

RESOLUTION NO. 2025-090

A RESOLUTION OF THE CITY COUNCIL OF FONTANA, CALIFORNIA APPROVING THE PURCHASE OF REAL PROPERTY IDENTIFIED AS APN 1110-161-44-0000 (FORMER APN 1110-161-09-0000) – LOCATED AT 15186 FOOTHILL BOULEVARD – FROM ALDEA FONTANA FOOTHILL, LLC

WHEREAS, the property located at 15186 Foothill Boulevard (the “Property”) was offered for sale; and

WHEREAS, in line with the City of Fontana’s plan to promote economic development by construction of high-quality multi-family housing which also serves to address the affordability needs of this community and to promote affordable housing by acquisition, substantial rehabilitation, and professional management of selected multi-family properties as a vehicle to reduce crime and code enforcement activity and to address the affordability needs of this community; and

WHEREAS, the City and Seller have prepared a purchase and sale agreement, whereby the City will purchase the Property for Twenty-Six Million Six Hundred Thirty-Five Thousand U.S. Dollars (\$26,635,000.00).

NOW, THEREFORE, THE CITY DOES HEREBY RESOLVE AND FIND AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated herein to this Resolution by this reference.

Section 2. CEQA Compliance. The City Council finds that approval of the Purchase and Sale Agreement is not subject to the requirements of California Environmental Quality Act (“CEQA”), as it is not a “project” within the meaning of Section 15378 of Title 14 of the California Code of Regulations (“State CEQA Guidelines”) because it has no potential for resulting in direct or indirect physical change in the environment. This action is also exempt under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment. This resolution shall take effect immediately.

Section 3. Approval of the Purchase of Property. The City hereby approves the purchase of the Property from Aldea Fontana Foothill, LLC in the amount of Twenty-Six Million Six Hundred Thirty-Five Thousand U.S. Dollars (\$26,635,000.00).

Section 4. Implementation. The City Manager or designee is hereby authorized to sign and enter into the agreement for the purchase of the Property on behalf of the City and to take any other actions reasonably necessary to implement its terms.

Section 5. 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, and to this end the provisions of this Resolution are severable.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption by the City Council and the City Clerk shall certify the vote adopting this resolution.

APPROVED AND ADOPTED this 9th day of September, 2025.

READ AND APPROVED AS TO LEGAL FORM:

City Attorney

I, Germaine Key, City Clerk of the City of Fontana, California, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the City Council at a regular meeting of said City Council 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