis, Bordetella, parainfluenza. Fee also includes microchip.	Animal	Clinic Fee	$15.00		NA	NA	$15.00	$0.00
59	2073	Equipment Usage	Fee to recover the City's cost of equipment used for reimbursable emergency response and special enforcement details. City by reference adopts the FEMA Schedule of Equipment Rates.	Traffic	Response	FEMA RATES		NA	NA	FEMA RATES	$0.00
60	2088	Confiscated Firearms/Ammunition	Charge for administrative costs relating to the seizure, impounding, storage, or release of any firearm or ammunition (PC 33880). An extra charge will apply for each additional firearm involved in the same incident	Field Services	Response	$197.00	+ $55.00 ea. Additional Item	$693.69	72%	$197.00	$0.00
61	2089	Traffic Collision with Reconstruction Copy	Traffic Collision Report with scene reconstruction. (Price is basic Traffic Collision Report fee plus number of copies in the report - Regular Copies .05 ea or Redacted Copies $2.25 ea.)	Traffic	Reports	$18.00		$42.61	58%	$18.00	$0.00

Office of the City Clerk

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
1	3	Photocopies-Black & White	The cost of materials & time to produce copies (letter or legal). $0.20 for the first page and $.05 for each additional page when made on a copier w/a feeder. Otherwise $.20/each page that is not run through a feeder.	Reproduction	Copies	$0.20	per original page and $0.05 per additional page for multiple copies.	NA	NA	$0.20	$0.00
2	450	Election Filing Forms	The copy fee for any Statement of Economic 700 Forms and any campaign filing forms. Fee is set and can only be changed by the Secretary of State (SOS).	Reproduction	Copies	$0.10	per page	NA	NA	$0.10	$0.00
3	592	Photocopies-Color	The cost of materials & time to produce copies (letter or legal). $0.50 for the first page and $.40 for each additional page when made on a copier w/a feeder. Otherwise $.50/each page that is not run through a feeder.	Reproduction	Copies	$0.50	per original page, and $0.40 per page for each additional page for multiple copies.	NA	NA	$0.50	$0.00
4	690	Subpoena Duces Tecum	Specific fees for responding to Subpoenas Duces Tecum issued in a state court lawsuit as set by Evidence Code Section 1563.	Reproduction	Subpoenas	$26.00	Clerical/hr/person	NA	NA	$26.00	$0.00
5	690	Subpoena Duces Tecum	Specific fees for responding to Subpoenas Duces Tecum issued in a state court lawsuit as set by Evidence Code Section 1563.	Reproduction	Subpoenas	$0.10	Copy/pg >8 1/2 by 14	NA	NA	$0.10	$0.00
6	690	Subpoena Duces Tecum	Specific fees for responding to Subpoenas Duces Tecum issued in a state court lawsuit as set by Evidence Code Section 1563.	Reproduction	Subpoenas	$0.20	/pg microfilm docs	NA	NA	$0.20	$0.00
7	690	Subpoena Duces Tecum	Specific fees for responding to Subpoenas Duces Tecum issued in a state court lawsuit as set by Evidence Code Section 1563.	Reproduction	Subpoenas	Actual costs	Oversized docs., postage, storage.	NA	NA	Actual costs	$0.00
8	691	Subpoena Duces Tecum-Attorney Service	Attorney service fees for responding to Subpoenas Duces Tecum issued in a state court lawsuit as set by Evidence Code Section 1563.	Reproduction	Subpoenas	$15.00	+ actual costs charged by a third party.	NA	NA	$15.00	$0.00
9		Campaign Sign Deposit	Refundable deposit for campaign signs	Election		$1,000.00	Per candidate	NA	NA	$1,000.00	$0.00

Planning

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Planning Full Cost	Planning Subsidy	Planning Total	Eng. Full Cost	Eng. Subsidy	Eng. Total	Suggested Fee	Unit	Fee Δ
1	476	Administrative Site Plan - Major	Processing fee for project site and architectural review.	Planning	Administrative Site Plan	$4,197.00		$5,965.86	32%	$4,050.00	$3,878.95	31%	$2,690.00	$6,740.00		$2,543.00
2	2069	Administrative Site Plan - Minor	Processing fee for accessory structures, site and architectural review (parking, guard shack, trash enclosure, etc.)	Planning	Administrative Site Plan	$1,133.00		$3,272.48	32%	$2,210.00	$2,909.22	31%	$2,020.00	$4,230.00		$3,097.00
3	475	Amendment	Processing fee for amending non-expired Administrative Site Plans currently not developed.	Planning	Administrative Site Plan	$736.00		$2,736.82	34%	$1,810.00	$2,731.59	30%	$1,900.00	$3,710.00		$2,974.00
4	477	Modification	Processing fee for modifications to previously approved and developed Administrative Site Plans	Planning	Administrative Site Plan	$1,008.00		$2,517.42	33%	$1,680.00	$1,365.80	30%	$950.00	$2,630.00		$1,622.00
5	791	Appeal of Irrevocable Agreement to Annex	Appeal of Irrevocable Agreement to Annex (Sewer Service for New Development)	Planning	Annexations	$2,551.00		$2,225.52	33%	$1,500.00	$1,365.80	30%	$950.00	$2,450.00		-$101.00
6	103	Consent Annexation	Fee for 100% annexation.	Planning	Annexations	$5,949.00	+ LAFCO Fees	$4,506.82	11%	$3,994.00	$3,442.09	31%	$2,360.00	$6,354.00	+ LAFCO Fees	$405.00
7	105	Out of Area Sewer Service /Irrevocable Agreement Annexation (Existing)	Fee charged for Out of Area Sewer Service or Irrevocable Agreement annexation (existing).	Planning	Annexations	$556.00	+ LAFCO Fees	$2,297.15	33%	$1,540.00	$2,712.60	33%	$1,830.00	$3,370.00	+ LAFCO Fees	$2,814.00
8	106	Out of Area Sewer Service/Irrevocable Agreement Annexation (New)	Fee charged for Out of Area Sewer Service or Irrevocable Agreement Annexation (New).	Planning	Annexations	$1,621.00		$2,297.15	33%	$1,540.00	$2,712.60	33%	$1,830.00	$3,370.00	+ LAFCO Fees	$1,749.00
9	108	Appeal	Fee for processing appeal by non-applicant	Planning	Appeals	$322.00		$2,108.04	33%	$1,420.00	$1,453.15	32%	$990.00	$2,410.00		$2,088.00
10	107	Project Applicant Appeal	Fee for processing project applicant appeal.	Planning	Appeals	65% of Original Filing Fee	with $485.00 maximum	$2,108.04	33%	$1,420.00	$1,453.15	32%	$990.00	$2,410.00		NA
11	2108	Cannabis Application Fee	Application fee for a new commercial cannabis business	Planning	Application Review	$18,007.00		NA	NA	NA	-	NA	NA	$18,007.00	+$20,000 refundable legal deposit	$0.00
12	2110	Cannabis Background Check	Background check for a new commercial cannabis business	Planning	Application Review	$308.00		NA	NA	NA	-	NA	NA	$308.00		$0.00
13	2109	Cannabis Zoning Request	Fee for commercial business zoning	Planning	Application Review	$308.00		NA	NA	NA	-	NA	NA	$308.00		$0.00
14	2101	Applicant Initiated: Environmental Impact Reports, Mitigated Negative Declaration, Addendum, or other environmental document	Fee to review an Environmental Impact Report, Negative Declaration, Mitigated Negative Declaration or Addendum	Planning	CEQA	Cost + 25% Admin w/ Min $2k Deposit		NA	NA	NA	-	NA	NA	Cost + 25% Admin w/ Min $2k Deposit		$0.00
15		**Staff Initiated**: Environmental Impact Reports, Mitigated Negative Declaration, Addendum, or other environmental document	Fee to prepare and review an Environmental Impact Report, Negative Declaration, Mitigated Negative Declaration or Addendum	Planning		New		NA	NA	NA	-	NA	NA	Cost + 25% of the cost for Administration with minimum $2000 deposit		NA
16	133	Exemption	Fee for staff to review and approve determinations of exemption.	Planning	CEQA	$396.00		$1,484.82	33%	$990.00	-	NA	$0.00	$990.00		$594.00
17	134	Initial Study	Fee for staff to review and issue an initial study.	Planning	CEQA	$2,722.00		$2,495.33	35%	$1,630.00	-	NA	$0.00	$1,630.00		-$1,092.00
18		Mitigation Monitoring Implementation	Fee for work associated with Mitigation Monitoring & Reporting	Planning	CEQA	New		NA	NA	NA	-	NA	NA	$5000 min	Administration Deposit	NA
19	844	ABC License	Administratively review and present to Planning Commission for approval of a conditional use permit for a new Alcoholic Beverage License.	Planning	Conditional Use Permits[1]	$2,637.00		$3,340.58	34%	$2,220.00	-	NA	$0.00	$2,220.00		-$417.00
20	567	ABC License with Existing C.U.P.	Transfer of Alcoholic Beverage License with existing C.U.P.	Planning	Conditional Use Permits	$152.00		$967.43	31%	$670.00	-	NA	$0.00	$670.00		$518.00
21	595	Conditional Use Permit Amendment	Fee for the amendment of an existing Conditional Use Permit.	Planning	Conditional Use Permits	50% of Original Conditional Use Permit Fee		NA	NA	NA	-	NA	NA	50% of Original Conditional Use Permit Fee		$0.00
22	846	Commercial use in an existing building	Processing fee for a conditional use permit application for commercial use in an existing building.	Planning	Conditional Use Permits[1]	$1,384.00		$3,881.87	34%	$2,580.00	-	NA	$0.00	$2,580.00		$1,196.00
23	119	Commercial/Industrial	Fee for C.U.P. - Commercial/Industrial	Planning	Conditional Use Permits[1]	$6,692.00	+ $55/acre	$7,596.81	34%	$5,000.00	$2,974.75	30%	$2,080.00	$7,080.00	+ $100 per acre (surcharge capped at $5,000)	$388.00
24	589	Residential	Processing fee for a residential conditional use permit	Planning	Conditional Use Permits[1]	$5,274.00	+ $22/D.U.	$7,596.81	34%	$5,000.00	$2,974.75	30%	$2,080.00	$7,080.00	+ $25 per DU (max surcharge $2,500)	$1,806.00
25	1255	Residential Child Care- more than 7 children	Fee for staff to administratively review and present to Planning Commission for approval of a conditional use permit for Residential Child Care Facilities with more than 7 children.	Planning	Conditional Use Permits	$907.00		$1,781.80	34%	$1,180.00	-	NA	$0.00	$1,180.00		$273.00
26	654	Surface Mining Reclamation Act	Fee for C.U.P. for mining operations.	Planning	Conditional Use Permits	Actual Costs + City-Wide G & A rate		$7,596.81	34%	$5,000.00	$2,974.75	30%	$2,080.00	$7,080.00		NA
27	138	De Minimis Finding (Negative Declaration)	County Filing Fee for De Minimis finding (negative declaration) for Dept. of Fish & Game. Fee is established per County schedule.	Planning	Department of Fish & Game	$51.00		NA	NA	$75.00	-	NA	NA	$50.00	County Filing Fee	-$1.00
28	140	Impact Project - Environmental Impact Report	Pass Through Fee	Planning	Department of Fish & Game	$4,051.25		NA	NA	NA	-	NA	NA	$4,051.25	County Filing Fee	$0.00
29	139	Impact Project - Negative Declaration	Pass Through Fee	Planning	Department of Fish & Game	$2,916.75		NA	NA	NA	-	NA	NA	$2,916.75	County Filing Fee	$0.00
30		Notice of Exemption - Clerk of the Board Fee	County Filing fee for State Fish and Wildlife Fee for project recordation, fee established per County Schedule.	Planning	Department of Fish and Game	$50.00		NA	NA	NA	-	NA	NA	$50.00	County Filing Fee	$0.00
31	130	Commercial/Industrial	Fee for design review - commercial/industrial	Planning	Design Review	$12,393.00	+ $113.00/Acre over 20 acres	$11,988.16	34%	$7,870.00	$3,685.25	31%	$2,530.00	$10,400.00	$250 per acre (surcharge capped at $5,000)	-$1,993.00
32	481	DR Amendment	Fee for Design Review Amendment.	Planning	Design Review	50% of Original Engineering & Planning Design Review Fee		NA	NA	NA	-	NA	NA	50% of Original Fee		$0.00
33	653	Minor Modification	Fee for staff to review and approve minor modifications to design review applications.	Planning	Design Review	$975.00		$2,409.32	34%	$1,590.00	$1,147.36	31%	$790.00	$2,380.00		$1,405.00

Planning

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Planning Full Cost	Planning Subsidy	Planning Total	Eng. Full Cost	Eng. Subsidy	Eng. Total	Suggested Fee	Unit	Fee Δ
34	127	Residential- 5 or greater D.U's	Fee for Design Review - Residential- over 5 D.U.s.	Planning	Design Review	$10,351.00	+ $22/du	$11,988.16	34%	$7,870.00	$3,685.25	31%	$2,530.00	$10,400.00	$25 per DU (max surcharge $2,500)	$49.00
35	123	DRS Individual Sign	Fee charged for Design Review for Individual Sign.	Planning	Design Review Sign	$423.00		$786.05	35%	$510.00	$1,147.36	77%	$262.00	$772.00		$349.00
36	124	DRS Planning Commission	Fee charged for staff to review and approve design reviews for signs which will be reviewed by the Planning Commission	Planning	Design Review Sign	$1,729.00		$2,449.93	34%	$1,610.00	$1,147.36	31%	$790.00	$2,400.00		$671.00
37	131	Development Agreement	Fee for development agreement. Billed at actual cost plus G&A with a $10,000 minimum deposit.	Planning	Development Agreement	Cost + G&A	w/$10,000 min deposit	NA	NA	NA	-	NA	NA	Cost + G&A	+ $10,000 legal deposit	$0.00
38		Planning-Miscellaneous Deposit	This is a deposit for the Planning Department to take in for miscellaneous items	Planning	Entitlement	New		NA	NA	NA	-	NA	NA	TBD		NA
39	162	Final Inspection - Commercial/Industrial	Fee charged at time building permits are issued for Commercial/Industrial.	Planning	Final Inspection	$566.00		$1,021.01	34%	$670.00	-	NA	$0.00	$670.00		$104.00
40	775	Final Inspection - Residential	Fee is charged at the time building permits are issued for residential	Planning	Final Inspection	$90.00		$1,021.01	34%	$670.00	-	NA		$670.00		$580.00
41	480	Inspection Fee - C.U.P.Tattoo Establishments	Annual inspection fee of Tattoo Establishments in conjunction with the conditions of approval contained within the C.U.P	Planning	Final Inspection	$310.00		$260.53	31%	$180.00	-	NA	$0.00	$180.00		-$130.00
42	1909	Massage Establishment Permit	Consists of thoroughly reviewing the projects impact to the City and compliance with the municipal code.	Planning	Final Inspection	$146.00		$1,038.33	35%	$680.00	-	NA	$0.00	$680.00		$534.00
43	1910	Massage Technician Permit	Consists of thoroughly reviewing the Technician is in compliance with the municipal code.	Planning	Final Inspection	$146.00		$751.18	36%	$480.00	-	NA	$0.00	$480.00		$334.00
44	110	GP Amend	Fee for General Plan Amendment	Planning	General Plan Amendment	$9,897.00		$13,221.87	34%	$8,740.00	$3,198.93	32%	$2,180.00	$10,920.00		$1,023.00
45	284	Certificate of Appropriateness	Fee to process Certificate of Appropriateness	Planning	Historical Preservation	$696.00		$3,015.56	34%	$1,990.00	-	NA	$0.00	$1,990.00		$1,294.00
46	285	Certificate of Economic Hardship	Fee to process Certificate of Economic Hardship.	Planning	Historical Preservation	$804.00	50% of Appropriateness	NA	NA	NA	-	NA	NA	50% of Appropriateness Fee		NA
47	2068	Re-Inspection - Commercial/Industrial	Fee charged for inspection after building permits are issued for Commercial/Industrial, subsequent to Final inspection.	Planning	Inspection	$282.00		$394.53	29%	$282.00	-	NA	$0.00	$282.00		$0.00
48	847	ABC License Transfer or Revision	Administratively review and approve minor use permit for a transfer or revision of an Alcoholic Beverage License.	Planning Review Fees	Minor Use Permit[1]	$1,558.00		$2,397.97	34%	$1,580.00	-	NA	$0.00	$1,580.00		$22.00
49	849	Commercial / Industrial	Fee for review of minor use permits	Planning Review Fees	Minor Use Permit[1]	$1,842.00		$4,375.28	33%	$2,950.00	-	NA	$0.00	$2,950.00		$1,108.00
50	963	Model Home Complex	Fee for City staff to administratively review and approve minor use permits for Model Home Complex.	Planning Review Fees	Minor Use Permit[1]	$907.00		$1,693.60	34%	$1,120.00	-	NA	$0.00	$1,120.00		$213.00
51	828	Adult Oriented Business Review	Review and processing of an Adult Oriented Business application which covers additional background investigation. This is in addition to the standard new business fees to operate in the City.	Planning	Miscellaneous	$6,806.00		$6,727.12	34%	$4,430.00	-	NA	$0.00	$4,430.00		-$2,376.00
52	161	Building Relocation	Fee for Planning Commission review of a building to be relocated or located into the City of Fontana.	Planning	Miscellaneous	$1,258.00		$3,422.75	35%	$2,230.00	-	NA	$0.00	$2,230.00		$972.00
53	2113	Cannabis Change of Ownership	Fee for a change in ownership of a commercial cannabis business	Planning	Miscellaneous	$3,704.00		NA	NA	NA	-	NA	NA	$3,704.00		$0.00
54	2114	Cannabis Name Change	Fee for name change only of a commercial cannabis business	Planning	Miscellaneous	$2,366.00		$2,300.00	0%	$2,300.00	-	NA	$0.00	$2,300.00		-$66.00
55	166	Conditions, Covenants & Restrictions (CC&R)	Fee charged for conditions, covenants & restrictions review.	Planning	Miscellaneous	Actual Cost + City-Wide G & A rate.		$930.00	34%	$610.00	-	NA	$0.00	$610.00	+ $10,000 legal deposit	NA
56	116	Density Bonus	Fee for staff to review and approve Density Bonus applications.	Planning	Miscellaneous	$6,466.00		$8,551.78	24%	$6,466.00	-	NA	NA	$6,466.00		$0.00
57	961	Directors Determination	A discretionary action by the Director of Planning to make determinations on proposed amendments to previously approve entitlements by the Planning Commission.	Planning	Miscellaneous	$368.00		$1,180.91	35%	$770.00	-	NA	$0.00	$770.00		$402.00
58	163	Home Occupation	Fee for staff to review and approve Home Based Business Occupation permits.	Planning	Miscellaneous	$282.00		$118.22	15%	$100.00	-	NA	$0.00	$100.00		-$182.00
59	44	Laser Imaging	Fee charged for laser imaging of all issued permits, plans or other related documents to keep as permanent archived records. (Fee is based on average of 15 sheets imaged)	Archive	Miscellaneous	$32.00		$59.11	32%	$40.00	-	NA	$0.00	$40.00		$8.00
60	529	Model Homes Sales Deposit	Refundable deposit for model homes and associated parking areas. Deposit is intended to recover the costs associated with converting model homes to saleable condition if required. Fee is per model & parking lot.	Planning	Miscellaneous	$2,500.00	/Model & Parking Lot	$2,038.53	32%	$1,380.00	-	NA	$0.00	$1,380.00	+ $25,000 refundable depos	-$1,120.00
61	842	Newspaper Public Notice	Fee to recover the cost of newspaper filings when required	Planning	Miscellaneous	$197.00		$350.00	0%	$350.00	-	NA	$0.00	$350.00		$153.00
62	164	Planning Commission Interpretation	Fee for the interpretation given by the Planning Commission on an item.	Planning	Miscellaneous	$651.00		$1,285.92	34%	$850.00	-	NA	$0.00	$850.00		$199.00
63	843	Preapplication Meeting	The City's code requires City Staff to administratively review and conference with the applicant prior to submittal of an application.	Planning	Miscellaneous	$1,133.00		$2,092.19	35%	$1,370.00	$1,456.06	30%	$1,020.00	$2,390.00		$1,257.00
64	2096	Recreational Indoor Marijuana Cultivation	Annual permit fee for application and exterior inspection for recreational indoor marijuana cultivation.	Planning	Miscellaneous	$27.00		$242.21	30%	$170.00	-	NA	$0.00	$170.00		$143.00
65	839	Temporary Banner - 45 Day Temporary Sign	The City's amended Development Code includes a requirement for the City Staff to administratively review and approve temporary banners.	Planning	Miscellaneous	$55.00		$171.52	36%	$110.00	-	NA	$0.00	$110.00		$55.00
66	483	Temporary Use Permit	The City's amended Development Code includes a requirement for the City Staff to administratively review and approve temporary use permits	Planning	Miscellaneous	$100.00		$2,364.86	32%	$1,600.00	$2,731.59	30%	$1,900.00	$3,500.00		$3,400.00
67	1911	Time Extension for Planning Cases	Fee for time extension on Planning cases.	Planning	Miscellaneous	50% of Original Fee		NA	NA	NA	-	NA	NA	25% of Original Fee		-25%

Planning

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Planning Full Cost	Planning Subsidy	Planning Total	Eng. Full Cost	Eng. Subsidy	Eng. Total	Suggested Fee	Unit	Fee Δ
68	2008	TUP Food Truck Event	The City's amended Development code includes a requirement for staff to administratively review and approve temporary use permits for food truck events	Planning	Miscellaneous	$275.00		$879.82	32%	$600.00	-	NA	$0.00	$600.00		$325.00
69	112	Variance[1]	Fee for Variance.	Planning	Miscellaneous	$3,713.00		$4,727.22	34%	$3,120.00	$1,390.53	31%	$960.00	$4,080.00		$367.00
70	850	Variance - Sign	Fee for City staff to review and approve sign variances.	Planning	Miscellaneous	$1,281.00		$1,174.25	34%	$780.00	-	NA	$0.00	$780.00		-$501.00
71	962	Variance - Administrative	Fee for permission to depart from zoning ordinances because of special circumstances unique to a specific property of project. Approved administratively.	Planning	Miscellaneous	$2,495.00		$2,450.65	32%	$1,670.00	$1,390.53	31%	$960.00	$2,630.00		$135.00
72	594	Zoning Letter - Zoning Determination	Fee associated with research, determination and issuance of a letter confirming a parcels zoning code.	Planning	Miscellaneous	$146.00		$606.12	32%	$410.00	-	NA	$0.00	$410.00		$264.00
73	851	Zoning Letters - Zoning Rebuild	Fee associated with research, determination and issuance of a letter confirming a parcels zoning code.	Planning	Miscellaneous	$339.00		$606.12	32%	$410.00	-	NA	$0.00	$410.00		$71.00
74	2111	Cannabis Permit	Fee for a commercial cannabis business permit.	Planning	Permit	$9,363.00		NA	NA	NA	-	NA	NA	$9,363.00		$0.00
75		Landscape Permit Issuance Fee	Fee to process the permit	Planning		New		$118.22	15%	$100.00	-	NA	$0.00	$100.00	Permit Fee	NA
76		Landscape Plan Check - Residential - Single Lot	Landscape plan check for residential single lot	Planning	Plan Check	New		$1,603.86	36%	$1,030.00	-	NA	$0.00	$1,030.00		NA
77		Landscape Plan Check - Residential Tract Development	Landscape plan check for sites Residential Development	Planning	Plan Check	New		$2,035.40	36%	$1,300.00	-	NA	$0.00	$1,300.00	+ $25 per lot, incl. lettered	NA
78		Landscape Plan Check - Commercial Development	Landscape plan check for Commercial Development	Planning	Plan Check	New		$2,898.48	37%	$1,820.00	-	NA	$0.00	$1,820.00	+ $500 per acre	NA
79		Landscape Plan Check - Industrial Development	Landscape plan check for Industrial Development	Planning	Plan Check	New		$2,898.48	37%	$1,820.00	-	NA	$0.00	$1,820.00	+ $250 per acre	NA
80		Landscape Plan Check - Other	Landscape plan check	Planning	Plan Check	New		$2,466.94	37%	$1,560.00	-	NA	$0.00	$1,560.00		NA
81		Planning Plan Check Fee Commercial Other	Planning Plan Check Fee Commercial Other	Planning	Plan Check	New		$806.28	34%	$530.00	-	NA	$0.00	$530.00		NA
82		Planning Plan Check Fee Commercial-Cell Site	Planning Plan Check Fee Commercial-Cell Site	Planning	Plan Check	New		$403.14	13%	$350.00	-	NA	$0.00	$350.00		NA
83		Planning Plan Check Fee Industrial Non-Warehouse	Planning Plan Check Fee Industrial Non-Warehouse	Planning	Plan Check	New		$806.28	13%	$701.00	-	NA	$0.00	$701.00		NA
84		Planning Plan Check Fee Industrial Warehouse	Planning Plan Check Fee Industrial Warehouse	Planning	Plan Check	New		$1,209.42	35%	$790.00	-	NA	$0.00	$790.00		NA
85		Planning Plan Check Fee Residential-ADU	Planning Plan Check Fee Residential-ADU	Planning	Plan Check	New		$403.14	36%	$260.00	-	NA	$0.00	$260.00		NA
86		Planning Plan Check Fee Residential-Other	Planning Plan Check Fee Residential-Other	Planning	Plan Check	New		$403.14	36%	$260.00	-	NA	$0.00	$260.00		NA
87		Planning Plan Check Fee Residential-Phasing	Planning Plan Check Fee Residential-Phasing	Planning	Plan Check	New		$403.14	36%	$260.00	-	NA	$0.00	$260.00		NA
88		Planning Plan Check Fee Residential-Stock Plans	Planning Plan Check Fee Residential-Stock Plans	Planning	Plan Check	New		$403.14	36%	$260.00	-	NA	$0.00	$260.00		NA
89	793	Plan Check Fee - Other Than Room Additions	Plan Check Fee - Planning- Other Than Room Additions	Planning	Plan Check Fee	$191.00		$346.26	31%	$240.00	-	NA	$0.00	$240.00		$49.00
90	792	Plan Check Fee - Room Additions	Plan Check Fee - Planning- Room Additions Only	Planning	Plan Check Fee	$95.00		$173.13	31%	$120.00	-	NA	$0.00	$120.00		$25.00
91	2112	Cannabis Permit Renewal	Fee for renewal of a commercial cannabis business	Planning	Renewal	$2,366.00		NA	NA	NA	-	NA	$0.00	$2,366.00		$0.00
92	2115	Cannabis Appeal Deposit	Deposit for the appeal of a commercial cannabis business decision.	Planning	Security Deposit	$5,145.00		NA	NA	NA	-	NA	$0.00	$5,145.00		$0.00
93	482	Specific Plan Amendment	Fee for Specific Plan Amendment. Billed at actual cost with a minimum deposit required of $5,000.00.	Planning	Specific Plan	Cost + $5,000 min deposit		NA	NA	NA	NA	NA	NA	$15,000.00	Deposit	NA
94	302	Specific Plan Amendment - Minor	Fee charged for Specific Plan. Billed at actual cost with a minimum deposit of $20,000.00.	Planning	Specific Plan	Cost + $20,000 min dep.		NA	NA	NA	NA	NA	NA	$7,000.00	Deposit	NA
95	141	Commercial/ Industrial	Fee for a tentative parcel maps- commercial/industrial.	Planning	Tentative Parcel Maps[1]	$7,412.00	+ $113/Acre	$7,271.81	35%	$4,750.00	$3,392.63	31%	$2,340.00	$7,090.00	+ $50/Acre	-$322.00
96	144	Lot Line Adjustment	Fee for lot line adjustment.	Planning	Tentative Parcel Maps[1]	$2,495.00		$2,410.88	34%	$1,590.00	$3,589.48	28%	$2,580.00	$4,170.00		$1,675.00
97	146	Major Modification	Fee charged for tentative parcel map major modification.	Planning	Tentative Parcel Maps[1]	$5,841.00		$4,426.57	34%	$2,900.00	$4,365.28	30%	$3,040.00	$5,940.00		$99.00
98	152	Minor Modification	Fee for minor modification to tentative parcel map.	Planning	Tentative Parcel Maps[1]	$2,154.00		$3,418.72	34%	$2,240.00	$1,939.48	31%	$1,340.00	$3,580.00		$1,426.00
99	147	Revert to Acreage	Fee charged for tentative parcel map reversion to acreage.	Planning	Tentative Parcel Maps[1]	$2,382.00		$2,207.77	34%	$1,450.00	$1,939.48	31%	$1,340.00	$2,790.00		$408.00
100	142	Tentative Parcel Map - Residential and Urban Lot Splits	Fee for staff to administratively review and approve residential tentative parcel maps and urban lot splits	Planning	Tentative Parcel Maps[1]	$7,412.00	+ $113/Acre	$4,361.61	13%	$3,813.00	$3,392.63	31%	$2,340.00	$6,153.00	+ $110/Acre	-$1,259.00
101	525	Commercial/ Industrial	Fee charged for tentative tract maps - commercial/ industrial	Planning	Tentative Tract Maps[1]	$10,918.00	+ 113/Acre	$8,279.66	35%	$5,410.00	$3,878.95	31%	$2,690.00	$8,100.00	+ $50/per lot	-$2,818.00
102	153	Major Modification	Fees charged for major modification of a tentative tract map.	Planning	Tentative Tract Maps[1]	$4,740.00		$5,694.28	34%	$3,740.00	$2,781.05	31%	$1,920.00	$5,660.00		$920.00
103	145	Minor Modification	Fee for tentative tract map - minor modification.	Planning	Tentative Tract Maps[1]	$2,722.00		$3,418.72	34%	$2,240.00	$1,939.48	31%	$1,340.00	$3,580.00		$858.00
104	150	P.U.D.	Fee charged for tentative tract maps - P.U.D.	Planning	Tentative Tract Maps[1]	$7,911.00	+ $168.00/Acre	$10,620.35	34%	$6,970.00	$1,939.48	31%	$1,340.00	$8,310.00	+ $25 per DU (max surcharge $2,500)	$399.00
105	151	Residential	Fee charged for tentative tract maps - Residential	Planning	Tentative Tract Maps[1]	$11,627.00	+ $55/ac	$10,620.35	34%	$6,970.00	$2,974.75	30%	$2,080.00	$9,050.00	+ $25 per DU (max surcharge $2,500)	-$2,577.00
106	115	Development Code Amendment	Fee for zoning code amendment.	Planning	Zone Change[2]	$12,648.00		$13,268.12	34%	$8,770.00	$2,537.89	31%	$1,740.00	$10,510.00		-$2,138.00
107	113	Zone Change	Fee for Zone Change	Planning	Zone Change[2]	$6,890.00		$8,708.63	34%	$5,760.00	$2,537.89	31%	$1,740.00	$7,500.00		$610.00
108		Temporary Use Permit for Fireworks	Fee associated with reviewing TUP for fireworks	Planning		New		$472.95	32%	$320.00	-	NA	$0.00	$320.00		NA
109		Landscaping Inspection Fee	Fee charged for final landscape inspections	Planning	Landscape Inspection	New		$1,078.84	7%	$1,007.00	-	NA	$1,740.00	$1,007.00		NA
110		Re-Inspection Landscape Fee	Re-Inspection if additional landscape inspections are needed	Planning	Landscape Inspection	New		$215.77	7%	$201.00	-	NA	$0.00	$201.00		NA

Notes:

1. 25% Reduction when combined with either GPA, a DR, or ASP
2. 50% Reduction when combined with GPA or 25% Reduction when combined with DR or ASP

Finance

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
1	288	License penalties	License tax penalties for late filing of application.	Business License	Miscellaneous	20% per month (maximum 100%)		NA	NA	20% per month (maximum 100%)	$0.00
2	289	Various Permits	Fee for various permits.	Business Services	Miscellaneous	Varies		NA	NA	Varies	$0.00
3	291	Fireworks Application Fee	Application fee for firework sales.	Business License	Fireworks	$50.00	per year	NA	NA	$50.00	$0.00
4	292	Bad Check Charges	Charges for dishonored checks returned by the bank.	Business Services	Miscellaneous	$35.00		NA	NA	$35.00	$0.00
5	293	City Sewer Service	Fee for City Sewer Service.	Sewer	Miscellaneous	$11.59	/month per EDU	NA	NA	$11.59	$0.00
6	294	Monthly Sewer Rates IEUA	Passthrough fee for IEUA-Sewer Service.	Sewer	Miscellaneous	Current IEUA Fee		NA	NA	Current IEUA Fee	$0.00
7	295	City Pretreatment Program	Fee for City Pretreatment Program.	Sewer	Miscellaneous	$5.15 per EDU		NA	NA	$5.15 per EDU	$0.00
8	296	Sewer Penalties	Fee for Sewer late charges.	Sewer	Miscellaneous	10% of invoice amount		NA	NA	10% of invoice amount	$0.00
9	297	Rialto Sewage Treatment	Passthrough fee for service for Rialto Sewage Treatment.	Sewer	Miscellaneous	Current Rialto Fee		NA	NA	Current Rialto Fee	$0.00
10	498	CFD Payoff Calculation	Fee for CFD Payoff Calculation	Payoff Calculation	Service Fee	Cost + G & A Rate		NA	NA	Cost + G & A Rate	$0.00
11	534	Retail Business	License tax for retail business.	Business License	Business-New	$50.00/$50,000grs. rcpts. + $35.00 app. or $50.00 + $.25 per $1,000 over $50,000grs. + $35.00app.		NA	NA	$50.00/$50,000grs. rcpts. + $35.00 app. or $50.00 + $.25 per $1,000 over $50,000grs. + $35.00app.	$0.00
12	535	Retail Business	License tax renewal for Retail Business.	Business License	Business-Renewal	$50.00/$50,000grs. rcpts. + $15.00app. or $50.00 + $.25 per $1,000 over $50,000grs. + $15.00app.		NA	NA	$50.00/$50,000grs. rcpts. + $15.00app. or $50.00 + $.25 per $1,000 over $50,000grs. + $15.00app.	$0.00
13	536	Warehouses/Manufacturing	License tax for warehouses/manufacturing business.	Business License	Business-New	$25.00/$25,000grs. rcpts. + $35.00app. or $25.00 + $.30 per $1,000 over $25,000grs. + $35.00app.		NA	NA	$25.00/$25,000grs. rcpts. + $35.00app. or $25.00 + $.30 per $1,000 over $25,000grs. + $35.00app.	$0.00
14	537	Warehouses/Manufacturing	License tax renewal for warehouses/manufacturing business.	Business License	Business-Renewal	$25.00/$25,000grs. rcpts. + $15.00app. or $25.00 + $.30 per $1,000 over $25,000grs. + $15.00app.		NA	NA	$25.00/$25,000grs. rcpts. + $15.00app. or $25.00 + $.30 per $1,000 over $25,000grs. + $15.00app.	$0.00
15	538	Contractors	License tax for contractors.	Business License	Business-New	$75.00/$100,000grs. rcpts. + $35.00 app. or $75.00 + $.75 per $1,000 over $100,000 + $35.00app.		NA	NA	$75.00/$100,000grs. rcpts. + $35.00 app. or $75.00 + $.75 per $1,000 over $100,000 + $35.00app.	$0.00
16	539	Contractors	License tax renewal for contractors.	Business License	Business-Renewal	$75.00/$100,000grs. rcpts. + $15.00app. or $75.00 + $.75 per $1,000 over $100,00grs. + $15.00app.		NA	NA	$75.00/$100,000grs. rcpts. + $15.00app. or $75.00 + $.75 per $1,000 over $100,00grs. + $15.00app.	$0.00
17	540	Amusements or Recreational Business	License tax for amusements or recreational Business.	Business License	Business-New	$25.00/$10,000 gross. rcpts. + $0.50 per $1,000 over $10,000 + $35.00app.		NA	NA	$25.00/$10,000 gross. rcpts. + $0.50 per $1,000 over $10,000 + $35.00app.	$0.00
18	541	Amusements or Recreational Business	License tax renewal for amusements or recreational business.	Business License	Business-Renewal	$25.00/$10,000grs. rcpts. + $15.00app. or $100.00 + $.50 per $1,000 over $50,000 + $15.00app.+ PD User Fee		NA	NA	$25.00/$10,000grs. rcpts. + $15.00app. or $100.00 + $.50 per $1,000 over $50,000 + $15.00app.+ PD User Fee	$0.00
19	542	Solicitors, Peddlers, or Canvassers	License tax for solicitors, peddlers, or canvassers.	Business License	Business-New	$50.00/$25,000grs. rcpts. + $35.00app. or $50.00 +$1.00 per $1,000 over $50,000 + $35.00app.		NA	NA	$50.00/$25,000grs. rcpts. + $35.00app. or $50.00 +$1.00 per $1,000 over $50,000 + $35.00app.	$0.00
20	543	Solicitors, Peddlers, or Canvassers	License tax renewal for solicitors, peddlers, or canvassers.	Business License	Business-Renewal	$50.00/$25,000grs. rcpts. + $15.00app. or $25.00 + $1.00 per $1,000 over $50,000 + $15.00app.		NA	NA	$50.00/$25,000grs. rcpts. + $15.00app. or $25.00 + $1.00 per $1,000 over $50,000 + $15.00app.	$0.00
21	544	Professional and/or primarily service related businesses.	License tax for professional and/or primarily services related businesses.	Business License	Business-New	$25.00/$25,000grs. rcpts. + $35.00app. or $25.00 + $1.00 per $1,000 over $25,000 + $35.00app.		NA	NA	$25.00/$25,000grs. rcpts. + $35.00app. or $25.00 + $1.00 per $1,000 over $25,000 + $35.00app.	$0.00
22	545	Professional and/or primarily service related businesses	License tax renewal for professional and/or primarily service related businesses.	Business License	Business-Renewal	$25.00/$25,000grs. rcpts. + $15.00app. or $25.00 + $1.00 per $1,000 over $25,000grs. + $15.00app.		NA	NA	$25.00/$25,000grs. rcpts. + $15.00app. or $25.00 + $1.00 per $1,000 over $25,000grs. + $15.00app.	$0.00

Finance

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
23	546	Business consisting of the rental or leasing of real property- Under $3,000 grs. rcpts.	License tax for business consisting of the rental or leasing of real property.	Business License	Business-New	$12.00/$3,000grs. rcpts. + $35.00 app.		NA	NA	$12.00/$3,000grs. rcpts. + $35.00 app.	$0.00
24	547	Businesses consisting of the rental or leasing of real property-Under $3,000 grs. Rcpts	License tax for businesses consisting of the rental or leasing of real property.	Business License	Business-Renewal	$12.00/$3,000grs. rcpts. + $15.00app.		NA	NA	$12.00/$3,000grs. rcpts. + $15.00app.	$0.00
25	548	Businesses consisting of the rental or leasing of real property- $3,001 to $10,000 grs. rcpts.	License tax for businesses consisting of the rental or leasing of real property.	Business License	Business-New	Up to $10,000grs. rcpts.= $12.00 + $1.50 per $1,000 over $3,000 + $35.00app.		NA	NA	Up to $10,000grs. rcpts.= $12.00 + $1.50 per $1,000 over $3,000 + $35.00app.	$0.00
26	549	Businesses consisting of the rental or leasing of real property- $3,001 to $10,000 grs. rcpts.	License tax renewal for businesses consisting of the rental or leasing of real property.	Business License	Business-Renewal	Up to $10,000grs. rcpts.= $12.00 + $1.50 per $1,000 over $3,000 + $15.00app.		NA	NA	Up to $10,000grs. rcpts.= $12.00 + $1.50 per $1,000 over $3,000 + $15.00app.	$0.00
27	550	Businesses consisting of the rental or leasing of real property- $10,001 to $20,000 grs. rcpts.	License tax for businesses consisting of the rental or leasing of real property.	Business License	Business-New	Up to $20,000grs. rcpts.= $22.50 + $2.50 per $1,000 over $10,000 + $35.00app.		NA	NA	Up to $20,000grs. rcpts.= $22.50 + $2.50 per $1,000 over $10,000 + $35.00app.	$0.00
28	551	Businesses consisting of the rental or leasing of real property- $10,001 to $20,000 grs. rcpts.	License tax renewal for businesses consisting of the rental or leasing of real property.	Business License	Business-Renewal	Up to $20,000grs. rcpts.= $22.50 + $2.50 per $1,000 over $10,000 + $15.00app.		NA	NA	Up to $20,000grs. rcpts.= $22.50 + $2.50 per $1,000 over $10,000 + $15.00app.	$0.00
29	552	Businesses consisting of the rental or leasing of real property- Over $20,000 grs. rcpts.	License tax for businesses consisting of the rental or leasing of real property.	Business License	Business-New	Over $20,000grs. rcpts.= $47.50 + $3.50 per $1,000 over $20,000 + $35.00app.		NA	NA	Over $20,000grs. rcpts.= $47.50 + $3.50 per $1,000 over $20,000 + $35.00app.	$0.00
30	553	Businesses consisting of the rental or leasing of real property- Over $20,000 grs. rcpts.	License tax renewal for businesses consisting of the rental or leasing of real property.	Business License	Business-Renewal	Over $20,000grs. rcpts.= $47.50 + $3.50 per $1,000 over $20,000 + $15.00app.		NA	NA	Over $20,000grs. rcpts.= $47.50 + $3.50 per $1,000 over $20,000 + $15.00app.	$0.00
33	685	Firework Sales	License tax for sale of fireworks.	Business License	Fireworks	3% of gross sales, but not less than $450.00		NA	NA	3% of gross sales, but not less than $450.00	$0.00
34	686	Massage Parlors -New	License for Massage Parlors.	Business License	Massage	$25.00/$25,000grs. Rcpts. + $1.00 per $1,000 over $25,000 + $35.00 application fee		NA	NA	$25.00/$25,000grs. Rcpts. + $1.00 per $1,000 over $25,000 + $35.00 application fee	$0.00
35	687	Massage Parlors - Renewal	License renewal for massage parlors.	Business License	Massage	$25.00/$25,000grs. Rcpts. + $1.00 per $1,000 over $25,000 + $15.00 renewal fee		NA	NA	$25.00/$25,000grs. Rcpts. + $1.00 per $1,000 over $25,000 + $15.00 renewal fee	$0.00
36	688	Massage Technician	License for massage technician.	Business License	Massage	$25.00/$25,000grs. Rcpts. + $1.00 per $1,000 over $25,000 + $35.00 new app fee & $15.00 renewal fee		NA	NA	$25.00/$25,000grs. Rcpts. + $1.00 per $1,000 over $25,000 + $35.00 new app fee & $15.00 renewal fee	$0.00
37	689	Bingo Games	License for the conduct of bingo games.	Business License	Miscellaneous	$50.00 per year		NA	NA	$50.00 per year	$0.00
38	730	Passport Fee- Adult (age 16 or older)	Passport application for adults (age 16 or older).	Passport Services	Passport Application Fee	$110.00 Plus Application Fee		NA	NA	Current Department of State Fee	$0.00
39	731	Passport Fee- Child (age 15 and under)	Passport application fee for children (age 15 and under).	Passport Services	Passport Application Fee	$80.00 Plus Application Fee		NA	NA	Current Department of State Fee	$0.00
40	732	Passport Expedite Fee	Expedite fee returns passport to applicant within 14 days.	Passport Services	Passport Application Fee	$60.00 + Passport Application Fee		NA	NA	Current Department of State Fee	$0.00
41	733	Passport Express Mail Fee	Express mail fee returns passport to applicant overnight upon completion and provides tracking mechanism.	Passport Services	Passport Application Fee	Current express mail fee + passport application fee		NA	NA	Current express mail fee + passport application fee	$0.00
42	739	Notary Fee-Customer Service Only	Fee to cover the costs of notary public services for customers of City Services only. The City does not offer notary public services to the general public.	Business Services	Miscellaneous	$15.00		NA	NA	$15.00	$0.00
43	740	New Business Listing	Fee to cover the cost of preparing a custom business listing report and mail or email to the requesting party. Cost of printing or copying the requested material is not included in this cost.	Business Services	Miscellaneous	$5.00		NA	NA	$5.00	$0.00
44	750	DMV Abstract Fee	This fee is for the cost of service to issue a State of California DMV Abstract of Record for individuals who pay a citation late and have had a "hold" placed on their vehicle registration.	Business Services	Miscellaneous	$11.00		NA	NA	$11.00	$0.00

Finance

Item No.	ID #	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
45	1971	Certified Access Specialist State Surcharge	State mandated fee per Business License Application or Renewal for ADA Inspections.	Business License	CASP FUND	$4.00		NA	NA	$4.00	$0.00
46	2065	Passport Application Acceptance Fee	Fee for City staff to process Passport applications. Per U.S. Dept. of State, a fee of $35 per application may be charged by an acceptance facility.	Passport Services	Passport Application Fee	$35.00		NA	NA	$35.00	$0.00
47	2066	Credit Card Processing Fee	Credit card processing fee of 2.5% will be added to all transactions that exceed $1,000. Fee is to recover costs charged to the City by the merchant servicer and is applicable to the entire credit card transaction amount.	Finance	Miscellaneous	2.5% of transaction		NA	NA	2.5% of transaction	$0.00
48	2067	County Recording Fee - Lien Release	Pass through charges made by San Bernardino County Recorder to record lien release documents. Current charge is $13.00 per document. Subject to increase at County level. Fee revised per G27361.3, 27361.4 and 27361.	Finance	Miscellaneous	County Rate		NA	NA	County Rate	$0.00

Development Services - Solid Waste, Storm Water

Item No.	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
1	SB 1383 Edible Food Recovery Service or Organization Inspection Fee	Fee to offset the cost to the City for inspection of an edible food recovery service or organization to determine compliance with SB 1383 regulations.	Development Services - Solid Waste	Inspection	New	Flat	#N/A	#N/A	#N/A	NA
2	SB 1383 Tier One Edible Food Generator Inspection Fee	Fee to offset the cost to the City for inspection of an edible food generator to determine compliance with SB 1383 regulations.	Development Services - Solid Waste	Inspection	New	Flat	#N/A	#N/A	#N/A	NA
3	SB 1383 Tier Two Edible Food Generator Inspection Fee	Fee to offset the cost to the City for inspection of an edible food generator to determine compliance with SB 1383 regulations.	Development Services - Solid Waste	Inspection	New	Flat	#N/A	#N/A	#N/A	NA
4	SB 1383 Reinspection Fee	Fee to offset the cost to the City for reinspection to determine compliance with SB 1383 regulations.	Development Services - Solid Waste	Compliance Fee	New	Flat	#N/A	#N/A	#N/A	NA
5	SB 1383 First Notice of Violation	Penalty imposed if an organic waste generator, hauler, or regulated entity cannot achieve compliance within 60 days of the original notice to comply.	Development Services - Solid Waste	Compliance Fee	New	Penalty	NA	NA	$50.00 - $100.00	NA
6	SB 1383 Second Notice of Violation	Penalty imposed if an organic waste generator, hauler, or regulated entity is found in violation of the same SB 1383 requirement within a one year period.	Development Services - Solid Waste	Compliance Fee	New	Penalty	NA	NA	$100.00 - $200.00	NA
7	SB 1383 Third Notice of Violation	Penalty imposed if an organic waste generator, hauler, or regulated entity is found in violation of the same SB 1383 requirement within a one year period.	Development Services - Solid Waste	Compliance Fee	New	Penalty	NA	NA	$250.00 - $500.00	NA
8	SB 1383 Consultant Routine Inspection Fee	Fee to offset the cost to the City for routine inspections conducted by a consultant on behalf of the City to determine compliance with SB 1383 regulations.	Development Services - Solid Waste	Inspection	New		#N/A	#N/A	#N/A	NA
9	SB 1383 Consultant Reinspection Fee	Fee to offset the cost to the City for reinspection's conducted by a consultant on behalf of the City to determine compliance with SB 1383 regulations.	Development Services - Solid Waste	Inspection	New		#N/A	#N/A	#N/A	NA
10	SB 1383 Violation Notice - Staff Time	Fee to offset the cost to the City for staff time required to write and issue an SB 1383 Violation Notice	Development Services - Solid Waste	Compliance Fee	New		#N/A	#N/A	#N/A	NA
11	Refuse Variance Application Fee	Fee paid to the City by a property owner to cover the costs associated with an administrative review and determination by city staff of a Refuse Variance Application.	Development Services - Solid Waste	Miscellaneous	New	Flat	#N/A	#N/A	#N/A	NA
12	Illegal Discharge/Spill Clean-up Fee	Fee based on cost of cleanup of illegally discharged or spilled materials in the public right of way. Fee is based on actual time, equipment, materials, and disposal by city staff, and/or the amount the contractor bills for the cleanup and disposal of discharged or spilled materials.	Development Services - Storm Water	Abatement	New	Varies	NA	NA	Actual Cost	NA
13	Residential Services	Trash - Barrel	Development Services - Solid Waste	Bin Service	36.15		NA	NA	$36.15	$0.00
14		Trash - Senior Service	Development Services - Solid Waste	Bin Service	28.92		NA	NA	$28.92	$0.00
15		Recycling - Barrel	Development Services - Solid Waste	Bin Service	N/C		NA	NA	N/C	$0.00
16		Green Waste - Barrel	Development Services - Solid Waste	Bin Service	N/C		NA	NA	N/C	$0.00
17		Extra Trash Barrel	Development Services - Solid Waste	Bin Service	8.43		NA	NA	$8.43	$0.00
18		Extra Recycling Barrel	Development Services - Solid Waste	Bin Service	N/C		NA	NA	N/C	$0.00
19		Extra Green Waste Barrel	Development Services - Solid Waste	Bin Service	N/C		NA	NA	N/C	$0.00
20		Additional Service: Locking Barrel (trash only)	Development Services - Solid Waste	Bin Service	17.65		NA	NA	$17.65	$0.00
21		Additional Sevice:Locking Barrel Exchange (first free), does not apply to graffiti or damaged barrels	Development Services - Solid Waste	Bin Service	19.25		NA	NA	$19.25	$0.00
22		Additional Service: Locking Barrel Replacement (Trash)	Development Services - Solid Waste	Bin Service	100.59		NA	NA	$100.59	$0.00
23	Multi Family - Refuse 1 Cubic Yard	1 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	117.07		NA	NA	$117.07	$0.00
24		1 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	188.93		NA	NA	$188.93	$0.00
25		1 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	248.59		NA	NA	$248.59	$0.00
26		1 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	310.81		NA	NA	$310.81	$0.00
27		1 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	368.92		NA	NA	$368.92	$0.00
28		1 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	431.22		NA	NA	$431.22	$0.00
29		1 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	517.81		NA	NA	$517.81	$0.00

Item No.	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
30	Multi Family - Refuse 1.5 Cubic Yard	1.5 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	144.28		NA	NA	$144.28	$0.00
31		1.5 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	242.77		NA	NA	$242.77	$0.00
32		1.5 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	331.71		NA	NA	$331.71	$0.00
33		1.5 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	419.52		NA	NA	$419.52	$0.00
34		1.5 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	505.97		NA	NA	$505.97	$0.00
35		1.5 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	592.76		NA	NA	$592.76	$0.00
36		1.5 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	710.01		NA	NA	$710.01	$0.00
37	Multi Family - Refuse 2 Cubic Yard	2 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	175.45		NA	NA	$175.45	$0.00
38		2 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	308.92		NA	NA	$308.92	$0.00
39		2 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	428.80		NA	NA	$428.80	$0.00
40		2 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	549.84		NA	NA	$549.84	$0.00
41		2 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	696.98		NA	NA	$696.98	$0.00
42		2 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	790.13		NA	NA	$790.13	$0.00
43		2 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	946.41		NA	NA	$946.41	$0.00
44	Multi Family - Refuse 3 Cubic Yard	3 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	220.42		NA	NA	$220.42	$0.00
45		3 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	407.41		NA	NA	$407.41	$0.00
46		3 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	574.59		NA	NA	$574.59	$0.00
47		3 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	744.91		NA	NA	$744.91	$0.00
48		3 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	913.09		NA	NA	$913.09	$0.00
49		3 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	1,083.85		NA	NA	$1,083.85	$0.00
50		3 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	1,294.70		NA	NA	$1,294.70	$0.00
51	Multi Family - Refuse 4 Cubic Yard	4 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	295.31		NA	NA	$295.31	$0.00
52		4 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	544.58		NA	NA	$544.58	$0.00
53		4 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	795.62		NA	NA	$795.62	$0.00
54		4 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	1,035.88		NA	NA	$1,035.88	$0.00
55		4 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	1,274.12		NA	NA	$1,274.12	$0.00
56		4 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	1,503.29		NA	NA	$1,503.29	$0.00
57	MultiFamily Mixed Organics 15 Gallon	15 gallon 1X Week	Development Services - Solid Waste	Bin Service	36.86		NA	NA	$36.86	$0.00
58		15 gallon 2X Week	Development Services - Solid Waste	Bin Service	60.05		NA	NA	$60.05	$0.00
59		15 Gallon 3X Week	Development Services - Solid Waste	Bin Service	78.75		NA	NA	$78.75	$0.00
60		15 Gallon 4X Week	Development Services - Solid Waste	Bin Service	97.84		NA	NA	$97.84	$0.00
61		15 Gallon 5X Week	Development Services - Solid Waste	Bin Service	125.53		NA	NA	$125.53	$0.00
62		15 Gallon 6X Week	Development Services - Solid Waste	Bin Service	135.44		NA	NA	$135.44	$0.00

Development Services - Solid Waste, Storm Water

Item No.	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
63	MultiFamily Mixed Organics 35 Gallon	35 Gallon 1X Week	Development Services - Solid Waste	Bin Service	37.99		NA	NA	$37.99	$0.00
64		35 Gallon 2X Week	Development Services - Solid Waste	Bin Service	62.20		NA	NA	$62.20	$0.00
65		35 Gallon 3X Week	Development Services - Solid Waste	Bin Service	81.94		NA	NA	$81.94	$0.00
66		35 Gallon 4X Week	Development Services - Solid Waste	Bin Service	102.08		NA	NA	$102.08	$0.00
67		35 Gallon 5X Week	Development Services - Solid Waste	Bin Service	130.80		NA	NA	$130.80	$0.00
68		35 Gallon 6X Week	Development Services - Solid Waste	Bin Service	141.75		NA	NA	$141.75	$0.00
69	MultiFamily Mixed Organics 65 Gallon	65 Gallon 1X Week	Development Services - Solid Waste	Bin Service	39.64		NA	NA	$39.64	$0.00
70		65 Gallon 2X Week	Development Services - Solid Waste	Bin Service	65.40		NA	NA	$65.40	$0.00
71		65 Gallon 3X Week	Development Services - Solid Waste	Bin Service	86.69		NA	NA	$86.69	$0.00
72		65 Gallon 4X Week	Development Services - Solid Waste	Bin Service	108.38		NA	NA	$108.38	$0.00
73		65 Gallon 5X Week	Development Services - Solid Waste	Bin Service	138.66		NA	NA	$138.66	$0.00
74		65 Gallon 6X Week	Development Services - Solid Waste	Bin Service	151.16		NA	NA	$151.16	$0.00
75	MultiFamily Mixed Organics 95 Gallon	95 Gallon 1X Week	Development Services - Solid Waste	Bin Service	41.28		NA	NA	$41.28	$0.00
76		95 Gallon 2X Week	Development Services - Solid Waste	Bin Service	68.60		NA	NA	$68.60	$0.00
77		95 Gallon 3X Week	Development Services - Solid Waste	Bin Service	91.44		NA	NA	$91.44	$0.00
78		95 Gallon 4X Week	Development Services - Solid Waste	Bin Service	114.68		NA	NA	$114.68	$0.00
79		95 Gallon 5x Week	Development Services - Solid Waste	Bin Service	146.51		NA	NA	$146.51	$0.00
80		95 Gallon 6X Week	Development Services - Solid Waste	Bin Service	160.57		NA	NA	$160.57	$0.00
81	Commercial - Refuse - 1 Cubic Yard	1 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	118.78		NA	NA	$118.78	$0.00
82		1 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	193.85		NA	NA	$193.85	$0.00
83		1 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	258.98		NA	NA	$258.98	$0.00
84		1 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	326.41		NA	NA	$326.41	$0.00
85		1 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	390.19		NA	NA	$390.19	$0.00
86		1 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	457.81		NA	NA	$457.81	$0.00
87		1 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	549.53		NA	NA	$549.53	$0.00
88	Commercial - Refuse - 1.5 Cubic Yard	1.5 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	147.80		NA	NA	$147.80	$0.00
89		1.5 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	253.59		NA	NA	$253.59	$0.00
90		1.5 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	350.90		NA	NA	$350.90	$0.00
91		1.5 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	447.10		NA	NA	$447.10	$0.00
92		1.5 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	542.06		NA	NA	$542.06	$0.00
93		1.5 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	637.28		NA	NA	$637.28	$0.00
94		1.5 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	763.08		NA	NA	$763.08	$0.00

Development Services - Solid Waste, Storm Water

Item No.	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
95	Commercial - Refuse - 2 Cubic Yard	2 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	181.56		NA	NA	$181.56	$0.00
96		2 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	324.72		NA	NA	$324.72	$0.00
97		2 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	455.50		NA	NA	$455.50	$0.00
98		2 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	587.41		NA	NA	$587.41	$0.00
99		2 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	743.01		NA	NA	$743.01	$0.00
100		2 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	849.48		NA	NA	$849.48	$0.00
101		2 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	1,017.13		NA	NA	$1,017.13	$0.00
102	Commercial - Refuse - 3 Cubic Yard	3 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	233.28		NA	NA	$233.28	$0.00
103		3 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	436.03		NA	NA	$436.03	$0.00
104		3 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	620.73		NA	NA	$620.73	$0.00
105		3 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	808.20		NA	NA	$808.20	$0.00
106		3 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	993.85		NA	NA	$993.85	$0.00
107		3 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	1,181.74		NA	NA	$1,181.74	$0.00
108		3 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	1,411.14		NA	NA	$1,411.14	$0.00
109	Commercial - Refuse - 4 Cubic Yard	4 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	313.99		NA	NA	$313.99	$0.00
110		4 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	584.88		NA	NA	$584.88	$0.00
111		4 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	857.43		NA	NA	$857.43	$0.00
112		4 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	1,119.89		NA	NA	$1,119.89	$0.00
113		4 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	1,380.48		NA	NA	$1,380.48	$0.00
114		4 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	1,632.57		NA	NA	$1,632.57	$0.00
115		4 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	1,952.02		NA	NA	$1,952.02	$0.00
116	Commercial - Refuse - 6 Cubic Yard	6 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	462.99		NA	NA	$462.99	$0.00
117		6 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	864.41		NA	NA	$864.41	$0.00
118		6 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	1,229.35		NA	NA	$1,229.35	$0.00
119		6 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	1,599.97		NA	NA	$1,599.97	$0.00
120		6 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	1,966.84		NA	NA	$1,966.84	$0.00
121		6 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	2,338.23		NA	NA	$2,338.23	$0.00
122	Commercial - Refuse - Temporary 3 Cubic Yard (7 days)	3 Cubic Yard Temporary bin for 7 days	Development Services - Solid Waste	Bin Service	119.30		NA	NA	$119.30	$0.00
123	Commercial - Refuse - 95 gallon barrel	95 gallon barrel 1X Week	Development Services - Solid Waste	Bin Service	46.34		NA	NA	$46.34	$0.00

Item No.	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
124	Compactor - Refuse - 3 Cubic Yard	3 Cubic Yard 1X Week	Development Services - Solid Waste+F121:G127	Bin Service	283.99		NA	NA	$283.99	$0.00
125		3 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	537.44		NA	NA	$537.44	$0.00
126		3 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	772.88		NA	NA	$772.88	$0.00
127		3 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	1,011.11		NA	NA	$1,011.11	$0.00
128		3 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	1,247.44		NA	NA	$1,247.44	$0.00
129		3 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	1,486.08		NA	NA	$1,486.08	$0.00
130		3 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	1,768.30		NA	NA	$1,768.30	$0.00
131	Compactor - Refuse - 4 Cubic Yard	4 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	396.19		NA	NA	$396.19	$0.00
132		4 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	747.19		NA	NA	$747.19	$0.00
133		4 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	1,099.88		NA	NA	$1,099.88	$0.00
134		4 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	1,442.03		NA	NA	$1,442.03	$0.00
135		4 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	1,782.18		NA	NA	$1,782.18	$0.00
136		4 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	2,113.42		NA	NA	$2,113.42	$0.00
137		4 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	2,524.02		NA	NA	$2,524.02	$0.00
138	Commercial - Green Waste 1.5 CY 1X WK	1.5 Cubic Yard 1X Week	Development Services - Solid Waste+F121:G127	Bin Service	124.84		NA	NA	$124.84	$0.00
139		1.5 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	205.17		NA	NA	$205.17	$0.00
140		1.5 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	276.49		NA	NA	$276.49	$0.00
141		1.5 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	346.66		NA	NA	$346.66	$0.00
142		1.5 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	415.49		NA	NA	$415.49	$0.00
143		1.5 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	484.61		NA	NA	$484.61	$0.00
144		1.5 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	586.13		NA	NA	$586.13	$0.00
145	Commercial - Green Waste 2 CY 1X WK	1 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	150.05		NA	NA	$150.05	$0.00
146		1 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	259.35		NA	NA	$259.35	$0.00
147		1 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	355.57		NA	NA	$355.57	$0.00
148		1 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	452.97		NA	NA	$452.97	$0.00
149		1 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	575.49		NA	NA	$575.49	$0.00
150		1 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	645.90		NA	NA	$645.90	$0.00
151		1 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	781.20		NA	NA	$781.20	$0.00

Development Services - Solid Waste, Storm Water

Item No.	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
152	Commercial - Green Waste 3 CY 1X WK	1 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	183.65		NA	NA	$183.65	$0.00
153		1 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	334.93		NA	NA	$334.93	$0.00
154		1 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	467.07		NA	NA	$467.07	$0.00
155		1 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	602.15		NA	NA	$602.15	$0.00
156		1 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	735.31		NA	NA	$735.31	$0.00
157		1 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	870.83		NA	NA	$870.83	$0.00
158		1 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	1,050.35		NA	NA	$1,050.35	$0.00
159	Commercial - Green Waste 65 gal Barrel	65 gal barrel 1X Week	Development Services - Solid Waste	Bin Service	31.65		NA	NA	$31.65	$0.00
160	Commercial- Extra Recycling Bin - 1 Cubic Yard	1 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	87.32		NA	NA	$87.32	$0.00
161		1 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	129.34		NA	NA	$129.34	$0.00
162		1 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	160.28		NA	NA	$160.28	$0.00
163		1 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	193.67		NA	NA	$193.67	$0.00
164		1 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	223.22		NA	NA	$223.22	$0.00
165		1 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	256.80		NA	NA	$256.80	$0.00
166		1 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	315.97		NA	NA	$315.97	$0.00
167	Commercial- Extra Recycling Bin - 1.5 Cubic Yard	1.5 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	99.55		NA	NA	$99.55	$0.00
168		1.5 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	154.57		NA	NA	$154.57	$0.00
169		1.5 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	200.59		NA	NA	$200.59	$0.00
170		1.5 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	245.44		NA	NA	$245.44	$0.00
171		1.5 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	288.98		NA	NA	$288.98	$0.00
172		1.5 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	332.80		NA	NA	$332.80	$0.00
173		1.5 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	409.01		NA	NA	$409.01	$0.00
174	Commercial- Extra Recycling Bin - 2 Cubic Yard	2 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	116.31		NA	NA	$116.31	$0.00
175		2 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	191.88		NA	NA	$191.88	$0.00
176		2 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	254.35		NA	NA	$254.35	$0.00
177		2 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	318.02		NA	NA	$318.02	$0.00
178		2 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	406.81		NA	NA	$406.81	$0.00
179		2 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	443.48		NA	NA	$443.48	$0.00
180		2 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	545.05		NA	NA	$545.05	$0.00

Development Services - Solid Waste, Storm Water

Item No.	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
181	Commercial- Extra Recycling Bin - 3 Cubic Yard	3 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	133.05		NA	NA	$133.05	$0.00
182		3 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	233.72		NA	NA	$233.72	$0.00
183		3 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	315.25		NA	NA	$315.25	$0.00
184		3 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	399.73		NA	NA	$399.73	$0.00
185		3 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	482.30		NA	NA	$482.30	$0.00
186		3 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	567.20		NA	NA	$567.20	$0.00
187		3 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	696.13		NA	NA	$696.13	$0.00
188	Commercial- Extra Recycling Bin - 4 Cubic Yard	4 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	151.09		NA	NA	$151.09	$0.00
189		4 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	266.23		NA	NA	$266.23	$0.00
190		4 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	360.10		NA	NA	$360.10	$0.00
191		4 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	457.25		NA	NA	$457.25	$0.00
192		4 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	552.26		NA	NA	$552.26	$0.00
193		4 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	649.90		NA	NA	$649.90	$0.00
194		4 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	796.41		NA	NA	$796.41	$0.00
195	Commercial - Extra Recycling - 65 gallon barrel	65 gal barrel 1X Week	Development Services - Solid Waste	Bin Service	29.69		NA	NA	$29.69	$0.00
196	Commercial Food Waste - 2 Cubic Yard	2 Cubic Yard 1X Week	Development Services - Solid Waste	Bin Service	181.56		NA	NA	$181.56	$0.00
197		2 Cubic Yard 2X Week	Development Services - Solid Waste	Bin Service	324.72		NA	NA	$324.72	$0.00
198		2 Cubic Yard 3X Week	Development Services - Solid Waste	Bin Service	455.50		NA	NA	$455.50	$0.00
199		2 Cubic Yard 4X Week	Development Services - Solid Waste	Bin Service	587.41		NA	NA	$587.41	$0.00
200		2 Cubic Yard 5X Week	Development Services - Solid Waste	Bin Service	743.01		NA	NA	$743.01	$0.00
201		2 Cubic Yard 6X Week	Development Services - Solid Waste	Bin Service	849.48		NA	NA	$849.48	$0.00
202		2 Cubic Yard 7X Week	Development Services - Solid Waste	Bin Service	1,017.13		NA	NA	$1,017.13	$0.00
203	Commercial Food Waste - 35 gallon barrel	35 gallon barrel 1X Week	Development Services - Solid Waste	Bin Service	36.34		NA	NA	$36.34	$0.00
204		35 gallon barrel 2X Week	Development Services - Solid Waste	Bin Service	62.60		NA	NA	$62.60	$0.00
205		35 gallon barrel 3X Week	Development Services - Solid Waste	Bin Service	85.65		NA	NA	$85.65	$0.00
206		35 gallon barrel 4X Week	Development Services - Solid Waste	Bin Service	108.94		NA	NA	$108.94	$0.00
207		35 gallon barrel 5X Week	Development Services - Solid Waste	Bin Service	138.52		NA	NA	$138.52	$0.00
208		35 gallon barrel 6X week	Development Services - Solid Waste	Bin Service	155.10		NA	NA	$155.10	$0.00
209		35 gallon barrel 7X Week	Development Services - Solid Waste	Bin Service	187.86		NA	NA	$187.86	$0.00

Development Services - Solid Waste, Storm Water

Item No.	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
210	Commercial Food Waste - 65 gallon barrel	65 gallon barrel 1X Week	Development Services - Solid Waste	Bin Service	46.34		NA	NA	$46.34	$0.00
211		65 gallon barrel 2X Week	Development Services - Solid Waste	Bin Service	82.55		NA	NA	$82.55	$0.00
212		65 gallon barrel 3X Week	Development Services - Solid Waste	Bin Service	115.50		NA	NA	$115.50	$0.00
213		65 gallon barrel 4X Week	Development Services - Solid Waste	Bin Service	148.74		NA	NA	$148.74	$0.00
214		65 gallon barrel 5X Week	Development Services - Solid Waste	Bin Service	188.23		NA	NA	$188.23	$0.00
215		65 gallon barrel 6X Week	Development Services - Solid Waste	Bin Service	214.75		NA	NA	$214.75	$0.00
216		65 gallon barrel 7x Week	Development Services - Solid Waste	Bin Service	257.42		NA	NA	$257.42	$0.00
217	Roll-Off & Compactor Services	Permanent Trash - 10 yard Roll-Off (8 Tons)	Development Services - Solid Waste	Bin Service	1,001.43		NA	NA	$1,001.43	$0.00
218		Permanent Trash - 20 yard Roll-Off (6 Tons)	Development Services - Solid Waste	Bin Service	805.45		NA	NA	$805.45	$0.00
219		Permanent Trash - 40 yard Roll-Off (4 Tons)	Development Services - Solid Waste	Bin Service	633.92		NA	NA	$633.92	$0.00
220		Permanent Trash - Compactor Roll-Off (6 Tons)	Development Services - Solid Waste	Bin Service	805.45		NA	NA	$805.45	$0.00
221		Temporary Trash 10 Yard Roll-Off (8 Tons)	Development Services - Solid Waste	Bin Service	1,001.43		NA	NA	$1,001.43	$0.00
222		Temporary Trash 20 Yard Roll-Off (6 Tons)	Development Services - Solid Waste	Bin Service	827.82		NA	NA	$827.82	$0.00
223		Temporary Trash 40 Yard Roll-Off (4 Tons)	Development Services - Solid Waste	Bin Service	654.25		NA	NA	$654.25	$0.00
224		Recycling Box 40 yard (plus disposal fees)	Development Services - Solid Waste	Bin Service	277.67		NA	NA	$277.67	$0.00
225		Roll Off Rental Fee	Development Services - Solid Waste	Bin Service	39.08		NA	NA	$39.08	$0.00
226		End Dump Fee (Hourly Rate)	Development Services - Solid Waste	Bin Service	222.14		NA	NA	$222.14	$0.00
227		Relocation/Dry Run Fee (per occurrence 5 mile radius)	Development Services - Solid Waste	Bin Service	97.74		NA	NA	$97.74	$0.00
228		Tilthopper	Development Services - Solid Waste	Bin Service	49.85		NA	NA	$49.85	$0.00
229		RO 40Yrd Retractable Lid Monthly Rental	Development Services - Solid Waste	Bin Service	279.99		NA	NA	$279.99	$0.00
230		Roll Off Liner	Development Services - Solid Waste	Bin Service	127.22		NA	NA	$127.22	$0.00
231		Audit Bin	Development Services - Solid Waste	Bin Service	180.70		NA	NA	$180.70	$0.00
232		Audit RO	Development Services - Solid Waste	Bin Service	361.41		NA	NA	$361.41	$0.00
233		Receiver rental (per month)	Development Services - Solid Waste	Bin Service	265.03		NA	NA	$265.03	$0.00
234		Compactor rental (per month)	Development Services - Solid Waste	Bin Service	371.05		NA	NA	$371.05	$0.00

Development Services - Solid Waste, Storm Water

Item No.	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
235	Special Services - Push Out Rates	0 - 25 Feet 1X Week	Development Services - Solid Waste	Bin Service	24.28		NA	NA	$24.28	$0.00
236		0 - 25 Feet 2X Week	Development Services - Solid Waste	Bin Service	48.55		NA	NA	$48.55	$0.00
237		0 - 25 Feet 3X Week	Development Services - Solid Waste	Bin Service	72.82		NA	NA	$72.82	$0.00
238		0 - 25 Feet 4X Week	Development Services - Solid Waste	Bin Service	97.10		NA	NA	$97.10	$0.00
239		0 - 25 Feet 5X Week	Development Services - Solid Waste	Bin Service	121.37		NA	NA	$121.37	$0.00
240		0 - 25 Feet 6X Week	Development Services - Solid Waste	Bin Service	145.65		NA	NA	$145.65	$0.00
241		0 - 25 Feet 7X Week	Development Services - Solid Waste	Bin Service	169.92		NA	NA	$169.92	$0.00
242		26 - 50 Feet 1X Week	Development Services - Solid Waste	Bin Service	48.55		NA	NA	$48.55	$0.00
243		26 - 50 Feet 2X Week	Development Services - Solid Waste	Bin Service	97.10		NA	NA	$97.10	$0.00
244		26 - 50 Feet 3X Week	Development Services - Solid Waste	Bin Service	145.65		NA	NA	$145.65	$0.00
245		26 - 50 Feet 4X Week	Development Services - Solid Waste	Bin Service	194.19		NA	NA	$194.19	$0.00
246		26 - 50 Feet 5X Week	Development Services - Solid Waste	Bin Service	242.75		NA	NA	$242.75	$0.00
247		26 - 50 Feet 6X Week	Development Services - Solid Waste	Bin Service	291.29		NA	NA	$291.29	$0.00
248		26 - 50 Feet 7X Week	Development Services - Solid Waste	Bin Service	339.84		NA	NA	$339.84	$0.00
249		51 - 75 Feet 1X Week	Development Services - Solid Waste	Bin Service	72.82		NA	NA	$72.82	$0.00
250		51 - 75 Feet 2X Week	Development Services - Solid Waste	Bin Service	145.65		NA	NA	$145.65	$0.00
251		51 - 75 Feet 3X Week	Development Services - Solid Waste	Bin Service	218.47		NA	NA	$218.47	$0.00
252		51 - 75 Feet 4X Week	Development Services - Solid Waste	Bin Service	291.29		NA	NA	$291.29	$0.00
253		51 - 75 Feet 5X Week	Development Services - Solid Waste	Bin Service	364.11		NA	NA	$364.11	$0.00
254		51 - 75 Feet 6X Week	Development Services - Solid Waste	Bin Service	436.94		NA	NA	$436.94	$0.00
255		51 - 75 Feet 7X Week	Development Services - Solid Waste	Bin Service	509.76		NA	NA	$509.76	$0.00
256		Over 75 Feet	Development Services - Solid Waste	Bin Service	$182.70 p/hour		NA	NA	$182.70 p/hour	$0.00

Item No.	Title	Description	Type	Category	Current Fee/Charge	Unit	Full Cost	Subsidy %	Suggested Fee	Fee Δ
257	Miscellaneous Services - Other	Extra Pickup - Barrel - Scheduled Day	Development Services - Solid Waste	Bin Service	19.77		NA	NA	$19.77	$0.00
258		Extra Pickup - Barrel - Non-Scheduled Day	Development Services - Solid Waste	Bin Service	32.94		NA	NA	$32.94	$0.00
259		Extra Pickup - Bin - Scheduled Day	Development Services - Solid Waste	Bin Service	63.40		NA	NA	$63.40	$0.00
260		Extra Pickup - Bin - Non-Scheduled Day	Development Services - Solid Waste	Bin Service	89.73		NA	NA	$89.73	$0.00
261		Extra Pickup - Compactor - Scheduled Day	Development Services - Solid Waste	Bin Service	101.18		NA	NA	$101.18	$0.00
262		Extra Pickup - Compactor Non-Scheduled Day	Development Services - Solid Waste	Bin Service	127.51		NA	NA	$127.51	$0.00
263		Large/Bulky Item - Service Charge	Development Services - Solid Waste	Bin Service	41.52		NA	NA	$41.52	$0.00
264		Large/Bulky Item - per Item Charge	Development Services - Solid Waste	Bin Service	15.23		NA	NA	$15.23	$0.00
265		Contamination Fee - Recycling	Development Services - Solid Waste	Bin Service	68.05		NA	NA	$68.05	$0.00
266		Contamination Fee - Green Waste	Development Services - Solid Waste	Bin Service	68.05		NA	NA	$68.05	$0.00
267		Counter Balance Lid	Development Services - Solid Waste	Bin Service	12.75		NA	NA	$12.75	$0.00
268		Locking Bars - Initial Setup	Development Services - Solid Waste	Bin Service	38.79		NA	NA	$38.79	$0.00
269		Locking Bars - Monthly Fee	Development Services - Solid Waste	Bin Service	8.29		NA	NA	$8.29	$0.00
270	Miscellaneous Services - Residential / Commercial	Barrel Exchange (first exchange free, charge does not apply to graffiti or damaged barrels)	Development Services - Solid Waste	Bin Service	19.25		NA	NA	$19.25	$0.00
271		Barrel replacement - residential customer damaged , commercial lost/stolen	Development Services - Solid Waste	Bin Service	82.94		NA	NA	$82.94	$0.00
272		Bin exchange (first exchange free, charge does not apply to graffiti or damaged bins	Development Services - Solid Waste	Bin Service	96.28		NA	NA	$96.28	$0.00
273		Bin replacement (+actual cost of bin, commercial lost / stolen)	Development Services - Solid Waste	Bin Service	106.66		NA	NA	$106.66	$0.00







WILLDAN

27368 Via Industria, Suite 200
Temecula, California 92590-4856
800.755.6864 | Fax: 888.326.6864
951.587.3500 | Fax: 951.587.3510
www.willdan.com

File #: 25-0416
Agenda #: D.

Agenda Date: 7/22/2025
Category: Public Hearing

FROM:
Planning Department

SUBJECT:
Master Case No. 25-0019 and Municipal Code Amendment (MCA) No. 25-007: Fontana Municipal Code amendments to multiple sections of the Fontana Zoning and Development Code to revise signage regulations within the Downtown Core, streamline the approval process for various sign types and to prohibit feather and yard signs pursuant to the certified General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016021099) and Public Resources Code Section 21083.3

RECOMMENDATION:
1. Determine that the proposed amendments in the Ordinance are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA specifically Public Resources Code 20183.3 and CEQA Guidelines Section 15183 as the proposed amendments will have no new or more severe significant environmental effect “peculiar to” the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and

2. Read by title only and waive further reading of and introduce Ordinance No. 1974, an Ordinance of the City Council of the City of Fontana approving Master Case No. 25-0019 and Municipal Code Amendment No. 25-0007 to modify the sign code section to encourage attractive signage in the Downtown Core by allowing flexibility in design requirements and streamlining the approval process for creative signs, sign programs, wall signs, directional signage, awning signs, canopy signs, inlay signs, graphic projecting signs, projecting signs, holiday window signs and roof signage, and prohibiting feather and yard signs.

COUNCIL GOALS:
- Promote economic development by pursuing business attraction, retention, and expansion.
- Promote economic development by establishing a quick, consistent development process.
- Promote economic development by being business friendly at all levels and striving to constantly improve the city's competitiveness.

DISCUSSION:
Background:

1. The City of Fontana Zoning and Development Code regulates the development of commercial,

industrial, and residential projects. Staff conducts ongoing reviews of the municipal code to determine where language within the code would benefit from updates, clarifications, and/or redefinition to help streamline zoning and facilitate the development process.

2. In 2018, the City adopted its current General Plan, which includes goals and objectives aimed at making a positive visual image of the Downtown Core area through new sign programs to allow attractive, creative signage.

3. In 2019, the City adopted the Form Based Code, which established mixed-use districts throughout the City to encourage residential and commercial uses with a focus on walkability and the pedestrian experience.

4. In 2023, the City amended Chapter 30 of the FMC ("the Zoning and Development Code") for the Downtown Core Project under the SB2 Grant to focus on creating a more viable area through amendments to the Zoning and Development Code, including signage.

Analysis:
The amendments to the Zoning and Development code will add regulations for Sign Programs and allow creative signs within the Downtown Core. The amendments will align with the 2015-2035 General Plan goal of making a positive visual image of the Downtown Core and integrating clear way finding, artistic signage, scaled for the pedestrian visibility to help explore the Downtown area on foot. Clear signage helps to attract local and regional visitors that would help drive economic growth for the city.

Municipal Code Amendment No. 25-0007 :
The Municipal Code Amendments will modify the sign section of the zoning code to allow for attractive signage in the Downtown Core. The amendments will regulate sign programs and allow creative signs for the district.

The sign types referenced below are currently regulated in the Zoning and Development Code. The following amendments are intended to provide greater flexibility and a more streamlined approval process.

The following is a summary of the sign code amendments:

Downtown Core Creative Sign: Allows for creative signage that deviates from the other regulations of the Zoning and Development Code. Signs must be creative in design and match or enhance the architecture of the building. Façade improvements are permitted in the design but must be in close proximity of the creative sign. Businesses may use commercial murals, which are considered as a Downtown Core Creative sign that reflect imagery of their brand, products or services that will create visual interest in the Downtown. High quality electronic signs are limited to businesses advertising live events and screenings such as movie theaters and event venues. A Minor Use Permit will be required for electronic signs to ensure no other types of businesses are advertised. All other creative signs will require a Design Review Sign Application which are reviewed ministerially without a public hearing.

Downtown Core Sign Programs: The Sign Program will allow commercial areas to set their own

development standards for signage. Commercial sites must be at least one acre or be made up of a two-story building to qualify. Like the Downtown Core Creative Sign, signage is permitted to have façade changes in proximity of signage, electronic messages for screenings and live events and allow for commercial murals. The standards set for this signage must be attractive and compatible with the buildings and area.

Wall Signs: The current Zoning Code allows up to 100 square feet for a wall sign, which has commercial businesses flexibility in having larger signs. This amendment will allow commercial tenants the ability to build a secondary sign. Secondary signs are often used to add graphics or slogans which often enhance the character of the frontage. Similar to the signs mentioned above, wall sign applicants have the opportunity to modify facades to enhance the visual aesthetics of a building. Wall sign applicants will be required to provide extra signage such as a secondary sign or any sign listed in this amendment. This will ensure that attractive signage is built in the Downtown Core.

Projecting Signs: Projecting signs are popular in many historic Downtowns. These signs extend from building facades and extend vertically. The current code only allows fifteen square feet for projecting signs, but this amendment will allow them at one and a half square feet per adjacent building frontage.

Other changes to the sign requirements:

- *Awning Signs*:
  - *Current*: Allowed 25% square footage of an awning area.
  - *Proposed*: Allowed 30% square footage coverage of awning area.
- *Canopy Signs*:
  - *Current*: Allowed 25% square footage of surface area of canopy.
  - *Proposed*: Allowed one square foot of sign area per each lineal foot of tenant frontage.
- *Driveway/on-site traffic directional sign*:
  - *Current*: Only allowed on driveways.
  - *Proposed*: Allowed along the right-of-way to help locate parking areas.
- *Floor Inlay Sign*:
  - *Current*: Must be located within tenant's parcel.
  - *Proposed*: Allowed in right-of-way with City Engineer approval.
- *Graphic Project Sign*:
  - *Current*: Allowed up to ten square feet.
  - *Proposed*: Allowed up to twenty square feet.
- *Roof Sign*:
  - *Current*: Not permitted.
  - *Proposed*: Allowed for larger buildings and may only be used to name the local area or building.
- *Yard and Feather Signs*:
  - *Current*: Permitted.
  - *Proposed*: Not permitted.

Planning Commission:

On July 1, 2025 the Planning Commission voted 4-1 to recommend approval of the Zoning Code Amendment as recommended by Planning Department staff and approved Resolution 2025-023. Planning Commissioner Dylan Keetle voted against the Resolution in favor of a motion that would require that Creative Signs and Sign Programs be reviewed by the Planning Commission instead of the Planning Director.

FISCAL IMPACT:

None.

MOTION:

Approve staff's recommendation

ATTACHMENTS:

Attachment No. 1 - Planning Commission Resolution Recommendation for City Council
Attachment No. 2 - Exhibit A
Attachment No. 3 - Planning Commission Minutes
Attachment No. 4 - Notice of Exemption
Attachment No. 5 - Public Hearing Notice

ORDINANCE NO. 1974

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING AMENDMENTS TO MULTIPLE SECTIONS OF THE FONTANA ZONING AND DEVELOPMENT CODE TO REVISE SIGNAGE REGULATIONS WITHIN THE DOWNTOWN CORE, STREAMLINE THE APPROVAL PROCESS FOR VARIOUS SIGN TYPES, AND TO PROHIBIT FEATHER AND YARD SIGNS, PURSUANT TO THE CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE [SCH] NO. 2016021099) AND PUBLIC RESOURCES CODE SECTION 21083.3.

WHEREAS, pursuant to Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, Government Code sections 50022.1 to 50022.10 authorizes a city to codify and recodify its ordinances; and

WHEREAS, the City of Fontana ("City") desires to restate without substantive revision, amend and recodify certain ordinances codified in the Fontana Municipal Code ("Code") through Municipal Code Amendment ("MCA") No. 25-0007; and

WHEREAS, the City of Fontana General Plan ("General Plan") includes policies and actions calling for numerous updates to the Code; and

WHEREAS, Use Table No. 30-721.A. is amended to allow projecting and holiday window signs within the Downtown Core; and

WHEREAS, Use Table No. 30-725.A. is amended to introduce two new categories of sign permits types, along with the designation of the bodies responsible for their review and process for appealing decisions; and

WHEREAS, Sections 30-731 and 30-731.1 is amended to establish comprehensive Downtown Core Sign Programs, specifically detailing requirements, standards and permitted uses; and

WHEREAS, Sections 30-732 and 30-732.1 are amended to regulate Downtown Core Sign Programs, specifically detailing requirements, standards and permitted uses; and

WHEREAS, the Use Table 30-742.A. is amended to incorporate Downtown Core regulations for Residential uses; and

WHEREAS, the Use Table and 30-743.A. is amended to incorporate Downtown Core regulations for nonresidential uses in commercial, mixed-use, and form-based zoning districts; and

WHEREAS, Sections 30-746(a)(2), (b)(2), (b)(3), (b)(4) and (f)(5) are amended to establish standards for permanent sign types within the Downtown Core; and

WHEREAS, Use Table 30-747.A. is amended to incorporate Downtown Core standards for permanent signs for specific uses for nonresidential uses within the Downtown boundary; and

WHEREAS, Use Table No. 30-751.A. is amended to incorporate Downtown Core standards for nonresidential zoning districts; and

WHEREAS, State law requires zoning regulations to be consistent with the general plan and therefore updating the Code would contribute to consistency with the General Plan; and

WHEREAS, the amendments in MCA No. 25-0007 are consistent and compatible with the General Plan and are in line with goals, policies and objectives of the City, the Housing Element policies and the Zoning and Development Code; and

WHEREAS, the amendments in MCA No. 25-0007 are in conformity with appropriate land use practices and will establish appropriate development standards for the land use designations; and

WHEREAS, the amendments in MCA No. 25-0007 are attached hereto as Exhibit "A" and incorporated herein by this reference, will not be detrimental to the public health, safety and general welfare, nor will it adversely affect the orderly development of property; and

WHEREAS, the amendments in MCA No. 25-0007 will better express the City's policies and will generally promote good land use planning and regulation; and

WHEREAS, on July 1, 2025, the Planning Commission held a public meeting on MCA No. 25-0007 where it received evidence and public testimony on the Code amendments and recommended that the Fontana City Council ("City Council") determine that the proposed amendments are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption pursuant to the from California Environmental Quality Act (CEQA), specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183, as the proposed amendments in the Ordinance will have no new or more severe significant environmental effects "peculiar to" the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and

WHEREAS, the Planning Commission carefully considered all evidence and testimony presented at its public hearing on July 1, 2025 regarding MCA No. 25-0007 and approved Resolution No. 2025-023 recommending that the City Council adopt the modifications to the Zoning and Development Code contained therein; and

WHEREAS, on July 22, 2025, the City Council held a public hearing on MCA No. 25-0007 where City Council received evidence and public testimony pertaining to the Zoning and Development Code amendments as well as documentation from the Planning Commission's public hearing on July 1, 2025; and

WHEREAS, the City Council carefully considered all information pertaining to MCA No. 25-0007 presented at its public hearing on July 22, 2025; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

NOW, the City Council of the City of Fontana, California, **DOES ORDAIN** as follows:

Section 1. Recitals. The recitals are true, correct and incorporated herein by this reference.

Section 2. CEQA. The City Council hereby finds that the proposed amendments in the Ordinance are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA, specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183, as the proposed amendments will have no new or more severe significant environmental effects "peculiar to" the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken.

Section 3. Development Code Amendment Findings. The City Council hereby makes the following findings for Municipal Code Amendment No. 25-0007 accordance with Section 30-40 "Purpose" of the Fontana Zoning and Development Code:

Finding: **A Zoning and Development Code may be amended by changing the development standards (text) or zoning designation map boundaries of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: The Municipal code amendments modify Article XII (Sign Regulations) of the Zoning Code and encourage attractive signage in the Downtown Core by allowing flexibility in design requirements and streamlining the approval process for creative signs, sign programs, wall signs, directional signage, awning signs, canopy signs, inlay signs, graphic projecting signs, projecting signs, holiday window signs and roof signage, and prohibiting feather and yard sign. These amendments would encourage visually attractive signage in the Downtown area as a local and regional destination. The amendments are appropriate, aligning with generally accepted planning principles, compatible with surrounding land uses, and consistent with the General Plan.

Section 4. Development Code Amendment Approval. Based on the foregoing, the City Council hereby approves the amendments as set forth in MCA No. 25-0007, attached hereto as **Exhibit "A"** and incorporated herein by this reference as fully set forth herein.

Section 5. Effective Date/Publication. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Fontana Herald News, a local newspaper of the general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

Section 6. 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 or records is the City Clerk.

Section 7. Certification. The City Clerk of the City Council shall certify to the adoption of this Ordinance.

Section 8. Severability. If any provision of this Ordinance or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED this 22nd day of July 2025

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 22nd day of July 2025, and was finally passed and adopted not less than five days thereafter on the 9th day of September 2025, 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

AMENDMENT TO FONTANA MUNICIPAL CODE CHAPTER 30
(*Additions shown in underline, deletions shown in ~~strikeout~~)
(Divisions not referenced are to remain)

ARTICLE XII. SIGN REGULATIONS

DIVISION 2. APPLICABILITY

(Sections 30-719 to 30-721 to remain)

Table No. 30-721.A.
Exempt Signs with Limitations
Exempt signs do not require design review sign approval, but may require building permits

Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Additional Requirements
1. Permanent Signs				
a. Projecting signs (Downtown only)	In addition to wall signs: 1 per tenant space	15 sf	Must be below eave line and maintain a minimum vertical clearance of at least eight feet from bottom of such sign to highest finished grade shall be maintained	• Permitted within downtown boundary only. • A tenant space shall be allowed either a Downtown Core Projecting Sign or a Projecting Sign otherwise permitted under the provisions of this Section, but not both. (Refer to the Table in Section 30-743.A(h) for specific regulations pertaining to Downtown Core Projecting Signs.) • Such signs shall project no more than four feet from the face of the building wall upon which the sign is

				mounted. • Any encroachment into City right-of-way is subject to City Engineer approval and requires an encroachment permit. • Such signs, including supporting structures, shall be designed as an integral design element of a building's architecture and shall be architecturally compatible with any building to which the sign is to be attached. Where more than one sign is provided, all signs shall be complementary to each other.
b. Suspended signs	1 per each street frontage per nonresidential tenant	4 sf	A minimum vertical clearance of at least eight feet from bottom of such sign to highest finished grade shall be maintained	• Such signs shall be limited to building frontages on the ground floor of nonresidential buildings. • Any encroachment into City right-of-way is subject to City Engineer approval and requires an encroachment permit. • Such signs, including supporting structures, shall be designed as an integral design element of a building's architecture and shall be architecturally compatible with any building to which the sign is to be attached. Where more than one sign is provided, all signs shall be complementary to each other.

c. Window signs	N/A	25 percent of the total window glass area of the first floor, including glass doors, of the building frontage.	N/A	• Such signs shall be placed so that law enforcement and public safety personnel have a clear and unobstructed view of the interior of the establishment, including cash registers. • Signs inside the building not mounted to windows shall not be located within three feet of the window. • Illuminated and electronic message window signs shall comply with Section 30-734.
				• Perforated and/or transparent window signs shall count towards the cumulative allowable sign area. • Window signs shall not be located on any window above the second story. • Window signs shall be maintained in good condition.
<u>d. Downtown Core Holiday Window Signs</u>	<u>For all window areas</u>	<u>Fifty percent of window area</u>	<u>N/A</u>	• <u>Only permitted in the Downtown Core</u> • <u>Windows signs as specified in subsection (c) above are permitted.</u> • <u>Signs shall be positioned so as to ensure a clear and unobstructed view of the interior of the establishment.</u>

				• Signs located inside the building, but not mounted on windows, must be placed at least three feet from the window. • Illuminated and electronic message window signs shall comply with Section 30-734. • Sign display is restricted to federal and state recognized holidays • Display of these signs are limited to the period beginning forty-five (45) days before a federal or state recognized holiday and ending fifteen (15) days after that holiday.

DIVISION 4. DESIGN REVIEW SIGN REQUIREMENTS

Sec. 30-725. Reviewing bodies.

The following reviewing bodies shall make decisions on the design review sign applications provided for in this article. All reviewing bodies shall be responsible for the design review sign applications indicated in Table No. 30-725.A.

DCD—Director of Community Development—Approval Body

PC—Planning Commission—Approval Body

CC—City Council—Approval Body

X—Indicates the reviewing and/or the Approval Body

Table No. 30-725.A. **Responsible Reviewing Bodies**					
	Reviewing Body			**Appeal Body**	
Permit Type	**DCD**	**PC**	**CC**	**PC**	**CC**
Design Review Temporary Sign	X			X	
Design Review Permanent Sign—General	X			X	
Design Review Permanent Sign—Freeway Sign		X			X
Design Review Permanent Sign—Electronic Message Sign	X			X	
Design Review Creative Sign (Minor)	X			X	
Design Review Creative Sign (PC)		X			X
Downtown Core Creative Sign	X			X	
Downtown Core Sign Program	X			X	

(Sections 30-726 to 30-730 to remain)

Sec. 30-731. Design review creative sign (PC).

(a) Purpose. The purposes of design review creative sign (PC) approvals are to:

(1) Encourage signs of unique design and signs that exhibit a high degree of thoughtfulness, imagination, and inventiveness;

(2) Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of Fontana, while mitigating the impacts of large or unusually designed signs; and

(3) Provide a process for the approval of commercial murals and other emerging sign types that portray Fontana in a positive light and enhance the local aesthetic.

Figure No. 30-731.1



Examples of possible design review creative sign (PC) applications

(b) Applicability.

(1) Location. An applicant may request design review creative sign (PC) approval to authorize one on-site permanent creative sign in the following areas:

a. Within the downtown boundary. For creative signs in the **Downtown Core**, Section 30-371.1 shall apply; or

b. On properties with frontage on Baseline Avenue, Foothill Boulevard, Sierra Avenue, or Valley Boulevard.

(The rest of Section 30-731 to remain)

Sec. 30-731.1. Downtown Core Creative Sign.

(a) Purpose. The purpose of this section is to :

(1) Encourage distinctive signage that demonstrates unique design and exhibits a high degree of thoughtfulness, imagination, and inventiveness thereby creating a dynamic and attractive Downtown Core;

(2) Establish a process for implementing sign regulations that facilitate the approval of creatively designed signs that shall make a positive visual contribution to the overall image of the Downtown Core, while mitigating the impacts of large or unusually designed signs; and

(3) Provide a process for the approval of commercial or residential murals and other novel sign types that positively represent Fontana and enhance the local aesthetic.

(b) Applicability.

(1) Location. An applicant may seek approval to authorize the installation of one (1) on-site permanent creative sign within the Downtown Core.

(2) Requirements. An applicant may request approval to utilize standards that deviate from the requirements applicable to signs established in this Article, provided such deviation complies with the specific provisions of this Section, subject to the following conditions:

a. A Downtown Core Creative Sign may deviate from the applicable standards established in this article with façade modifications, when approved by the Director of Planning through a *Design Review Sign Application*.
    i. Only one Downtown Core Creative Sign may be requested per Design Review Sign Application.
b. This subsection shall not authorize general advertising where it is not otherwise allowed.
c. A Downtown Core Creative Sign approval shall not authorize any prohibited sign type or feature set forth in Section 30-722 except where specifically authorized.
d. Electronic message signs are only permitted to promote live events and screenings. The site must have a business associated with live events and/or screenings. In addition, the electronic message sign must comply with Section 30-734(c).
e. Applicants proposing an electronic message sign must have the approval of a Minor Use Permit to ensure compliance with the findings below.

(c) Findings . The following findings are required to be made by the responsible reviewing body for the approval of a Downtown Core Creative Sign application:

(1) Design criteria.
The proposed creative sign shall meet the following design criteria:
a. The sign complies with the design principles set forth in Section 30-727;

b. The sign exhibits a unique design and a high degree of imagination, inventiveness, spirit, and thoughtfulness through the use of color, graphics, proportion, quality materials, scale, and texture;
c. The sign contributes a substantial aesthetic improvement to the site and has a positive visual impact on the surrounding area;
d. The sign utilizes or enhances the architectural elements of the building and is placed in an appropriate location in relation to the overall composition of the building's façade;
e. Any proposed façade modifications are demonstrably necessary for the structural integration of the sign or are located in the immediate vicinity of the sign to enhance its visual interest;
f. Any proposed commercial mural must depict imagery directly connected with the business and project a positive impression; and
g. Electronic message signs may only be used for businesses to promote live events and screenings and must comply with Section 30-734.

(2) Contextual criteria. The creative sign shall be located and designed not to cause light and glare impacts on surrounding uses, especially residential uses. The sign shall also contain at least one of the following elements:
a. Creative image reflecting current or historic character of Fontana; or
b. Inventive representation of the logo, name, or use of the structure or business.

Sec. 30-731.~~1~~2. - Sign programs.

(a) Purpose. The purpose of the sign programs are to:
(1) Provide coordinated signage within a development project;
(2) Create common design elements;
(3) Provide customed tailored site-specific standards; and
(4) Integrate the design of signs with the overall building and landscape design to form an architectural statement.

(b) Applicability.
(1) Location. An applicant may submit a comprehensive sign program application (design review sign program) if they meet the following criteria:
a. A new or existing shopping center with a site area of six acres or more;
b. Mixed-use or commercially zoned properties; ~~and~~
c. On properties with frontage on Baseline Avenue, Foothill Boulevard, Sierra Avenue, or Valley Boulevard~~.~~; and
d. For sign programs within the **Downtown Core**, Section 30-732.1 shall apply.

(c) Findings and decision. The following findings are required to be made by the responsible reviewing body for approval of a design review creative sign (PC) application, with or without conditions:

(1) Design criteria. The proposed creative sign:
   a. Complies with the design principles set forth in Section 30-727;
   b. Has a unique design and exhibits a high degree of imagination, inventiveness, spirit, and thoughtfulness through the imaginative use of color, graphics, proportion, quality materials, scale, and texture;
   c. Contributes a substantial aesthetic improvement to the site and has a positive visual impact on the surrounding area; and
   d. Utilizes or enhances the architectural elements of the building and is placed in an appropriate location in relation to the overall composition of the building's façade.

(2) Contextual criteria. The creative sign shall be located and designed not to cause light and glare impacts on surrounding uses, especially residential uses. The sign shall also contain at least one of the following elements:
   a. Creative image reflecting current or historic character of Fontana; or
   b. Inventive representation of the logo, name, or use of the structure or business.

Sec. 30-731.3. – Downtown Core Sign Program.

(a) Purpose. The purpose of Downtown Core Sign Program is to:

(1) Provide coordinated signage within a Downtown Core site;

(2) Create common design elements;

(3) Provide custom tailored site-specific standards;

(4) Integrate the design of signs with the overall building and landscape design to form an architectural statement; and

(5) Allow façade improvements in direct vicinity of proposed signage.

(b) Applicability and Eligibility.

(1) *Location*. The Downtown Core Sign Program must pertain to sites situated within the Downtown Core.

(2) Eligibility. In addition to the general location requirement above, the site for which a Downtown Core Sign Program application is submitted must satisfy at least one of the following criteria:

   a. The site is a commercial or mixed-use property with commercial or office space measuring one (1) acre or larger, excluding any stand-alone single-family residences (including ADU's); or

   b. The site is a commercial, mixed-use, or residential property that is two (2) stories or higher.

(3) *Requirements*. An applicant may request Director's approval of a Downtown Core Sign Program through a Design Review Sign Application, consistent with the following:

a. A site plan showing the location of buildings, parking lots, driveways, lot size, building height, and landscaped area;

b. The maximum total sign area, the maximum area for individual signs, the height of signs and the number of signs allowed;

c. An accurate indication on the site plan of the proposed location of each proposed sign and existing sign which is to remain;

d. Show areas of all façade changes including color and material which must be architecturally compatible with the proposed signage and close proximity to proposed signage;

e. Lighting and sign construction materials;

f. Sign dimensions (if tenants are not known, generic dimensions may be presented);

g. Where proposed signage does not meet the requirements of existing sign regulations, the sign program shall provide enhanced design or other elements;

h. Sites along Route 66 must meet the requirements of Section 30-727; and

i. Electronic message signs are only permitted to promote live events and screenings. The site must have a business associated with live events and/or screenings. In addition, the electronic massage sign must comply with Section 30-734(c).

   i. Applicants proposing an electronic message sign must have the approval of a Minor Use Permit to ensure compliance with this section.

DIVISION 6. PERMANENT SIGNS

Sec. 30-741. Permanent sign standards by zoning district/use.

All permanent signs shall comply with the standards set forth in this division. Additional permitted signs are included for specific uses listed under Section 30-747. Table No. 30-742.A, Table No. 30-743.A, Table No. 30-744.A, and Table No. 30-745.A identify the sign type, number, location, area, and height allowed within each zoning district, along with any applicable additional regulations. The standards contained in this section are maximums, unless otherwise stated.

Sec. 30-742. Permanent sign standards for residential uses in all zoning districts.

Table No. 30-742.A. Residential Uses in All Zoning Districts				
Sign Type	**Maximum Number**	**Maximum Sign Area**	**Maximum Sign Height**	**Additional Regulations**
1. Single-Family Residential Subdivision Development in Residential Zoning Districts				
a. Monument sign	1 per major neighborhood entrance	30 sf	5 ft (includes decorative base and cap)	• Permitted only at major neighborhood entrances • See subsection 30-746(d) • See subsection 30-736(f)
2. Multiple-Family Uses				
a. Monument sign	1 per street frontage with entrance	24 sf	5 ft (includes decorative base and cap)	• Permitted only at major neighborhood entrances • See subsection 30-746(d) • See subsection 30-736(f)
b. Wall sign	1 per street frontage	16 sf **Downtown Core:** 16 sf for channel letters and 16 ft for logo	Shall not be displayed above second story and shall not extend above eave line	• See subsection 30-746(f) • See subsection 30-736(g)
c. Driveway/on-site traffic directional sign	1 per driveway **Downtown Core:**	8 sf	4 ft	• Permitted only for developments with more than

	1 per frontage and 1 per driveway			12 dwelling units • See subsections 30-736(f) and 30-736(g)

Sec. 30-743. Permanent sign standards for nonresidential uses in commercial, mixed use, and form-based zoning districts (C-1, C-2, RMU, FBC).

Table No. 30-743.A.
Nonresidential Uses in Commercial, Mixed Use, and Form-Based Zoning Districts (C-1, C-2, RMU, FBC) and Specific Plans Without Sign Programs

Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Additional Regulations
a. Awning sign	N/A	25 percent of the surface area of the awning, including all valances **Downtown Core:** 30 percent of the surface area of the awning, including all valances	Awning shall not extend above eave line	• See subsection 30-746(a)
b. Canopy sign	Single Tenant: 1 per building frontage Multiple Tenant: 1 per tenant space	25 percent of the surface area of the canopy **Downtown Core:** 1 square foot of sign area permitted per each lineal foot of tenant frontage	24 inches, as measured from the lowest point on the sign	• See subsection 30-746(b)
c. Monument sign	1 for each 200 ft (lineal) of street frontage	45 sf	6 ft (includes decorative base and cap)	• See subsection 30-746(d) • See subsection 30-736(f)
d. Pylon sign	Single Tenant: 1 per street frontage with a minimum	100 sf	25 ft (includes decorative base and cap)	• Pylon signs permitted only on lots with minimum

	of 165 lineal ft of street frontage Multiple Tenant: 1 per street frontage Street frontages of 300 ft or greater may have a second pylon sign			area of two acres • Pylon signs for single tenants permitted only for those lots with frontage along Baseline Avenue, Foothill Boulevard, Sierra Avenue, or Valley Boulevard • See subsection 30-746(e) • See subsection 30-736(f)
e. Wall sign	Business frontages less than 100 ft: 1 primary wall sign per business frontage Business frontages 100 ft or more: 1 primary wall sign and 2 optional secondary wall signs per business frontage. **Downtown Core**: Secondary wall signs are permitted on every frontage with a wall sign.	Business frontages less than 100 ft: 1 sf of sign area per lineal foot of business frontage up to 100 sf. Business frontages 100 ft or more: 1 sf of sign area per lineal foot of business frontage up to 150 sf of combined primary and optional secondary wall sign areas per business frontage. Optional secondary wall signs shall not exceed 40 percent of the total wall sign area per business frontage.	Shall not extend above eave line	• See subsection 30-746(f) • See subsection 30-736(g) • **Downtown Core:** Secondary wall signs must promote the primary business. Can be located below a canopy or façade, but must have a minimum vertical clearance of at least eight feet from bottom of the secondary sign to highest finished grade.

		Downtown Core: Secondary wall sign is permitted up to 40 square feet maximum		
f. Driveway/on-site traffic directional sign	1 per driveway or drive-through lane, plus: • Single Tenant: 1 for every 300 parking spaces • Multiple Tenant: 1 for every 200 parking spaces **Downtown Core:** 1 per right-of-way frontage	Single Tenant: 8 sf per sign face Multiple Tenant: 10 sf per sign face	4 ft	• Such signs may be in the form of a monument sign, pylon sign, projecting or wall sign. • See subsections 30-736(f) and 30-736(g)
g. Freeway sign	1 per parcel having a minimum of 800 ft of freeway frontage, and is developed as a single entity	150 sf for businesses occupying less than 250,000 sf of building area 300 sf for businesses occupying 250,000 sf or more building area	50 ft (includes decorative base and cap)	• See subsection 30-746(c) • See subsection 30-736(f)
h. Projecting signs (Downtown Core)	• 1 per tenant space with 50 feet of linear frontage adjacent to the public right-of-way and 5,000 square feet of floor space	Shall not exceed one and one-half (1½) square feet for each linear foot of building frontage facing the right-of-way (Area is measured by maximum	N/A	• Permitted within **Downtown Core** only. • Tenant spaces are not permitted to have both a Projecting Sign permitted in Table 30-721.A and a

	• May exist instead of, but not in addition to, a freestanding ground sign	width by maximum height of the sign)		Projecting Sign (Downtown Core). • Must be located fifty feet from any other Projecting Signs (Downtown Core) • Such signs shall project no more than six feet from the face of the building wall upon which they are mounted. • Any encroachment by a Downtown Core Projecting Sign into the City right-of-way is subject to the approval of the City Engineer and shall require an encroachment permit. • Downtown Core Projecting Signs, including supporting structures, shall be designed as an integral architectural element of the building and must be architecturally compatible with the building to which the sign is to be attached. • The bottom edge of a Downtown Core Projecting Sign shall maintain a

				minimum clearance of nine (9) feet from ground level. • Downtown Core Projecting signs must be constructed with vertical orientation.

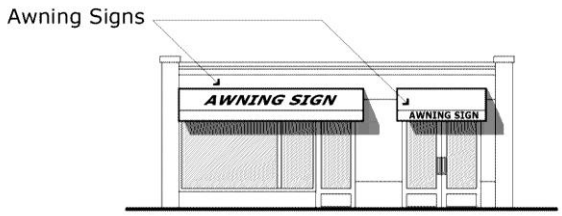
(Sections 30-744 to 30-745 to remain)

Sec. 30-746. - Standards by permanent sign type.

(a) *Awning sign.* Awning signs are permitted pursuant to Section 30-743 and Section 30-744 and the following regulations:

(1) *Location.* Awnings that display signage shall be limited to building frontages on the ground floor of buildings.

Figure No. 30-746.1.

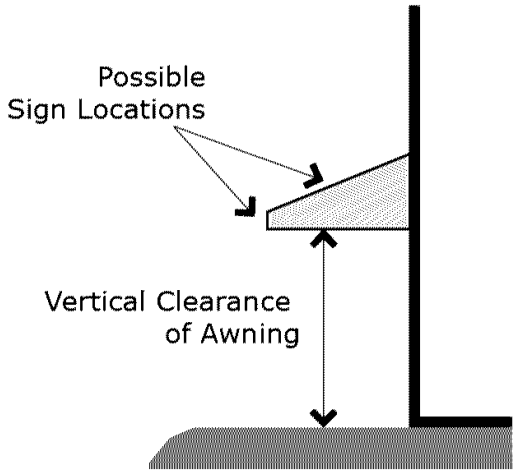


(2) *Combined sign area.* Combinations of signs on awnings, canopies, and walls are permitted but shall not exceed the maximum allowable sign area for wall signs per business frontage or building frontage. Awning signs may count as a primary wall sign or secondary wall sign.

Downtown Core: Awning signs within the Downtown Core are exempt from the maximum allowable sign area limitations that apply to wall signs.

(3) *Vertical clearance.* A minimum vertical clearance of at least eight feet from bottom of the awning, including valance, to highest finished grade shall be maintained.

Figure No. 30-746.2.



(4) *Setback and projection into public right-of-way.* A minimum of two feet between the edge of the awning and the outer curb face shall be maintained. Any encroachment

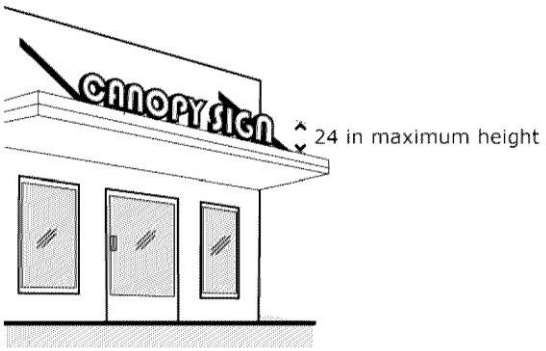
into City right-of-way is subject to City Engineer approval and requires an encroachment permit.

(b) *Canopy sign.* Canopy signs are permitted pursuant to Section 30-743 and Section 30-744 and the following regulations:

(1) *Location.* Canopies that display signage shall be limited to building frontages on the ground floor of buildings.

(2) *Height.* Canopy signs shall not project more than 24 inches above the highest point of any canopy, except for fueling station canopies pursuant to subsection 30-747(c). **Downtown Core***:* Signage located beneath a canopy is permitted, provided a minimum vertical clearance of eight (8) feet is maintained from the bottom of the sign to the highest finished grade. The maximum height of such signage shall not exceed twenty-four (24) inches..

Figure No. 30-746.3.



(3) *Combined sign area.* Combinations of signs on awnings, canopies, and walls are permitted but shall not exceed the maximum allowable sign area for wall signs per business frontage or building frontage (Does not apply to the **Downtown Core**). Canopy signs may count as a primary wall sign or secondary wall sign.

(4) *Canopy signs prohibited in combination with projecting signs.* Canopy signs shall not be permitted on street frontages with projecting signs, except for the **Downtown Core**.

(5) *Setback and projection into public right-of-way.* A minimum of two feet between the edge of the canopy and the outer curb face shall be maintained. Any encroachment into City right-of-way is subject to City Engineer approval and requires an encroachment permit.

(Subsections (c) to (e) to remain)

(f) Wall sign. Wall signs are permitted pursuant to Section 30-742, Section 30-743, Section 30-744, and Section 30-745 and the following regulations:

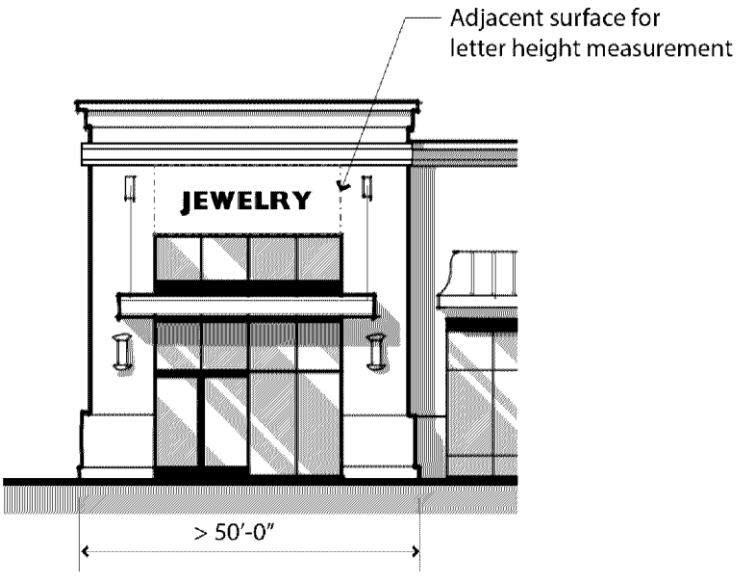
(1) Location.

a. No wall sign shall cover, wholly or partially, any wall opening.

b. Wall signs shall be placed flat against the wall of the structure and shall not project from the wall more than 12 inches.

(2) Letter height. Within multiple tenant commercial complexes, for tenants with less than 50 feet of business frontage, letter height shall be limited to 24 inches or 70 percent of the adjacent surface height, whichever is greater.

Figure No. 30-746.7.



(3) Roofs signs in lieu of primary wall signs. Where a roof sign is permitted due to a lack of available building mansard for a sign, such roof sign's allowable area shall be equivalent to the allowed sign area for wall signs. Roof signs shall count as primary wall signs.

(4) Exposed raceways. Exposed raceways for wall signs shall only be permitted by the Director of Community Development under the following circumstances:

a. The architecture of a building prevents the enclosure of a raceway within a wall (e.g., sign located on a pitched roof below the roofline of a building). In these cases, the area behind the sign shall not be visible to the public; or

b. Older complexes that extensively use cabinet signs may utilize exposed raceways, if the applicant can demonstrate that an enclosed raceway will require extensive structural changes to the exterior of a wall.

(5) **Downtown Core:** The area the wall sign is being constructed on (including the immediate adjacent area and plane surface area of the sign) may be modified when such changes enhance the visual quality of the sign. These modifications must be architecturally compatible with or enhance the aesthetic design of the attached building, including the materials, shapes and colors.

Sec. 30-747. Permanent signs for specific uses.

(All text before Table 30-747.A to remain)

Table No. 30-747.A. **Nonresidential Uses within the Downtown Boundary**				
Sign Type	**Maximum Number**	**Maximum Sign Area**	**Maximum Sign Height**	**Additional Requirements**
a. Floor Inlay Sign	1 per tenant entryway	25 sf	Such signs shall be installed flush with the pavement.	Such signs shall not be located within the public right-of-way. **Downtown Core:** May be approved in the public right of way. Any encroachment into City right-of-way is subject to City Engineer approval and requires an encroachment permit.
b. Graphic Projection Sign	1 per tenant entryway **Downtown Core:** One per frontage	10 sf **Downtown Core:** 20 sf	A minimum vertical clearance of at least eight feet from the bottom of the device projecting the sign to the highest finished grade shall be maintained.	• Graphic projection shall not blink, flash, flutter, or change light intensity, brightness, or color. • The illumination source of the projector shall not be exposed to a public right-of-way or adjacent property. • Sign projection shall not interfere with the use and enjoyment of adjacent properties, create a public nuisance, or create public safety hazards.
c. Holiday Window Signs	For all window areas	Fifty percent of window area	N/A	• Does not require permit • For cultural holidays • Limited display between forty-five days prior and fifteen days after holiday

d. Roof Sign	1 per building over 20,000 square feet	Not exceed 3 square feet for each linear foot of building frontage where the sign is located, or two hundred (200) square feet in total, whichever is lesser.	The height of the sign can only be a ratio of 2 feet of width to 1 foot of height.	• The tenant area must be 20,000 square feet or more. • The sign may contain the text identifying the local area such as the building, District, City, Downtown or Street. • The design of the sign must be superior or equal to the architecture of the building and immediate area.

DIVISION 7. - TEMPORARY SIGNS

(Sections 30-748 to 30-750 to remain)

Sec. 30-751. Temporary sign standards for nonresidential zoning districts.

Temporary signs shall comply with the standards set forth in this division. Table No. 30-751.A identifies the sign type, number, location, area, and height allowed within nonresidential zoning districts, along with any applicable additional regulations. The standards contained in Table No. 30-751.A are maximums, unless otherwise stated. The signs in Table No. 30-751.A are allowed in any combination unless otherwise noted in this division.

Table No. 30-751.A.
Nonresidential Zoning Districts

Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Additional Regulations
a. Banner sign	1 per business frontage	30 sf or 10 percent of business frontage on	N/A	• For the purposes of calculating allowed

		which banner is placed, whichever is greater		banner sign area, the height of a business frontage shall be eight feet regardless of existing conditions • See subsection 30-752(a)
b. Feather sign	1 per 25 linear feet of street frontage up to 4 signs per street frontage	12 sf	10 ft	• See subsection 30-752(b) • Not permitted in the **Downtown Core**
c. Yard sign	1 per business frontage	12 sf (lots < 1 acre)	6 ft (lots < 1 acre)	• See subsection 30-752(c) • See subsection 30-721(b) • Not permitted in the **Downtown Core**
		32 sf (lots ≥ 1 acre)	8 ft (lots ≥ 1 acre)	

(Section 30-752 to remain)

City of Fontana

Draft Planning Commission

Minutes

Idilio Sanchez, Chair
Ricardo Quintana, Vice Chair
Joe Armendarez, Secretary
Torrie Lozano, Commissioner
Dylan Keetle, Commissioner

Tuesday, July 1, 2025 6:00 P.M. Grover W. Taylor Council Chambers

…

PH-B Master Case No. 25-0019 and Municipal Code Amendment (MCA) No. 25-0007: Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) for amendments to multiple sections of the Fontana Municipal Code, Chapter 30 - Zoning and Development Code, to revise signage regulations within the Downtown Core, streamline the approval process for various sign types, and to prohibit feather and yard signs pursuant to the certified General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016021099) and Public Resources Code Section 21083.3.

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

Alejandro Rico, Associate Planner, presented the staff report.

The Commission and staff discussed signage regulations for downtown businesses, including whether secondary businesses (e.g., cigar vendors inside bars) can display their signage. Associate Planner Rico explained it must align with the primary use of the business.

The discussion shifted to changes in the sign approval process. Staff explained that signage review would be guided by a downtown core design guidebook, emphasizing attractive, high-quality, and cohesive signage. The process would be managed by a designated planner, with ultimate sign-off from the Planning Director. However, if applicants disagree with a staff decision, they would have the right to appeal to the Planning Commission.

Commissioners raised concerns about the subjectivity of what is considered “attractive” or “creative” signage. They asked for clarification on who makes final decisions and requested more transparency. Staff emphasized use of visuals in the guidebook to help applicants understand expectations.

There were also questions about restrictions on yard signs downtown, especially for political campaigns. Staff responded that political signs are generally exempt under a separate section of the code.

Commissioner Keetle asked who has the final authority on approving downtown signage—whether it's the Planning Director (Director Nevins) or an individual planner. Director Nevins responded that although final approval is technically hers, most of the review and determinations will be handled by staff, specifically Planner Rico, who is assigned as the downtown planner.

Chair Sanchez acknowledged the answer and emphasized the importance of commissioners being involved in the process. He appreciated that there's an appeal process available if applicants disagree with staff decisions and reiterated the need to maintain a consistent, attractive aesthetic in downtown—citing examples of well-designed signs in nearby cities like Rancho Cucamonga.

Commissioner Keetle initiated a discussion by proposing a motion to approve the item under consideration—related to signage approvals in the downtown area—with the condition that all creative sign designs and sign programs continue to be reviewed by the Planning Commission. He emphasized that since the Commission is a five-member voting body, it should retain decision-making authority to ensure public oversight and alignment with the community's vision for revitalizing downtown.

Secretary Armendarez offered a substitute motion. Rather than reverting all signage decisions to the Commission, his motion supported the staff-led approval process as outlined, with the added stipulation that all applicants be explicitly informed about their right to appeal staff decisions to the Planning Commission. Secretary Armendarez explained that his intent was to streamline the development process while maintaining transparency and accountability. He expressed concern that requiring Commission review for every sign could slow progress and clarified that his substitute motion was meant to ensure applicants were not left unaware of their options if dissatisfied with an outcome.

After a brief procedural clarification, Vice Chair Quintana seconded Secretary's Armendarez motion, leading to a broader discussion among the commissioners. Commissioner Keetle reiterated that signs are subjective and argued that Commission review allows for a more democratic and community-driven evaluation, especially given the infrequent nature of such applications. He stressed the importance of elected and appointed officials—not just staff—steering the visual identity of the downtown area.

Secretary Armendarez countered that maintaining a consistent design vision is difficult if the composition of the Commission changes over time. He commented that allowing a rotating body to interpret aesthetics could cause inconsistency in applying the city's long-term goals. Other commissioners voiced support for both sides, with some acknowledging that they had concerns about specific signs already installed downtown, which didn't reflect the level of creativity envisioned during the general planning process.

Secretary Armendarez's motion—to approve the process as proposed but require applicant notification of the appeal process—was the one actively under consideration, having received a second and moved into the discussion phase.

No individuals spoke in support or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report staff recommends that the Planning Commission adopt Resolution No. PC 2025-023; and forward the recommendation to the City Council to:

1. Determine that the proposed amendments are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA, specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183 and Section 7 of the Local 2019 Guidelines for implementing CEQA, as the proposed amendments will have no new or more severe significant environmental effects "peculiar to" the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and,

2. Approve a Resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 25-0007 and amend Chapter 30 of the Municipal Code.

ACTION: Motion was made by Secretary Armendarez and seconded by Vice Chair Quintana and passed by a vote of 4-1 to approve Public Hearing Item "B" and adopt Resolution No. PC 2025-023.

The motion carried by the following vote:

AYES: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez and Commissioner Lozano NOES: Commissioner Keetle; ABSTAIN: None; ABSENT: None

NOTICE OF DETERMINATION

TO: ☒:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: **Alejandro Rico** Phone: **(909) 350-6558**
			Email: **arico@fontanaca.gov**
TO: ☒	San Bernardino - County Clerk (Include County name) Address: 222 W Hospitality Lane 1st Floor, San Bernardino, CA 92415	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): **2016021099**
Project Title: **Master Case No. 25-0019 and Municipal Code Amendment No. 25-0007**
Project Applicant (include address, telephone number and email address): **Alejandro Rico (Associate Planner), Planning Department, City of Fontana, 8353 Sierra Avenue, Fontana, CA 92335, (909) 350-6558, arico@fontanaca.gov**
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): **City of Fontana: The boundaries are between Foothill Boulevard on the north, Randall Avenue on the south, Juniper Avenue on the east and Mango Avenue on the west.**
General Project Location (City and/or County): **City of Fontana, County: San Bernardino**
Project Description: **Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) to modify the sign code section to encourage attractive signage in the Downtown Core by allowing flexibility in design**

requirements and streamlining the approval process for creative signs, sign programs, wall signs, directional signage, awning signs, canopy signs, inlay signs, graphic projecting signs, projecting signs, holiday window signs and roof signage, and prohibiting feather and yard signs
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **June 3, 2025** and has made the following determinations regarding the above described project:

1.	The project [☐ will ☒ 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. **Fontana General Plan and General Plan Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2016021099) was certified by City Council on November 13, 2018**	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☐	Mitigation measures [☐ were ☒ were not]made a condition of the approval of the project.	
4. ☐	A Mitigation Monitoring or Reporting Plan [☐ was ☒ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
6. ☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian:	Location:

Date:	_____ **DiTanyon Johnson** **Planning Manager**

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE CITY COUNCIL OF THE CITY OF FONTANA FOR THE FOLLOWING:

MASTER CASE NO. 25-0019: MUNICIPAL CODE AMENDMENT (MCA) NO. 25-007

Sign Code Amendments to Chapter 30, Article XII (Sign Regulations) of the Zoning and Development Code to encourage attractive signage in the Downtown Core by allowing flexibility in design requirements and streamlining the approval process for creative signs, sign programs, wall signs, directional signage, awning signs, canopy signs, inlay signs, graphic projecting signs, projecting signs, holiday window signs and roof signage, and prohibiting feather/yard signs.

Environmental Determination:	The project is consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and qualifies for an exemption from California Environmental Quality Act (CEQA) specifically Public Resources Code 20183.3, Section 7 of the Local 2019 Guidelines for Implementing CEQA, and CEQA Guidelines Section 15183, as the proposed amendments will have no new or more severe significant environmental effect than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR.
Location of Property:	The Downtown Core area has six districts within it. The boundaries are between Foothill Boulevard on the north, Randall Avenue on the south, Juniper Avenue on the west and Mango Avenue on the east (Map of the Downtown Core area can be viewed at: www.fontanaca.gov/2610/Public-Hearing-Notice.
Date of Hearing:	July 22, 2025
Place of Hearing:	City Hall Council Chambers 8353 Sierra Avenue Fontana, CA 92335
Time of Hearing:	2:00 PM

Should you have any questions concerning this project, please contact Alejandro Rico, Associate Planner, at (909) 350-6558 or email at arico@fontanaca.gov.

FONTANA
CALIFORNIA

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 DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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.

Publish date: July 11, 2025 (¼ Page Size)

File #: 25-0379
Agenda #: E.

Agenda Date: 7/22/2025
Category: Public Hearing

FROM:
Administrative Services

SUBJECT:
Sika Corporation - Operating Covenant Agreement

RECOMMENDATION:
1. Adopt **Resolution No. 2025-086**, accepting the Economic Development Subsidy Report prepared pursuant to Government Code Section 53083.1 and approve the Operating Covenant Agreement and authorize the City Manager or his designee to execute the Agreement with Sika Corporation.

2. Direct City Staff to file a Notice of Exemption based upon the City Council's finding that the impacts for this Agreement is not a project and subject to environmental review and that there is no possibility that the activity in question may have a significant effect on the environment.

COUNCIL GOALS:
- Promote economic development by concentrating on job creation.
- Promote economic development by pursuing business attraction, retention, and expansion.
- Promote economic development by being business friendly at all levels and striving to constantly improve the city's competitiveness.

DISCUSSION:
Sika Corporation, a manufacturer and retailer of adhesives and sealants for the construction and industrial industries primarily, has entered into a lease for a facility at 14090 Slover Ave, Fontana, CA 92335 for seven (7) years with an option to renew for two additional five (5) year terms, for a total of seventeen (17) years. Sika Corporation intends to package and distribute their products from this Fontana based facility.

Sika Corporation intends to employ approximately 40 full time employees at their new Fontana facility investing more than $30 Million over the term of their lease on facility improvements and employee wages and benefits.

In order to ensure Sika Corporation remains in business and maintains their operations in the City of Fontana, an Operating Covenant Agreement (OCA) has been proposed. To that end, Staff and representatives from Sika Corporation have negotiated an OCA with the following main deal points:

- Sika Corporation intends to maintain operations at 14090 Slover Ave., in the City of Fontana for the duration of their lease, up to 17 years.
- Sika Corporation will be eligible to receive quarterly Operating Covenant payments based on the level of sales recorded as generated in the City of Fontana.
- The Operating Covenant payment is contingent on Sika Corporation achieving and maintaining taxable sales at a minimum rate of $50 Million per year. Once the initial $50 Million in taxable sales is achieved, Sika Corporation will be eligible for retroactive Operating Covenant payments for the prior four (4) quarters. After this initial $50 Million in taxable sales is achieved Sika Corporation will be eligible for Operating Covenant payments quarterly as long as taxable sales is maintained at a $50 Million annual rate.
- The Operating Covenant payment will be equal to 50% of the Bradley-Burns sales tax generated on sales made by Sika Corporation from within the City of Fontana.

Approval of the Operating Covenant Agreement will help ensure that the Sika Corporation will remain in business and maintain their operations in the City of Fontana for a period of up to seventeen (17) years.

FISCAL IMPACT:
At a minimum sales level of $50,000,000 annually the City will receive $500,000 in Bradley-Burns sales tax, 50% would be paid to Sika Corporation, making the City's share $250,000 and Sika's share $250,000. At a sales level of $125 Million annually the City and Sika would each receive $625,000 per year.

MOTION:
Adopt Staff's recommendation.

RESOLUTION NO. 2025-086

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA ACCEPTING THE ECONOMIC DEVELOPMENT SUBSIDY REPORT PREPARED PURSUANT TO GOVERNMENT CODE SECTION 53083 REGARDING AN OPERATING COVENANT AGREEMENT BY AND BETWEEN THE CITY OF FONTANA AND SIKA CORPORATION.

WHEREAS, the City of Fontana ("City") and Sika Corporation, a New Jersey Corporation (“Sika”) have negotiated an Operating Covenant Agreement ("Agreement") for the retention of a packaging and distribution facility within the City; and

WHEREAS, pursuant to that Agreement, Sika is committed to continue operating a packaging and distribution facility in the City a period of up to seventeen (17) years; and

WHEREAS, Sika has also covenanted to, among other things, designate the City as the point of sale for certain transactions; and

WHEREAS, the City has agreed to purchase those covenants in an amount equal to fifty percent (50%) of the one percent (1%) Bradley-Burns sales tax revenue provided Sika maintains a minimum of $50 Million in annual sales, subject to the limitations set forth in the Agreement. The agreement excludes all revenue from the Transaction and Use Tax approved by the passage of Measure T in 2024; and

WHEREAS, based on information provided by City staff, and other such written and oral evidence, as presented to the City, the City finds and determines that the allocation of funds to Sika pursuant to the Agreement is reasonably related to a legitimate governmental purpose in that the retention of the packaging and distribution facility will provide numerous public benefits including:

- Generating substantial revenue for the City through additional Local Sales Tax Revenue which may be used by the City for the funding of necessary public services and facilities, including but not limited to, public safety services and facilities, public improvements and recreational opportunities that otherwise may not be available to the community for many years; and

- Sika is a highly successful manufacturer and retailer of sealant and adhesive products who will be committed to maintaining the facility in the City of Fontana which will ensure the retention and creation of jobs and provide opportunity for additional job growth throughout the term of this Agreement; and

- Entering into this Agreement and retaining the facility may attract additional businesses and investment in the community due to increased services and economic activity in the area; and

- Retaining this business within the City will create jobs, maintain economic diversity in the community and stimulate the economic recovery of the

Inland Empire by generating new opportunities for economic growth within the region; and

- Retaining Sika's operations within the City will generate substantial revenue for the City, allow for the retention of jobs, and result in community and public improvements that might not otherwise be available to the community for many years; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California as follows:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution and findings of the City Council of the City of Fontana.

Section 2. Findings. The City Council additionally finds and determines that (a) there are identifiable public purposes fulfilled by the Agreement, as set forth in the Recitals, that outweigh the benefit to private persons; and (b) the findings set forth in this Resolution are based upon substantial written and oral evidence presented to the City Council.

Section 3. CEQA. The City Council hereby finds that pursuant to the California Environmental Quality Act ("CEQA") (Pub. Res. Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs, tit. 14 § 15000 et seq.), approval of the Agreement and acceptance of the Economic Development Subsidy Report is not a "project" for purposes of CEQA and therefore is not subject to CEQA review. The Agreement and acceptance of the Economic Development Subsidy Report is not a project pursuant to State CEQA Guidelines section 15378(b)(4), which states that government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant environmental impact are not subject to CEQA. Further, the Agreement and acceptance of the Economic Development Subsidy Report is not a project under State CEQA Guidelines section 15061(b)(3), which states that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

In addition, the City Council will direct staff to file a categorical exemption with the County of San Bernardino for this location upon adoption of this Resolution.

Section 4. Acceptance of Economic Development Subsidy Report. The City Council finds and determines that this Economic Development Subsidy Report is in compliance with applicable law and specifically Government Code Section 53083.

Section 5. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

The City Clerk of the City of Fontana shall certify as to the adoption of this Resolution.

APPROVED AND ADOPTED this 22nd day of July, 2025.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, 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 Council at a regular meeting on the 22nd day of July, 2025, 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”

ECONOMIC DEVELOPMENT SUBSIDY REPORT

[Attached behind this cover page]

ECONOMIC DEVELOPMENT SUBSIDY REPORT
Pursuant to Government Code Section 53083.1

FOR AN OPERATING COVENANT AGREEMENT
BY AND BETWEEN
CITY OF FONTANA
AND
SIKA CORPORATION

Pursuant to Government Code Section 53083.1, the City Council of the City of Fontana must hold a public hearing with adequate notice and, prior to that hearing, provide all required information regarding the proposed economic development subsidy in written form. This information must be made available to the public both physically and on the City's website. The economic development subsidy will be granted under an Operating Covenant Agreement (the "Agreement") entered into between the City of Fontana and Sika Corporation.

Notice of the public hearing was published in the local newspaper, with the hearing scheduled for **July 22nd, 2025,** to comply with public transparency and participation requirements. The purpose of this report is to outline the necessary information regarding the Agreement between the City of Fontana and Sika Corporation in accordance with Government Code Section 53083.1. This report will remain publicly accessible on the City's website until the subsidy period concludes, as further detailed below.

1. **The name and address of all corporations, including members of a commonly controlled group or a combined reporting group, that are beneficiaries of the economic development subsidy:**
   The Agreement is with Sika Corporation. Sika Corporation serves as the beneficiary of the economic development subsidy provided by the City of Fontana.

   Contact Information:
   Sika Corporation
   201 Polito Ave.
   Lyndhurst, New Jersey 07071

2. **The name and address of all warehouse and distribution centers that are beneficiaries of the economic development subsidy:**
   The primary facility will be located at:
   14090 Slover Ave., Fontana, CA 92335

   This facility serves as the operational hub for Sika Corporation packaging, distribution, and sales activities. Additional affiliate locations may be developed in accordance with the terms of the Agreement and subject to the approval of the Fontana City Council.

3. **The start and end dates and schedule for the economic development subsidy:**

If the Agreement between the City of Fontana and Sika Corporation is approved by the City Council, the subsidy will commence on the Effective Date of the Agreement. The term of the subsidy will run concurrent with the lease agreement between Sika Corporation and the facility landlord, with a maximum duration of 17 years.

The first Covenant Payment will be made following the completion of the first Covenant Quarter, provided that Sika Corporation has met all covenants and obligations pursuant to the Agreement.

4. **A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.**
   The economic development subsidy for Sika Corporation consists of a revenue-sharing arrangement with the City of Fontana, as outlined in the terms of the agreement.

   A. Job Creation Requirement:
   A minimum of 40 full-time, permanent jobs must be created or transferred to the City of Fontana. Comprised of approximately 27 warehouse staff and 13 corporate staff.

   B. Sales Tax Revenue Sharing:
   For total sales generated under $50M, on an annual basis, there shall be no sales tax share to Sika Corporation.

   For total sales generated above $50M annually, the sales tax share will be as follows:
   50% to Sika Corporation
   50% to the City of Fontana

   Specific payment terms and conditions are detailed in Operating Covenant Agreement

   C. Sales Tax Allocation:
   Please note that all sales tax generated from Sika Corporation sales must be recorded to the City of Fontana. Any sales made outside of the city will not be included in the total sales generated for rebate purposes.

5. **A statement of the public purposes for the economic development subsidy.**
   Sika Corporation, a manufacturer of construction adhesives and sealants, is relocating its operations to Fontana due to Sika's need for additional operational space. Sika's sales are growing throughout the country necessitating additional capacity. With this strategic agreement, Sika Corporation will establish a state-of-the-art packaging and distribution facility in Fontana, providing a key operational base to better serve its commercial and municipal clients throughout the region.

Under the terms of the agreement, Sika Corporation will lease a facility at 14090 Slover Ave., Fontana CA 92335. This facility will enable the company to scale operations, ensuring efficient production and delivery of its adhesive and sealant solutions, including products used in the construction industry, residential and home improvement industries, as well as industrial, manufacturing, automotive industries. Without this economic development agreement, Sika Corporation would likely have pursued alternative locations outside of Fontana—and possibly beyond California—due to high operating costs within the state. The subsidy provides crucial support to ensure Sika Corporation establishes operations locally, creating long-term economic benefits for both the company and the community.

The partnership between the City of Fontana and Sika Corporation exemplifies a strategic alignment between public policy goals and private-sector growth. It promotes economic revitalization by creating new employment opportunities, generating public revenue, and stimulating additional business activity. The agreement demonstrates Fontana's commitment to sustainable economic development, positioning the city for future growth and innovation while reinforcing its reputation as a pro-business and environmentally conscious community.

Job Creation and Economic Revitalization

The new facility will generate significant employment opportunities, with 40 full-time positions created across warehouse operations, logistics, and administrative roles. This aligns with the City's goals of job growth and economic recovery, especially in areas that experienced downturns during prior economic challenges. These jobs will provide competitive wages and comprehensive benefits, contributing to both the financial stability and professional development of local residents. Additionally, the City anticipates that the project will attract indirect employment opportunities, further driving the local economy.

The establishment of Sika Corporation in Fontana positions the City as a hub for broadly used adhesive and sealant products used across numerous business sectors across the country. This agreement will foster a business-friendly environment that attracts further investments from companies seeking access to Southern California's logistics networks and workforce. The presence of Sika Corporation is expected to spark ancillary economic activities, including partnerships with local suppliers, transportation services, and innovation hubs focused on construction and manufacturing industries.

Fiscal Impact

Sika Corporation is expected to generate substantial sales tax revenue, with projected sales ranging between $50 million and $125 million. As part of the economic development agreement, the City of Fontana will share 50% of the sales tax revenues from these operations. This revenue-sharing arrangement ensures that the City retains significant public funds to invest in infrastructure improvements, public services, and community programs.

Through this collaboration, both Sika Corporation and Fontana stand to benefit from a long-term, mutually beneficial relationship, ensuring economic stability and sustainable progress for years to come.

6. **The projected tax revenue to the local agency as a result of the economic development subsidy.**
   The economic development agreement between the City of Fontana and Sika Corporation is structured to generate significant sales tax revenue over its 17-year term. Based on projected sales of $50 million to $125 million annually, the following fiscal outcomes are expected:

   Sales Tax Sharing Structure
   For total sales of $50 million and above, the City and Sika Corporation will each receive 50% of the sales tax revenue generated.

   Revenue Estimates (assuming a 1% local sales tax rate).
   Assuming $50 million in annual taxable sales:
   - Sales Tax Revenue: Approximately $500,000 per year
   - City Share: $250,000 annually.

   Assuming $125 million in annual taxable sales:
   - Sales Tax Revenue: $1.25 million per year.
   - City Share: $625,000 annually.

   Cumulative Revenue Impact
   Over the 17-year term, the total sales tax revenue to the City of Fontana is projected at approximately $10.6 million, assuming steady sales growth and reaching peak performance under the revenue-sharing tiers. Even with the subsidy agreement, this results in a positive net fiscal gain for the City, enabling investments in public services, infrastructure, and community development.

   This agreement aligns with the City's economic development objectives, fostering sustainable growth through increased public revenue and long-term job creation while enhancing Fontana's appeal as a business-friendly community.

7. **The estimated number of jobs created by the economic development subsidy, including wage scale, broken down by full-time, part-time, and temporary positions.**
   Sika Corporation will employ approximately 40 full-time employees at its new Fontana facility. The company will offer competitive wages, aligning compensation levels with industry benchmarks and comparable positions within the San Bernardino County region. This approach ensures that Sika Corporation remains attractive to skilled labor and competitive within the local employment market.

In addition to wages, Sika Corporation will provide a comprehensive benefits package, including health insurance and paid leave, reinforcing its commitment to employee well-being and retention. Over the duration of the agreement, the company anticipates investing more than $30 million in wages, underscoring its substantial contribution to the local economy and its dedication to creating high-quality jobs in the community.

8. **The estimated number of workers employed through temporary age.**
   At this time, Sika Corporation has not identified any plans to hire temporary or seasonal employees. Should such roles become necessary in the future, these positions will not be counted toward the company's full-time workforce obligations unless they are officially converted to full-time status. This approach ensures that only permanent positions contribute toward the company's employment targets, reinforcing Sika Corporation commitment to creating sustainable, long-term job opportunities in the region.

9. **Whether any benefit package is offered, including health benefits, fringe benefits, and defined benefit pensions.**
   Sika Corporation will provide a comprehensive benefits package to its full-time employees. This package will include health insurance, paid leave, and additional fringe benefits designed to promote employee well-being and job satisfaction. However, the benefits package will reflect industry best practices, ensuring competitiveness within the San Bernardino County labor market. Sika Corporation's commitment to offering competitive benefits aligns with its broader strategy of attracting and retaining top talent, fostering a stable workforce, and supporting long-term professional growth.

OPERATING COVENANT AGREEMENT

between

THE CITY OF FONTANA
a California municipal corporation and general law city,

and

Sika Corporation,
a New Jersey Corporation

[Dated as of **July 1, 2025**, for reference purposes only]

INTERNAL

RECITALS

WHEREAS, Sika Corporation ("Sika"), in connection with the incentives provided here, is leasing a facility of approximately 294,000 square feet in distribution space, to be occupied as a packaging and distribution facility ("Facility"), within the City of Fontana ("City"); and

WHEREAS, the incentives provided in this Agreement are intended to incentivize Sika to lease the new Facility of approximately 294,000 square feet for purposes of the Facility within the City and remain in the City for a period of a maximum of 10 years (120 months), comprised of an initial 5-year term (60 months) and one (1) 5-year extension (60 months) subject to the terms contained herein; and

WHEREAS, entering into this Agreement will generate substantial revenue for the City, create and/or maintain approximately 40 at will jobs and generate a minimum of $50 Million in taxable sales revenue annually over the first five (5) years of Facility operation that will revitalize an underserved area of the City, and result in community and public improvements that might not otherwise be available to the community for many years; and

WHEREAS, Sika wishes to locate in the City because of the operational advantages including, but not limited to, a qualified workforce, cost advantages, access to customers, and capacity to staff a certain number of jobs in said City; and

WHEREAS, the incentives herein are intended exclusively to reward and encourage Sika for job creation within the City of Fontana. The incentives are available to Sika for job creation regardless of where within the City the jobs are located (excluding jobs created at retail storefronts).

NOW, THEREFORE, in consideration of the mutual promises contained herein, and for such other good and valuable consideration, the receipt of which is hereby acknowledged, Sika and City agree as follows:

ARTICLE 1. EFFECTIVE DATE; PARTIES; DEFINITIONS

1.1 Effective Date of Covenant Agreement. This Sika Corporation and City Operating Covenant Agreement ("Covenant Agreement") is dated July 1, 2025, for reference purposes only. This Covenant Agreement will not become effective until the date ("Effective Date") on which all of the following are true:

1.1.1 This Covenant Agreement has been approved and executed by the appropriate authorities of Sika, as defined herein, and delivered to the City;

1.1.2 Following all legally required notices and hearings, this Covenant Agreement has been approved by the City Council of the City of Fontana;

1.1.3 This Covenant Agreement has been executed by the appropriate authorities of the City and delivered to Sika.

If all of the foregoing conditions precedent have not been satisfied by December 1, 2025 (or another date mutually agreed upon by the Parties), then this Covenant Agreement may not thereafter become effective and any prior signatures and approvals of the Parties will be deemed void and of no force or effect.

1.2 Parties to Covenant Agreement.

1.2.1 The City. The address of the City is 8353 Sierra Avenue, Fontana, CA 92335, Attention: Ray Ebert, Deputy City Manager; telephone 909-350-6739, rebert@fontanaca.gov; with copies to Ruben Duran, City Attorney, 2855 E Guasti Rd, Fontana, CA, 91761, Telephone: (909) 989-8584.

The City represents and warrants to Sika that, to the best of City's actual current knowledge:

(a) The City is a public body, corporate and politic, exerc1smg governmental functions and powers and organized and existing under the laws of the State of California;

(b) The City has taken all actions required by law to approve the execution of this Covenant Agreement;

(c) The City's entry into this Covenant Agreement and/or the performance of the City's obligations under this Covenant Agreement does not violate any contract, agreement or other legal obligation of the City;

(d) The City's entry into this Covenant Agreement and/or the performance of the City's obligations under this Covenant Agreement does not constitute a violation of any state or federal statute or judicial decision to which the City is subject;

(e) There are no pending lawsuits or other actions or proceedings which would prevent or impair the timely performance of the City's obligations under this Covenant Agreement;

(f) The City has the legal right, power and authority to enter into this Covenant Agreement and to consummate the transactions contemplated hereby, and the execution, delivery and performance of this Covenant Agreement has been duly authorized and no other action by the City is requisite to the valid and binding execution, delivery and performance of this Covenant Agreement, except as otherwise expressly set forth herein; and

(g) The individual executing this Covenant Agreement is authorized to execute this Covenant Agreement on behalf of the City.

The representations and warranties set forth above are material consideration to Sika and the City acknowledges that Sika is relying upon the representations set forth above in undertaking Sika's obligations set forth in this Covenant Agreement.

As used in this Covenant Agreement, the term "City's actual current knowledge" shall mean, and shall be limited to, the actual current knowledge of the City Manager as of the Effective Date, without having undertaken any independent inquiry or investigation for the purpose of making such representation or warranty and without any duty of inquiry or investigation.

All of the terms, covenants and conditions of this Covenant Agreement shall be binding on and shall inure to the benefit of the City and its nominees, successors and assigns.

1.2.2 Sika. The US address of Sika Corporation for purposes of this Covenant Agreement is 201 Polito Ave. Lyndhurst, New Jersey 07071;

Sika represents and warrants to the City that, to the best of its actual current knowledge:

(a) Sika is a duly formed New Jersey corporation, qualified and in good standing to do business under the laws of the State of California;

(b) The individual(s) executing this Covenant Agreement is/are authorized to execute this Covenant Agreement on behalf of Sika;

(c) Sika has taken all actions required by law to approve the execution of this Covenant Agreement;

(d) Sika's entry into this Covenant Agreement and/or the performance of its obligations under this Covenant Agreement does not violate any contract, agreement or other legal obligation of Sika;

(e) Sika's entry into this Covenant Agreement and/or the performance of its obligations under this Covenant Agreement does not constitute a violation of any state or federal statute or judicial decision to which Sika is subject;

(f) There are no pending lawsuits or other actions or proceedings which would prevent or impair the timely performance of Sika's obligations under this Covenant Agreement;

(g) Sika has the legal right, power and authority to enter into this Covenant Agreement and to consummate the transactions contemplated hereby, and the execution, delivery and performance of this Covenant Agreement have been duly authorized and no other action by Sika is requisite to the valid and binding execution, delivery and performance of this Covenant Agreement, except as otherwise expressly set forth herein; and

(h) Sika and its managerial personnel possess sufficient experience and qualifications necessary to conduct Sika's Sales Activities (hereinafter defined) as required by this Covenant Agreement.

(i) Sika covenants that nothing in this Agreement or the implementation thereof shall violate the provisions or intent of Government Code Section 53084.5.

The representations and warranties set forth herein are material consideration to the City and Sika acknowledges that the City is relying upon the representations set forth above in undertaking the City's obligations set forth above.

As used in this Covenant Agreement, the term "actual current knowledge of Sika" shall mean, and shall be limited to, the actual current knowledge of the Executive Vice President, Operations of Sika Corporation as of the Effective Date, without having undertaken any independent inquiry or investigation for the purpose of making such representation or warranty and without any duty of inquiry or investigation.

All of the terms, covenants and conditions of this Covenant Agreement shall be binding on and shall inure to the benefit of Sika and its permitted nominees, successors and assigns. Wherever the term "Sika" is used herein, such term shall include any permitted nominee, assignee or successor of Sika.

The qualifications and identity of Sika are of particular concern to the City, and it is because of such qualifications and identity that the City has entered into this Covenant Agreement with Sika. No voluntary or involuntary successor-in-interest of Sika shall acquire any rights or powers under this Covenant Agreement except as expressly set forth herein.

1.2.3 The City and Sika are sometimes individually referred to as "Party" and collectively as "Parties."

1.3 Definitions.

1.3.1 "Affiliate" means, as defined by the Internal Revenue Code (IRC) Section 1504, any corporation included in Sika Corporation affiliated group.

1.3.2 "CDTFA" means the California Department of Tax and Fee Administration.

1.3.3 "City" means the City of Fontana, a California municipal corporation, and any nominee, assignee of, or successor to, its rights, powers and responsibilities.

1.3.4 "Computation Quarter" means each calendar quarter beginning on January 1, April 1, July 1, or October 1**,** as applicable, and ending on the succeeding March 31, June 30, September 30, or December 31, as applicable. The first Computation Quarter within the Eligibility Period shall commence up City Council approval and execution of this agreement, and is referred to herein as "Computation Quarter 1," with each succeeding Computation Quarter within the Eligibility Period being consecutively numbered, concluding with Computation Quarter 46 unless the lease for the Facility is extended, or any additional option to extend is approved by the Parties, in which instance the Computation Quarters will extend sequentially after Computation Quarter 46. In the event the lease of the Facility is terminated or expires after Computation Quarter 22 or before Computation Quarter 46, the final Computation Quarter shall be appropriately adjusted subject to the terms and obligations of

this Agreement.

1.3.5 "Covenant Payment(s)" means those contingent payments to be made by the City to Sika pursuant to Section 3.2 of this Covenant Agreement for the purchase of the Covenants and Sika's timely and faithful performance thereunder.

1.3.6 "Covenant Term" means, a period of a maximum of 12 years (120 months), comprised of an initial 7-year term (84 months) and two (2) 5-year extensions (60 months each) commencing upon the first day of the first Computation Quarter (unless terminated sooner pursuant to specific provisions of this Covenant Agreement). Sika will have the option to extend this Agreement past the Covenant Term in concert with the underlying lease of Facility.

1.3.7 "Covenants" means those five (5) covenants described in Section 3.1 herein.

1.3.8 "Eligibility Period" means the period commencing as of the first (1st) day of the calendar year and ending the last day of the calendar year, for the duration contemplated by the lease of the Facility as set forth in 1.3.4, subject to extension pursuant to the terms of this Agreement.

1.3.9 "Facility" means that certain facility of approximately 294,000 square feet in distribution space, located at 14090 Slover Avenue, Fontana, CA 92335, to be leased within the City of Fontana, that Sika will lease for 7-years (84 months) with an option to renew two (2) additional 5-year (60 months) terms with capital investments being made to improve the facility. Facility, at Sika's option and upon prior notice to City, may also include other distribution type facilities leased or owned by Sika within the City from which Sika and/or affiliate product is sold including through Sika's and/or its affiliates' internet websites and sold directly to an end-user consumer so long as such affiliate sales are completed in compliance with Sections 1.3.12 and 4.27.

1.3.10 "Liquidated Damages" means, for purposes of Section 3.6, as follows: If the breach occurs during Computation Quarters 1 through 20, an amount equal to fifty percent (50%) of the Covenant Payments paid to Sika during the Computation Quarter in which the uncured breach occurs.

1.3.11 "Sika" means and refers to Sika Corporation a New Jersey Corporation, and its successors and assigns, cumulatively.

1.3.12"Sika's Sales Activities" means the commercially reasonable business practices and activities associated with the sale of products from the Facility directly to end-user consumers, whether at the Facility or over the internet that results in Sales Tax Revenues relating to personal property which is shipped or distributed from Facility, but excluding sales occurring within Sika's retail stores in other physical locations or any facilities other than Facility, and pursuant to the terms contained herein. "Sika's Sales Activities" also include any of the above-described activities at the Facility which are conducted by a parent, subsidiary or wholly or partially owned affiliate of Sika, provided that such parent, subsidiary or affiliate did not previously conduct such activities in the City.

1.3.13 "Penalty Assessments" means and refers to penalties, assessments, collection costs and other costs, fees or charges resulting from late or underpaid payments of Sales Tax and which are levied, assessed or otherwise collected from Sika.

1.3.14 "Sales Tax" means and refers to all sales and use taxes levied under the authority of the Sales Tax Law attributable to the Facility in City and Sika's Sales Activities excluding that which is to be refunded to Sika because of an overpayment of such tax.

1.3.15 "Sales Tax Law" means and refers to: (a) California Revenue and Taxation Code Section 7200 et seq., and any successor law thereto; (b) any legislation allowing City or other public agency with jurisdiction in City to levy any form of local Sales Tax on the operations of Sika; and (c) regulations of the CDTFA and other binding rulings and interpretations relating to (a) and (b) of this Section 1.3.14.

1.3.16 "Sales Tax Revenues" means the net Sales Tax actually received by the City from the CDTFA pursuant to the application of the Sales Tax Law (as such statutes may hereafter be amended, substituted, replaced, re-numbered, moved or modified by any successor law) attributable to the Facility in City in a particular Computation Quarter. Sales Tax Revenues shall not include: (i) Penalty Assessments; (ii) any Sales Tax levied by, collected for or allocated to the State of California other than the Bradley Burns tax, the County of San Bernardino, or a district or any entity (including an allocation to a statewide or countywide pool); (iii) any administrative fee charged by the CDTFA; (iv) any Sales Tax received by the City which is thereafter subject to any sharing, rebate, offset or other charge imposed pursuant to any applicable provision of federal, state or local (except City's) law, rule or regulation; (v) any Sales Tax attributable to any transaction not consummated within the Eligibility Period; (vi) the Transactions and Use Tax approved by the passage of Measure T in 2024; or (vii) any Sales Tax (or other funds measured by Sales Tax) required by the State of California to be paid over to another public entity (including the State) or set aside and/or pledged to a specific use other than for deposit into or payment from the City's general fund.

ARTICLE 2. ADDITIONAL RECITALS

2.1 The previously stated Recitals are incorporated herein and made a part hereof as though fully set forth.

2.2 The City has determined that the long-term operation of the Facility will result in substantial benefits to the City, and its citizens including, without limitation, the creation of significant new numbers of employment opportunities, property tax revenues, sales tax revenues and other ancillary benefits. Accordingly, the City has also determined that its entry into this Covenant Agreement and its purchase of the Covenants serve a significant public purpose, while providing only incidental benefits to a private party.

ARTICLE 3. COVENANTS UPON SIKA; COVENANT PAYMENTS; REMEDIES FOR BREACH.

3.1 Covenants Upon Sika.

3.1.1 Operating and Use Covenant. Sika covenants and agrees that for the Covenant Term Sika shall operate, or cause to be operated upon the Property, the Facility in City in a commercially reasonable business manner, consistent with all applicable provisions of federal, state and local laws and regulations including City's approved permits for the Facility.

(a) Sika will operate its business in a commercially reasonable and prudent manner, with the effect of generating a reasonable amount of Sales Tax Revenues. Sika's obligations pursuant to the immediately preceding sentence include, without limitation, the obligation to obtain all federal, state and local licenses and permits required for the operation of the business and to advertise, market and promote the business in a commercially reasonable fashion. For the term of this Operating Covenant, Sika may use the Property only for the purposes of the operation of the Facility, related business uses and conducting Sika's Sales Activities in accordance with this Covenant Agreement.

3.1.2 Covenant to Designate City as Point of Sale. Sika covenants and agrees that, for the term of the Operating and Use Covenant as described in Section 3.1.1, Sika shall maintain such licenses and permits as may be required by any governmental agency to conduct Sika's Sales Activities related to the Facility and shall consummate at the Facility all taxable sales transactions resulting from Sika's Sales Activities at the Facility and identify the City as such in all reports to the CDTFA in accordance with the Bradley-Burns Uniform Local Sales and Use Tax Law (Revenue and Taxation Code 7200, et seq.), as it may be amended or substituted. Sika shall designate City as the sole point of sale for all of Sika's products sold, including but not limited to, through Sika's internet website, which are fulfilled from the Facility and sold directly from the Facility to an end-user customer within California. Sika shall maintain the appropriate master sales permits applicable to and required for the operation of the Facility. Sika shall consummate all taxable sales transactions for Sika's Sales Activities at the Facility consistent with all applicable statutory and CDTFA regulatory requirements applicable to Sika's Sales Activities and the designation of the City as the "point of sale" for all Sika's taxable sales occurring as a result of Sika's Sales Activities at the Facility.

3.1.3 Sika's Additional Obligations Regarding Repairs and Alterations to Facility. Sika covenants and agrees that, for the term of the Operating and Use Covenant as described in Section 3.1.1, Sika shall maintain, or cause to be maintained, the Facility in good condition, ordinary wear and tear excepted, and free from the accumulation of trash or other debris and agrees to promptly remove, or cause the removal of, all graffiti upon the Facility.

3.1.4 Covenant Against Solicitation and Acceptance of Economic Incentives During the Term of the Operating Use Covenant. Sika covenants and agrees that, for the term of the Operating and Use Covenant as described in Section 3.1.1, Sika will not directly or indirectly solicit or accept any "Financial Assistance" related to the Facility from any

other public agency, if such Financial Assistance is given for the purpose of causing or would result in Sika's moving the operations from the Facility to outside of Fontana, California. For purposes of this Section 3.1.4 the term "Financial Assistance" means any direct or indirect payment, subsidy, rebate, or other similar or dissimilar monetary or non-monetary benefit, including, without implied limitation, payment of land subsidies, relocation expenses, public financings, property or sales tax relief, rebates, exemptions or credits, relief from public improvement obligations, and payment for public improvements to or for the benefit of Sika. Financial Assistance does not include any property tax challenges or reduction in taxes resulting from such challenges nor any rebates or incentives related to solar or other environmental incentives or adjustments.

3.1.5 Use of Property. Sika covenants and agrees that Sika will not use the Facility for any purpose other than those uses specified in the City's General Plan, the Specific Plan, zoning ordinances, and this Covenant Agreement as the same may be amended from time to time. Nothing in this Section 3.1.5 shall limit, expand, modify or otherwise affect any right of Sika to continue any legal nonconforming use upon the real property upon which the Facility sits following changes in the City's General Plan or zoning ordinances.

3.2 Covenant Payments.

3.2.1 Statement of Intent. The consideration to be paid to Sika by the City in exchange for the Covenants and Sika meeting total annual sales generated of $50 Million will be a fifty percent (50%) share of the city's one percent (1%) of all such sales tax reported to the State of California as being fulfilled from Fontana, California. Obligations set forth in this Covenant Agreement, and subject to satisfaction of all conditions precedent thereto, shall consist of City's payment to Sika for each Computation Quarter during the Eligibility Period that the City receives Sales Tax Revenue ("Covenant Payment"), an amount equal to the sum of the Sales Tax Revenues attributable to annual taxable sales at the Facility received by the City. The City's obligations under this Section 3.2 are contingent on a Computation Quarter-to-Quarter basis and, for each Computation Quarter, City's obligations to make any payments hereunder are expressly contingent upon Sika having, for the entirety of such Computation Quarter, completely fulfilled its material obligations under this Covenant Agreement, including, without limitation, the Covenants. Should such condition precedent not be satisfied for each Computation Quarter, then City shall have no obligation under this Section 3.2 to make any Covenant Payments to Sika in such Computation Quarter. There shall be no sales tax revenue share unless Sika's total sales generated at least $50 Million on an annual basis. Sika has not guaranteed any minimum amount of sales and there shall be no penalty or breach of this Agreement for failure to meet any sales amounts from the Facility though it will affect Sika's eligibility for the sales tax revenue share. For the purposes of determining eligibility for Covenant Payments, cumulative taxable sales by Sika shall be measured beginning on the Effective Date of this Agreement, based on sales reported to the California Department of Tax and Fee Administration (CDTFA) as fulfilled from a location within the City of Fontana. No Covenant Payment shall be owed or due unless and until Sika has achieved at least Fifty Million Dollars ($50,000,000) in cumulative taxable sales as reported to CDTFA. Once such sales threshold is met, as reasonably determined by the City, the City shall calculate Covenant Payments in accordance with Section 3.2.2, and shall include in its calculation on all qualifying sales occurring in the preceding four (4) Computation Quarters (or less in the event Sika meets the threshold prior to four (4) Computation Quarters from the Effective Date) in

which the threshold is first met. So long as Sika has achieved or is on target to achieve the $50,000,000 cumulative taxable sales threshold, Sika shall be entitled to Covenant Payments as described herein.

3.2.2 Computation Quarter Covenant Payments. Within forty-five (45) days following the end of each Computation Quarter, Sika shall submit to City that portion of Schedule C (information not relevant and limited to Fontana will be redacted before submission) of its quarterly reports to the CDTFA which sets forth the amount of sales taxes paid to the CDTFA during the Computation Quarter arising from Sika's Sales Activities conducted at the Facility. Within one hundred twenty (120) days following the end of each Computation Quarter, City shall pay to Sika any Computation Quarter Covenant Payment due for such Computation Quarter based upon quarterly state filings submitted to the CDTFA by Sika. Additionally, City will pay to Sika all Covenant Payments for previous Computation Quarters once the $50,000,000 cumulative taxable sales threshold is met to the extent those Covenant Payments were not previously paid to Sika. By way of example, if Sika does not meet the $50,000,000 cumulative taxable sales threshold by the end of Q4 of 2025 but does meet the $50,000,000 cumulative taxable sales threshold by the end of Q1 of 2026, the Covenant Payment to Sika for Q1 of 2026 shall include payment for Q1 of 2026, Q4 of 2025, and Q3 of 2025. By further example, if Sika achieves the following sales, the Covenant Payments shall be calculated as follows:

Time Period	Facility Taxable Sales	Cumulative (for previous four quarters)
Q3 2025	$5,000,000	$5,000,000
Q4 2025	$20,000,000	$25,000,000
Q1 2026	$26,000,000	$51,000,000

In the above example, no Covenant Payments would be due until 120 days after the end of Q1 2026. However, the Covenant Payments would calculated based upon 50% of the tax received by the City for the full $51,000,000.

3.2.3 No Carry Forward or Back. The determination of the Covenant Payment(s) shall be determined and calculated on a Computation Quarter to Computation Quarter basis. Except as provided in Section 3.2.4, no Sales Tax Revenue which is generated in a Computation Quarter other than the Computation Quarter for which the Covenant Payment is being determined shall be used or considered in the calculation of any Covenant Payment which may be due for that Computation Quarter.

3.2.4 CDTFA Determination of Improperly Allocated Local Sales Tax Revenues. If, at any time during or after the Eligibility Period of this Covenant Agreement, the CDTFA determines that all or any portion of the Sales Tax Revenues received by the City were improperly allocated and/or paid to the City, and if the CDTFA requires repayment of, offsets against future sales tax payments, or otherwise recaptures from the City those improperly

allocated and/or paid Sales Tax Revenues, will be adjusted by the City in the following quarter unless Sika vacates the Facility in which case Sika shall, within sixty (60) calendar days after written demand from the City, repay all Covenant Payments (or applicable portions thereof) theretofore paid to Sika which are attributable to such repaid, offset or recaptured Sales Tax Revenues. Sika may instead provide to City information supporting Sika's belief of any error on the part of CDTFA and Sika and City will thereafter work together in good faith. If Sika provides sufficient information to support the CDTFA error, the Parties shall work together to seek a correction from CDTFA. If Sika does not provide such information or does not dispute the CDTFA determination and thereafter fails to make such repayment within sixty (60) calendar days after the City's written demand, then Sika shall be in breach of this Covenant Agreement and such obligation shall accrue interest from the date of the City's original written demand at the then-maximum legal rate imposed by the California Code of Civil Procedure on prejudgment monetary obligations, compounded monthly, until paid. Additionally, the City may deduct any amount required to be repaid by Sika under this Section 3.2.4 from any future Covenant Payments otherwise payable to Sika under this Covenant Agreement. This Section 3.2.4 shall survive the expiration or termination of this Covenant Agreement.

3.2.5 Not a Pledge of Sales Tax. Sika acknowledges that the City is not making a pledge of Sales Tax Revenues, or any other particular source of funds; the definition of Sales Tax Revenues, as used herein, is used merely as a measure of the amount payment due hereunder and as means of computing the City's payment in consideration for the Covenants. It is acknowledged by Sika that the City's obligation to make payments is specifically contingent upon receipt by the City of the Sales Tax Revenues derived from operation of the Facility.

3.3 Default.

3.3.1 Sika Default. City shall provide Sika with written notice of Sika's failure ("Sika Default") to strictly abide by any material provision of this Covenant Agreement, including, without limitation, the Covenants. Sika shall have thirty (30) days from the date of such notice to either cure such Sika Default, or, if such Sika Default cannot be reasonably cured during such thirty (30) day period, to commence to cure within said thirty (30) day period and diligently prosecute such cure to completion thereafter.

3.3.2 City Default. Sika shall provide City with written notice of City's failure ("City Default") to strictly abide by any material provision of this Covenant Agreement. City shall have thirty (30) days from the date of such notice to either cure such City Default, or, if such City Default cannot be reasonably cured during such thirty (30) day period, to commence to cure within said thirty (30) day period and diligently prosecute such cure to completion thereafter.

3.4 General Remedies for Default. Except as provided in Section 3.6, upon either a City or a Sika Default (as defined in Section 3.3), Sika or City (as applicable) shall have the right to seek all available legal and equitable remedies, including, without implied limitation, direct damages, unless otherwise expressly provided to the contrary herein. Under no circumstances will either Sika or City be liable for indirect, consequential, special or punitive damages other than as set forth in Section 3.6 below. Unless prohibited by law or otherwise provided by a specific term of this Covenant Agreement, the rights and remedies of the City

and Sika under this Covenant Agreement are nonexclusive and all remedies hereunder may be exercised individually or cumulatively, and the City may simultaneously pursue inconsistent and/or alternative remedies. Either Party may, upon the Default and failure to cure of the other Party and in addition to pursuing all remedies otherwise available to it, terminate this Covenant Agreement and all of its obligations hereunder without cost, expense or liability to itself.

3.5 The City's Rights to Terminate its Obligations under Section 3.2. The City's obligations under Section 3.2 shall automatically terminate without cost, expense, or liability to City, upon the occurrence of any one or more of the following: (i) uncured Sika Default; (ii) the end of the Eligibility Period; or (iii) upon the final determination by a court of competent jurisdiction that any one or more of the Covenants are void, voidable, invalid, or even unenforceable for any reason whatsoever, including, without limitation, legal infirmity.

3.6 Liquidated Damages.

3.6.1 Sika Default With Respect to Obligations Under Sections 3.1.1 through 3.1.5. The Parties acknowledge that the consideration to the City for its entry into this Covenant Agreement and the performance of its obligations hereunder include the City's receipt of Sales Tax Revenues, employment and other payroll taxes, property taxes, and other direct and indirect financial and non-financial benefits arising from the operation Sika's Sales Activities and the location of the Facility in the City in accordance with Article 3 of this Covenant Agreement. Sika agrees that the City will suffer damages if Sika commits any Sika Default and fails to cure the same with respect to any of its obligations arising under Sections 3.1.1 through 3.1.5. The Parties agree that the exact determination of such damages would be impracticable and extremely difficult to quantify. Accordingly, the Parties have determined that Liquidated Damages (as determined pursuant to Section 1.3.9) represents a reasonable estimate of the damages which would be suffered by the City if Sika commits any Sika Default with respect to any of its obligations set forth in Sections 3.1.1 through 3.1.5. Accordingly, as its sole and exclusive remedy for an Sika Default with respect to any of its covenants and obligations set forth in Sections 3.1.1 through 3.1.5, the City shall be entitled to **(1)** terminate this Covenant Agreement and the entirety of its obligations hereunder, including any accrued and unpaid Covenant Payments, and (2) receive from Sika the applicable amount of Liquidated Damages only for that period of time during which there was an uncured Default as provided by Section 1.3.10.

3.6.2 ACKNOWLEDGEMENT OF REASONABLENESS OF LIQUIDATED DAMAGES. UPON AN UNCURED SIKA DEFAULT WITH RESPECT TO ANY OF ITS OBLIGATIONS SET FORTH IN SECTIONS 3.1.1 THROUGH 3.1.5, FOLLOWING NOTICE AND OPPORTUNITY TO CURE PURSUANT TO SECTION 3.3.1, THE CITY AND SIKA ACKNOWLEDGE AND AGREE THAT IT WOULD BE EXTREMELY DIFFICULT AND IMPRACTICAL TO ASCERTAIN THE AMOUNT OF DAMAGES THAT WOULD BE SUFFERED BY THE CITY WITH RESPECT TO SUCH DEFAULT. HAVING MADE DILIGENT BUT UNSUCCESSFUL ATTEMPTS TO ASCERTAIN THE ACTUAL DAMAGES THE CITY WOULD SUFFER; THE PARTIES AGREE THAT THE LIQUIDATED DAMAGES AMOUNT AS DETERMINED IN ACCORDANCE WITH SECTION 1.3.10 REPRESENTS A REASONABLE ESTIMATION OF THOSE DAMAGES. THEREFORE, UPON A SIKA DEFAULT WITH RESPECT TO

ANY OF ITS OBLIGATIONS SET FORTH IN SECTIONS 3.1.1 THROUGH 3.1.5, AS ITS SOLE AND EXCLUSIVE REMEDY FOR SUCH DEFAULT, THE CITY SHALL BE ENTITLED TO (1) RECEIPT OF THE LIQUIDATED DAMAGES AMOUNT CALCULATED IN ACCORDANCE WITH SUBSECTION 1.3.10, WHICH SIKA SHALL PAY WITHIN SIXTY (60) DAYS FOLLOWING WRITTEN DEMAND FROM THE CITY, AND (2) TERMINATE THIS AGREEMENT AND THE ENTIRETY OF ITS OBLIGATIONS HEREUNDER, INCLUDING ANY ACCRUED BUT YET UNPAID COVENANT PAYMENTS.

Initials of Authorized City Representative ____

Initials of Authorized Sika Representative ____

ARTICLE 4. GENERAL TERMS

4.1 Tax Consequences. Sika acknowledges that it may experience tax consequences as a result of its receipt of the payments provided for in this Covenant Agreement and it is Sika's responsibility to determine the appropriate tax treatment of such payments as applicable to Sika. The City may also have tax responsibilities with respect to the payments under this Covenant Agreement and it is the City's responsibility to determine the appropriate treatment as applicable to the City..

4.2 Rights Not Granted Under Covenant Agreement. This Covenant Agreement is not, and shall not be construed to be, a Development Agreement under Government Code Section 65864 et seq., or a disposition and development agreement under Health and Safety Code Section 33000 et seq. This Covenant Agreement is not, and shall not be construed to be, an approval or an agreement to issue permits or a granting of any right or entitlement by the City concerning the Facility, Sika's Sales Activities or any other project, development, or construction by Sika in the City. This Covenant Agreement does not, and shall not be construed to, exempt Sika from the application and/or exercise of the City's or City's power of eminent domain or its police power, including, but not limited to, the regulation of land uses and the taking of any actions necessary to protect the health, safety, and welfare of its citizenry.

4.3 Consent. Whenever consent or approval of any party is required under this Covenant Agreement, that party shall not unreasonably withhold, delay or condition such consent or approval unless otherwise allowed by a specific provision of this Covenant Agreement.

4.4 Notices and Demands. All notices or other communications required or permitted between the City and Sika under this. Covenant Agreement shall be in writing, and may be (i) personally delivered, (ii) sent by United States registered or certified mail, postage prepaid, return receipt requested, (iii) sent by telecopier, or (iv) sent by nationally recognized overnight courier service (e.g., Federal Express), addressed to the Parties at the addresses provided in Article 1, subject to the right of either party to designate a different address for itself by notice similarly given. Any notice so given by registered or certified United States mail shall be deemed to have been given on the second business day after the same is deposited

in the United States mail. Any notice not so given by registered or certified mail, such as notices delivered by telecopier or courier service (e.g., Federal Express), shall be deemed given upon receipt of the same by the party to whom the notice is given.

4.5 Nonliability of Individuals. No board member, official, contractor, consultant, attorney or employee of the City or City shall be personally liable to Sika, any voluntary or involuntary successors or assignees, or any lender or other party holding an interest in the Property, in the event of any default or breach by the City, or for any amount which may become due to Sika or to its successors or assignees, or on any obligations arising under this Covenant Agreement. No officer, director, representative, consultant, attorney or employee of Sika shall be personally liable to City, any voluntary or involuntary successors or assignees, or any lender or other party holding an interest related to the City, in the event of any default or breach by Sika, or for any amount which may become due to the City or to its successors or assignees, or on any obligations arising under this Covenant Agreement.

4.6 Conflict of Interests. No board member, official, contractor, consultant, attorney or employee of the City or City shall have any personal interest, direct or indirect, in this Covenant Agreement nor shall any such board member, official or employee participate in any decision relating to this Covenant Agreement which affects his/her personal interests or the interests of any corporation, partnership or association in which he/she is directly or indirectly interested.

4.7 Pledge or Hypothecation of Covenant Payments. Sika may assign any Covenant Payment(s) due in accordance with the terms of this Covenant Agreement (but not any other right or obligation of this Covenant Agreement) upon thirty (30) days' prior written notice to City as collateral for any loan or financing obtained by Sika in connection with the Facility; provided that nothing in this Section 4.7 shall be deemed to limit the operation of Section 4.16. Without limiting the general applicability of the foregoing, Sika acknowledges that Sika's lender and any transferee of Sika's lender shall be subject to the transfer restrictions of Section 4.16.

4.8 Entire Agreement; Good Faith Negotiations. This Covenant Agreement contains all of the terms and conditions agreed upon by the Parties and supersedes any previous agreements between the Parties concerning the subject matter of this Covenant Agreement. No other understanding, oral or otherwise, regarding the subject matter of this Covenant Agreement shall be deemed to exist or to bind any of the parties hereto. All prior written or oral offers, counteroffers, memoranda of understanding, proposals and the like are superseded by this Covenant Agreement.

The Parties acknowledge that this Covenant Agreement is the product of mutual arms-length negotiations and that each party has been, or has had the opportunity to have been, represented by legal counsel in the negotiation and drafting of this Covenant Agreement. Accordingly, the rule of judicial construction which provides 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 Covenant Agreement. In any action or proceeding to interpret and/or enforce this Covenant Agreement, the trier of fact may refer to extrinsic evidence not in conflict with any specific provision of this Covenant Agreement to ascertain

and give effect to the intent of the Parties hereto.

4.9 Time Deadlines Critical; Extensions and Delays; No Excuse Due to Economic Changes. Time is of the essence in the performance of the City's and Sika's obligations under this Covenant Agreement. In addition to specific provisions of this Covenant Agreement providing for extensions of time, times for performance hereunder shall be extended where delays or defaults are due to war; insurrection; any form of labor dispute; lockouts; riots: floods: earthquakes; fires; acts of God or of third parties; third party litigation; acts of a public enemy; referenda; acts of governmental authorities (except that the failure of the City to act as required hereunder shall not excuse its performance); moratoria; epidemics; quarantine restrictions; and freight embargoes (collectively, "Enforced Delays") provided, however, that the Party claiming the extension notify the other Party of the nature of the matter causing the default; and, provided further, that the extension of time shall be only for the period of the Enforced Delays. However, deadlines for performance may not be extended as provided above due to any inability of Sika to obtain or maintain acceptable financing for the operation of the Facility.

ANYTHING IN THIS COVENANT AGREEMENT TO THE CONTRARY NOTWITHSTANDING, SIKA EXPRESSLY ASSUMES THE RISK OF UNFORESEEABLE CHANGES IN ECONOMIC CIRCUMSTANCES AND/OR MARKET DEMAND/CONDITIONS AND WAIVES, TO THE GREATEST LEGAL EXTENT, ANY DEFENSE, CLAIM, OR CAUSE OF ACTION BASED IN WHOLE OR IN PART ON ECONOMIC NECESSITY, IMPRACTICABILITY, FRUSTRATION OF PURPOSE, CHANGED ECONOMIC CIRCUMSTANCES OR SIMILAR THEORIES.

SIKA EXPRESSLY AGREES THAT ADVERSE CHANGES IN ECONOMIC CONDITIONS, EITHER OF SIKA SPECIFICALLY OR THE ECONOMY GENERALLY, OR CHANGES IN THE MARKET CONDITIONS OR DEMANDS, SHALL NOT OPERATE TO EXCUSE OR DELAY THE STRICT OBSERVANCE OF EACH AND EVERY OF THE OBLIGATIONS, COVENANTS, CONDITIONS AND REQUIREMENTS OF THIS COVENANT AGREEMENT. SIKA EXPRESSLY ASSUMES THE RISK OF SUCH ADVERSE ECONOMIC OR MARKET CHANGES, WHETHER OR NOT FORESEEABLE AS OF SIKA'S EXECUTION OF THIS COVENANT AGREEMENT.

SIKA'S INITIALS ____

4.10 Attorneys' Fees. In the event of the bringing of an arbitration, action or suit by a Party hereto against another Party hereunder by reason of any breach of any of the covenants or agreements or any intentional inaccuracies in any of the representations and warranties on the part of the other Party arising out of this Covenant Agreement or any other dispute between the Parties concerning this Covenant Agreement or the Property, then, in that event, the prevailing party in such action or dispute, whether by final judgment or arbitration award, shall be entitled to have and recover of and from the other Party all costs and expenses of suit or claim, including actual attorneys' fees. Any judgment, order or award entered in any final judgment or award shall contain a specific provision providing for the recovery of all costs and expenses of suit or claim, including actual attorneys' fees (collectively, the "Costs") incurred in enforcing, perfecting and executing such judgment or award. For the purposes of this Section

4.10, "Costs" shall include, without implied limitation, attorneys' and experts' fees, costs and expenses incurred in the following: (i) post judgment motions and appeals, (ii) contempt proceedings, (iii) garnishment, levy and debtor and third-party examination, (iv) discovery; and (v) bankruptcy litigation. This Section 4.10 shall survive any termination of this Covenant Agreement.

4.11 Amendments to This Covenant Agreement. Any amendments to this Covenant Agreement must be in writing and signed by the appropriate authorities of both the City and Sika. The City Manager is authorized on behalf of the City to approve and execute minor amendments to this Covenant Agreement, including, but not limited to, the granting of extensions of time to Sika, not to exceed ninety (90) days in the aggregate.

4.12 Jurisdiction and Venue. Any legal action or proceeding concerning this Covenant Agreement shall be filed and prosecuted in the appropriate California state court in the County of San Bernardino, California. Both Parties hereto irrevocably consents to the personal jurisdiction of that court. The City and Sika each hereby expressly waive the benefit of any provision of federal or state law or judicial decision providing for the filing, removal, or change of venue to any other court or jurisdiction, including, without implied limitation, federal district court, due to any diversity of citizenship between the City and Sika, due to the fact that the City is a party to such action or proceeding or due to the fact that a federal question or federal right is involved or alleged to be involved. Without limiting the generality of the foregoing, the City and Sika specifically waive any rights provided to it pursuant to California Code of Civil Procedure Section 394. Sika acknowledges that the provisions of this Section 4.12 are material consideration to the City for its entry into this Covenant Agreement, in that the City will avoid the potential cost, expense and inconvenience of litigating in a distant forum.

4.13 Interpretation. The City and Sika acknowledge that this Covenant Agreement is the product of mutual arms-length negotiation and drafting and that both Parties have been represented by legal counsel in the negotiation and drafting of this Covenant Agreement. Accordingly, the rule of construction which provides that ambiguities in a document shall be construed against the drafter of that document shall have no application to the interpretation and enforcement of this Covenant Agreement. In any action or proceeding to interpret or enforce this Covenant Agreement, the finder of fact may refer to any extrinsic evidence not in direct conflict with any specific provision of this Covenant Agreement to determine and give effect to the intention of the Parties.

4.14 Counterpart Originals; Integration. This Covenant Agreement may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument. This Covenant Agreement and any exhibits represent the entire understanding of the Parties and supersedes all negotiations, letters of intent, memoranda of understanding or previous agreements between the parties with respect to all or any part of the subject matter hereof.

4.15 No Waiver. Failure to insist on any one occasion upon strict compliance with any of the terms, covenants or conditions hereof shall not be deemed a waiver of such term, covenant or condition, nor shall any waiver or relinquishment of any rights or powers hereunder at any one time or more times be deemed a waiver or relinquishment of such other right or

power at any other time or times.

4.16 Successors and Assigns. The terms, covenants and conditions of this Covenant Agreement shall be binding upon and inure to the benefit of the Parties hereto and their successors and assigns. Except as provided in this Section 4.16, Sika shall neither transfer nor convey Sika's interest in the Facility without the express written consent of the City, which shall not be unreasonably withheld, conditioned or delayed. In determining whether to approve of such a sale, transfer, conveyance or assignment of Sika's interest in the Property, the City shall evaluate: (i) the financial ability of the proposed transferee to own and operate the Facility, or portion so transferred, and to meet Sika's obligations under this Covenant Agreement; (ii) the fitness and experience of the proposed transferee and its managerial personnel to own and operate the Facility or portion so transferred thereof; and (iii) the ability of the proposed transferee to maintain a level of quality and service comparable to that maintained by Sika for the Facility. Upon the permitted sale, transfer or conveyance by Sika of its interest therein, such Sika shall thereupon be relieved of its obligations under this Covenant Agreement from and after the date of sale, transfer or conveyance except with respect to any defaults in the performance of its obligations hereunder or thereunder which occurred prior to such sale, transfer or conveyance, and the transferee shall thereafter be solely responsible for the performance of all of the duties and obligations of Sika under this Covenant Agreement.

4.17 No Third-Party Beneficiaries. The performance of the respective obligations of the City and Sika under this Covenant Agreement are not intended to benefit any party other than the City or Sika, except as expressly provided otherwise herein. No person or entity not a signatory to this Covenant Agreement shall have any rights or causes of action against any party to this Covenant Agreement as a result of that party's performance or non-performance under this Covenant Agreement, except as expressly provided otherwise herein.

4.18 No Effect on Eminent Domain Authority. Nothing in this Covenant Agreement shall be deemed to limit, modify, or abridge or affect in any manner whatsoever the City's or City's eminent domain powers with respect to the Facility, or any other property owned by the Facility.

4.19 Warranty Against Payment of Consideration for Covenant Agreement. Sika warrants that it has not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Covenant Agreement. Third parties, for the purposes of this Section 4.19, shall not include persons to whom fees are paid for professional services if rendered by attorneys, financial consultants, accountants, engineers, architects and the like when such fees are considered necessary by Sika.

4.20 Severability. The City and Sika declare that the provisions of this Covenant Agreement are severable. If it is determined by a court of competent jurisdiction that any term, condition or provision hereof is void, voidable, or unenforceable for any reason whatsoever, then such term, condition or provision shall be severed from this Covenant Agreement and the remainder of the Covenant Agreement enforced in accordance with its terms.

4.21 Further Acts and Releases. The City and Sika each agree to take such additional acts and execute such other documents as may be reasonable and necessary in the

performance of their obligations hereunder.

4.22 Estoppels. At the request of Sika or any holder of a mortgage or deed of trust secured by all or any portion of the Property, the City shall promptly execute and deliver to Sika or such holder a written statement of the City as to any of the following matters as to which Sika or such holder may inquire: (i) that no default or breach exists, or would exist with the passage of time, or giving of notice, or both, by Sika pursuant to this Covenant Agreement, if such be the case; (ii) the total amount of Covenant Payments made by the City to Sika pursuant to this Covenant Agreement prior to the date of such written statement; (iii) the amount of any Covenant Payments earned by or due and owing to Sika pursuant to this Covenant Agreement as of the date of such written statement; (iv) the Covenant Payments for a particular Computation Quarter; (v) if the City has determined that Sika is in default or breach hereunder, the nature of such default and the action or actions required to be taken by Sika to cure such default or breach; and (vi) any other matter affecting the rights or obligations of Sika hereunder as to which Sika or such holder may reasonably inquire. The form of any estoppel letter shall be prepared by Sika or such holder at its sole cost and expense and shall be reasonably acceptable in form and content to the City and Sika. The City may make any of the representations described above based on the actual current knowledge of the then-current City Manager.

4.23 Indemnity.

4.23.1 Sika shall defend (using counsel of City's reasonable choosing), indemnify and hold harmless the City, its elected officials, officers, employees and agents from and against any and all third party claims, losses, proceedings, damages, causes of action, liability, cost and expense (including reasonable attorney's fees) arising from Sika's actions in connection with or related to this Agreement or the functions or operations of the Facility (other than to the extent arising as a result of the City's negligence or willful misconduct). The City shall fully cooperate in the defense of any such actions and upon written request of Sika shall provide to Sika such documents and records in possession of the City that are relevant to such actions and not otherwise protected by law. Notwithstanding the foregoing, should any third party bring any such action or proceeding Sika shall have the right to terminate this Agreement, and as of such date of termination, all unaccrued liabilities of the parties under this Agreement shall cease except for Sika's obligation of indemnity owned to the City as provided in this Section 4.23.1. For purposes of clarification, should Sika exercise its termination right as provided in this Section 4.23.1, the same shall not be considered a Default and the City shall have no claims against Sika for liquidated damages.

4.24 Public Benefits.

4.24.1 Community Participation. As additional consideration for the benefits conferred under this Agreement, Sika will use commercially reasonable efforts to participate in supporting community benefit events and activities consistent with Sika's practices and policies.

4.24.2 State of California Legislation Impact on Covenant Payment. Sika acknowledges that the California Legislature has in the past adopted certain legislation which diverted to the State of California a portion of the Sales Tax Revenues which were otherwise payable to the City. Sika acknowledges that it is possible that the legislature may enact similar

legislation in the future which would cause a corresponding reduction of and/or delay in the payment of the Sales Tax Revenues and that such reduction will cause Sika a corresponding reduction and/or delay in the payment of the Covenant Payments due to Sika during such time as such legislation is in effect. Furthermore, Sika acknowledges that it is possible that the legislation described above, or some variant thereof, may be enacted and effective during one or more subsequent times during the Eligibility Period and may materially and negatively impact the amount of Sales Tax Revenues and, accordingly, Covenant Payments. The City does not make any representation, warranty or commitment concerning the future actions of the California legislature with respect to the allocation of Sales Tax Revenues to the City. Sika agrees that it is undertaking its obligations under this Covenant Agreement after having considered, and is expressly assuming the risk of, the possibility of the enactment of such legislation.

(a) The foregoing paragraph notwithstanding, City acknowledges that the California legislature may provide for the payment to City of other revenues for the purpose of offsetting any losses in Sales Tax Revenues resulting from the enactment of legislation of the type described in the immediately preceding paragraph. City agrees that, should the California legislature provide for such offsetting revenues, then for purposes of this Covenant Agreement and the computation of any Covenant Payments which may become due to Sika hereunder, City will consider any such offsetting revenues which are (i) indexed to Sales Tax and offset the loss of Sales Tax Revenues to the City on a dollar for dollar basis, (ii) actually received by the City, and (iii) not subject to any restrictions on use beyond those which are otherwise generally applicable to sales tax revenues received by California municipalities, to be Sales Tax Revenues within the meaning of this Covenant Agreement.

4.24.3 Anti-Bribery. City and its representatives, including but not limited to its elected officials, officers and directors: (i) have complied and will comply with all applicable anti-bribery and anti-corruption laws and regulations in connection with this Agreement; (ii) have not directly or indirectly offered, paid, promised, requested, or accepted a bribe, kickback, or other improper benefit in connection with this Agreement; and (iii) will not directly or indirectly offer, pay, promise, request, or accept a bribe, kickback, or other improper benefit in connection with this Agreement. If City or its representatives become aware of any violation of the foregoing provisions or any anti-bribery or anti-corruption laws or regulation in connection with this Agreement, City shall give notice to Sika. City has undertaken and will undertake reasonable measures to ensure compliance with the foregoing provisions by City and its representatives, including but not limited to its executive officers and directors. The above representations are an inducement to Sika to enter into this Agreement. In the event City breaches the representations in this clause or violates applicable law related thereto, Sika may terminate this Lease without penalty or prejudice to any of its rights under law.

4.24.4 Addition of Affiliates. At such time as an Affiliate of Sika desires to locate an e- commerce distribution facility in the City of Fontana, Sika shall request approval in writing from the City to have any sales tax generated by the Affiliate included in the Sales Tax Revenues attributable to Sika for calculation of the Covenant Payment. Said written request shall be submitted to the City Manager for review and consideration by the City Council, following any legally required noticing and public hearings. Said review shall be in the City's sole and unfettered discretion. As condition precedent to the City consideration of the request, Sika and

the Affiliate shall make and attest to all representation and warranties required by this Agreement, including but not limited to that inclusion of the Affiliate in this Agreement or the implementation thereof will not violate Government Code Section 53084.5. Additionally, City shall only make a Covenant Payment to Sika. Sika shall be prohibited from sharing the Covenant Payment with Affiliate and Affiliate shall be prohibited from requesting the City enter into a separate Operating Covenant Agreement with Affiliate directly. City shall have no liability to Affiliate for the distribution of Covenant Payments.

[Signatures on the following pages]

SIGNATURE PAGE TO THE SIKA CORPORATION OPERATING COVENANT AGREEMENT

CITY OF FONTANA
a California Municipal Corporation

_____
Matthew C. Ballantyne
City Manager

Sika Corporation,
a New Jersey Corporation

_____
Authorized Sika Representative

Sika Corporation,
a New Jersey Corporation

_____
Authorized Sika Representative

APPROVED AS TO FORM:

By: _____
Ruben Duran
City Attorney

INTERNAL

File #: 25-0373
Agenda #: A.

Agenda Date: 7/22/2025
Category: New Business

FROM:
Finance

SUBJECT:
Fiscal Year 2024-25 Fourth Quarter Budget Status Report

RECOMMENDATION:
Approve the recommended Fiscal Year 2024-25 Fourth Quarter Budget adjustments and organizational changes.

COUNCIL GOALS:

- Operate in a businesslike manner by ensuring that the public debate is based on accurate information.
- Practice sound fiscal management by producing timely and accurate financial information.
- Practice sound fiscal management by living within our means while investing in the future.
- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by utilizing Measure-I Funds wisely.

DISCUSSION:
The City's budget is an important policy document, serving as the annual financial plan that identifies the spending priorities for the organization. Quarterly budget status reports are developed and presented to the City Council to provide the most current information on the financial activities of the City upon which to base decisions. Additionally, quarterly reports assist City departments in communicating their financial operations throughout the fiscal year including any program changes and significant impacts to their annual budgets, as well as gauging the City's budget plan as compared to actual revenue and expenditures. This report includes requested departmental budget adjustments and preliminary year-to-date actuals through Fourth Quarter of Fiscal Year 2024-25, covering the period through June 30, 2025.

The current citywide Fiscal Year 2024-25 budget is comprised of a total of 202 funds including the

General Fund, Other General Funds (10 funds), Special Revenue Funds (135 funds), Enterprise Funds (5 funds), Capital Project Funds (38 funds), a Debt Service Fund, an Internal Service Fund, and Other Agency Funds (11 funds). The current total citywide Fiscal Year 2024-25 budget (excluding other agency funds) includes total uses (expenditures and transfers out) for all City funds of $688.1 million and total sources (revenues and transfers in) of $571.7 million. The Recommended Budget includes an increase in total sources of $36.4 million for a total of $608.1 million and an increase in total uses of $29.3 million for a total of $717.4 million.

2024-25 Budget
All City Fund

	Current	Proposed Revisions	Recommended
Revenues	$ 501,493,617	$ 12,534,526	$ 514,028,143
Transfers In	$ 70,198,853	$ 23,840,298	$ 94,039,151
Total Sources	**$ 571,692,470**	**$ 36,374,824**	**$ 608,067,294**
Expenditures	$ (617,873,270)	$ (5,452,375)	$ (623,325,645)
Transfers Out	$ (70,198,852)	$ (23,840,298)	$ (94,039,150)
Total Uses	**$ (688,072,122)**	**$ (29,292,673)**	**$ (717,364,795)**
Results from Operations	**$ (116,379,652)**	**$ 7,082,151**	**$ (109,297,501)**

GENERAL FUND

The current Fiscal Year 2024-25 General Fund Operating Budget includes total uses of $183.8 million and total sources of $170.7 million. The Recommended Budget includes an increase in total sources of $10.3 million for a total of $181.0 million and an increase in total uses of $6.2 million for a total of $190.0 million.

2024-25 Budget
General Fund (Fund 101)

	Current	Proposed Revisions	Recommended
Revenues	$ 157,677,841	$ 10,322,200	$ 168,000,041
Transfers In	$ 13,004,057	$ -	$ 13,004,057
Total Sources	**$ 170,681,898**	**$ 10,322,200**	**$ 181,004,098**
Expenditures	$ (143,912,200)	$ (1,022,200)	$ (144,934,400)
Transfers Out	$ (39,933,449)	$ (5,150,000)	$ (45,083,449)
Total Uses	**$ (183,845,649)**	**$ (6,172,200)**	**$ (190,017,849)**
Results from Operations	**$ (13,163,751)**	**$ 4,150,000**	**$ (9,013,751)**

Notable Changes

- **Revenue Adjustments** - a net increase in revenues of $10.3 million primarily due to updated revenue TUT forecasts.
- **One-time Requests** - Increase appropriations in various operating accounts of $6.2 million to fund one-time expenditures. Notable requests include:
  - Increase in Transfers Out of $5.2 million for forecasted Use Tax revenues to the infrastructure and equipment fund (Fund 604).
  - Increase in one-time expenditures of $1.0 million to fund FY25-26 one-time departmental operating requests.

Fund Balance Analysis

The recommended 2024-25 ending fund balance of $55.8 million reflects an increase of $4.2 million. Included in the fund balance are total operating reserves of $35.9 million (which reflects 25% of recurring annual expenditures).

The recommended ending fund balance reserves and designations reflect an increase in Unappropriated reserves.

2024-25 Budget
General Fund Balance

	Current	Proposed Revisions	Recommended
Reserved	$ 512,764	$ -	$ 512,764
Designated			
PERS Rate Stability	$ 11,651,142	$ -	$ 11,651,142
Contingencies	$ 35,888,470	$ -	$ 35,888,470
Annual Shelter JPA	$ 582,570	$ -	$ 582,570
Operating Contingencies	$ 3,000,000	$ -	$ 3,000,000
Future Projects & Resv.	$ -	$ -	$ -
Unappropriated	$ -	$ 4,150,000	$ 4,150,000
Ending Fund Balance	**$ 51,634,946**	**$ 4,150,000**	**$ 55,784,946**

OTHER GENERAL FUNDS

Other General Funds includes a total of 10 funds which are funded by the General Fund for services that support the City's general operations. The most notable funds include City Technology, Facility Maintenance, Self-Insurance, Retiree Medical Benefits, and General Fund Operating Projects.

The current 2024-25 Other General Funds Operating Budget includes total uses of $45.5 million and total sources of $43.1 million. The Recommended Budget includes an increase in total sources of $10.0 million for a total of $53.1 million.

2024-25 Budget

Other General Funds

	Current	Proposed Revisions	Recommended
Revenues	$ 16,575,227	$ -	$ 16,575,227
Transfers In	$ 26,494,422	$ 10,000,000	$ 36,494,422
Total Sources	**$ 43,069,649**	**$ 10,000,000**	**$ 53,069,649**
Expenditures	$ (39,714,862)	$ -	$ (39,714,862)
Transfers Out	$ (5,770,197)	$ -	$ (5,770,197)
Total Uses	**$ (45,485,059)**	**$ -**	**$ (45,485,059)**
Results from Operations	**$ (2,415,410)**	**$ 10,000,000**	**$ 7,584,590**

Notable Changes

- **Self-Insurance** - Increase Transfers In by $10.0 million to fund reserves for workers compensation and risk liability.

OTHER CITY FUNDS

Other City Funds includes a total of 181 funds which Special Revenue Funds, Debt Service Funds, Capital Project Funds, Enterprise Funds, and an Internal Service Fund.

The current 2024-25 Other City Funds Operating Budget includes total uses of $458.7 million and total sources of $375.9 million. The Recommended Budget includes an increase in total sources of $16.1 million for a total of $374.0 million and an increase in total uses of $23.1 million for a total of $481.9 million.

2024-25 Budget
Other City Funds

	Current	Proposed Revisions	Recommended
Revenues	$ 327,240,549	$ 2,212,326	$ 329,452,875
Transfers In	$ 30,700,374	$ 13,840,298	$ 44,540,672
Total Sources	**$ 357,940,923**	**$ 16,052,624**	**$ 373,993,547**
Expenditures	$ (434,246,208)	$ (4,430,175)	$ (438,676,383)
Transfers Out	$ (24,495,206)	$ (18,690,298)	$ (43,185,504)
Total Uses	**$ (458,741,414)**	**$ (23,120,473)**	**$ (481,861,887)**
Results from Operations	**$ (100,800,491)**	**$ (7,067,849)**	**$ (107,868,340)**

Notable Changes

- **Special Revenue Funds** - decrease in uses of $542,901, an increase in sources of $2.2 million, resulting in an increase in fund balance of $2.8 million primarily due to:
  - Measure I (Local) - decrease in appropriations of $379,681 for various capital improvement project close outs and defunding.
  - Road Maintenance & Rehab - decrease in appropriations of $151,654 due to a project close out and an increase in revenues of $2.2 million due to receipts to date.
- **Capital Project Funds** - increase in uses of $23.5 million and sources of $14.7 million primarily due to:
  - Capital Reinvestment (Fund 601) - increase in uses of $1.7 million due to numerous requests for various projects most notably:
    - Reversing FY24-25 Q3 loan transfer to Stage Red Fund #720 ($1.0 million) to accurately record the transaction as an advance
    - Jurupa Ave. Landscape Median completion (-$149,417)
    - Randall Ave Improvements completion (-$346,578)
    - Southridge Pavement Rehab (Grid 53) completion (-$126,422)
  - Future Capital Projects (Fund 603) - increase in uses of $14.1 million due to the following:
    - Transfer Out to Fund #106 for workers compensation and general liability reserves ($10.0 million)
    - Transfer Out to Fund #630 to remove advance obligation ($4.1 million)
  - Capital Project - Use Tax (Fund 604) - increase in sources of $5.2 million due to Transfer In from General Fund #101
  - Circulation Mitigation (Fund 630) - increase in uses of $2.9 million and an increase in sources of $7.1 million primarily due to:
    - Transfers In from Fund #630 to remove advance obligations ($4.1 million)
    - Increase in Transfers In and appropriations from Funds #672, 676 for developer reimbursement charges.
  - Parks Development (Fund 635) - increase in transfers in and appropriations of $1.4M from Funds #672, 676 for development reimbursement charges.
  - CFD Capital Funds - increase of uses of $6.43 million primarily due to Transfers out/contributions for developer reimbursement charges, cost of issuance charges, and bond defeasance charges.
- **Enterprise Funds** - increase in uses of $160,611 and decrease in sources of $839,389 primarily due to a Transfer In/appropriation from Funds #672, 676 for developer reimbursement charges and reversing the $1.0 million Stage Red loan from Fund #601.

FISCAL IMPACT:

The fiscal impact associated with this item is summarized below and details are provided in Fourth Quarter Budget Status Report.

	Sources Inc/(Dec)	Uses (Inc)/Dec	Fund Bal Impact Icr/(Dec)
General Fund	$ 10,322,200	$ (6,172,200)	$ 4,150,000
Other General Funds	$ 10,000,000	$ -	$ 10,000,000
Other City Funds	$ 16,052,624	$ (23,120,473)	$ (7,067,849)
Total	**$ 36,374,824**	**$ (29,292,673)**	**$ 7,082,151**

The General Fund projected ending fund balance reflects an increase of $4.2 million to a total of $55.3 million due to the net impact of the recommended budget adjustments.

MOTION:
Approve staff recommendation.



Fourth Quarter Budget Status Report

Fiscal Year 2024/2025

Quick Look Indicators	Fourth Quarter*	See Page
Revenues	↑	7
Expenditures	↑	8
Fund Balance	↑	9

*Compared to same period prior fiscal year

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Report Objectives

The purpose of the Fourth Quarter Budget Status Report is to:

- Provide the City Council with an overview of all funds;
- Comment on significant economic trends;
- Recommend budget changes to address known budget deficiencies which will materially impact fund balance;

Summary of Key Points

General Fund:

- Net increase in General Fund inflows of $10,322,200:
  - Increase to Transaction Use Tax of $10,300,000
  - Increase to Miscellaneous Revenues of $22,200
- Net increase in General Fund outflows of $6,172,200:
  - Offsetting Adjustments of $22,200
  - New Requests (One-Time) of $6,150,000

Other Funds:

- This report increases appropriations in several capital CFD Funds by $5,613,525 to cover development reimbursement charges.
- Defund several projects in the amount of $1.6 million as projects have been completed and all available balances returned to fund balance.

Significant Economic Trends

Nationally:

- The GDP decreased at an annual rate of 0.5 percent according to the third estimate by the U.S. Bureau of Economic Analysis; primarily reflecting an increase in imports and decrease in government spending. Decreases in government spending were partly offset by increases in investment and consumer spending. Real GDP was revised up 0.2 percentage point from the previous estimate, reflecting downward revisions to exports partly offset by imports.
- The US unemployment rate has increased and remains unchanged at 4.2 percent. Total nonfarm payroll employment increased by 139,000 in May and employment continued to trend up in health care, leisure and hospitality, and social assistance. According to the Bureau of Labor Statistics, Federal government continues to lose jobs.

The State of California:

- California continues to thrive as the 4th largest economy in the world with a totaled GDP of about $4.1 trillion. The unemployment rate within the state is held at a stable 5.3% with an upward trend of nearly 6% throughout the year. Beacon/California Forecast projects an estimated 1.4% of overall economic growth in 2025 with health care standing as the only private sector still expanding and an increase of 17.7k of jobs led by health and hospitality in the month of May.

City of Fontana

- At the end of June 2025, 583 single family dwelling permits have been issued compared to 701 permits for the prior fiscal year.
- Fourth Quarter 24/25 sales were 3% lower than the same quarter one year ago. This is primarily due to the State being behind on sales tax processing.
- The Local Agency Investment Fund (LAIF) is currently paying 4.27% (daily rate) on City investments as of June 30, 2025, down from 4.52% for the same time last year. The 2-year treasury benchmark rate as of June 30, 2025, is 3.72% down from 4.71% last year.

Summary of Proposed General Fund Adjustments

The Fourth Quarter Budget Report recommends the following General Fund budget adjustments:

		Fund Balance Impact	
		Revenues	**Expenditures**
Adjust revenue estimates to reflect third quarter collections:			
Increase to Transactional Use Tax		10,300,000	
Increase to Miscellaneous Revenue		22,200	
		10,322,200	
Offsetting Adjustments:			
Development Services	IEUA Water Connection Fee		22,200
			$ 22,200
New requests (one-time):			
Finance	FY25-26 One-Time request reserve		1,000,000
			$ 1,000,000
		$ 10,322,200	**$ 1,022,200**
Transfers:	To Fund #604 for estimated TUT revenues		5,150,000
Reserves:	Unnapropriated		4,150,000
		$ 10,322,200	**$ 10,322,200**

General Fund Revenues

Revenues continue to be monitored on a monthly basis. Staff recommends a net increase in revenues of $10,322,200 as part of the Fourth Quarter Budget Status Report. See page 31 for details of the revenue adjustments.

Revenue Source	Adopted Budget	Current Budget Before Adjustments	Received as of 6/30/2025	Percent of Current Budget Received	Recommended Fourth Quarter Adjustments	Recommended Budget After Adjustments	Percent of Recommended Budget Received
Sales Tax	$ 58,638,140	$ 57,928,710	$ 44,791,638	77.32%	$ -	$ 57,928,710	77.32%
Transaction Use Tax	-	78,297	2,807,877	3586.19%	10,300,000	10,378,297	27.06%
Property Tax	41,290,060	43,563,830	44,670,182	102.54%	-	43,563,830	102.54%
Interest and Rentals	3,636,180	4,669,895	3,800,321	81.38%	-	4,669,895	81.38%
Franchises	10,237,950	11,782,010	10,178,171	86.39%	-	11,782,010	86.39%
Business Related	10,066,170	10,914,289	11,259,714	103.16%	-	10,914,289	103.16%
Development Related	10,381,130	11,947,650	9,084,732	76.04%	-	11,947,650	76.04%
Recreation	4,176,200	4,176,200	4,591,594	109.95%	-	4,176,200	109.95%
Motor Vehicle in-Lieu	200,000	250,000	337,767	135.11%	-	250,000	135.11%
Miscellaneous Revenues	2,411,030	2,553,730	2,077,770	81.36%	22,200	2,575,930	80.66%
Reimbursables	2,129,440	3,003,540	1,605,180	53.44%	-	3,003,540	53.44%
From Other Agencies	5,916,550	6,809,690	6,074,049	89.20%	-	6,809,690	89.20%
Total General Fund	**$ 149,082,850**	**$ 157,677,841**	**$ 141,278,995**	**89.60%**	**$ 10,322,200**	**$ 168,000,041**	**84.09%**

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 is received annually in the month of April.

General Fund Expenditures

General Fund expenditures for Fourth Quarter are on track and within budget. Staff recommends a net increase in appropriations of $1,022,000. See page 31 for details of the expenditure adjustments.

Department	Adopted Budget	Current Budget Before Adjustments	Spent as of 06/30/2025	Percent of Current Budget Spent	Recommended Fourth Quarter Adjustments	Recommended Budget After Adjustments	Percent of Recommended Budget Spent
City Administration	$ 4,745,090	$ 4,436,464	$ 3,653,708	82.36%	-	$ 4,436,464	82.36%
Human Resources	1,405,380	1,995,565	1,412,206	70.77%	-	1,995,565	70.77%
Administrative Services	623,230	735,753	625,818	85.06%	-	735,753	85.06%
City Clerk	883,420	1,521,746	1,122,664	73.77%	-	1,521,746	73.77%
Community Services	15,517,660	15,351,267	13,834,424	90.12%	-	15,351,267	90.12%
Innovation & Technology	4,848,200	5,403,863	5,038,909	93.25%	-	5,403,863	93.25%
Finance	4,587,160	5,277,422	4,683,745	88.75%	1,000,000	6,277,422	74.61%
Development Services	1,578,290	3,579,869	2,155,911	60.22%	22,200	3,602,069	59.85%
Building and Safety	3,400,150	4,228,270	3,783,884	89.49%	-	4,228,270	89.49%
Planning	3,372,090	3,692,998	3,214,430	87.04%	-	3,692,998	87.04%
Public Works & Engineering	12,388,550	16,926,922	15,000,050	88.62%	-	16,926,922	88.62%
Police	78,327,180	80,762,061	76,778,790	95.07%	-	80,762,061	95.07%
Total General Fund	**$ 131,676,400**	**$ 143,912,200**	**$ 131,304,539**	**91.24%**	**$ 1,022,200**	**$ 144,934,400**	**90.60%**

NOTE: The above amounts do not include projects.

Fund Balance Review

The City Council has established an Undesignated General Fund Balance goal of 40% (currently funded at 25%) of adopted recurring annual appropriations. The Fourth Quarter 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 Fourth Quarter Budget Report recommends the following:

- $4,150,000 Increase to Unappropriated

Fund Balance Reserves After Adjustments

25% Contingency Reserve	**$35,888,470**
Animal Shelter JPA Reserve	**$582,570**
Operating Contingencies Reserve	**$3,000,000**
PERS Rate Stability Reserve	**$11,651,142**
Unappropriated	**$4,150,000**
Total	**$55,272,182**

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 the department's target numbers. The changes have been reviewed by Human Resources and comply with City personnel rules.

There are no organizational changes recommended as part of the Fourth Quarter Budget Status Report.

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. There were no claims settled during the Fourth Quarter of Fiscal Year 2024/2025.

American Rescue Plan Act (ARPA) Expenditure Plan

CITY OF FONTANA

AMERICAN RESCUE PLAN ACT (ARPA) EXPENDITURE PLAN

ESTIMATED AS OF June 30, 2025

Approved Projects by Federal Use Category	Amount	Expended	Available
Public Health & Economic Response	**22,633,152**	**22,246,066**	**387,086**
Fontana Forward Grant Program	190,786	190,786	-
Homelessness Prevention Resources and Care Center	6,442,229	6,302,687	139,542
Leveraged Project: Support Government Employment	9,842,763	9,842,763	-
Metrolink Station Security Cameras	66,411	66,411	-
Park Improvements	3,241,828	2,994,284	247,544
Vaccine Bonus	526,986	526,986	-
Ventilation Upgrade for City Facilities	2,322,150	2,322,150	-
Revenue Loss	**10,000,000**	**9,999,606**	**394**
Parking Structure	10,000,000	9,999,606	394
Uniform Administrative Requirement, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200)	**51,433**	**51,433**	**-**
Administrative Costs	51,433	51,433	-
Water, Sewer, and Broadband Infrastructure	**16,531,692**	**10,200,426**	**6,331,266**
Cypress Storm Drain Project	7,340,000	2,426,990	4,913,010
Data Security & Threat Detection	157,927	157,927	-
Endpoint Detection & Response Solution	154,806	154,806	-
Fiber to City facilities	1,773,968	776,794	997,174
Network Detection & Response Solution	-	-	-
Leveraged Project: Accela	3,406,636	3,406,636	-
Leveraged Project: Fontana 311	2,398,355	1,995,165	403,190
Septic to Sewer	500,000	482,197	17,803
Sewer and Storm Drain Infrastructure Masterplan	375,130	375,130	-
Update Master Infrastructure Plans	424,870	424,781	89
Premium Pay	**1,040,837**	**1,040,837**	**-**
Part-Time Employee Retention	152,936	152,936	-
Public Safety Premium Pay	887,901	887,901	-
Total	**50,257,114**	**43,538,367**	**6,718,747**

Treasury Report

City of Fontana
Investment Portfolio Asset Summary
Estimated As of June 30, 2025

ASSETS	June 30, 2025					
Asset Allocation	**Current Par Value**	**Total Cost Value**	**Market Value**	**Accrued Int/Div**	**Market Value Plus Accrued**	**Percent of Total**
Advisor-Managed Portfolio						
Cash/Sweep	$ 7,455,222	$ 7,455,222	$ 7,455,222	$ -	$ 7,455,222	2.30%
Money Market	$ 4,159	$ 4,159	$ 4,159	$ -	$ 4,159	0.00%
Total Cash/Sweep	**$ 7,459,382**	**$ 7,459,382**	**$ 7,459,382**	**$ -**	**$ 7,459,382**	2.31%
Marketable Securities						
Agency Security	$ 70,816,058	$ 36,079,760	$ 37,284,048	$ 103,981	$ 37,388,029	11.56%
CMO & Asset Backed Securities	45,506,985	31,948,427	31,833,575		31,833,575	9.84%
Corporate Bonds	78,691,000	77,274,209	79,075,201	957,402	80,032,603	24.74%
U.S. Treasuries	163,595,000	163,413,903	164,800,152	2,026,586	166,826,738	51.56%
Total Marketable Securities	**$ 358,609,043**	**$ 308,716,299**	**$ 312,992,975**	**$ 3,087,969**	**$ 316,080,944**	**97.69%**
Total Advisor-Managed Portfolio	**$ 366,068,425**	**$ 316,175,681**	**$ 320,452,357**	**$ 3,087,969**	**$ 323,540,325**	**100.00%**
Pooled Investments						
California Class	$ 199,450,387	$ 199,450,387	$ 199,450,387	$ -	$ 199,450,387	99.90%
Local Agency Investment Fund (LAIF)	$ 201,420	$ 201,420	$ 201,420	$ -	$ 201,420	0.10%
Total Pooled Investments	**$ 199,651,807**	**$ 199,651,807**	**$ 199,651,807**	**$ -**	**$ 199,651,807**	**100.00%**
Deposit Accounts						
Bank of America - General Checking	$ 42,620,422	$ 42,620,422	$ 42,620,422	$ -	$ 42,620,422	97.55%
Bank of America - Veterans	9,050	9,050	9,050	-	9,050	0.02%
Escrow Accounts	6,788	6,788	6,788	23	6,811	0.02%
Petty Cash/Self Insurance	1,056,556	1,056,556	1,056,556	-	1,056,556	2.42%
Total Deposit Accounts	**$ 43,692,816**	**$ 43,692,816**	**$ 43,692,816**	**$ 23**	**$ 43,692,839**	**100.00%**
Investments Held by Fiscal Agents						
Schwab - 115 Trusts						
OPEB		$ 25,693,100	$ 29,185,553	$ 15,999	$ 29,201,552	15.98%
Pension Stabilization		12,025,519	13,644,923	5,697	13,650,619	7.47%
Other Fiscal Agent Accounts		139,869,294	139,869,294	-	139,869,294	76.55%
Total Investments Held by Fiscal Agents	**$ -**	**$ 177,587,913**	**$ 182,699,770**	**$ 21,696**	**$ 182,721,466**	**100.00%**
Total Cash and Investments	**$ 609,413,048**	**$ 737,108,217**	**$ 746,496,750**	**$ 3,109,687**	**$ 749,606,437**	

The information presented in this report reflects the data as stated on the official financial statements and records as of the reporting date.

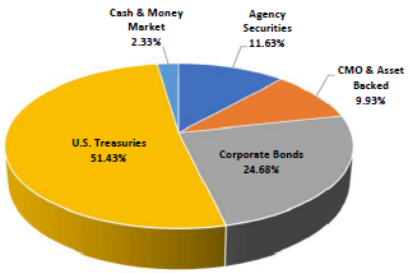
Treasury Report – continued

OPERATING AND 115 TRUST ASSETS SUMMARY

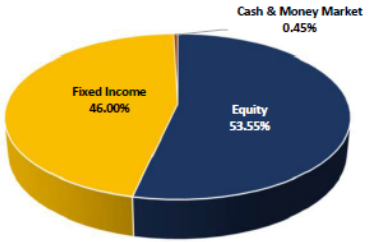
June 30, 2025

Operating Assets - Asset Allocation (BlackRock/Schwab)				
Asset Type	Period Ending Par Value/Shares	Original Cost Basis	Adjusted Cost Basis	Period Ending Market Value
Agency Securities	$ 70,816,058	$ 36,079,760	$ 36,079,763	$ 37,284,048
CMO & Asset Backed	$ 45,506,985	$ 31,948,427	$ 31,948,427	$ 31,833,575
Corporate Bonds	$ 78,691,000	$ 77,274,209	$ 77,316,026	$ 79,075,201
U.S. Treasuries	$ 163,595,000	$ 163,413,903	$ 163,520,143	$ 164,800,152
Cash & Money Market*	$ 7,459,382	$ 7,459,382	$ 7,459,382	$ 7,459,382
Totals	$ 366,068,425	$ 316,175,681	$ 316,323,741	$ 320,452,357

*Includes $4,159.40 of Money Market assets set aside in a separate Schwab account (sweep from BlackRock account).

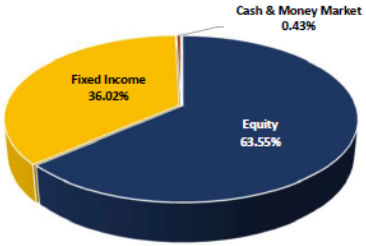


Section 115 OPEB Irrevocably Committed Assets - Asset Allocation (Shuster/Schwab)				
Asset Type	Initial Investment	5/31/2025 Value	6/30/2025 Cost Basis	6/30/2025 Value
Equity	$ -	$ 14,997,227	$ 12,477,480	$ 15,629,986
Fixed Income	$ -	$ 13,229,405	$ 13,085,681	$ 13,425,627
Cash & Money Market	$ 23,810,690	$ 132,297	$ 129,939	$ 129,939
Totals	$ 23,810,690	$ 28,358,929	$ 25,693,100	$ 29,185,553



Section 115 Pension Stablization Irrevocably Committed Assets - Asset Allocation (Shuster/Schwab)				
Asset Type	Initial Investment	5/31/2025 Value	6/30/2025 Cost Basis	6/30/2025 Value
Equity	$ -	$ 8,322,095	$ 6,889,401	$ 8,670,679
Fixed Income	$ -	$ 4,844,241	$ 4,779,313	$ 4,915,364
Cash & Money Market	$ 10,800,000	$ 59,980	$ 58,880	$ 58,880
Totals	$ 10,800,000	$ 13,226,316	$ 11,727,594	$ 13,644,923

Combined Totals		$ 360,602,414	$ 352,861,590	$ 361,472,439



This summary was assembled by Shuster Advisory Group, LLC ("Shuster") by request from the City of Fontana. The information shown is taken from Schwab custodial data and is believed to be accurate. Any discrepancy is purely unintentional and is not guaranteed by Shuster.

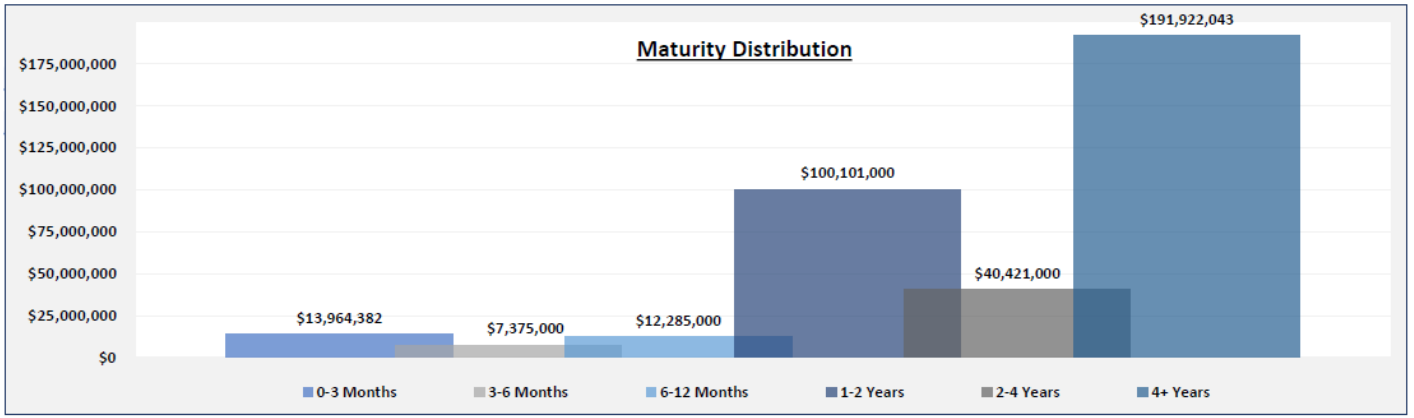
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Treasury Report – continued

OPERATING ASSETS (BLACKROCK/SCHWAB) - MATURITY DISTRIBUTION

June 30, 2025

Current Par Value	0-3 Months	3-6 Months	6-12 Months	1-2 Years	2-4 Years	4+ Years
Agency Securities	$ 2,500,000	$ -	$ 2,000,000	$ 6,000,000	$ 2,000,000	$ 58,316,058
CMO & Asset Backed	$ -	$ -	$ -	$ 1,965,000	$ 13,966,000	$ 29,575,985
Corporate Bonds	$ 4,005,000	$ 7,375,000	$ 10,285,000	$ 21,571,000	$ 24,455,000	$ 11,000,000
U.S. Treasuries	$ -	$ -	$ -	$ 70,565,000	$ -	$ 93,030,000
Cash & Money Market	$ 7,459,382	$ -	$ -	$ -	$ -	$ -
Totals	**$ 13,964,382**	**$ 7,375,000**	**$ 12,285,000**	**$ 100,101,000**	**$ 40,421,000**	**$ 191,922,043**



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Treasury Report - continued

OPERATING ASSETS (BLACKROCK/SCHWAB) - HOLDINGS DETAIL

June 30, 2025

FONTANA
CALIFORNIA

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Ending Par Value/Shares	Amortization Value	Ending Market Value	Ending Unit Price
Cash & Money Market	Schwab Cash & Money Market	Cash	0			7,459,381.63		7,459,381.63	1.00
	Total Count:	1				7,459,381.63	-	7,459,381.63	

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Ending Par Value/Shares	Amortization Value	Ending Market Value	Ending Unit Price
Agency Securities	FHLB 0.6%26	3130AKK88	0.60%	3.84%	12/30/2026	2,000,000.00	-	1,901,314.00	95.07
Agency Securities	FHLB 1%26	3130ALGJ7	1.00%	7.13%	3/23/2026	1,000,000.00	-	952,521.38	95.25
Agency Securities	FHLB 0.96%26	3130ALHH0	0.96%	3.88%	3/5/2026	1,000,000.00	-	978,325.00	97.83
Agency Securities	FFCB 4.33%30	3133ER7E5	4.33%	4.33%	3/18/2030	2,000,000.00	-	2,000,144.00	100.01
Agency Securities	FFCB 4.58%29	3133ETBK2	4.58%	4.56%	4/2/2029	2,000,000.00	-	2,001,156.00	100.06
Agency Securities	FFCB 4.64%30	3133ETKR7	4.64%	4.66%	6/10/2030	5,000,000.00	-	4,995,970.00	99.92
Agency Securities	FHLMC 0.68%25	3134GWD52	0.68%	3.19%	9/2/2025	2,500,000.00	-	2,483,997.50	99.36
Agency Securities	FHLMC 4.875%30	3134HBQK0	4.88%	4.89%	5/14/2030	2,500,000.00	-	2,498,832.50	99.95
Agency Securities	FHLMC 4.5%27	3134HBQZ7	4.50%	4.50%	5/19/2027	2,000,000.00	-	1,999,934.00	100.00
Agency Securities	FHLMC 4.86%30	3134HBWA5	4.86%	4.86%	6/17/2030	3,000,000.00	-	2,999,502.00	99.98
Agency Securities	FEDERAL NTNL MO 0.875%26	3135G06L2	0.88%	3.84%	12/18/2026	2,000,000.00	-	1,911,754.00	95.59
Agency Securities	FEDERAL NTNL MORT 4.4%29	3136GA2Y4	4.40%	4.34%	12/11/2029	2,000,000.00	(3.26)	2,005,190.00	100.26
Agency Securities	FHLMC G18659 3%32	3128MMWV1	3.00%	3.30%	9/1/2032	744,000.00	-	95,734.16	98.06
Agency Securities	FHLMC SB0032 3.5%32	3132CWA95	3.50%	3.61%	9/1/2032	3,799,000.00	-	131,995.76	99.27
Agency Securities	FNMA PL BM5111 3%33	3140J9VD0	3.00%	3.40%	11/1/2033	4,882,000.00	-	1,064,231.57	97.08
Agency Securities	FNMA PL CB4524 5%37	3140QQA21	5.00%	4.83%	8/1/2037	165,000.00	-	112,212.32	101.57
Agency Securities	FNMA PL CB4525 5%37	3140QQA39	5.00%	4.87%	8/1/2037	149,498.00	-	74,320.38	101.15
Agency Securities	FNMA PL CB4526 5%37	3140QQA47	5.00%	4.85%	9/1/2037	442,735.00	-	302,346.28	101.40
Agency Securities	FNMA PL CB4508 4.5%37	3140QQAJ4	4.50%	4.51%	8/1/2037	448,000.00	-	292,070.14	99.86
Agency Securities	FNMA PL CB4509 4.5%37	3140QQAK1	4.50%	4.50%	8/1/2037	840,624.00	-	515,606.30	100.04
Agency Securities	FNMA PL CB4510 4.5%37	3140QQAL9	4.50%	4.53%	8/1/2037	483,000.00	-	310,581.11	99.73
Agency Securities	FNMA PL CB4514 4.5%37	3140QQAQ8	4.50%	4.46%	9/1/2037	728,251.00	-	434,567.49	100.41
Agency Securities	FNMA PL CB4523 5%37	3140QQAZ8	5.00%	4.79%	8/1/2037	385,141.00	-	278,289.32	101.90
Agency Securities	FNMA PL CB4755 5%37	3140QQH99	5.00%	4.91%	9/1/2037	486,000.00	-	315,787.24	100.84
Agency Securities	FNMA PL CB4756 5%37	3140QQJA4	5.00%	4.79%	9/1/2037	271,000.00	-	159,039.50	101.90
Agency Securities	FNMA PL CB4757 5%37	3140QQJB2	5.00%	4.83%	9/1/2037	457,000.00	-	261,308.60	101.57
Agency Securities	FNMA PL CB4758 5%37	3140QQJC0	5.00%	4.87%	9/1/2037	312,000.00	-	179,057.35	101.15
Agency Securities	FNMA PL CB4759 5%37	3140QQJD8	5.00%	4.85%	9/1/2037	315,000.00	-	190,909.76	101.40
Agency Securities	FNMA PL CB4760 5%37	3140QQJE6	5.00%	4.77%	9/1/2037	632,000.00	-	398,835.38	102.08
Agency Securities	FNMA PL CB5005 5%37	3140QQR31	5.00%	4.83%	10/1/2037	188,000.00	-	124,713.38	101.56
Agency Securities	FNMA PL CB4990 4.5%37	3140QQRL1	4.50%	4.51%	11/1/2037	240,312.00	-	155,077.33	99.86
Agency Securities	FNMA PL CB4991 4.5%37	3140QQRM9	4.50%	4.50%	10/1/2037	125,049.00	-	72,434.93	100.03
Agency Securities	FNMA PL CB4995 4.5%37	3140QQRR8	4.50%	4.46%	10/1/2037	185,273.00	-	117,499.08	100.41
Agency Securities	FNMA PL FM2743 3%34	3140X6BM2	3.00%	3.39%	2/1/2034	2,590,000.00	-	501,783.77	97.08
Agency Securities	FNMA PL FM6298 4%38	3140X97L3	4.00%	4.04%	6/1/2038	1,887,000.00	-	725,106.79	99.60
Agency Securities	FNMA PL FM8952 4%37	3140XC5N4	4.00%	4.14%	12/1/2037	2,149,000.00	-	973,519.00	98.61
Agency Securities	FNMA PL FS6072 2.5%36	3140XMXA9	2.50%	3.11%	12/1/2036	843,175.00	-	610,616.96	94.14
Agency Securities	FNMA PL MA0919 3.5%31	31418AAV0	3.50%	3.81%	12/1/2031	5,269,000.00	-	250,780.06	98.24
Agency Securities	FNMA PL MA0976 3.5%32	31418ACN6	3.50%	3.80%	2/1/2032	6,180,000.00	-	338,624.26	98.24
Agency Securities	FNMA PL MA1401 3%33	31418ARX8	3.00%	3.51%	4/1/2033	3,339,000.00	-	390,819.25	96.51
Agency Securities	FNMA PL MA2832 3%36	31418CEE0	3.00%	3.49%	12/1/2036	1,662,000.00	-	290,122.46	95.38
Agency Securities	FNMA PL MA3060 3%32	31418CMJ0	3.00%	3.41%	7/1/2032	2,178,000.00	-	257,736.07	97.42
Agency Securities	FNMA PL MA4389 1.5%31	31418D2X9	1.50%	2.60%	7/1/2031	1,440,000.00	-	629,681.13	93.84
	Total Count:	43	3.46%	4.02%		70,816,058.00	(3.26)	37,284,047.51	

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OPERATING ASSETS (BLACKROCK/SCHWAB) - HOLDINGS DETAIL

June 30, 2025

FONTANA
CALIFORNIA

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Ending Par Value/Shares	Amortization Value	Ending Market Value	Ending Unit Price
Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Ending Par Value/Shares	Amortization Value	Ending Market Value	Ending Unit Price
CMO & Asset Backed	ARI FLEET LEASE T 5.6%32	00218KAB9	5.60%	5.54%	11/15/2032	205,000.00	-	136,162.71	100.38
CMO & Asset Backed	AMERICAN EXPRESS 3.75%27	02582JJV3	3.75%	3.80%	8/16/2027	1,609,000.00	-	1,607,226.88	99.89
CMO & Asset Backed	AMERICAN EXPRESS 5.23%28	02582JKD1	5.23%	4.85%	9/15/2028	325,000.00	-	328,646.47	101.12
CMO & Asset Backed	AMERICAN EXPRES 4.319%30	02582JKP4	4.32%	4.18%	4/15/2030	843,000.00	-	847,956.00	100.59
CMO & Asset Backed	ARI FLEET LEASE 5.54%33	04033HAB1	5.54%	5.46%	4/15/2033	100,000.00	-	76,405.98	100.52
CMO & Asset Backed	BA CREDIT CARD T 4.79%28	05522RDG0	4.79%	4.63%	5/15/2028	1,582,000.00	-	1,588,769.38	100.43
CMO & Asset Backed	BA CREDIT CARD T 4.98%28	05522RDH8	4.98%	4.62%	11/15/2028	500,000.00	-	505,720.00	101.14
CMO & Asset Backed	BMW VEHICLE OWNE 3.21%26	05602RAD3	3.21%	3.42%	8/25/2026	400,000.00	-	34,819.74	99.75
CMO & Asset Backed	CNH EQUIPMENT TR 3.89%27	12663JAC5	3.89%	4.05%	11/15/2027	413,000.00	-	193,626.06	99.63
CMO & Asset Backed	CAPITAL ONE MULT 4.95%27	14041NGB1	4.95%	4.71%	10/15/2027	141,000.00	-	141,731.32	100.52
CMO & Asset Backed	CARMAX AUTO OWNE 4.92%28	14318WAD9	4.92%	4.72%	10/16/2028	98,000.00	-	98,595.25	100.61
CMO & Asset Backed	CARMAX AUTO OWNER T 6%28	14318XAC9	6.00%	5.49%	7/17/2028	642,000.00	-	651,199.35	101.43
CMO & Asset Backed	CARMAX AUTO OWNE 4.59%28	14320AAB7	4.59%	4.48%	7/17/2028	1,505,000.00	-	1,509,722.84	100.31
CMO & Asset Backed	ELEMENT FLEET MA 6.16%35	165183CZ5	6.16%	6.01%	10/15/2035	306,000.00	-	156,860.86	101.10
CMO & Asset Backed	CHESAPEAKE FUNDI 5.52%36	165183DE1	5.52%	5.40%	5/15/2036	468,000.00	-	312,043.96	100.95
CMO & Asset Backed	CITIBANK NTNL AS 5.23%27	17305EGW9	5.23%	5.11%	12/8/2027	254,000.00	-	254,714.48	100.28
CMO & Asset Backed	CITIBANK CREDIT C 4.3%30	17305EHA6	4.30%	4.31%	6/21/2030	3,200,000.00	-	3,199,129.60	99.97
CMO & Asset Backed	DISCOVER CARD EX 4.31%28	254683CY9	4.31%	4.35%	3/15/2028	171,000.00	-	170,830.86	99.90
CMO & Asset Backed	ENTERPRISE FLEET 6.4%30	29374LAB6	6.40%	6.05%	3/20/2030	490,000.00	-	311,372.67	101.42
CMO & Asset Backed	ENTERPRISE FLEET 5.56%30	29375NAB1	5.56%	5.42%	4/20/2030	710,000.00	-	332,180.97	100.58
CMO & Asset Backed	ENTERPRISE FLEET 5.5%30	29375NAC9	5.50%	5.16%	4/22/2030	143,000.00	-	145,062.40	101.44
CMO & Asset Backed	ENTERPRISE FLEET 5.23%30	29375PAB6	5.23%	5.07%	3/20/2030	330,000.00	-	238,051.57	100.67
CMO & Asset Backed	ENTERPRISE FLEET 5.16%30	29375PAC4	5.16%	4.81%	9/20/2030	50,000.00	-	50,795.85	101.59
CMO & Asset Backed	FHLMC 1.5%44	3137H0A40	1.50%	1.68%	4/15/2044	4,400,000.00	-	679,100.18	97.11
CMO & Asset Backed	FORD CR AUTO OWN 4.65%28	344928AD8	4.65%	4.61%	2/15/2028	342,000.00	-	233,747.86	100.09
CMO & Asset Backed	FORD CR AUTO OWN 5.53%28	344940AD3	5.53%	5.19%	9/15/2028	389,000.00	-	392,890.78	101.00
CMO & Asset Backed	FORD CREDIT FL 4.9199%28	34528QHV9	4.92%	4.77%	5/15/2028	911,000.00	-	914,679.80	100.40
CMO & Asset Backed	FORD CREDIT FLOO 5.24%31	34528QJF2	5.24%	4.66%	4/15/2031	760,000.00	-	782,335.11	102.94
CMO & Asset Backed	FOUNDATION FIN TR 5.5%49	349941AA2	5.50%	5.37%	12/15/2049	303,000.00	-	212,517.37	101.77
CMO & Asset Backed	GMF FLOORPLAN OW 5.34%28	361886CR3	5.34%	5.02%	6/15/2028	678,000.00	-	684,032.44	100.89
CMO & Asset Backed	GM FINL CONSUMER 3.64%27	36265WAD5	3.64%	3.81%	4/16/2027	944,000.00	-	254,782.97	99.70
CMO & Asset Backed	GM FINL REVOLVIN 4.98%36	36269KAA3	4.98%	4.73%	12/11/2036	446,000.00	-	455,645.87	102.16
CMO & Asset Backed	HONDA AUTO RECEI 4.15%29	437921AD1	4.15%	4.11%	10/15/2029	2,574,000.00	-	2,577,803.09	100.15
CMO & Asset Backed	HAROT 2023-4 A2 5.67%28	438123AC5	5.67%	5.62%	6/21/2028	196,000.00	-	196,272.01	100.14
CMO & Asset Backed	HYUNDAI AUTO REC 2.22%26	448977AD0	2.22%	2.35%	10/15/2026	621,000.00	-	40,450.73	99.83
CMO & Asset Backed	MMAF EQUIPMENT F 4.95%31	55318CAC8	4.95%	4.71%	7/14/2031	112,985.00	-	114,413.94	101.26
CMO & Asset Backed	NAVISTAR FINL CO 6.18%28	63938PBU2	6.18%	6.15%	8/25/2028	122,000.00	-	122,106.03	100.09
CMO & Asset Backed	NAVISTAR FINL CO 5.59%29	63938PBW8	5.59%	5.36%	4/25/2029	299,000.00	-	301,322.60	100.78
CMO & Asset Backed	NAVIENT PRIVATE 0.97%69	63942EAA6	0.97%	1.28%	12/16/2069	1,495,000.00	-	637,623.98	89.39
CMO & Asset Backed	NAVIENT PRIVATE 1.11%70	63942GAA1	1.11%	1.49%	2/18/2070	1,010,000.00	-	463,387.01	87.76
CMO & Asset Backed	NAVIENT PRIVATE 0.94%69	63942LAA0	0.94%	1.21%	7/15/2069	755,000.00	-	239,188.23	90.92
CMO & Asset Backed	NAVIENT PRIVATE 4.16%70	63942PAA1	4.16%	4.25%	10/15/2070	1,139,000.00	-	695,633.24	98.13
CMO & Asset Backed	NAVIENT PRIVATE 6.48%72	63942TAA3	6.48%	6.32%	3/15/2072	184,000.00	-	99,346.15	102.45
CMO & Asset Backed	NELNET STUDENT L 1.42%62	64034QAB4	1.42%	1.66%	4/20/2062	920,000.00	-	300,082.34	93.48
CMO & Asset Backed	NELNET STUDENT 5.1721%62	64035GAA7	0.00%	0.02%	4/20/2062	580,000.00	-	209,675.10	99.32
CMO & Asset Backed	NISSAN AUTO RECE 5.93%28	65480MAD5	5.93%	5.63%	3/15/2028	142,000.00	-	143,077.79	100.76
CMO & Asset Backed	ONEMAIN DIRECT A 0.87%28	682687AA6	0.87%	1.10%	7/14/2028	750,000.00	-	84,295.01	99.31
CMO & Asset Backed	ONEMAIN FINL I 5.8038%36	68269HAE5	0.00%	-0.07%	9/15/2036	621,000.00	-	626,230.81	100.84

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Treasury Report - continued

OPERATING ASSETS (BLACKROCK/SCHWAB) - HOLDINGS DETAIL

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Ending Par Value/Shares	Amortization Value	Ending Market Value	Ending Unit Price
CMO & Asset Backed	PFS FING CORP 5.52%28	69335PEY7	5.52%	4.97%	3/15/2028	180,000.00	-	182,534.89	101.41
CMO & Asset Backed	PFS FINANCING CO 4.95%29	69335PFE0	4.95%	4.65%	2/15/2029	905,000.00	-	914,088.64	101.00
CMO & Asset Backed	PORSCHE FINL AUT 6.22%29	732916AD3	6.22%	6.05%	1/22/2029	387,000.00	-	294,195.50	100.54
CMO & Asset Backed	PORSCHE FINL AUT 4.81%28	73328QAC8	4.81%	4.76%	9/22/2028	792,000.00	-	485,230.84	100.15
CMO & Asset Backed	SMB PRIVATE ED L 1.59%53	78448YAC5	1.59%	1.97%	1/15/2053	294,000.00	-	137,800.26	91.86
CMO & Asset Backed	SMB PRIVATE EDUC 1.34%53	78449MAA4	1.34%	1.66%	3/17/2053	800,000.00	-	262,408.46	92.95
CMO & Asset Backed	SMB PRIVATE ED L 2.85%54	78450FAA5	2.85%	3.17%	11/16/2054	130,000.00	-	61,049.61	93.93
CMO & Asset Backed	PRIVATE ED LN 6.3723%53	78450QAB9	0.00%	-0.02%	1/15/2053	490,000.00	-	316,946.36	100.57
CMO & Asset Backed	SMB PRIVATE EDUCATI 0%58	78454XAB0	0.00%	-0.04%	10/15/2058	1,430,000.00	-	878,734.64	101.30
CMO & Asset Backed	SMB PRIVATE ED 1.3899%53	83208AAA1	1.39%	1.80%	1/15/2053	500,000.00	-	169,398.65	91.18
CMO & Asset Backed	SOFI PROFESSIONA 1.14%47	83405NAA4	1.14%	1.88%	2/15/2047	935,000.00	-	397,146.13	86.79
CMO & Asset Backed	SOFI PROFESSIONA 1.03%43	83405YAA0	1.03%	1.76%	8/17/2043	210,000.00	-	73,952.18	88.73
CMO & Asset Backed	TOYOTA AUTO RECE 5.54%28	89239FAD4	5.54%	5.13%	8/15/2028	243,000.00	-	245,877.73	101.18
CMO & Asset Backed	VERIZON MASTER T 4.83%31	92348KCH4	4.83%	4.33%	12/22/2031	101,000.00	-	103,841.27	102.81
CMO & Asset Backed	VERIZON MASTER TR 4.4%31	92348KEF6	4.40%	4.24%	6/20/2031	2,541,000.00	-	2,562,722.75	100.85
CMO & Asset Backed	VOLKSWAGEN AUTO 5.48%28	92867YAD6	5.48%	5.05%	12/20/2028	390,000.00	-	395,381.10	101.38
	Total Count:	64	3.44%	3.44%		45,506,985.00	-	31,833,574.65	

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Ending Par Value/Shares	Amortization Value	Ending Market Value	Ending Unit Price
Corporate Bonds	AMERICAN EXPRESS VAR 27	025816DG1	0.00%	-0.45%	7/28/2027	455,000.00	-	459,462.19	100.98
Corporate Bonds	AMERICAN EXPRESS VAR 29	025816DH9	0.00%	-0.68%	7/27/2029	1,500,000.00	-	1,543,003.50	102.87
Corporate Bonds	ASTRAZENECA FIN L 4.8%27	04636NAK9	4.80%	4.08%	2/26/2027	1,081,000.00	-	1,093,941.73	101.20
Corporate Bonds	AUSTRALIA & NE5.088% 25F	05254JAA8	5.09%	4.62%	12/8/2025	635,000.00	(20.57)	636,508.76	100.24
Corporate Bonds	BANK OF AMERICA C VAR 28	06051GHD4	0.00%	0.69%	12/20/2028	1,000,000.00	-	975,995.00	97.60
Corporate Bonds	BANK OF AMERICA C VAR 27	06051GJQ3	0.00%	1.17%	3/11/2027	1,000,000.00	-	979,527.00	97.95
Corporate Bonds	BANK OF AMERICA C VAR 27	06051GJS9	0.00%	1.32%	7/22/2027	1,000,000.00	-	972,247.00	97.22
Corporate Bonds	BANK OF AMERICA C VAR 27	06051GLE7	0.00%	-0.17%	1/20/2027	1,300,000.00	-	1,303,688.10	100.28
Corporate Bonds	BANK OF AMERICA C VAR 27	06051GLV9	0.00%	-0.74%	9/15/2027	885,000.00	-	900,082.17	101.70
Corporate Bonds	THE BANK OF NEW Y VAR 27	06406RBQ9	0.00%	-0.28%	4/26/2027	1,455,000.00	-	1,462,662.03	100.53
Corporate Bonds	BRISTOL-MYERS SQU 4.9%27	110122EE4	4.90%	4.13%	2/22/2027	980,000.00	-	992,409.74	101.27
Corporate Bonds	CATERPILLAR FINL 3.65%25	14913R2Z9	3.65%	4.05%	8/12/2025	1,000,000.00	-	999,009.00	99.90
Corporate Bonds	CATERPILLAR FINL SE 5%27	14913UAL4	5.00%	4.12%	5/14/2027	535,000.00	-	543,736.02	101.63
Corporate Bonds	CISCO SYSTEMS, IN 4.8%27	17275RBQ4	4.80%	4.06%	2/26/2027	1,081,000.00	-	1,094,201.17	101.22
Corporate Bonds	CITIGROUP INC. 3.7%26	172967KG5	3.70%	4.50%	1/12/2026	1,000,000.00	-	995,159.00	99.52
Corporate Bonds	CITIGROUP INC. VAR 27	17327CAM5	0.00%	1.20%	1/28/2027	700,000.00	-	686,203.70	98.03
Corporate Bonds	JOHN DEERE CAPIT 1.05%26	24422EVR7	1.05%	3.98%	6/17/2026	295,000.00	-	286,252.96	97.03
Corporate Bonds	ENTERPRISE PRODUC 2.8%30	29379VBX0	2.80%	4.35%	1/31/2030	1,500,000.00	-	1,402,945.50	93.53
Corporate Bonds	NEXTERA ENERGY, 4.45%26	341081GR2	4.45%	4.36%	5/15/2026	605,000.00	-	605,495.50	100.08
Corporate Bonds	GEORGIA-PACIFIC 1.75%25	37331NAJ0	1.75%	3.94%	9/30/2025	700,000.00	-	694,934.10	99.28
Corporate Bonds	THE GOLDMAN SACHS VAR 30	38141GB29	0.00%	-0.27%	7/23/2030	1,000,000.00	-	1,014,092.00	101.41
Corporate Bonds	THE GOLDMAN SACHS VAR 26	38141GXM1	0.00%	1.04%	12/9/2026	2,000,000.00	-	1,968,672.00	98.43
Corporate Bonds	GOLDMAN SACHS BK VAR 27	38151LAF7	0.00%	-0.29%	3/18/2027	3,035,000.00	(7.90)	3,050,663.64	100.52
Corporate Bonds	HSBC USA INC. 5.294%27	40428HA44	5.29%	4.31%	3/4/2027	630,000.00	(7.90)	640,330.11	101.64
Corporate Bonds	INTERNTNL BANK F 0.65%26	459058JS3	0.65%	4.11%	2/10/2026	1,500,000.00	-	1,464,942.00	97.66
Corporate Bonds	INTERNTNL FIN C 3.625%25	45950KDA5	3.63%	4.22%	9/15/2025	1,005,000.00	-	1,003,090.50	99.81
Corporate Bonds	JPMORGAN CHASE & VAR 28	46647PCW4	0.00%	0.86%	2/24/2028	1,355,000.00	-	1,323,467.80	97.67
Corporate Bonds	JPMORGAN CHASE & VAR 28	46647PEA0	0.00%	-0.35%	1/23/2028	965,000.00	(0.06)	973,963.89	100.93
Corporate Bonds	JPMORGAN CHASE & VAR 30	46647PEB8	0.00%	-0.38%	1/23/2030	3,000,000.00	-	3,053,946.00	101.80
Corporate Bonds	MASSMUTUAL GLOBAL 5.1%27	57629W4S6	5.10%	4.22%	4/9/2027	500,000.00	-	507,732.00	101.55

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Treasury Report - continued

OPERATING ASSETS (BLACKROCK/SCHWAB) - HOLDINGS DETAIL

June 30, 2025

FONTANA
CALIFORNIA

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Ending Par Value/Shares	Amortization Value	Ending Market Value	Ending Unit Price
Corporate Bonds	MET TOWER GLOBAL 4.85%27	58989V2G8	4.85%	4.28%	1/16/2027	180,000.00	-	181,576.80	100.88
Corporate Bonds	MORGAN STANLEY 5.882%26	61690U7W4	5.88%	4.29%	10/30/2026	1,148,000.00	-	1,172,825.50	102.16
Corporate Bonds	MORGAN STANLEY BA VAR 28	61690U8A1	0.00%	-0.30%	1/14/2028	1,170,000.00	-	1,179,264.06	100.79
Corporate Bonds	MORGAN STANLEY VAR 27	61747YEC5	0.00%	1.46%	7/20/2027	705,000.00	-	683,450.27	96.94
Corporate Bonds	MORGAN STANLEY VAR 28	61747YEK7	0.00%	1.12%	1/21/2028	1,045,000.00	-	1,014,666.79	97.10
Corporate Bonds	MORGAN STANLEY VAR 28	61747YER2	0.00%	0.10%	4/20/2028	1,305,000.00	-	1,301,404.73	99.72
Corporate Bonds	MORGAN STANLEY VAR 29	61747YFA8	0.00%	-0.46%	2/1/2029	1,000,000.00	(1,848.17)	1,016,917.00	101.69
Corporate Bonds	MORGAN STANLEY VAR 28	61747YFP5	0.00%	-0.78%	4/13/2028	1,115,000.00	(8.21)	1,140,128.76	102.25
Corporate Bonds	MORGAN STANLEY VAR 30	61747YFQ3	0.00%	-0.75%	4/18/2030	1,000,000.00	-	1,037,373.00	103.74
Corporate Bonds	NTNL AUSTRALIA4.966% 26F	63253QAA2	4.97%	4.55%	1/12/2026	705,000.00	(16.25)	706,721.61	100.24
Corporate Bonds	NTNL AUSTRALIA 4.75% 25F	63253QAF1	4.75%	4.51%	12/10/2025	2,020,000.00	-	2,022,466.42	100.12
Corporate Bonds	NEW YORK LIFE GLO 3.6%25	64952WEU3	3.60%	4.34%	8/5/2025	2,000,000.00	-	1,996,958.00	99.85
Corporate Bonds	THE PNC FINL SERV VAR 29	693475BR5	0.00%	-0.83%	6/12/2029	4,500,000.00	(14,278.77)	4,653,999.00	103.42
Corporate Bonds	THE PNC FINL SERV VAR 30	693475BX2	0.00%	-0.71%	5/14/2030	1,000,000.00	-	1,035,948.00	103.59
Corporate Bonds	PACCAR FINL CORP 4.95%25	69371RS23	4.95%	4.63%	10/3/2025	600,000.00	(8,561.29)	600,490.20	100.08
Corporate Bonds	PACCAR FINL CORP 4.45%26	69371RS49	4.45%	4.38%	3/30/2026	1,800,000.00	-	1,800,858.60	100.05
Corporate Bonds	PHILIP MORRIS IN 2.75%26	718172BT5	2.75%	4.40%	2/25/2026	1,780,000.00	-	1,758,987.10	98.82
Corporate Bonds	PHILIP MORRIS INTER 5%25	718172CU1	5.00%	4.46%	11/17/2025	560,000.00	-	561,265.60	100.23
Corporate Bonds	ROCHE HOLDINGS, 2.625%26	771196BK7	2.63%	3.96%	5/15/2026	600,000.00	-	592,538.40	98.76
Corporate Bonds	SCHLUMBERGER HOLDIN 4%25	806851AG6	4.00%	4.56%	12/21/2025	1,210,000.00	-	1,206,278.04	99.69
Corporate Bonds	THE CHARLES SCH 5.875%26	808513CG8	5.88%	4.59%	8/24/2026	1,920,000.00	-	1,948,999.68	101.51
Corporate Bonds	STATE STREET CORP VAR 26	857477BX0	0.00%	-0.27%	11/4/2026	341,000.00	(14.95)	342,302.28	100.38
Corporate Bonds	TOYOTA MOTOR CRED 0.8%25	89236THP3	0.80%	3.51%	10/16/2025	1,650,000.00	-	1,633,265.70	98.99
Corporate Bonds	U.S. BANCORP 3.15%27	91159HHR4	3.15%	4.23%	4/27/2027	1,000,000.00	-	980,361.00	98.04
Corporate Bonds	U.S. BANCORP VAR 26	91159HJH4	0.00%	-0.24%	10/21/2026	1,080,000.00	-	1,083,680.64	100.34
Corporate Bonds	U.S. BANCORP VAR 29	91159HJM3	0.00%	-0.93%	6/12/2029	5,000,000.00	(12,709.69)	5,191,790.00	103.84
Corporate Bonds	U.S. BANCORP VAR 30	91159HJQ4	0.00%	-0.60%	1/23/2030	2,000,000.00	-	2,056,268.00	102.81
Corporate Bonds	UNITEDHEALTH GRO 1.25%26	91324PDW9	1.25%	4.26%	1/15/2026	2,000,000.00	-	1,963,416.00	98.17
Corporate Bonds	UNITEDHEALTH GRO 5.25%28	91324PEP3	5.25%	4.25%	2/15/2028	1,000,000.00	(4,337.76)	1,025,140.00	102.51
Corporate Bonds	UNITEDHEALTH GROU 4.6%27	91324PEY4	4.60%	4.31%	4/15/2027	505,000.00	-	507,571.97	100.51
Corporate Bonds	WELLS FARGO BANK 5.45%26	94988J6D4	5.45%	4.34%	8/7/2026	1,100,000.00	-	1,113,817.10	101.26
Corporate Bonds	WELLS FARGO & CO VAR 28	95000U2S1	0.00%	1.23%	6/2/2028	1,060,000.00	-	1,021,554.86	96.37
Corporate Bonds	WELLS FARGO & CO VAR 28	95000U3L5	0.00%	-0.75%	4/22/2028	895,000.00	(5.74)	914,552.17	102.18
	Total Count:	63	1.68%	1.79%		78,691,000.00	(41,817.26)	79,075,201.39	

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Ending Par Value/Shares	Amortization Value	Ending Market Value	Ending Unit Price
Mortgage Pools	N/A	N/A	0.00%	0.00%	N/A	-	-	-	0.00
	Total Count:	0	0.00%	0.00%		-	-	-	

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Ending Par Value/Shares	Amortization Value	Ending Market Value	Ending Unit Price
U.S. Treasuries	US TREASUR NT 4.5%07/26	91282CHM6	4.50%	4.02%	7/15/2026	1,100,000.00	-	1,105,714.83	100.52
U.S. Treasuries	US TREASU NT 4.375%08/26	91282CHU8	4.38%	4.01%	8/15/2026	9,070,000.00	-	9,108,618.25	100.43
U.S. Treasuries	US TREASU NT 4.625%09/26	91282CHY0	4.63%	3.97%	9/15/2026	7,540,000.00	-	7,601,262.50	100.81
U.S. Treasuries	US TREASU NT 4.625%10/26	91282CJC6	4.63%	3.95%	10/15/2026	6,370,000.00	-	6,426,981.56	100.89
U.S. Treasuries	US TREASU NT 4.625%11/26	91282CJK8	4.63%	3.93%	11/15/2026	4,715,000.00	(8,608.16)	4,760,860.45	100.97
U.S. Treasuries	US TREASU NT 4.375%12/26	91282CJP7	4.38%	3.87%	12/15/2026	6,580,000.00	(18,046.72)	6,629,092.72	100.75
U.S. Treasuries	US TREASU NT 4.125%02/27	91282CKA8	4.13%	3.83%	2/15/2027	15,140,000.00	-	15,212,151.18	100.48
U.S. Treasuries	US TREASUR NT 4.5%05/27	91282CKR1	4.50%	3.79%	5/15/2027	20,050,000.00	-	20,314,722.16	101.32

Treasury Report - continued

OPERATING ASSETS (BLACKROCK/SCHWAB) - HOLDINGS DETAIL

June 30, 2025

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Ending Par Value/Shares	Amortization Value	Ending Market Value	Ending Unit Price
U.S. Treasuries	US TREASU NT 4.625%06/27	91282CKV2	4.63%	4.07%	6/15/2027	8,000,000.00	(23,280.36)	8,132,500.00	101.66
U.S. Treasuries	US TREASU NT 4.375%07/27	91282CKZ3	4.38%	3.97%	7/15/2027	19,015,000.00	(23,096.02)	19,251,200.53	101.24
U.S. Treasuries	US TREASU NT 4.375%07/26	91282CLB5	4.38%	4.19%	7/31/2026	60,515,000.00	(31,793.42)	60,756,109.91	100.40
U.S. Treasuries	US TREASUR NT 4%07/29	91282CLC3	4.00%	3.80%	7/31/2029	1,500,000.00	(1,415.31)	1,514,062.50	100.94
U.S. Treasuries	US TREASUR NT 3.5%09/29	91282CLN9	3.50%	3.70%	9/30/2029	2,000,000.00	-	1,980,000.00	99.00
U.S. Treasuries	US TREASU NT 3.875%10/27	91282CLQ2	3.88%	3.77%	10/15/2027	2,000,000.00	-	2,006,875.00	100.34
	Total Count:	14	4.39%	4.01%		163,595,000.00	(106,239.99)	164,800,151.59	

This summary was assembled by Shuster Advisory Group, LLC ("Shuster") by request from the City of Fontana. The information shown is taken from Schwab custodial data and is believed to be accurate. Any discrepancy is purely unintentional and is not guaranteed by Shuster.

Some securities did not have yields provided by Schwab. Yields in these cases were sourced from Blackrock. Data source is available upon request.

Glossary

Coupon Rate: This is the stated coupon rate for the security. For variable rate securities this rate may change. Data provided by Orion.

Yield to Maturity: This is the actual average annual return on a note if held to maturity. Data provided by Orion.

Maturity Date: This is the stated maturity date of the security. Certain securities like mortgage pools, collateralized mortgage obligations, and asset backed securities can have the option to be paid back prior to maturity.

CMO & Asset Backed Securities: This is a type of financial security which is collateralized by an underlying pool of assets.

Ending Par Value/Shares: The original par value of the security.

Cost Basis: Original cost of the security.

Adjusted Cost Basis: The original cost basis adjusted for amortization.

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Treasury Report - continued

SECTION 115 OPEB ASSETS (SHUSTER/SCHWAB) - HOLDINGS DETAIL

June 30, 2025

FONTANA
CALIFORNIA

Asset Class	Name	Ticker/Symbol	Prior Month End	Ending Market Value
Cash	Schwab Bank Sweep	SchwabCash	$ 132,297.25	$ 129,939.42
Alternative Private Debt	Thorofare Asset Based Lending Fund V Lp	88599T108	$ 857,704.62	$ 857,704.62
Diversified Emerging Mkts	iShares Core MSCI Emerging Markets ETF	IEMG	$ 1,178,811.86	$ 1,263,603.21
Japan Stock	JPMorgan BetaBuilders Japan ETF	BBJP	$ 860,906.97	$ 876,080.26
Foreign Large Growth	iShares MSCI EAFE Growth ETF	EFG	$ 712,804.90	$ 734,400.21
Foreign Large Growth	Vanguard Intl Dividend Appreciation	VIGI	$ 805,807.82	$ 814,898.83
Foreign Large Value	iShares MSCI EAFE Value	EFV	$ 1,931,267.27	$ 1,968,799.98
Infrastructure	iShares US Infrastructure ETF	IFRA	$ 715,833.45	$ 739,932.63
Intermediate Core-Plus Bond	iShares Core Total USD Bond Market	IUSB	$ 1,175,992.19	$ 1,193,931.49
Intermediate Core-Plus Bond	Fidelity Total Bond ETF	FBND	$ 4,093,885.46	$ 4,158,844.75
Large Blend	Schwab S&P 500 Index	SWPPX	$ 2,986,360.63	$ 3,138,264.97
Large Blend	iShares MSCI USA Quality Factor ETF	QUAL	$ 1,469,463.77	$ 1,520,608.31
Large Blend	iShares US Equity Factor Rotation Active ETF	DYNF	$ 879,104.96	$ 924,821.88
Large Blend	iShares Core S&P 500	IVV	$ 1,044,344.87	$ 1,098,463.00
Large Growth	SPDR S&P 500 Growth ETF	SPYG	$ 643,525.75	$ 684,911.83
Large Value	SPDR S&P 500 Value ETF	SPYV	$ 1,256,610.60	$ 1,304,131.74
Multisector Bond	PIMCO Income Fund Instl	PIMIX	$ 4,381,898.52	$ 4,466,483.17
Multisector Bond	PIMCO Multisector Bond ETF	PYLD	$ 627,245.08	$ 638,052.92
Multisector Bond	JP Morgan Income ETF	JPIE	$ 1,379,231.98	$ 1,394,059.77
Technology	Vanguard Information Technology	VGT	$ 512,383.74	$ 561,069.48
Ultrashort Bond	Janus Henderson AAA CLO Fund	JAAA	$ 713,447.55	$ 716,550.52
	Totals		$ 28,358,929.24	$ 29,185,552.99

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Treasury Report - continued

SECTION 115 PENSION STABLIZATION ASSETS (SHUSTER/SCHWAB) - HOLDINGS DETAIL

June 30, 2025

FONTANA
CALIFORNIA

Asset Class	Name	Ticker/Symbol	Prior Month End	Ending Market Value
Cash	Schwab Bank Sweep	SchwabCash	$ 59,979.56	$ 58,879.81
Alternative Private Debt	Thorofare Asset Based Lending Fund V Lp	88599T108	$ 356,805.14	$ 356,805.14
Diversified Emerging Mkts	iShares Core MSCI Emerging Markets ETF	IEMG	$ 650,290.99	$ 697,066.10
Japan Stock	JPMorgan BetaBuilders Japan ETF	BBJP	$ 494,558.27	$ 503,274.74
Foreign Large Growth	Vanguard Intl Dividend Appreciation	VIGI	$ 860,661.28	$ 870,371.13
Foreign Large Value	iShares MSCI EAFE Value	EFV	$ 997,840.35	$ 1,017,232.62
Infrastructure	iShares US Infrastructure ETF	IFRA	$ 403,481.41	$ 417,064.98
Intermediate Core-Plus Bond	iShares Core Total USD Bond Market	IUSB	$ 469,855.71	$ 477,023.17
Intermediate Core-Plus Bond	Fidelity Total Bond ETF	FBND	$ 1,457,682.25	$ 1,480,811.87
Large Blend	iShares US Equity Factor Rotation Active ETF	DYNF	$ 483,669.31	$ 508,822.01
Large Blend	iShares Core S&P 500	IVV	$ 1,074,369.78	$ 1,130,043.84
Large Blend	Schwab S&P 500 Index	SWPPX	$ 1,132,781.00	$ 1,190,401.08
Large Blend	iShares MSCI USA Quality Factor ETF	QUAL	$ 811,755.83	$ 840,008.92
Large Growth	SPDR S&P 500 Growth ETF	SPYG	$ 356,248.68	$ 379,159.55
Large Value	SPDR S&P 500 Value ETF	SPYV	$ 692,035.40	$ 718,206.05
Multisector Bond	PIMCO Income Fund Instl	PIMIX	$ 1,576,859.08	$ 1,607,297.49
Multisector Bond	PIMCO Multisector Bond ETF	PYLD	$ 498,494.18	$ 230,661.91
Multisector Bond	JP Morgan Income ETF	JPIE	$ 226,754.78	$ 503,853.37
Technology	Vanguard Information Technology	VGT	$ 364,403.15	$ 399,028.05
Ultrashort Bond	Janus Henderson AAA CLO Fund	JAAA	$ 257,789.66	$ 258,910.86
	Totals		$ 13,226,315.81	$ 13,644,922.69

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Conclusion

The City Council has provided fiscal policy direction that has laid the foundation for the 2024/2025 Operating Budget's conservative approach to revenues and expenditures. **The recommended budget changes included in the Fourth Quarter Budget Report continue to adhere to City Council Policy.**

As stated by the City Council's Mission Statement below, the City of Fontana embraces every opportunity to enrich the lives of those who reside in this community, and this is possible 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.

"We seek and embrace every opportunity to enrich the lives of those who live, work, play and invest in the City of Fontana."

Mission Statement Adopted April 26, 2022

General Fund - Fund Balance Reconciliation

(Five-Year Summary)

	2020/21 Audited Actuals	2021/22 Audited Actuals	2022/23 Audited Actuals	2023/24 Audited Actuals	2024/2025 Adopted Budget	2024/2025 Adjusted Budget	2024/2025 Proposed Adjustments	2024/2025 Proposed Budget
Revenues	$ 128,044,517	$ 135,371,657	$ 146,743,017	$ 151,466,541	$ 149,082,850	$ 157,677,841	$ 10,322,200	$ 168,000,041
Expenditures	100,324,532	111,341,793	118,017,538	128,062,185	131,676,400	143,912,200	1,022,200	144,934,400
Revenues over (under) expenditures	**27,719,985**	**24,029,864**	**28,725,479**	**23,404,356**	**17,406,450**	**13,765,641**	**9,300,000**	**23,065,641**
Other sources & uses:								
Operating transfers in	10,455,858	12,073,139	11,585,264	11,566,054	12,422,520	13,004,057	0	13,004,057
Operating transfers out	(27,553,964)	(26,313,909)	(26,336,232)	(43,805,438)	(28,333,200)	(39,933,449)	(5,150,000)	(45,083,449)
Total other sources & uses	**(17,098,107)**	**(14,240,770)**	**(14,750,968)**	**(32,239,384)**	**(15,910,680)**	**(26,929,392)**	**(5,150,000)**	**(32,079,392)**
Revenues & other sources over (under) expenditures and other uses	10,621,878	9,789,094	13,974,511	(8,835,028)	1,495,770	(13,163,751)	4,150,000	(9,013,751)
Fund balance, beginning of year	38,692,079	47,728,351	57,517,445	72,639,194	61,055,857	64,798,697	(0)	64,798,697
Fund Balance Adjustment			1,147,238	994,531				
GASB 31 Adjustment	41,009							
Fund balance, end of year	**$ 49,354,966**	**$ 57,517,445**	**$ 72,639,194**	**$ 64,798,697**	**$ 62,551,627**	**$ 51,634,946**	**$ 4,150,000**	**$ 55,784,946**
FUND BALANCE								
Reserved								
Inventories	$ 253,532	$ 375,878	$ 407,053	$ 512,764	$ 375,878	$ 512,764		$ 512,764
Jr. Lien Bonds	2,500,000	0	0	0	0	0	0	0
Total reserved	**2,753,532**	**375,878**	**407,053**	**512,764**	**375,878**	**512,764**	**0**	**512,764**
Designated								
Economic Uncertainty	8,514,643	9,469,586	0	0	0	0		0
CALPERS UAL Forecased Increases	0	0	0	0	2,357,937	0		0
PERS Rate Stability	5,869,393	10,886,393	10,694,317	12,204,822	10,886,393	11,651,142		11,651,142
Annual Shelter JPA	0	0	0	800,000	0	582,570		582,570
Operating Contingencies	0	0	0	3,000,000	0	3,000,000		3,000,000
Future projects and reserves	0	0	0	750,000	0	0		0
Unappropriated	16,333,398	20,280,588	38,595,914	14,443,275	15,385,254	0	4,150,000	4,150,000
	$ 33,470,966	**$ 41,012,445**	**$ 49,697,284**	**$ 31,710,861**	**$ 29,005,462**	**$ 15,746,476**	**$ 4,150,000**	**$ 19,896,476**
Total available for contingencies	**$ 15,884,000**	**$ 16,505,000**	**$ 22,941,910**	**$ 33,087,836**	**$ 33,546,165**	**$ 35,888,470**		**$ 35,888,470**

Other Funds - Unreserved Fund Balances

Fiscal Year 2024/2025

	Unaudited Fund Balance July 1, 2024	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2025
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Other General Funds:								
102 City Technology	$ 3,508,359	$ -	$ 7,315,290	$ (10,678,904)	$ -	$ 144,745		$ 144,745
103 Facility Maintenance	11,177	0	9,823,832	(9,777,120)	0	57,889		57,889
104 Office of Emergency Services	1,291,877	62,603	0	(219,877)	0	1,134,603	-	1,134,603
105 KFON	1,832,888	250,000	0	(250,000)	0	1,832,888		1,832,888
106 Self Insurance	3,872,719	10,038,741	4,000,000	(11,720,721)	0	6,190,739	10,000,000	16,190,739
107 Retirees Medical Benefits	2,395,853	260,000	2,600,000	(2,863,380)	0	2,392,473		2,392,473
108 Supplemental Retirement	32,517	0	840,620	(840,620)	0	32,517		32,517
110 General Fund Operating Projects	1,292,256	3,900	1,884,680	(3,014,396)	(98,818)	67,622		67,622
115 Lease-Fire	15,898	5,655,483	0	0	(5,671,379)	2		2
125 Storm Water Compliance	578,674	304,500	30,000	(349,844)	0	563,330		563,330
Total Other General Funds	**$ 14,832,218**	**$ 16,575,227**	**$ 26,494,422**	**$ (39,714,862)**	**$ (5,770,197)**	**$ 12,416,808**	**$ 10,000,000**	**$ 22,416,808**
Special Revenue Funds:								
201 Muni Svcs Fiscal Impact Fee	$ 24,640,404	$ 1,250,000	$ -	$ -	$ (1,290,590)	$ 24,599,814	$ -	$ 24,599,814
221 Federal Seizure Treasury	165,661	0	0	(75,000)	0	90,661		90,661
222 Crime Prev Asset Seizure	45,734	10,000	0	(33,300)	0	22,434		22,434
223 Federal Asset Seizure	12,011,232	3,050,000	0	(6,574,517)	0	8,486,715		8,486,715
224 State Asset Seizure	580,422	78,000	0	(71,626)	0	586,796		586,796
225 PD Traffic Safety	2,927,454	400,000	0	(343,251)	0	2,984,203		2,984,203
226 Opioid Settlement	415,697	630,337	0	(898,088)	0	147,946		147,946
241 Air Quality Mgmt District	985,492	304,000	0	(628,340)	(12,090)	649,062	22,081	671,143
243 Traffic Safety	79,510	45,000	0	(45,020)	0	79,490		79,490
244 Prop 1B	141,441	0	0	0	0	141,441		141,441
245 Measure I Reimb 2010-2040	(10,579,721)	24,415,625	0	(13,761,705)	0	74,199		74,199
246 Measure I Local 2010-2040	17,289,968	5,618,200	0	(21,291,533)	(450,220)	1,166,415	379,681	1,546,096
281 Gas Tax (State)	2,179,297	6,042,980	0	(7,252,522)	(385,440)	584,315	(1,878)	582,437
282 Solid Waste Mitigation	6,633,933	3,000,000	0	(5,403,326)	(320,230)	3,910,377	5,098	3,915,475
283 Road Maintenance & Rehab	6,622,575	5,129,440	0	(11,298,628)	0	453,387	2,341,645	2,795,032
301 Grants	(7,794,034)	77,625,695	1,733	(69,781,359)	(58,490)	(6,455)	6,455	0
302 ARPA 2021	19,827,902	0	0	(19,827,902)	0	0		0
303 TDA/Article 3	(76,733)	634,068	0	(557,335)	0	0		0
304 ARPA - County	(707,359)	2,001,676	0	(1,294,317)	0	0		0
322 State COPS AB 3229	1,107,155	645,000	0	(497,874)	0	1,254,281		1,254,281

Other Funds - Unreserved Fund Balances

Fiscal Year 2024/2025

	Unaudited Fund Balance July 1, 2024	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2025
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Special Revenue Funds:								
362 CDBG	$ (51,048)	$ 4,850,992	$ -	$ (4,326,360)	$ (35,043)	$ 438,541	$ -	$ 438,541
363 Home Program	81,284	6,930,415	0	(6,725,481)	0	286,218	-	286,218
365 Down Pymt Assistance Prgm	11,721	0	0	0	0	11,721		11,721
385 After School Program	(162,279)	4,407,400	0	(3,872,821)	(372,300)	0		0
386 ASES ELO-P Grant	(989,465)	14,914,350	0	(13,552,585)	(372,300)	0		0
395 LMD #1 City Wide	1,222,910	914,510	0	(1,864,081)	(244,440)	28,899		28,899
396 LMD #2 Village of Heritage	924,168	2,584,930	2,174,140	(5,114,816)	(499,720)	68,702		68,702
397 LMD #3 Empire Center	264,050	62,170	0	(76,271)	(12,830)	237,119		237,119
398 LMD #3 Hunter's Ridge	2,267,714	797,960	107,140	(1,340,789)	(161,950)	1,670,075		1,670,075
399 LLMD #3 Hunter's Ridge	74,619	35,140	0	(34,620)	(7,000)	68,139		68,139
401 CFD #1 Southridge Village	4,065,447	5,803,020	0	(6,458,559)	(2,646,979)	762,929		762,929
403 CFD #6-3A Bellgrove II	461,513	229,460	0	(188,282)	(55,650)	447,041		447,041
404 CFD #6-2 N Morningside	336,314	91,180	0	(101,895)	(15,280)	310,319		310,319
405 CFD #6-1 Stratham	550,378	184,300	0	(146,600)	(124,270)	463,808		463,808
406 CFD #6 The Landings	3,012,235	413,330	105,430	(777,509)	(88,650)	2,664,836		2,664,836
407 CFD #7 Country Club Estates	295,317	112,150	13,100	(182,122)	(33,310)	205,135		205,135
408 CFD #8 Presley	627,561	72,590	106,600	(520,492)	(57,150)	229,109		229,109
409 CFD #9M Morningside	69,625	231,701	0	(177,314)	(123,490)	522		522
410 CFD #10M Jurupa Industrial	268,576	37,610	0	(77,198)	(9,390)	219,598		219,598
412 CFD #12 Sierra Lakes	1,505,617	912,800	218,480	(1,580,839)	(199,480)	856,578		856,578
413 CFD #13M Summit Heights	518,756	625,300	105,980	(1,006,234)	(125,690)	118,112		118,112
414 CFD #14M Sycamore Hills	164,891	486,150	0	(343,670)	(234,320)	73,051		73,051
415 CFD #15M Silver Ridge	207,649	293,510	0	(167,533)	(220,880)	112,746		112,746
416 CFD #16M Ventana Pointe	90,573	43,030	0	(43,977)	(36,730)	52,896		52,896
418 CFD #18M Badiola Homes	46,227	6,810	0	(2,950)	(7,080)	43,007		43,007
420 CFD #20M	82,516	33,600	0	(36,410)	(23,400)	56,306		56,306
421 CFD #21M	238,102	39,660	0	(25,770)	(25,630)	226,362		226,362
423 CFD #23M	31,902	7,460	0	(2,950)	(13,410)	23,002		23,002
424 CFD#24M	186,879	44,570	0	(20,650)	(31,180)	179,619		179,619
425 CFD #25M	288,584	81,480	0	(57,660)	(58,080)	254,324		254,324
427 CFD #27M	(21,031)	122,420	0	(70,330)	(30,690)	369		369
428 CFD #28M	493,128	144,540	0	(103,680)	(112,090)	421,898		421,898
429 CFD #29M	13,259	27,833	10,000	(37,110)	(13,400)	582		582

Other Funds - Unreserved Fund Balances

Fiscal Year 2024/2025

	Unaudited Fund Balance July 1, 2024	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2025
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Special Revenue Funds:								
430 CFD #30M	$ 756,051	$ 234,170	$ -	$ (139,808)	$ (156,360)	$ 694,053	$ -	$ 694,053
431 CFD #31 Citrus Heights North	777,604	480,630	0	(289,923)	(187,300)	781,011		781,011
432 CFD #32M	103,430	17,800	0	(3,490)	(17,400)	100,340		100,340
433 CFD #33M Empire Lighting	198,310	41,220	0	(44,291)	(6,140)	189,099		189,099
434 CFD #34 Empire Detention Basin	271,865	21,140	0	(14,154)	(4,580)	274,271		274,271
435 CFD #35M	1,178,538	533,930	0	(953,490)	(166,170)	592,808		592,808
436 CFD #36M	40,803	22,010	0	(28,790)	(18,190)	15,833		15,833
437 CFD #37 Montelago	214,362	87,000	0	(200,253)	(45,010)	56,099		56,099
438 CFD #38M	866,175	176,810	0	(80,489)	(114,980)	847,516		847,516
439 CFD #39M	40,573	21,360	0	(33,120)	(15,310)	13,503		13,503
440 CFD #40M	73,770	10,530	0	(980)	(7,530)	75,790		75,790
441 CFD #41M	119,314	15,070	0	(12,320)	(7,480)	114,584		114,584
442 CFD #42M	261,698	43,710	0	(105,680)	(4,350)	195,378		195,378
444 CFD #44M	29,411	8,910	0	(7,750)	(5,570)	25,001		25,001
445 CFD #45M	345,360	99,960	0	(87,537)	(52,740)	305,043		305,043
446 CFD #46M	309,114	48,440	0	(40,610)	(21,000)	295,944		295,944
447 CFD #47M	6,340	11,460	0	(15,790)	(990)	1,020		1,020
448 CFD #48M	422,249	74,400	0	(61,024)	(26,050)	409,575		409,575
449 CFD #49M	30,853	12,750	0	(13,830)	(4,150)	25,623		25,623
450 CFD #50M	82,771	35,520	0	(29,740)	(27,850)	60,701		60,701
451 CFD #51M	101,418	65,810	0	(82,880)	(35,630)	48,718		48,718
453 CFD #53M	79,325	8,820	0	(4,710)	(4,850)	78,585		78,585
454 CFD #54M	46,874	24,960	0	(40,650)	(13,060)	18,124		18,124
455 CFD #55M	57,998	7,110	0	(5,670)	(2,930)	56,508		56,508
456 CFD #56M	121,456	26,040	0	(440)	(25,270)	121,786		121,786
457 CFD #57M	61,268	14,960	0	(17,160)	(5,750)	53,318		53,318
458 CFD #58M	16,928	4,410	0	(550)	(120)	20,668		20,668
459 CFD #59M	10,633	2,400	0	(2,280)	(40)	10,713		10,713
460 CFD #60M	81,978	12,560	0	(10,210)	(5,290)	79,038		79,038
461 CFD #61M	378,410	54,870	0	(28,100)	(28,100)	377,080		377,080
462 CFD #62M	48,501	5,580	0	(2,170)	(160)	51,751		51,751
463 CFD #63M	571,134	54,780	0	(36,690)	(1,590)	587,634		587,634
464 CFD #64M	77,583	4,920	0	0	0	82,503		82,503
465 CFD #65M	196,589	19,900	0	(12,700)	(10,270)	193,519		193,519

Other Funds - Unreserved Fund Balances

Fiscal Year 2024/2025

	Unaudited Fund Balance July 1, 2024	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2025
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Special Revenue Funds:								
467 CFD #67M	$ 189,693	$ 42,180	$ -	$ (26,620)	$ (23,820)	$ 181,433	$ -	$ 181,433
468 CFD #68M	143,022	24,610	0	(17,030)	(12,090)	138,512		138,512
469 CFD #69M	636,405	164,440	0	(211,753)	(98,670)	490,422		490,422
470 CFD #70M Avellino	219,484	78,080	0	(55,663)	(37,730)	204,171		204,171
471 CFD #71M Sierra Crest	387,355	117,110	0	(119,437)	(44,370)	340,658		340,658
472 CFD #72M	29,232	10,740	0	(8,950)	(5,910)	25,112		25,112
473 CFD #73M	280,446	65,720	0	(32,431)	(36,140)	277,595		277,595
474 CFD #74M	499,670	84,850	0	(41,327)	(900)	542,293		542,293
475 CFD #75M	55,841	14,360	0	(7,970)	(8,260)	53,971		53,971
476 CFD #76M	81,288	33,540	0	(49,308)	(14,730)	50,790		50,790
477 CFD #77M	49,071	12,900	0	(8,480)	(6,270)	47,221		47,221
478 CFD #78M	251,128	69,880	0	(33,329)	(53,170)	234,509		234,509
479 CFD #79M	181,026	21,500	0	(340)	(20)	202,166		202,166
480 CFD #80M	455,451	212,440	0	(191,256)	(120,090)	356,545		356,545
481 CFD #81M	92,249	109,200	0	(109,157)	(53,920)	38,372		38,372
482 CFD #82M	173,980	28,650	0	0	0	202,630		202,630
483 CFD #83M	195,217	61,970	0	(38,552)	(29,650)	188,985		188,985
484 CFD #84M	41,445	19,500	0	(9,950)	(9,490)	41,505		41,505
485 CFD #85 THE MEADOWS	922,459	419,280	0	(333,652)	(124,380)	883,707		883,707
486 CFD #86 ETIWANDA RIDGE	182,184	63,750	0	(67,577)	(31,650)	146,707		146,707
487 CFD #87 El Paseo	214,032	73,560	0	(27,989)	(59,090)	200,513		200,513
488 CFD #88 SIERRA CREST II	282,247	113,670	0	(62,970)	(39,260)	293,687		293,687
489 CFD #89 BELROSE	232,393	61,100	0	(29,745)	(28,990)	234,758		234,758
490 CFD #90 SUMMIT @ ROSENA PH i	1,348,086	353,040	0	(297,531)	(114,190)	1,289,405		1,289,405
491 CFD #91M	30,254	6,080	0	0	0	36,334		36,334
492 CFD #92M	79,109	16,720	0	(11,020)	(5,140)	79,669		79,669
493 CFD #93M	52,721	11,250	0	(20,040)	(4,100)	39,831		39,831
494 CFD #94M	9,116	2,100	0	0	(1,620)	9,596		9,596
495 CFD #95 SUMMIT @ ROSENA PH II	445,969	162,700	0	(239,329)	(27,760)	341,580		341,580
496 CFD #96M Tr. 19957	42,361	11,110	0	(6,420)	0	47,051		47,051
497 CFD #97M	23,004	5,200	0	0	(3,520)	24,684		24,684
498 CFD #98M	22,199	6,030	0	0	0	28,229		28,229

Other Funds - Unreserved Fund Balances

Fiscal Year 2024/2025

	Unaudited Fund Balance July 1, 2024	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2025
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Special Revenue Funds:								
500 CFD #100M	$ 191,692	$ 83,190	$ -	$ (29,169)	$ (160)	$ 245,553	$ -	$ 245,553
501 CFD #101M	29,263	8,110	0	0	0	37,373		37,373
502 CFD #102M	18,813	5,010	0	0	(1,620)	22,203		22,203
503 CFD #103M Estrada	16,035	4,500	0	0	(1,350)	19,185		19,185
504 CFD #104M	38,637	13,780	0	(5,820)	0	46,597		46,597
505 CFD #105M	96,367	46,180	0	(21,819)	(26,260)	94,468		94,468
506 CFD #106M	208,608	92,090	0	(23,472)	(36,000)	241,226		241,226
507 CFD #107M	46,387	15,670	0	(7,430)	(28,910)	25,717		25,717
509 CFD #109M	398,271	45,610	0	(199,900)	(128,760)	115,221		115,221
510 CFD #510M	12,776	17,420	0	0	(4,870)	25,326		25,326
511 CFD #111M	38,715	72,470	0	(10,210)	(53,500)	47,475		47,475
512 CFD #112M	37,955	343,280	0	(210,179)	(137,730)	33,326		33,326
Total Special Revenue Funds	**$ 110,634,064**	**$ 181,950,902**	**$ 2,842,603**	**$ (213,646,305)**	**$ (10,945,172)**	**$ 70,836,092**	**$ 2,753,082**	**$ 73,589,174**
Debt Service Funds:								
580 General Debt Service	$ 9,447	$ 1,125,300	$ 2,869,050	$ (3,994,350)	$ -	$ 9,447	$ -	$ 9,447
Total Debt Service Funds	**$ 9,447**	**$ 1,125,300**	**$ 2,869,050**	**$ (3,994,350)**	**$ -**	**$ 9,447**	**$ -**	**$ 9,447**
Capital Project Funds:								
601 Capital Reinvestment	$ 42,938,501	$ 10,300,984	$ 7,438,635	$ (60,330,597)	$ (1,000,000)	$ (652,477)	$ 1,661,267	$ 1,008,790
602 Capital Improvements	7,677,865	5,407,007	13,903,875	(26,681,788)	(306,959)	0	927	927
603 Future Capital Projects	19,426,013	0	0	(344,883)	(151,420)	18,929,710	(14,076,773)	4,852,937
604 Capital Project -TUT	0	0	0	0	0	0	5,150,000	5,150,000
620 San Sevaine Flood Control	2,600,304	805,800	0	(9,049)	(8,320)	3,388,735	-	3,388,735
621 Upper Etiwanda Flood Control	47,845	0	0	0	0	47,845		47,845
622 Storm Drain	22,471,309	3,555,000	0	(12,047,490)	(98,460)	13,880,359	-	13,880,359
623 Sewer Expansion	1,539,860	2,500,000	0	(2,910,621)	(19,280)	1,109,959		1,109,959
630 Circulation Mitigation	23,516,714	4,651,000	0	(14,461,901)	(73,880)	13,631,933	4,076,773	17,708,706
631 Fire Assessment	742,012	260,000	0	(423,922)	(281,570)	296,520	-	296,520
632 General Government	13,554,511	430,000	0	(12,068,888)	0	1,915,623	-	1,915,623
633 Landscape Medians	2,552,973	650,000	0	(2,343,210)	(11,720)	848,043	482,741	1,330,784
634 Library Capital Improvement	1,370,483	200,000	0	0	(6,440)	1,564,043	-	1,564,043
635 Parks Development	16,609,232	2,100,000	0	(9,257,277)	(123,970)	9,327,985	166,366	9,494,351
636 Police Capital Facilities	4,179,598	400,000	0	(461,285)	(38,880)	4,079,433	-	4,079,433
637 Underground Utilities	851,587	0	0	0	0	851,587		851,587

Other Funds - Unreserved Fund Balances

Fiscal Year 2024/2025

		Unaudited Fund Balance July 1, 2024	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2025
			Revenues	Transfers In	Expenditures	Transfers Out	Available		
Capital Project Funds:									
653	CFD #7 Club Estates	$ 5,573	$ -	$ -	$ -	$ -	$ 5,573	$ (5,573)	$ -
654	CFD #11 Heritage West	905	0	0	0	0	905	$ (905)	0
655	CFD #12 Sierra Lakes	8,153	0	0	0	0	8,153	$ (8,153)	0
658	CFD #31	7,491	0	0	0	0	7,491	$ (1,439)	6,052
659	CFD #70 Avellino	1,197	0	0	0	0	1,197	$ (399)	798
660	CFD #71 Sierra Crest	2,686	0	0	0	0	2,686		2,686
661	CFD #80 Bella Strada	11,501	0	0	0	0	11,501		11,501
663	CFD #74B Citrus/Summit	184,859	0	0	0	0	184,859		184,859
664	CFD #86 Etiwanda Ridge	975,717	0	0	0	0	975,717		975,717
665	CFD #85 The Meadows	5,904	0	0	0	0	5,904		5,904
666	CFD #88 Sierra Crest II	98,635	0	0	0	0	98,635		98,635
667	CFD #89 Belrose	91,566	0	0	0	0	91,566		91,566
668	CFD #90 Summit @ Rosena Ph I	10,600,446	0	0	0	(19,680)	10,580,766		10,580,766
669	CFD #95 Summit @ Rosena II	5,938,090	0	0	0	(80,498)	5,857,592		5,857,592
670	CFD #87 El Paseo	972,593	0	0	0	(97,130)	875,463		875,463
671	CFD #106 Mountain View	100,406	0	0	0	(75,070)	25,336		25,336
672	CFD #99 The Retreat	3,358,852	0	0	0	(28,300)	3,330,552	(3,299,494)	31,058
673	CFD #100 Victoria	3,863,529	0	0	0	(7,772)	3,855,757		3,855,757
674	CFD #111 Monterado	7,186,664		0	(14,600)	(1,910,560)	5,261,504		5,261,504
675	CFD#107 Highland	0	3,653,668	0	(275,456)	(671,660)	2,706,552		2,706,552
676	CFD#109 Narra Hills	0	37,059,417	0	(20,080,986)	(5,455,660)	11,522,771	(2,930,703)	8,592,068
677	CFD #112 The Gardens Phase One	0	30,989,616	0	(1,593,227)	(553,645)	28,842,744	(35,500)	28,807,244
	Total Capital Project Funds	**$ 196,525,584**	**$ 102,962,492**	**$ 21,342,510**	**$ (163,305,180)**	**$ (11,020,874)**	**$ 146,504,532**	**$ (8,820,865)**	**$ 137,683,667**
Enterprise Funds:									
701	Sewer Maintenance & Operations	$ 10,913,811	$ 31,165,000	$ -	$ (28,341,298)	$ (2,266,640)	$ 11,470,873	$ -	$ 11,470,873
702	Sewer Capital Projects	2,812,692	300,000	0	(370,014)	(155,350)	2,587,328	-	2,587,328
703	Sewer Replacement	8,260,896	1,000,000	146,210	(8,567,569)	(107,170)	732,367		732,367
710	Water Utility	854,085	0	0	0	0	854,085		854,085
720	Stage Red	1,258,953	150,000	1,000,000	(1,350,200)	0	1,058,753	(1,000,000)	58,753
	Total Enterprise Funds	**$ 24,100,437**	**$ 32,615,000**	**$ 1,146,210**	**$ (38,629,081)**	**$ (2,529,160)**	**$ 16,703,406**	**$ (1,000,000)**	**$ 15,703,406**
Internal Service Fund:									
751	FLEET OPERATIONS	$ 19,109,563	$ 8,586,855	$ 2,500,001	$ (14,671,292)	$ -	$ 15,525,127	$ (66)	$ 15,525,061
	Total Internal Service Funds	**$ 19,109,563**	**$ 8,586,855**	**$ 2,500,001**	**$ (14,671,292)**	**$ -**	**$ 15,525,127**	**$ (66)**	**$ 15,525,061**
	TOTAL ALL FUNDS	**$ 365,211,313**	**$ 343,815,776**	**$ 57,194,796**	**$ (473,961,070)**	**$ (30,265,403)**	**$ 261,995,412**	**$ 2,932,151**	**$ 264,927,563**

General Fund - Recommended Adjustments

Fiscal Year 2024/2025

Fund	Organization Project #	Dept	Organization/Project Description	Object	Object Description	Appropriations	Revenues	Transfers In	Transfers Out	FB Impact	Reason
101 General Fund						1,022,200	10,322,200	-	5,150,000	4,150,000	
Revenue Adjustments											
	10128000	FN	Management Services	5062	Transaction Use Tax		10,300,000			10,300,000	Increase revenues for FY24-25 Transactional Use Tax (TUT) Forecast
Offsetting Adjustments											
	10130100	DS	DS Adm-Admin & Finance	6450	Miscellaneous Income		22,200			22,200	Increase revenues and appropriations for IEUA Water Connection fee
	10130100	DS	DS Adm-Admin & Finance	8010	Departmental Expense	22,200				(22,200)	compensation
New Requests (One-Time)											
	10128000	FN	Management Services	8790	Operating Transfer Out				5,150,000	(5,150,000)	Xfer to Fund #604 for forecasted TUT revenues
	10128200	FN	Accounting	8090	Managed Savings	1,000,000				(1,000,000)	Increase appropriations for FY25-26 One-Time request funding

Other Funds - Recommended Adjustments

Fiscal Year 2024/2025

Fund	Organization Project #	Dept	Organization/Project Description	Object	Object Description	Appropriations	Revenues	Transfers In	Transfers Out	FB Impact	Reason
104 Office of Emergency Svcs						-	-	-	-	-	
	10420010	AS	Office of Emergency Svcs	6835	Contribution From FFD		(22,414)			(22,414)	} Decrease contribution for Red Cross receipts to date
	20000002-104-A	AS	Line Fire 2024	6480	Miscellaneous Reimb		22,414			22,414	}
106 Self-Insurance						-	-	10,000,000	-	10,000,000	
	10615001	HR	Workers' Compensation	6900	Operating Transfers In			10,000,000		10,000,000	Xfer from Fund #603 for workers compensation & risk liability reserves
241 Air Quality Mgmt Dist						(22,081)	-	-	-	22,081	
	37304338-241-A	PW&E	EV Charging Station (EE)	8331	Construction Contingency	(22,081)				22,081	Project complete, return remaining funds to FB
246 Measure I 2010-2040 Local						(379,681)	-	-	-	379,681	
	37500012-246-A	PW&E	Local Roadway Safety Plan	8113	Design/Architect Service	(717)				717	Project complete, return remaining funds to FB
	37600048-246-A	PW&E	Randall Ave Improvements	Various	Operating Accounts	(21,951)				21,951	Project complete, return remaining funds to FB
	37603341-246-A	PW&E	Cherry/Live Oak Traffic Signal Mod	Various	Operating Accounts	(86,116)				86,116	Project complete, return remaining funds to FB
	37603355-246-A	PW&E	Citrus/Ceres Traffic Signal	Various	Operating Accounts	(63,218)				63,218	Project complete, return remaining funds to FB
	37603382-246-A	PW&E	Mango/So Highland TS	Various	Personnel Accounts	(3,260)				3,260	} Project complete, return remaining funds to FB
	37603382-246-A	PW&E	Mango/So Highland TS	Various	Operating Accounts	(113,316)				113,316	}
	37603384-246-A	PW&E	FS 78 Citrus/Chase TS	Various	Operating Accounts	(91,103)				91,103	Project complete, return remaining funds to FB
281 Gas Tax (State)						1,878	-	-	-	(1,878)	
	37600056-281-A	PW&E	Village of Heritage Pavement Rehab	8329	Other Construction	1,878				(1,878)	Move appropriation to alternative project fund
282 Solid Waste Mitigation						(5,098)	-	-	-	5,098	
	37600055-282-A	PW&E	Southridge Pave Rehab -Jur: Hem-Sie	Various	Operating Accounts	(6,032)				6,032	Project complete, return remaining funds to FB
	37600065-282-A	PW&E	Pave Rehab (Sierra: SB to Valley)	8329	Other Construction	934				(934)	Move appropriation to alternative project fund
283 Road Maintenance & Rehab						(151,645)	2,190,000	-	-	2,341,645	
	37600055-283-A	PW&E	Southridge Pave Rehab -Jur: Hem-Sie	Various	Operating Accounts	(151,645)				151,645	Project complete, return remaining funds to FB
	37604130-283-H	PW&E	Pavement Rehabilitation - RMRA	5364	Gasoline Tax RMRA		2,190,000			2,190,000	Increase revenues for receipts to date
301 Grants						(6,455)	-	-	-	6,455	
	37500012-301-A	PW&E	Local Roadway Safety Plan	8113	Design/Architect Service	(6,455)				6,455	Project complete, return remaining funds to FB
362 CDBG						16,197	16,197	-	-	-	
	30200006-363-A	DS	Home Project TBD	5338	Program Income		16,197			16,197	} Increase revenues and appropriations for program income spent
	30200006-363-A	DS	Home Project TBD	8329	Other Construction	16,197				(16,197)	}
363 HOME						3,984	3,984	-	-	-	
	03020004-363-A	DS	HOME-ARP TBD	5328	CDBG Grant Reimbursement		3,984			3,984	} Increase revenues and appropriations for HOME-ARP grant increase
	03020004-363-A	DS	HOME-ARP TBD	Various	Operating Accounts	3,984				(3,984)	}

Other Funds - Recommended Adjustments

Fiscal Year 2024/2025

Fund	Organization Project #	Dept	Organization/Project Description	Object	Object Description	Appropriations	Revenues	Transfers In	Transfers Out	FB Impact	Reason
601 Capital Reinvestment						(659,056)	2,211	-	(1,000,000)	1,661,267	
	60130000	DS	Special Projects	8790	Operating Transfer Out				(1,000,000)	1,000,000	Reverse FY24-25 Q3 Xfer to Fund #720
	28001008-601-A	FN	Miscellaneous Project	6480	Miscellaneous Reimb		2,211			2,211	Increase revenues for property tax refund
	37600013-601-A	PW&E	Pave Rehab (Rose Ave)	8112	Engineering Services	(33,827)				33,827	Project complete, return remaining funds to FB
	37600020-601-A	PW&E	Jurupa Ave. Landscape Median	Various	Operating Accounts	(149,417)				149,417	Project complete, return remaining funds to FB
	37600048-601-A	PW&E	Randall Ave Improvements	8329	Other Construction	(346,578)				346,578	Project complete, return remaining funds to FB
	37600061-601-A	PW&E	Southridge Pavement Rehab (Grid 53)	Various	Operating Accounts	(126,422)				126,422	Project complete, return remaining funds to FB
	37600056-601-A	PW&E	Village of Heritage Pavement Rehab	8329	Other Construction	(1,878)				1,878	Move appropriation to project Fund #281
	37600065-601-A	PW&E	Pave Rehab (Sierra: SB to Valley)	8329	Other Construction	(934)				934	Move appropriation to project Fund #282
602 Capital Improvement						(927)	-	-	-	927	
	37304338-602-A	PW&E	EV Charging Station (EE)	8330	Construction Contracts	(927)				927	Project complete, return remaining funds to FB
603 Future Capital Projects						-	-	-	14,076,773	(14,076,773)	
	60328100	FN	Project Advances Admin	8790	Operating Transfer Out				10,000,000	(10,000,000)	Xfer to Fund #106 for workers compensation reserves
	60328100	FN	Project Advances Admin	8790	Operating Transfer Out				4,076,773	(4,076,773)	Xfer to Fund #630 to remove advance obligation
604 Capital Project -TUT						-	-	5,150,000	-	5,150,000	
	60437000	PW&E	PW Admin - TUT	6900	Operating Transfers In			5,150,000		5,150,000	Xfer from GF #101 for forecasted TUT revenues
620 San Sevaine Flood Control						58,744	-	58,744	-	-	
	62037000	PW&E	San Sevaine Eng Admin	6900	Operating Transfers In			58,744		58,744	} Xfer from Fund #672, 676 and increase appropriations for
	62037000	PW&E	San Sevaine Eng Admin	8097	Reimbursements-Developers	58,744				(58,744)	} developer reimbursement charges
622 Storm Drain						273,368	-	273,368	-	-	
	62237424	PW&E	S/D Master I-10 North	6900	Operating Transfers In			273,368		273,368	} Xfer from Fund #672, 676 and increase appropriations for
	62237424	PW&E	S/D Master I-10 North	8097	Reimbursements-Developers	273,368				(273,368)	} developer reimbursement charges
630 Circulation Mitigation						2,940,227	-	7,017,000	-	4,076,773	
	63028100	FN	Project Advance	6900	Operating Transfers In			4,076,773		4,076,773	Xfer from Fund #603 to remove advance obligation
	63037000	PW&E	Circulation Mitigation	6900	Operating Transfers In			2,940,227		2,940,227	} Xfer from Fund #672, 676 and increase appropriations for
	63037000	PW&E	Circulation Mitigation	8097	Reimbursements-Developers	2,940,227				(2,940,227)	} developer reimbursement charges
631 Fire Assessment						102,396	-	102,396	-	-	
	63134105	PL	Fire Assessment Projects	6900	Operating Transfers In			102,396		102,396	} Xfer from Fund #672, 676 and increase appropriations for
	63134105	PL	Fire Assessment Projects	8097	Reimbursements-Developers	102,396				(102,396)	} developer reimbursement charges
632 General Government						221,490	-	221,490	-	-	
	63234105	PL	Public Fac DIF-CDA/PLN	6900	Operating Transfers In			221,490		221,490	} Xfer from Fund #672, 676 and increase appropriations for
	63234105	PL	Public Fac DIF-CDA/PLN	8097	Reimbursements-Developers	221,490				(221,490)	} developer reimbursement charges
633 Landscape Medians						(332,288)	-	150,453	-	482,741	
	63337000	PW&E	Landscape Medians	6900	Operating Transfers In			150,453		150,453	} Xfer from Fund #672, 676 and increase appropriations for
	63337000	PW&E	Landscape Medians	8097	Reimbursements-Developers	150,453				(150,453)	} developer reimbursement charges
	37600020-633-A	PW&E	Jurupa Ave. Landscape Median	Various	Operating Accounts	(482,741)				482,741	Project complete, return remaining funds to FB

Other Funds - Recommended Adjustments

Fiscal Year 2024/2025

Fund	Organization Project #	Dept	Organization/Project Description	Object	Object Description	Appropriations	Revenues	Transfers In	Transfers Out	FB Impact	Reason
634 Library Cap Improvement						66,844	-	66,844	-	-	
	63434105	PL	Library DIF-CDS/SP	6900	Operating Transfers In			66,844		66,844	} Xfer from Fund #672, 676 and increase appropriations for developer reimbursement charges
	63434105	PL	Library DIF-CDS/SP	8097	Reimbursements-Developers	66,844				(66,844)	}
635 Parks Development						1,241,680	-	1,408,046	-	166,366	
	63537000	PW&E	Parks Dev Cap Fd-Eng	6900	Operating Transfers In			1,408,046		1,408,046	} Xfer from Fund #672, 676 and increase appropriations for developer reimbursement charges
	63537000	PW&E	Parks Dev Cap Fd-Eng	8097	Reimbursements-Developers	1,408,046				(1,408,046)	}
	37600045-635-A	PW&E	Miller Park Fence		Various Personnel Accounts	(1,834)				1,834	} Project complete, return remaining funds to FB
	37600045-635-A	PW&E	Miller Park Fence		Various Operating Accounts	(164,532)				164,532	}
636 Police Capital Facilities						231,346	-	231,346	-	-	
	63634105	PL	Police Fac DIF-CDA/SP	6900	Operating Transfers In			231,346		231,346	} Xfer from Fund #672, 676 and increase appropriations for developer reimbursement charges
	63634105	PL	Police Fac DIF-CDA/SP	8097	Reimbursements-Developers	231,346				(231,346)	}
653 CFD #7 Club Estates						5,573	-	-	-	(5,573)	
	65337000	PW&E	CFD #7 Club Estates	8720	Bond Defeasance	5,573				(5,573)	Increase appropriations for receipts to date
654 CFD #11 Heritage West						905	-	-	-	(905)	
	65437000	PW&E	CFD #11 Heritage West	8720	Bond Defeasance	905				(905)	Increase appropriations for receipts to date
655 CFD #12 Sierra Lakes						8,153	-	-	-	(8,153)	
	65537000	PW&E	CFD #12 Sierra Lakes	8720	Bond Defeasance	8,153				(8,153)	Increase appropriations for receipts to date
658 CFD #37 Montelago						1,439	-	-	-	(1,439)	
	65837000	PW&E	CFD #37 Montelago	8720	Bond Defeasance	1,439				(1,439)	Increase appropriations for receipts to date
659 CFD #70 Avellino						399	-	-	-	(399)	
	65937000	PW&E	Cap Proj-Avellino CFD #70	8720	Bond Defeasance	399				(399)	Increase appropriations for receipts to date
672 CFD #99 The Retreat						134,861	-	-	3,164,633	(3,299,494)	
	67237000	PW&E	CFD #99 The Retreat	8743	Contribution To FHA	134,861				(134,861)	Contribution to Fund #698 and increase appropriations for developer reimbursement charges
	67237000	PW&E	CFD #99 The Retreat	8790	Operating Transfer Out				3,164,633	(3,164,633)	Xfer to Fund #620,622,630,631,632,633,634,635,636,702 and increase appropriations for developer reimbursement charges
676 CFD#109 Narra Hills						481,811	-	-	2,448,892	(2,930,703)	
	67637000	PW&E	CFD #109 Narra Hills	8721	Costs Of Issuance	98,000				(98,000)	Increase appropriations for trustee cost of issuance
	67637000	PW&E	CFD #109 Narra Hills	8743	Contribution To FHA	383,811				(383,811)	Contribution to Fund #698 and increase appropriations for developer reimbursement charges
	67637000	PW&E	CFD #109 Narra Hills	8790	Operating Transfer Out				2,448,892	(2,448,892)	Xfer to Fund #620,622,630,631,632,633,634,635,636,702 and increase appropriations for developer reimbursement charges
677 CFD #112 The Gardens Phase One						35,500	-	-	-	(35,500)	
	67737000	PW&E	CFD #112 The Gardens Phase I	8721	Costs Of Issuance	35,500				(35,500)	Increase appropriations for trustee cost of issuance
702 Sewer Capital Projects						160,611	-	160,611	-	-	
	70237000	PW&E	Eng Sewer Improvement Ad	6900	Operating Transfers In			160,611		160,611	} Xfer from Fund #672, 676 and increase appropriations for developer reimbursement charges
	70237000	PW&E	Eng Sewer Improvement Ad	8097	Reimbursements-Developers	160,611				(160,611)	}

Other Funds - Recommended Adjustments

Fiscal Year 2024/2025

Fund	Organization Project #	Dept	Organization/Project Description	Object	Object Description	Appropriations	Revenues	Transfers In	Transfers Out	FB Impact	Reason
720 Stage Red						-	-	(1,000,000)	-	(1,000,000)	
	72030104	DS	Stage Red	6900	Operating Transfers In			(1,000,000)		(1,000,000)	Reverse FY24-25 Q3 Xfer from Fund #601
751 Fleet Operations						-	(66)	-	-	(66)	
	75137305	PW&E	Fleet Maintenance	6710	Motorpool Charges		(66)			(66)	Adjust motorpool charges based on O&M expenditures