



CITY OF ONTARIO

Regular City Council/Housing Authority/Ontario Public Financing Authority Meeting APRIL 1, 2025

City Hall

303 East B Street, Ontario, CA 91764

MAYOR PAUL S. LEON • MAYOR PRO TEM ALAN D. WAPNER
COUNCIL MEMBERS JIM W. BOWMAN, DEBRA PORADA AND DAISY MACIAS

CITY CLERK SHEILA MAUTZ • TREASURER JAMES R. MILHISER
CITY MANAGER SCOTT OCHOA • CITY ATTORNEY RUBEN DURAN

WELCOME TO A MEETING OF THE ONTARIO CITY COUNCIL

Teleconference Location
Hampton Inn & Suites Manchester
Common Area/Lobby
8 Hawthorne Dr.
Bedford, NH 03110

All documents for public review are on file with the Records Management/City Clerk's Department located at 303 East B Street, Ontario, CA 91764.

Anyone wishing to speak in person during public comment or on a particular item will be required to fill out a blue slip. Blue slips must be turned in prior to public comment beginning or before an agenda item is taken up. The Clerk will not accept blue slips after that time. To comment by email, submit your comments no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comments to publiccomments@ontarioca.gov. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record.

Speakers will be alerted when they have 1 minute remaining and when their time is up. Speakers are then to return to their seats and no further comments will be permitted.

In accordance with State Law, remarks during public comment are to be limited to subjects within Council's jurisdiction. Remarks on other agenda items will be limited to those items.

Remarks from those seated or standing in the back of the chamber will not be permitted. All those

wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

ACCOMMODATIONS

If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's office at 909-395-2009. Notification of 48 hours prior to the meeting will help the City make reasonable arrangements. Equipment for the hearing impaired is available in the Records Management Office.

ORDER OF BUSINESS

The regular City Council and Housing Authority and Ontario Public Financing Authority meeting begins with Closed Session and Closed Session Comment at 6:00 p.m., Public Comment at 6:30 p.m. immediately followed by the Regular Meeting and Public Hearings. No agenda item will be introduced for consideration after 10:00 p.m. except by majority vote of the City Council.

CALL TO ORDER (OPEN SESSION)

ROLL CALL

Wapner, Bowman, Porada, Macias, Mayor/Chairman Leon

CLOSED SESSION PUBLIC COMMENT

The Closed Session Public Comment portion of the Council/Housing Authority meeting is limited to matters appearing on the Closed Session. Additional opportunities for further Public Comment will be given during and at the end of the meeting.

CLOSED SESSION

GC 54956.9 (e)(5), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION:
Significant exposure to litigation; a copy of the documented threat is available in the office of the City Clerk.

ATTACHMENT: [20250401 Closed Session](#)

PLEDGE OF ALLEGIANCE

Council Member Macias

INVOCATION

Dr. Esquiel Salazar, Montecito Baptist Church

REPORT ON CLOSED SESSION

City Attorney

PUBLIC COMMENTS

6:30 P.M.

The Public Comment portion of the Council/Housing Authority/Ontario Public Financing Authority meeting is limited to 30 minutes. An opportunity for further Public Comment may be given at the end of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests.

To comment by email, submit your comments by email no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comment to publiccomments@ontarioca.gov. All Comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and entered into the record. As previously noted -- if you wish to address the Council, fill out one of the blue slips at the rear of the chambers and give it to the City Clerk.

AGENDA REVIEW/ANNOUNCEMENTS

The City Manager will go over all updated materials and correspondence received after the Agenda was distributed to ensure Council Members have received them. He will also make any necessary recommendations regarding Agenda modifications or announcements regarding Agenda items to be considered.

INFORMATION RELATIVE TO POSSIBLE CONFLICT OF INTEREST

Agenda item contractors, subcontractors and agents may require member abstentions due to conflict of interests and financial interests. Council Member abstentions shall be stated under this item for recordation on the appropriate item.

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 a separate vote.

1. APPROVAL OF MINUTES

Minutes for the regular meetings of the City Council and Housing Authority of March 4, 2025 and approving same as on file in the Records Management Department.

ATTACHMENT: [20250304 Meeting Minutes \(Not Official Until Approved\)](#)

2. BILLS & PAYROLL

Bills February 28, 2025 through March 13, 2025, and Payroll February 9, 2025 through February 22, 2025.

3. CITY COUNCIL APPOINTMENTS

That the City Council approve the City Council Appointment list as presented.

ATTACHMENT: [2025 Council Appointments](#)

4. A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20557 GENERALLY LOCATED ON FERN AVENUE BETWEEN FRANCIS STREET AND PHILADELPHIA STREET

That the City Council adopt a Resolution approving an Improvement Agreement, Improvement Security and Final Tract Map No. 20557, generally located on Fern Avenue between Francis Street and Philadelphia Street.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20557 GENERALLY LOCATED ON FERN AVENUE BETWEEN FRANCIS STREET AND PHILADELPHIA STREET.

ATTACHMENT: [20250401 TM-20557^01 EXH A.pdf](#)

ATTACHMENT: [20250401 TM-20557 02^RESO^RM](#)

ATTACHMENT: [20250401 TM-20557^03 SIA.pdf](#)

5. THE 2024 GENERAL PLAN ANNUAL PROGRESS REPORT AND 2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT, FILE NO. PADV24-001

That the City Council adopt a Resolution authorizing Staff to transmit the 2024 General Plan Annual Progress Report, which includes the 2024 Housing Element Annual Progress Report, to the California Department of Housing and Community Development and Governor's Office of Planning and Research.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE 2024 GENERAL PLAN ANNUAL PROGRESS REPORT (FILE NO. PADV25-001), WHICH INCLUDES THE HOUSING ELEMENT ANNUAL PROGRESS REPORT, AND AUTHORIZING STAFF TO SUBMIT THE REPORTS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH.

ATTACHMENT: [20250401 PADV25-001 2024 GP HE APR 01^RESO^RM](#)

ATTACHMENT: [20250401 PADV25-001 2024 GP HE PR^02 AGPR.pdf](#)

6. ACCEPT WRITTEN PETITIONS TO CREATE A COMMUNITY FACILITIES DISTRICT; ADOPT A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 75 (SPRINGHILL) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES; AND ADOPT A RESOLUTION DECLARING IT NECESSARY TO INCUR BONDED INDEBTEDNESS

That the City Council consider and:

- A. Accept written petitions (on file with the Records Management Department) from Lennar Homes of California, LLC and AG EHC II (LEN) CA 3, L.P. ("Landowners"), to create a Community Facilities District ("CFD") and to waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982;
- B. Adopt a Resolution of Intention to establish City of Ontario Community Facilities District No. 75 (Springhill), authorize the associated levy of special taxes therein; and set a public hearing for the formation of the CFD as part of the regularly scheduled City Council meeting on Tuesday, May 20, 2025; and
- C. Adopt a Resolution Declaring it Necessary for the City of Ontario Facilities District No. 75 (Springhill) to Incur Bonded Indebtedness.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT PROPOSED TO BE NAMED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 75 (SPRINGHILL) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING IT NECESSARY FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 75 (SPRINGHILL) TO INCUR BONDED INDEBTEDNESS.

ATTACHMENT: [CFD No. 75 Springhill Intent to Establish 01^RESO^RM](#)

ATTACHMENT: [CFD No.75 \(Springhill\)^01A EXH A, Boundary Map.pdf](#)

ATTACHMENT: [CFD No. 75 \(Springhill\)^01B EXH C, RMA.pdf](#)

ATTACHMENT: [CFD No.75 Springhill Incur Bonded Indebtedness 02^RESO^RM](#)

7. A PROFESSIONAL SERVICES AGREEMENT FOR HOMELESS SERVICES BETWEEN THE CITY OF ONTARIO AND SYMBA CENTER AT THE ONTARIO WELLNESS CENTER

That the City Council take the following actions:

- A. Approve a Professional Services Agreement with Symba Center, a non-profit corporation of Victorville, California, for the provision of homeless services at 1522 West Mission Boulevard for a total not-to-exceed amount of \$2,307,000; and
- B. Authorize the City Manager or his designee to execute the Agreement and take all actions necessary to implement them.

ATTACHMENT: [Professional Services Agreement - City of Ontario and Symba Center 20250401.pdf](#)

8. **AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (FILE NO. PDA22-004) BETWEEN THE CITY OF ONTARIO AND ROSEVILLE INVESTMENTS, LLC AND AMERICAN SUPERIOR LAND, LLC.**

That the City Council adopt an Ordinance approving a Development Agreement (File No. PDA22-004) between the City of Ontario and Roseville Investments, LLC and American Superior Land, LLC.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FILE NO. PDA22-004, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND, ROSEVILLE INVESTMENTS, LLC AND AMERICAN SUPERIOR LAND, LLC, TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH TENTATIVE TRACT MAP 20526 (FILE NO. PMTT22-012), LOCATED AT THE SOUTHEAST CORNER OF HAVEN AVENUE AND RIVERSIDE DRIVE, WITHIN PLANNING AREAS 1A, 1B, AND 1C OF THE RICH-HAVEN SPECIFIC PLAN (FILE NO. PSP05-004). (APNS: 0218-161-11, 0218-161-04, 0218-161-05, AND 0218-161-10).

ATTACHMENT: [File No. PDA22-004_Richland Developers Inc.^01 EXH A&B.pdf](#)

ATTACHMENT: [File No. PDA22-004 Richland Developers Inc. 02^ORD^RM](#)

ATTACHMENT: [File No. PDA22-004_Richland Developers Inc.03^DEV^AGR.docx](#)

9. **AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH UBICQUIA, INC. FOR SMART CITY STREETLIGHT CONTROL SYSTEM SERVICES**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 1 to the Maintenance Services Agreement with Ubicquia Inc., of Fort Lauderdale, Florida, for Smart City Streetlight Control System Services in the amount of \$41,250 for a total not-to-exceed contract amount of \$511,250.

ATTACHMENT: [Amendment No.1 To Quote Q-05211.pdf](#)

10. **AUTHORIZE THE PURCHASE AND INSTALLATION OF FURNITURE WITH INFO-COM BUSINESS PRODUCTS FOR THE WELLNESS CAMPUS ACCESS CENTER**

That the City Council take the following actions:

- A. Authorize a cooperative purchase agreement for D&C24-011 Wellness Access Center with Margaret C. Pett, Inc. DBA Info-Com Business Products (Info-Com), of Altadena, California, for the purchase and installation of furniture in the amount of \$513,007 plus a 10% contingency of \$51,300 for a total not-to-exceed contract amount of \$564,307, consistent with the terms and conditions of the Interlocal Purchasing System Contract Number 230301; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but is not limited to agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction related activities.

ATTACHMENT: [Goods and Services Agreement - Info-Com.pdf](#)

11. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH COMMUNICATIONS & MEDIA MANAGEMENT CONSULTANTS, INC. FOR CITYWIDE MARKETING, COMMUNICATIONS, MITIGATION AND PUBLIC RELATIONS CONSULTING SERVICES](#)

That the City Council approve and authorize the City Manager, or his designee, to execute Amendment No. 2 to the Professional Services Agreement with Communications & Media Management Consultants, Inc. (CMMC), of Santa Clarita, California, for the provision of citywide marketing, communications, mitigation, and public relations consulting services, in the amount of \$180,000, for a total not-to-exceed contract amount of \$370,000, and to extend the term to December 15, 2026.

ATTACHMENT: [CMMC - Amendment No. 2.doc](#)

12. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH THE 20/20 NETWORK FOR COMMUNICATIONS CONSULTING](#)

That the City Council approve and authorize the City Manager, or his designee, to execute Amendment No. 2 to the Professional Services Agreement with The 20/20 Network, of Upland, California, for communications consulting, in the amount of \$60,000, for a total not-to-exceed contract amount of \$292,000, and to extend the term to June 30, 2026.

ATTACHMENT: [Lambert - Amendment No. 2.doc](#)

13. [A RESOLUTION APPROVING THE UPDATE OF THE SEWER SYSTEM MANAGEMENT PLAN](#)

That the City Council adopt a Resolution approving the update of the Sewer System Management Plan (SSMP).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE UPDATE OF THE SEWER SYSTEM MANAGEMENT PLAN (SSMP).

ATTACHMENT: [20250401 Sewer System Management Plan Reso 01^RESO^RM](#)

ATTACHMENT: [20250401 SSMP Report.pdf](#)

14. [AN ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA24-004, REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS](#)

That the City Council adopt an Ordinance upholding the recommendation of the Planning Commission approving the Development Code Amendment (File No. PDCA24-004), pursuant to the facts and reasons contained in the staff report and Ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA24-004, AMENDING DIVISION 5.03 & SUPPLEMENTAL LAND USE REGULATIONS, SECTION 5.03.010 OF THE CITY'S DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN THE CITY, AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17, AND MAKING FINDINGS IN SUPPORT THEREOF.

ATTACHMENT: [20250401 File No PDCA24-004 ADU Update 02^ORD^RM](#)

- ATTACHMENT:** [20250318 File No PDCA24-004 ADU Update ^03 ORD-Attachment A.docx](#)
- ATTACHMENT:** [20250318 File No PDCA24-004 ADU Update ^04 Dev Code Text 5.03.010 - rev.pdf](#)

15. AN ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA24-001, TO IMPLEMENT OBJECTIVE DEVELOPMENT AND DESIGN STANDARDS

That the City Council adopt an Ordinance approving File No. PDCA24-001, a Development Code Amendment, amending the reference document section of the City's Development Code, to implement Objective Development and Design Standards for multiple-family and mixed-use residential development.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO PDCA24-001, A DEVELOPMENT CODE AMENDMENT AMENDING THE REFERENCE DOCUMENT SECTION OF THE CITY'S DEVELOPMENT CODE, TO IMPLEMENT OBJECTIVE DEVELOPMENT AND DESIGN STANDARDS FOR MULTIPLE-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT AND MAKING FINDINGS IN SUPPORT THEREOF.

ATTACHMENT: [20240401 File No. PDCA24-001 ODDS DCA 02^ORD^RM](#)

ATTACHMENT: [20250318 PDCA24-001 ODDS DCA^03 ATTACH A ODDS & Checklist.pdf](#)

PUBLIC HEARINGS

Pursuant to Government Code Section 65009, if you challenge the City's zoning, planning or any other decision in court, 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 Council at, or prior to the public hearing. Affidavits of posting compliance, for all items below, are on file with the Records Management Department.

16. A PUBLIC HEARING TO CONSIDER A RESOLUTION REGARDING THE FORMATION OF THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 73 (WILDFLOWER ACRES); ADOPTION OF A RESOLUTION DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS; AND INTRODUCTION OF AN ORDINANCE LEVYING SPECIAL TAXES

That the City Council consider and:

- A. Adopt a Resolution of Formation of Community Facilities District No. 73 (Wildflower Acres), proposing that the community facilities district be authorized to levy a special tax and proposing that an appropriations limit of the community facilities district be established;
- B. Adopt a Resolution deeming it necessary for the district to incur bonded indebtedness within Community Facilities District No. 73 (Wildflower Acres);
- C. Adopt a Resolution calling a special election for City of Ontario Community Facilities District No. 73 (Wildflower Acres);

- D. Adopt a Resolution declaring the results of the special election and directing the recording of a Notice of Special Tax Lien;
- E. Introduce and waive further reading of an Ordinance levying special taxes within City of Ontario Community Facilities District No. 73 (Wildflower Acres);
- F. Adopt a Resolution authorizing the execution and delivery of an acquisition and funding agreement with Pulte Home Company, LLC; and
- G. Adopt a Resolution making a declaration of official intent to reimburse facilities expenditures with bond proceeds and related actions.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF FORMATION OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 73 (WILDFLOWER ACRES), PROPOSING THAT THE COMMUNITY FACILITIES DISTRICT BE AUTHORIZED TO LEVY A SPECIAL TAX AND PROPOSING THAT AN APPROPRIATIONS LIMIT OF THE COMMUNITY FACILITIES DISTRICT BE ESTABLISHED.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DEEMING IT NECESSARY FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 73 (WILDFLOWER ACRES) TO INCUR BONDED INDEBTEDNESS.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CALLING SPECIAL ELECTION FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 73 (WILDFLOWER ACRES).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING A SPECIAL TAX WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 73 (WILDFLOWER ACRES).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE EXECUTION AND DELIVERY OF AN ACQUISITION AND FUNDING AGREEMENT WITH PULTE HOME COMPANY, LLC.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, MAKING A DECLARATION OF OFFICIAL INTENT TO REIMBURSE FACILITIES EXPENDITURES WITH BOND PROCEEDS AND RELATED ACTIONS.

ATTACHMENT: [CFD 73 Wildflower Acres Resolution of Formation 01^RESO^RM](#)

ATTACHMENT: [CFD 73 Wildflower Acres^01A^RMA EXH B.pdf](#)

ATTACHMENT: [CFD 73 Wildflower Acres Resolution Deeming Necessity 02^RESO^RM](#)

ATTACHMENT: [CFD 73 Wildflower Acres Resolution Calling Election 03^RESO^RM](#)

ATTACHMENT: [CFD 73 Wildflower Acres Resolution Declaring Election 04^RESO^RM.docx](#)

ATTACHMENT: [CFD 73 Wildflower Acres Ordinance 05^ORD^RM](#)

ATTACHMENT: [CFD 73 Wildflower Acres Authorizing Acquisition Agreement 06^RESO^RM](#)

ATTACHMENT: [CFD 73 Wildflower Acres^07^Notice of Special Tax Lien.pdf](#)

ATTACHMENT: [CFD 73 Wildflower Acres Resolution of Reimbursement 09^RESO^RM.doc](#)

17. [LEASE FINANCING PLAN FOR THE PROPOSED ANIMAL RESOURCE CENTER OF INLAND EMPIRE](#)

That the City Council authorize the City Manager, or his designee, to execute all documents required for the completion of the lease and lease financing within the authorization limits and adopt a Resolution approving:

- A. The financing for the acquisition of real property for the proposed Animal Resource Center of Inland Empire (ARC) for a period of ten (10) years; and
- B. The Lease Agreement between the City of Ontario and the Public Finance Authority; and
- C. The Site and Facility Lease between the City of Ontario and Public Finance Authority; and
- D. The Sub-Lease between the City of Ontario and ARC.

That the Public Finance Authority adopt a Resolution approving:

- A. The financing for the acquisition of real property for the proposed ARC site for a period of ten years; and
- B. The Lease Agreement between the City of Ontario and the Public Finance Authority; and
- C. The Site and Facility Lease between the City of Ontario and Public Finance Authority; and
- D. The Assignment Agreement between the Public Finance Authority and Costello, Investments, LLC; and
- E. The Promissory Note.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING PROCEEDINGS AND AGREEMENTS RELATING TO THE FINANCING OF PUBLIC CAPITAL IMPROVEMENTS FOR PUBLIC PURPOSES, APPROVING PREPARATION AND DELIVERY OF A NOTE BY THE ONTARIO PUBLIC FINANCING AUTHORITY AND AUTHORIZING OFFICIAL ACTIONS.

A RESOLUTION OF THE ONTARIO PUBLIC FINANCING AUTHORITY, OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE PREPARATION OF A LEASE REVENUE NOTE IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$7,100,000 IN CONNECTION WITH THE FINANCING OF PUBLIC CAPITAL IMPROVEMENTS, AUTHORIZING AND DIRECTING EXECUTION OF A SITE AND FACILITIES LEASE, LEASE AGREEMENT, ASSIGNMENT AGREEMENT, NOTE AND AUTHORIZING OFFICIAL ACTIONS AND EXECUTION OF RELATED DOCUMENTS.

ATTACHMENT: [Ontario 2025 Animal Shelter - City Approving Bonds 01^RESO^RM](#)

ATTACHMENT: [Ontario 2025 Animal Shelter - Authority Authorizing Financing 02^RESO^RM](#)

ATTACHMENT: [Ontario 2025 Animal Shelter - Lease Agreement^03.docx](#)

ATTACHMENT: [Ontario 2025 Animal Shelter Acquisition - Site and Facility Lease^04.docx](#)

ATTACHMENT: [Ontario 2025 Animal Shelter - Form of Assignment Agreement^05.docx](#)

ATTACHMENT: [Ontario 2025 Animal Shelter - Form of Note^06.docx](#)

ATTACHMENT: [City of Ontario Sublease Agreement to ARC April 2025.docx](#)

18. A PUBLIC HEARING TO CONSIDER AN ADDENDUM TO THE ONTARIO PLAN 2050 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT; A DEVELOPMENT AGREEMENT (FILE NO. PDA23-005) BETWEEN THE CITY OF ONTARIO AND DIVERSIFIED PACIFIC DEVELOPMENT GROUP, LLC IN CONJUNCTION WITH THE EMPIRE GROVES SPECIFIC PLAN (FILE NO. PSP23-001); AND A DEVELOPMENT PLAN (FILE NO. PDEV23-039)

That the City Council introduce and waive further reading of:

- A. A Resolution approving the use of an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364, certified by the City Council on August 16, 2022);
- B. An Ordinance for a Development Agreement (File No. PDA23-005) between the City of Ontario and Diversified Pacific Development Group, LLC to establish terms and conditions for the associated Development Plan (File No. PDEV23-039);
- C. An Ordinance for the Empire Grove Specific Plan (File No. PSP23-001 to establish the Land Use District, development standards, guidelines, and infrastructure improvements); and
- D. A Resolution approving Development Plan (File No. PDEV23-039) to construct 600,000 SF hotel and commercial building consisting of 600 rooms.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN ADDENDUM TO THE ONTARIO PLAN 2050 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO. PSP23-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDA23-005, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND DIVERSIFIED PACIFIC DEVELOPMENT GROUP, LLC, TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH A DEVELOPMENT PLAN (FILE NO. PDEV23-039), FOR A 10.43 ACRE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF GUASTI ROAD AND HOLT BOULEVARD WITHIN THE PROPOSED PA1 (HOSPITALITY MIXED-USE) DISTRICT OF THE EMPIRE GROVES SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 110-322-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSP23-001, A SPECIFIC PLAN (EMPIRE GROVES) TO ESTABLISH THE LAND USE DISTRICT, DEVELOPMENT STANDARDS, GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE DEVELOPMENT OF UP TO 600,000 SQUARE FEET OF HOSPITALITY AND COMMERCIAL LAND USES ON 10.43-ACRES OF LAND LOCATED ON THE SOUTHEAST CORNER OF GUASTI ROAD AND HOLT BOULEVARD AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 110-322-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV23-039, A DEVELOPMENT PLAN TO CONSTRUCT A 600,000 SQUARE FOOT HOTEL AND COMMERCIAL BUILDING CONSISTING OF 600 ROOMS ON 10.43-ACRES OF LAND LOCATED ON THE SOUTHEAST CORNER OF GUASTI ROAD AND HOLT BOULEVARD WITHIN THE PROPOSED PA1 (HOSPITALITY MIXED-USE) DISTRICT OF THE EMPIRE GROVES SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 110-322-33

- ATTACHMENT:** [20250401 File No. PDA23-005 PSP23-001 EmpireGrovesSP Addendum 01^RESO^RM.docx](#)
- ATTACHMENT:** [20250401 File No. PDA23-005_PSP23-001_EmpireGrovesSP ^02 Attach A Addendum.pdf](#)
- ATTACHMENT:** [20250401 File No. PDA23-005 PSP23-001 EmpireGrovesSP DA 03^ORD^RM](#)
- ATTACHMENT:** [20250401 File No. PDA23-005_PSP23-001_Empire Groves SP^04 DA Final.pdf](#)
- ATTACHMENT:** [20250401 File No. PDA23-005 PSP23-001 EmpireGrovesSP 05^ORD^RM.docx](#)
- ATTACHMENT:** [20250401 File No. PDA23-005_PSP23-001_EmpireGrovesSP ^06 Attach A SP Final.pdf](#)
- ATTACHMENT:** [20240401 File No. PDA23-005 PSP23-001 EmpireGrovesSP PDEV 07^RESO^RM](#)
- ATTACHMENT:** [20250401 File No. PDA23-005_PSP23-001_EmpireGrovesSP ^08 Attach A Planning COAs.pdf](#)
- ATTACHMENT:** [20250401 File No. PDA23-005_PSP23-001_EmpireGrovesSP ^09 Attach A Dept COAs.pdf](#)
- ATTACHMENT:** [20250401 File No. PDA23-005_PSP23-001_PDEV23-039 PC Back-up.pdf](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

Boards & Commissions Appointments

Mayor Leon
Mayor pro Tem Wapner
Council Member Bowman
Council Member Porada
Council Member Macias

ADJOURNMENT
