



CITY OF ONTARIO

Regular City Council/Housing Authority Meeting MARCH 18, 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

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 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(d)(1), CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

City of Ontario, et al. v. Inland Empire Utilities Agency, Orange County Superior Court Case No. 30-2023-01344236-CU-WM-CJC

GC 54956.9(d)(1), CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

City of Ontario, et al. v. Inland Empire Utilities Agency, Los Angeles Superior Court Case No. 24STCP02321

ATTACHMENT: [20250318 Closed Session](#)

PLEDGE OF ALLEGIANCE

Council Member Porada

INVOCATION

Pastor Richard Hernandez, The Church of God

REPORT ON CLOSED SESSION

City Attorney

PUBLIC COMMENTS

6:30 P.M.

The Public Comment portion of the Council/Housing 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 February 18, 2025, and cancelled special meeting/study session of February 20, 2025, and approving same as on file in the Records Management Department.

ATTACHMENT: [20250218 Meeting Minutes \(Not Official Until Approved\)](#)

ATTACHMENT: [20250220 C Minutes \(Not Official Until Approved\).docx](#)

2. **BILLS & PAYROLL**

Bills February 14, 2025 through February 27, 2025, and Payroll January 26, 2025 through February 8, 2025.

3. **A DEVELOPMENT IMPACT FEE CREDIT AGREEMENT (FILE NO. PDIF24-001) BETWEEN THE CITY OF ONTARIO AND AG EHC II (LEN) CA 3, L.P. FOR FACILITY CONSTRUCTION ASSOCIATED WITH TRACT MAP 20536 (FILE NO. PMTT22-021), LOCATED 875 FEET SOUTH OF THE INTERSECTION OF RIVERSIDE DRIVE AND ARCHIBALD AVENUE, WITHIN THE COUNTRYSIDE SPECIFIC PLAN**

That the City Council authorize the City Manager to execute the Development Impact Fee Credit Agreement (File No. PDIF24-001) between the City of Ontario and AG EHC II (LEN) CA 3, L.P., for facility construction associated with Tract Map 20536 (File No. PMTT22-021), located 875 feet south of the intersection of Riverside Drive and Archibald Avenue, within the Countryside Specific Plan, and authorize the City Manager to execute the Agreement.

ATTACHMENT: [20250318 PDIF24-001 AG EHC II \(LEN\) CA 3, L.P.](#)

4. **FY 2024-25 MID-YEAR BUDGET UPDATE**

That the City Council take the following actions:

- A. Approve the budget adjustments and recommendations as presented in the Fiscal Year 2024-25 Mid-Year Budget Update Report (Exhibit A);
- B. Consider and adopt a Resolution making a declaration of intent to issue tax-exempt obligations; and
- C. Approve the updated Purchasing Policies and Procedures Manual

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, REGARDING ITS INTENTION TO ISSUE TAX-EXEMPT OBLIGATIONS.

ATTACHMENT: [Reimbursement Resolution Declaring Intention to Issue Bonds 02^RESO^RM](#)

ATTACHMENT: [Purchasing Policy FSA-002_March 2025 \(002\).pdf](#)

ATTACHMENT: [FY 2024-25 Mid Year Budget Update Report_EXHIBIT A.pdf](#)

5. **A CONSTRUCTION CONTRACT WITH C.I. SERVICES, INC. FOR THE ARMSTRONG COMMUNITY CENTER ROOF REPLACEMENT PROJECT**

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Construction Contract No. D&C22-014 with C.I. Services, Inc., of Mission Viejo, California, for the Armstrong Community Center Roof Replacement Project in the amount of \$681,200 and authorize a 10% contingency of \$68,120 for a total not-to-exceed contract amount of \$749,320; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project including, but not limited to, contracts, agreements, assessments, easements, reduction of retention accounts, and filing a notice of completion at the conclusion of all construction related activities.

ATTACHMENT: [CI Services Inc Contract rev 2.25.25.pdf](#)

6. AN AMENDMENT TO A MAINTENANCE SERVICES AGREEMENT WITH BAY ALARM COMPANY FOR BURGLARY ALARM SERVICES

That the City Council approve and authorize the City Manager, or his designee, to execute Amendment No. 11 to the Maintenance Services Agreement with Bay Alarm Company, of Concord, California, for a total not-to-exceed amount of \$1,530,547, for the alarm system upgrade, and a term to June 30, 2025.

ATTACHMENT: [Bay Alarm Co Amendment No. 11.pdf](#)

7. AMENDMENTS TO THE DESIGN SERVICES AGREEMENT WITH HMC ARCHITECTS FOR THE ONTARIO WELLNESS CAMPUS PROJECT AND THE ONTARIO ARENA PLAZA PROJECT

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Amendment No. 1 to the Design Services Agreement with HMC Architects, of Ontario, California, to provide On-Call Architectural, Space Planning, and Engineering Design Services for the D&C24-017 Ontario Wellness Campus Project in the amount of \$5,377,587 for a total not-to-exceed contract amount of \$5,577,587, and
- B. Authorize the City Manager, or his designee, to execute Amendment No. 2 to the Design Services Agreement with HMC Architects, of Ontario, California, to provide On-Call Architectural, Space Planning, and Engineering Design Services for the Ontario Arena Plaza Project in the amount of \$1,098,740 for a total not-to-exceed contract amount of \$6,676,327; and
- C. Authorize the City Manager or his designee, to execute all documents required for the completion of the project including, but not limited to, contracts, agreements, assessments, easements, reduction of retention accounts and filing a notice of completion at the conclusion of all construction related activities.

ATTACHMENT: [HMC Architects- Amendment No. 1.pdf](#)

ATTACHMENT: [HMC Architects- Amendment No. 2.pdf](#)

8. AUTHORIZE THE PURCHASE AND INSTALLATION OF CHARGEPOINT ELECTRIC VEHICLE CHARGERS WITH BODEV, INC. FOR THE PROFESSIONAL BASEBALL STADIUM, PROFESSIONAL BASEBALL STADIUM PARKING STRUCTURE, AND THE ONTARIO SPORTS EMPIRE

That the City Council take the following actions:

- A. Authorize a cooperative purchase agreement for D&C23-011 Professional Baseball Stadium with BodEV, Inc., of La Habra, California, for the purchase and installation of ChargePoint electric vehicle (EV) chargers for the Professional Baseball Stadium, Professional Stadium Parking Structure, and the Ontario Sports Empire in the amount of \$1,189,758 plus a contingency amount of \$119,000 for a total contract amount not-to-exceed \$1,308,758 consistent with the terms and conditions of the Sourcewell Contract Number 042221-CPI; and
- B. Authorize the City Manager or his designee to execute all documents required for the completion of the project including, but not limited to agreements, assessments, easements, reduction of retention accounts, contracts amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction related activities.

ATTACHMENT: [ChargePoint- Sourcewell Contract.pdf](#)

ATTACHMENT: [BodEV Inc.- Goods and Services Agreement](#)

9. [A CONSTRUCTION CONTRACT WITH TFN ARCHITECTURAL SIGNAGE, INC. FOR SIGNAGE AT THE ONTARIO PROFESSIONAL BASEBALL STADIUM](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a Construction Contract with TFN Architectural Signage, Inc., of Placentia, California, to provide signage for Bid No. 1878 - D&C23-011 – Professional Baseball Stadium (Rebid of BC20) in the amount of \$1,816,695 and authorize a contingency of \$363,339 for a total not-to-exceed contract amount of \$2,180,034; and
- B. Authorize the City Manager or his designee to execute all documents required for the completion of the project including, but not limited to, contracts, agreements, assessments, easements, reduction of retention accounts, and filing a notice of completion at the conclusion of all construction related activities.

ATTACHMENT: [TFN Architectural Signage Inc.- Construction Contract.pdf](#)

10. [AWARD A CONSTRUCTION CONTRACT TO MCCARTHY BUILDING COMPANIES, INC. FOR DESIGN-BUILD CONSTRUCTION SERVICES FOR THE VINEYARD PARKING STRUCTURE PROJECT](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a Construction Contract with McCarthy Building Companies, Inc., of Newport Beach, California, to provide design-build construction services for the Vineyard Parking Structure in the amount of \$24,990,042 and authorize a contingency of \$3,748,506 for a total not-to-exceed contract amount of \$28,738,548;
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project including, but not limited to agreements, assessments,

easements, lot line adjustments, reduction of retention accounts, contracts and contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction related activities.

ATTACHMENT: [Vineyard Parking Structure Contract- McCarthy rev 2.25.25.pdf](#)

11. [AUTHORIZE A SOLE SOURCE PURCHASE WITH FIRE APPARATUS SOLUTIONS FOR TWO \(2\) NEW KME FIRE PUMPERS](#)

That the City Council authorize the sole source purchase and delivery of two (2) new KME K180 Fire Pumpers from Fire Apparatus Solutions of Rialto, California, in the amount of \$1,996,979 plus a 5% contingency in the amount of \$99,849 for a total not-to-exceed amount of \$2,096,828.

ATTACHMENT: [Agreement- FAS.pdf](#)

12. [A MAINTENANCE SERVICES AGREEMENT WITH HYDROLOGICS, INC. FOR ON-CALL ZERO DISCHARGE FLUSHING SERVICES](#)

That the City Council approve and authorize the City Manager, or designee, to execute a one-year Maintenance Services Agreement with Hydrologics, Inc., of Bosque Farms, New Mexico, for On-Call Zero Discharge Flushing Services in the amount of \$600,000 from March 18, 2025 to March 17, 2026, with the option to extend the Agreement for up to four successive one-year periods for a total not-to-exceed amount of \$3,000,000.

ATTACHMENT: [20250318 MSA with Hydrologics^04 AGTM.pdf](#)

13. [A DESIGN SERVICES AGREEMENT WITH TRIAD CONSULTING AND SYSTEM DESIGN GROUP LLC FOR SITE SECURITY IMPROVEMENTS](#)

That the City Council approve and authorize the City Manager, or designee, to execute a Design Services Agreement with Triad Consulting & Systems Design Group LLC, of Corona, California for design and bid support services for Site Security Improvements for a total amount of \$935,904, plus a 15% contingency of \$140,386, for a total not-to-exceed amount of \$1,076,290, and a term from March 18, 2025 to September 18, 2028.

ATTACHMENT: [20240318 DSA^03 AGMT.pdf](#)

14. [AN ORDINANCE AMENDING CHAPTERS 8B AND 8C OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE RELATED TO WATER SERVICES AND RECYCLED WATER, AND ESTABLISHING CHAPTERS 8D AND 8E TO TITLE 6 OF THE ONTARIO MUNICIPAL CODE RELATED TO POTABLE WATER FACILITIES AND CROSS-CONNECTION CONTROL](#)

That the City Council adopt an Ordinance amending Chapters 8B and 8C of Title 6 of the Ontario Municipal Code related to water services and recycled water, and establishing Chapters 8D and 8E to Title 6 of the Ontario Municipal Code related to potable water facilities and cross-connection control.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING, REORGANIZING, AND RECODIFYING CHAPTER 8B OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE PERTAINING TO WATER SERVICES, AMENDING AND RECODIFYING CHAPTER 8C OF TITLE

6 OF THE ONTARIO MUNICIPAL CODE PERTAINING TO RECYCLED WATER USE, ENACTING CHAPTER 8D OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE PERTAINING TO POTABLE WATER FACILITIES, AND ENACTING CHAPTER 8E OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE PERTAINING TO CROSS-CONNECTION CONTROL AND FINDING THE ACTION EXEMPT FROM CEQA.

ATTACHMENT: [Ordinance FINAL 01^ORD^RM](#)
ATTACHMENT: [20250304 Exhibit A Chapter 8B FINAL.pdf](#)
ATTACHMENT: [20250304 Exhibit B Chapter 8C FINAL.pdf](#)
ATTACHMENT: [20250304 Exhibit C Chapter 8D FINAL.pdf](#)
ATTACHMENT: [20250304 Exhibit D Chapter 8E FINAL.pdf](#)

15. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH WINDSONG PRODUCTIONS, LLC. FOR VIDEO PRODUCTION SERVICES](#)

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 4 to the Professional Services Agreement with Windsong Productions, LLC., of Fresno, California, for video production services in the amount of \$619,544 for a total not-to-exceed amount of \$1,727,380 and to extend the term of the agreement to June 30, 2026.

ATTACHMENT: [Windsong - Amendment No. 4.pdf](#)

16. [A RESOLUTION OF INTENTION TO RENEW THE GREATER ONTARIO TOURISM MARKETING DISTRICT](#)

That the City Council adopt a Resolution of Intention to renew the existing Greater Ontario Tourism Marketing Plan.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING ITS INTENTION TO RENEW THE GREATER ONTARIO TOURISM MARKETING DISTRICT (GOTMD) AND FIXING THE TIME AND PLACE OF A PUBLIC MEETING AND A PUBLIC HEARING THEREON AND GIVING NOTICE THEREOF.

ATTACHMENT: [Renewal MDP GOTMD Attachment 1](#)
ATTACHMENT: [ROI GOTMD 02^RESO^RM](#)

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.

17. [A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA24-001, TO IMPLEMENT OBJECTIVE DEVELOPMENT AND DESIGN STANDARDS](#)

That the City Council introduce and waive further reading of the 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: [20250318 File No. PDCA24-001 PC Back-up.pdf](#)

ATTACHMENT: [20250318 PDCA24-001 ODDS DCA 02^ORD^RM](#)

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

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

That the City Council open the public hearing, receive public testimony, close the public hearing, and by motion:

- A. Find that the adoption of the proposed Ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17; and
- B. Consider and 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: [20250318 File No PDCA24-004 PC Back-up.pdf](#)

ATTACHMENT: [20250318 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](#)

19. [A PUBLIC HEARING TO CONSIDER THE ADOPTION OF 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 introduce and waive further reading of 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](#)

ATTACHMENT: [20250318 File No. PDA22-004 PC Back-up.pdf](#)

20. A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE AVENUE SPECIFIC PLAN, FILE NO. PSPA22-005

That the City Council consider and adopt:

- A. Resolution approving the use of an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (TOP 2050 SEIR);
- B. Resolution approving File No. PSPA22-005, an Amendment to the Avenue Specific Plan to: 1) modify the land use designation of Planning Area 4 and apply density modifications to Planning Areas 1B, 2A, 3B, and 5 for consistency with the Ontario Plan 2050 land use plan; 2) apply general modifications throughout the document for clarity; and 3) make exhibit and text updates throughout the document to support the project, for land located at the northwest corner of Archibald Avenue and Ontario Ranch Road.

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. PSPA22-005.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA22-005, AN AMENDMENT TO THE AVENUE SPECIFIC PLAN TO: 1) MODIFY THE LAND USE DESIGNATION OF PLANNING AREA 4 AND APPLY DENSITY MODIFICATIONS TO PLANNING AREAS 1B, 2A, 3B, AND 5 FOR CONSISTENCY WITH THE ONTARIO PLAN 2050 LAND USE PLAN; 2) APPLY GENERAL MODIFICATIONS THROUGHOUT THE DOCUMENT FOR CLARITY; AND, 3) MAKE EXHIBIT AND TEXT UPDATES THROUGHOUT THE DOCUMENT TO SUPPORT THE PROJECT, FOR LAND LOCATED AT THE NORTHWEST CORNER OF ARCHIBALD AVENUE AND ONTARIO RANCH ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0218-191-04; 0218-191-14; 0218-191-15; 0218-191-16; 0218-191-05; 0218-191-22; 0218-191-20.

ATTACHMENT: [File No. PSPA22-005 The Avenue CC^02 Attach A - AR Exhibits.docx](#)
ATTACHMENT: [File No. PSPA22-005 The Avenue CC^01 PC Back-up.pdf](#)
ATTACHMENT: [File No. PSPA22-005 The Avenue CC Attach B Addend 03^RESO^RM](#)
ATTACHMENT: [File No. PSPA22-005 The Avenue CC^04 Attach B - Addend Reso - Attach A - Addend Doc.pdf](#)
ATTACHMENT: [File No. PSPA22-005 The Avenue CC Attach C PSPA22-005 05^RESO^RM](#)
ATTACHMENT: [File No. PSPA22-005 The Avenue CC^06 Attach C - PSPA22-005 Reso - Attach A - SPA.pdf](#)
ATTACHMENT: [File No. PSPA22-005 The Avenue CC^07 Attach C - PSPA22-005 Reso - Attach B - COAs.docx](#)

21. [A PUBLIC HEARING TO CONSIDER AN ADDENDUM TO THE ONTARIO PLAN 2050 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT; TWO ORDINANCES APPROVING 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 RESOLUTION FOR A DEVELOPMENT PLAN \(FILE NO. PDEV23-039\)](#)

That the City Council consider 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 and the Empire Groves Specific Plan (File No. PSP23-001) 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:** [20250318 File No. PDA23-005_PSP23-001_PDEV23-039 PC Back-up.pdf](#)
- ATTACHMENT:** [File No. PDA23-005 PSP23-001 EmpireGrovesSP Addendum 01^RESO^RM](#)
- ATTACHMENT:** [20250318 File No. PDA23-005_PSP23-001_EmpireGrovesSP ^02 Attach A Addendum.pdf](#)
- ATTACHMENT:** [20250318 File No. PDA23-005 PSP23-001 EmpireGrovesSP DA 03^ORD^RM](#)
- ATTACHMENT:** [20250318 File No. PDA23-005_PSP23-001_EmpireGrovesSP ^04 Attach A DA.doc](#)
- ATTACHMENT:** [20250318 File No. PDA23-005 PSP23-001 EmpireGrovesSP 05^ORD^RM](#)
- ATTACHMENT:** [20250318 File No. PDA23-005_PSP23-001_EmpireGrovesSP ^06 Attach A SP.pdf](#)
- ATTACHMENT:** [20250318 File No. PDA23-005 PSP23-001 EmpireGrovesSP PDEV 07^RESO^RM](#)
- ATTACHMENT:** [20250318 File No. PDA23-005_PSP23-001_EmpireGrovesSP ^08 PDEV COAs.pdf](#)

22. A CONSOLIDATED PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION APPROVING THE DIF NEXUS REPORT UPDATE AND MODIFY DEVELOPMENT IMPACT FEES

That the City Council consider and adopt a Resolution to approve the City's Development Impact Fees (DIF) 2024 Nexus Report Update and modify the DIF fees.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE DEVELOPMENT IMPACT FEE CALCULATION AND NEXUS UPDATE REPORT AND ADOPTING AN UPDATED AND MODIFIED DEVELOPMENT IMPACT FEE SCHEDULE.

- ATTACHMENT:** [Development Impact Fee \(DIF\) Update^01^2024 DIF Update](#)
- ATTACHMENT:** [Development Impact Fee DIF Update 02^RESO^RM](#)
- ATTACHMENT:** [Development Impact Fee \(DIF\)^03 General City DIF Breakdown \(Effective 07.01.25\) 50%.pdf](#)

- ATTACHMENT:** [Development Impact Fee \(DIF\)^04 General City DIF Breakdown \(Effective 07.01.26\) 100%.pdf](#)
- ATTACHMENT:** [Development Impact Fee \(DIF\)^05 Ontario Ranch DIF Breakdown \(Effective 07.01.25\) 50%.pdf](#)
- ATTACHMENT:** [Development Impact Fee^06 Ontario Ranch DIF Breakdown \(Effective 07.01.26\) 100%.pdf](#)
- ATTACHMENT:** [Development Impact Fee \(DIF\)^07 Calculation Nexus Update Report \(Adopted 07.15.22\).pdf](#)
- ATTACHMENT:** [Development Impact Fee \(DIF\)^08 Letter of Support](#)
- ATTACHMENT:** [Development Impact Fee \(DIF\) Update^10 PROPOSED CONSOLIDATED DIF SCHEDULE.pdf](#)
- ATTACHMENT:** [Affidavit for Proof of Publication for DIF Update.pdf](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
