

RESOLUTION NO. PFA 2025-001

RESOLUTION OF THE FONTANA PUBLIC FINANCING AUTHORITY OF THE CITY OF FONTANA, CALIFORNIA, APPROVING, PURSUANT TO THE CERTIFIED SOUTHRIDGE VILLAGE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT NO. 81-3 (SCH NO. 81052210) AND ADOPTED ADDENDUM, THE CONVEYANCE OF THAT CERTAIN REAL PROPERTY LOCATED AT LIVE OAK AVENUE WEST OF OLD LIVE OAK AVENUE, IN THE CITY OF FONTANA, TO THE CITY OF FONTANA

WHEREAS, in December 1981, the Fontana City Council (“City Council”) certified the Southridge Village Specific Plan Environmental Impact Report No. 81-3 (SCH No. 81052210) (“Southridge EIR”) and, 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 CEQA Guidelines on July 25, 2023, the City Council adopted an Addendum to the Southridge EIR; and

WHEREAS, on July 25, 2023, the City Council adopted Resolution Number 2023-085, attached hereto as Exhibit A and incorporated herein, approving general and specific plan amendments, a tentative parcel map, tentative tract maps, a design review, and an administrative site plan for the Southridge Project; and

WHEREAS, Resolution Number 2023-085 included a condition of approval that required an improved right-of-way be dedicated to the City of Fontana (“City”) based on the new configuration of Old Live Oak Avenue which traverses the northwest corner of Southridge Park; and

WHEREAS, the Fontana Public Financing Authority (“FPFA”) owns that certain real property situated in the City of Fontana, as more particularly described on Exhibit B, and incorporated herein by this reference (“Property”), and a portion of such Property is subject to the condition of approval for an improved right-of-way as mandated in Resolution 2023-085; and

WHEREAS, the FPFA desires to grant the Property to the City in fee simple as indicated by the grant deed, that is attached hereto as Exhibit C and incorporated herein by this reference, for the purpose of facilitating the expedited construction of the improved right-of-way on the Property (“Proposed Project”).

NOW, THEREFORE, BE IT RESOLVED by the FPFA of the City of Fontana, California, as follows:

Section 1. Recitals. The above recitals are true, correct and by this reference incorporated herein.

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the Fontana Public Financing Authority has reviewed and considered the Southridge Village Specific Plan FEIR and adopted Addendum, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The Fontana Public Financing Authority finds that the adopted Addendum and Southridge Village Specific Plan FEIR contain a complete and accurate reporting of all of the environmental impacts associated with the Proposed Project.

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 Southridge Village Specific Plan FEIR, the adopted Addendum, and all related information presented to the Fontana Public Financing Authority, the Commission finds, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA, that the adopted Addendum to the Southridge Village Specific Plan FEIR is the appropriate document for the Proposed Project. The Fontana Public Financing Authority further finds that the preparation of a subsequent or supplemental EIR is not required for the Proposed Project.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Southridge Village Specific Plan FEIR and all written and oral evidence presented to the Fontana Public Financing Authority, the Authority finds that all environmental impacts of the Proposed Project have been addressed within the Southridge Village Specific Plan FEIR and the Addendum, that no new or additional mitigation measures or alternatives are required, and that there is no substantial evidence in the administrative record that the Proposed Project may result in any significant environmental impacts beyond those analyzed in the Southridge Village Specific Plan FEIR. The Fontana Public Financing Authority finds that the adopted Addendum and Southridge Village Specific Plan FEIR 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 Fontana Public Financing Authority.

Section 5. Approvals. The FPPFA hereby approves the conveyance of fee simple for the Property to the City as indicated by grant deed that is attached hereto as Exhibit C and directs staff to file a Notice of Determination.

Section 6. Effective Date. This Resolution shall become effective immediately.

Section 7. 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. The City Council declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 8. Certification. The City Clerk shall certify to the adoption of this Resolution.

Section 9. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Resolution is based are located at the City Clerk's office located at 8353 Sierra Avenue, Fontana, CA 92335. The custodian of records is the City Clerk.

APPROVED AND ADOPTED this 22nd day of April, 2025.

READ AND APPROVED AS TO LEGAL FORM:

Agency Attorney

I, Germaine Key, Agency Secretary of the Fontana Public Financing Authority, do hereby certify that the foregoing Resolution is the actual resolution that was duly and regularly adopted by Fontana Public Financing Authority at a regular meeting on the 22nd day of April, 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Agency Secretary
Fontana Public Financing Authority

Chairperson
Fontana Public Financing Authority

ATTEST:

Agency Secretary