

RESOLUTION NO. 6856

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UPLAND, CALIFORNIA APPROVING AN UPDATE TO THE PUBLIC FACILITIES DEVELOPMENT IMPACT FEE SCHEDULE AND AMENDING THE CITY'S FEE SCHEDULE

**WHEREAS**, on September 26, 2006, the City Council adopted Resolution No. 5792 establishing a schedule of fees and charges for Development Impact Fees (DIF) to be collected at the time of permit issuance; and

**WHEREAS**, the purpose of the DIF is to ensure that new development pays its fair share of the new facilities and infrastructure necessary to accommodate impacts resulting from that new development through 2040; and

**WHEREAS**, the Upland Municipal Code Chapter 15 Section 109.1.1 provides that the amount of the DIF shall be adopted by resolution; and

**WHEREAS**, the Mitigation Fee Act (Government Code sections 66000 – 66025) requires that for a local government to increase the DIF, they must establish that there is a reasonable relationship between the specific amount of the fee imposed as a condition of approval and the cost of the public facility attributable to that project; and

**WHEREAS**, on October 28, 2024, the City Council adopted the DIF Schedule based on the prepared Nexus Study to meet the requirement of the Mitigation Fee Act; and

**WHEREAS**, the City Council approved an annual DIF adjustment based on the California Construction Cost Index (CCCI); and

**WHEREAS**, based upon the CCCI, it is recommended that the DIF Schedule is updated as set forth in Exhibit A; and

**WHEREAS**, a public hearing was duly noticed for the City Council meeting of December 8, 2025, by sending notification to members of the public requesting such notification, publishing the notice in the Inland Valley Daily Bulletin, and posting it on the City's website on November 20, 2025.

**NOW, THEREFORE**, the Upland City Council hereby finds, determines and resolves, as follows:

**Section 1.** All of the above recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The DIF Schedule, attached hereto as Exhibit A, is hereby adopted.

**Section 3.** The DIF Schedule shall be updated on an annual basis based on the CCCI and the change in the index will be evaluated on a September-to-September basis.

**Section 4.** This Resolution shall prevail over any existing resolution in the event of a conflict.

**Section 5.** Compliance with California Environmental Quality Act. The City Council finds that this Resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, if the activity is deemed a project this City Council finds that this Resolution is exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

**Section 6.** Severability. If any section, subsection, subdivision, sentence, or clause or phrase in this Resolution or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

**Section 7.** Certification. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

**Section 8.** The fees adopted by this Resolution shall become effective on March 1, 2026.

**PASSED, APPROVED AND ADOPTED** this 8th day of December, 2025.

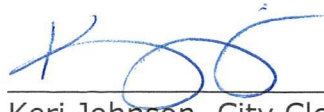


Bill Velto, Mayor

I, Keri Johnson, City Clerk of the City of Upland, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council held on the 8th day of December, 2025, by the following vote:

AYES: Mayor Velto, Councilmembers Maust, Breitling, Zuniga  
NOES: None  
ABSENT: Councilmember Garcia  
ABSTAINED: None

ATTEST:



Keri Johnson, City Clerk

**Exhibit A  
Development Impact Fees**

Effective March 1, 2026

Land Use	Residential per Square Foot		Non-Residential per 1,000 Square Foot		
	Single Family	Multi-Family	Commercial	Office	Industrial
General Facilities	\$0.82	\$0.82	\$1,370	\$2,123	\$702
Police	\$0.45	\$0.45	\$757	\$1,174	\$389
Parks	\$5.04	\$5.04	N/A	N/A	N/A
Transportation	\$0.07	\$0.07	\$519	\$311	\$93
Water	\$0.91	\$0.91	\$458	\$642	\$366
Sewer	\$0.05	\$0.05	\$28	\$28	\$28
Storm Drain	\$0.95	\$0.95	\$1,112	\$1,053	\$994