CITY OF ONTARIO

Regular City Council/Housing Authority Meeting
JANUARY 17, 2023

City Hall
303 East B Street, Ontario, CA 91764

MAYOR PAUL S. LEON • MAYOR PRO TEM DEBRA DORST-PORADA
COUNCIL MEMBERS ALAN D. WAPNER, JIM W. BOWMAN AND RUBEN VALENCIA

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.

Comments will be limited to 3 minutes. 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 permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

ACCOMODATIONS

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

Dorst-Porada, Wapner, Bowman, Valencia, Mayor/Chairman Leon

CLOSED SESSION PUBLIC COMMENT

The Closed Session Public Comment portion of the Council/Housing Authority meeting is limited to a maximum of 3 minutes for each speaker and comments will be 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)(4), CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
One (1) Case

GC 54956.9(d)(1), CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Chino Basin Municipal Water District v. City of Chino et al., San Bernardino Superior Court Case No. RCVRS51010

GC 54956.9(d)(1), CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
City of Ontario v. Inland Empire Utilities Agency, San Bernardino Superior Court Case No. CIVSB 2211925

ATTACHMENT: 20230117 Closed Session

PLEDGE OF ALLEGIANCE

Council Member Valencia

INVOCATION

Senior Pastor Gresford Thomas Ontario Seventh-Day Adventist Church

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 with each speaker given a maximum of 3 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.

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.

Each member of the public wishing to address the City Council on items listed on the Consent Calendar will be given a total of 3 minutes.

---

1. APPROVAL OF MINUTES

Minutes for the regular meetings of the City Council and Housing Authority of December 6, 2022, special meetings of the City Council and Housing Authority of December 9, 2022, and

regular meetings of the City Council and Housing Authority of December 20, 2022, and approving same as on file in the Records Management Department.

ATTACHMENT: 20221206 Minutes (Not Official Until Approved).pdf
ATTACHMENT: 20221209 Minutes (Not Official Until Approved).pdf
ATTACHMENT: 20221220 Minutes (Not Official Until Approved).pdf

2. BILLS & PAYROLL

Bills December 2, 2022 through December 27, 2022, and Payroll November 20, 2022 through December 17, 2022, when audited by the Finance Committee.

3. A DESIGN SERVICES AGREEMENT FOR A TRAFFIC SIGNAL SYSTEM (TR2304) AT SAN ANTONIO AVENUE AND STATE STREET

That the City Council approve a Design Services Agreement (on file in the Records Management Department) with JMD of City of Industry, California, to provide engineering design services for a Traffic Signal System at San Antonio Avenue and State Street in the amount of $197,006 plus a 10% contingency of $19,700, for a total authorized amount expenditure of $216,706; and authorize the City Manager, or his designee, to execute said Agreement and future amendments within the authorization limits.

4. A LICENSE AGREEMENT FOR MICROSOFT 365 SUBSCRIPTION WITH SOFTWAREONE INC.

That the City Council authorize the City Manager to execute a three-year License Agreement (on-file with the Records Management Department) with SoftwareONE Incorporated, of Milwaukee, Wisconsin, for a Citywide Microsoft 365 Subscription, in an amount not-to-exceed $1,608,651.

5. CONSTRUCTION CONTRACTS FOR ON-CALL FIBER CONDUIT AND CABLE INSTALLATION FOR THE EXPANSION OF THE CITY'S BROADBAND FIBER AND WIRELESS NETWORK

That the City Council take the following actions:

A. Approve Construction Contract No. BB-2022-001, On-call Fiber Conduit Installation Services (on file in the Records Management Department), to HP Communications, Inc. of Corona, California, to provide fiber optic conduit installation services in the amount not to exceed $8,000,000; and
B. Approve Construction Contract No. BB-2022-002, On-call Fiber Cable Installation Services (on file in the Records Management Department), to SECC Corporation of Chino, California, to provide fiber optic cable installation services in the amount not to exceed $3,000,000; and
C. Authorize the City Manager or designee to execute said contracts for three-year terms with the option to extend the respective contracts for up to two additional one-year periods at the City's discretion, and to execute all documents required for the completion of the project, including, but not limited to purchase orders, contracts, agreements, easements, reduction of retention accounts, and the filing of a Notice of Completion at the conclusion of all related work.

6. **A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON THE SAN BERNARDINO COUNTY TAX ROLLS**

That the City Council adopt a Resolution for recovery of fees and costs incurred in abating property and dangerous building violations, as well as administrative citations and civil penalties associated with property maintenance violations and placing assessments on the San Bernardino County Tax Rolls.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A REPORT REQUESTING THE PLACEMENT OF SPECIAL ASSESSMENTS ON PROPERTY TAX BILLS FOR CIVIL PENALTIES OR RECOVERY OF COSTS INCURRED FOR ABATEMENT OF VIOLATIONS OF CITY CODES AND ORDINANCES.

ATTACHMENT: Comm Imp Special Assessments for County Tax Rolls^01 RESO^RM
ATTACHMENT: Comm Imp Special Assessments for County Tax Rolls^02 Exhibit A.pdf
ATTACHMENT: Comm Imp Special Assessments for County Tax Rolls^03 Exhibit B.pdf
ATTACHMENT: Comm Imp Special Assessments for County Tax Rolls^04 Exhibit C.pdf

7. **A DESIGN SERVICES AGREEMENT FOR THE SULTANA AVENUE STORM DRAIN AND STREET IMPROVEMENTS PROJECT**

That the City Council approve a Design Services Agreement (on file in the Records Management Department) with Infrastructure Engineering Corporation, an Ardurra Company, of El Segundo, California, to provide engineering design services for the Sultana Avenue Storm Drain and Street Improvements Project in the amount of $812,605; and authorize the City Manager, or his designee, to execute said Agreement and future amendments within the authorization limits.

ATTACHMENT: EXHIBIT A Location Map.pdf

8. **A THIRD AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH ONTARIO MILLS LIMITED PARTNERSHIP TO ALLOW FOR THE CONTINUED PROVISION OF POLICE AND PUBLIC SAFETY SERVICES AT THE ONTARIO MILLS MALL**

That the City Council:

A. Authorize the City Manager to execute a third amendment (on file in the Records Management Department) extending for three years, certain terms of the Disposition and Development Agreement ("DDA") with Ontario Mills Limited Partnership, allowing for the City's continued provision of police and public safety services through December 31, 2025; and
B. Consistent with certain terms and conditions of the DDA, authorize the billing of fees in the amount of $78,750 for each six-month period that such police and public safety services are rendered at the Ontario Mills Mall

9. **AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH TRANSTECH ENGINEERS, INC. FOR GRANT MANAGEMENT SERVICES**

That the City Council authorize the City Manager or his designee to execute the Amendment to the Professional Services Agreement with Transtech Engineers, Inc., of Chino, California, for two grant applications from the Environmental Protection Agency (EPA) in an amount not to exceed $13,300.

10. AN AMENDMENT TO THE PROFESSONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES FOR NATURAL GAS COMPRESSOR REPLACEMENT AND UPGRADE PROJECT

That the City Council authorize the City Manager or his designee to execute Amendment No. 4 (on file in the Records Management Department) to the Professional Services Agreement with STV Energy Services, Inc. of Douglassville, Pennsylvania, for engineering design services for the City's Compressed Natural Gas (CNG) Compressor Replacement and Upgrade Project, adding $16,070 for a revised total contract authorization of $204,390 and a term from December 22, 2022 to April 17, 2023.

11. A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL PARCEL MAP NO. 20253, LOCATED AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND GUASTI ROAD

That the City Council adopt a Resolution approving an Improvement Agreement, Improvement Security and Final Parcel Map No. 20253, located at the southeast corner of Archibald Avenue and Guasti Road, located within the Guasti Plaza Specific Plan area.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL PARCEL MAP NO. 20253 LOCATED AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND GUASTI ROAD.

ATTACHMENT: 20230117_Parcel_Map_20253_1_Exh_A.pdf
ATTACHMENT: 20230117 Parcel Map 20253 2 RESO^RM

12. A GOODS & SERVICES AGREEMENT FOR CITY HALL OFFICE IMPROVEMENTS

That the City Council take the following actions:

A. Authorize the City Manager or his designee to execute a Goods and Services Agreement with Kirksey & Co. of Irvine, California, for City Hall Second Floor Office Improvements Project for Furniture, Fixtures, and Equipment (FF&E), consistent with the terms and conditions of the cooperative purchasing contract with Omnia #R191804 in the amount of $55,712; 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.

13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA,

TERMINATING RELATIONSHIP WITH SISTER CITY GUAMUCHIL, MEXICO

That the City Council adopt a Resolution to end Sister City relationship with Guamuchil, Mexico.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, TERMINATING RELATIONSHIP WITH SISTER CITY GUAMUCHIL, SINALOA, MEXICO.

ATTACHMENT: Terminating Sister City of Guamuchil Mexico^RM

14. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL LAND ACQUISITION AND RELOCATION SERVICES

That the City Council and Ontario Housing Authority Board of Directors ("City/Authority") approve and authorize the City Manager or his designee to execute Amendment No. 4 to the Professional Services Agreement with Property Specialists, Inc. (dba CPSI) in the amount of $100,000.

15. AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH PRIMA PARTNERS, LLC FOR STATE ADVOCACY SERVICES

That the City Council authorize the City Manager or his designee to execute Amendment No. 2 to the Professional Services Agreement (on file in the Records Management Department) with Prima Partners, LLC, for State Advocacy Services, for two additional years and increase compensation by $300,000, for a new total not-to-exceed contract amount of $450,000.

16. A GOODS AND SERVICES AGREEMENT FOR EMPLOYEE UNIFORMS AND EVENT SUPPLIES

That the City Council authorize the City Manager or designee to execute a Goods and Services Agreement with J6D, Inc. of Ontario, California for employee uniforms and event supplies for the Recreation and Community Services Department, for a total not to exceed amount of $300,000 for a three-year contract period.

17. A CONSTRUCTION CONTRACT FOR THE DESTRUCTION OF WATER WELL NOS. 11, 15, 17, AND 26

That the City Council approve the plans and specifications and award Contract No. UT1617-02 (on file in the Records Management Department) to General Pump of San Dimas, California, for the destruction of Water Well Nos. 11, 15, 17, and 26, in the amount of $541,575 plus a 10% contingency of $54,158, for a total not-to-exceed amount of $595,733, a term of 120 calendar days after issuance of notice to proceed, and authorize the City Manager or designee to execute said contract and file a notice of completion at the conclusion of all construction activities related to the project.

ATTACHMENT: Exhibit A - Destruction of Water Wells.pdf

18. AN ORDINANCE FOR A PLANNED UNIT DEVELOPMENT (FILE NO. PUD20-001) AT 549 WEST HOLT BOULEVARD

That the City Council consider and adopt an Ordinance approving a Planned Unit Development, File No. PUD20-001, establishing development standards, design guidelines, and infrastructure requirements to facilitate the development of a mixed-use project located at 549 West Holt Boulevard.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD20-001, A PLANNED UNIT DEVELOPMENT (THE ROOSEVELT TOWER PLANNED UNIT DEVELOPMENT) ESTABLISHING DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR 0.81-ACRE OF LAND LOCATED AT 549 WEST HOLT BOULEVARD, WITHIN THE MU-1/LUA-3 (DOWNTOWN MIXED-USE/HOLT BOULEVARD DISTRICT) ZONING DISTRICT - APN: 1049-021-09.

ATTACHMENT: File No. PUD20-001^01 PC Backup
ATTACHMENT: File No. PUD20-001^02 ORD^RM
ATTACHMENT: File No. PUD20-001^03 ORD-PUD ATTACHMENT A

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.

---

19. A PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO THE CONSOLIDATED PLAN ANNUAL ACTION PLAN FOR THE 2021-22 PROGRAM YEAR TO ALLOCATE FUNDS RECEIVED FROM THE AMERICAN RESCUE PLAN (ARP) ACT HOME SUPPLEMENTAL ALLOCATION

That City Council ("City") and the Board of the Ontario Housing Authority ("Authority") take the following actions:

A. Approve the Second Amendment to the FY 2021-22 Annual Action Plan (on file in the Records Management Department) ("Substantial Amendment"); and
B. Authorize the City Manager/Executive Director or his designee to sign all documents necessary to implement the Agreements

ATTACHMENT: DRAFT HOME-ARP Allocation Plan 12192022.pdf
ATTACHMENT: Draft Second Amendment with Appendices.pdf

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

---

20. MODIFY THE CLASSIFICATION TITLE AND SALARY RANGE FOR THE CHIEF DEPUTY FIRE CHIEF CLASSIFICATION, AND THE SALARY RANGE FOR THE CLASSIFICATION OF DEPUTY

POLICE CHIEF

That the City Council modify and approve the new classification title for Chief Deputy Fire Chief to Chief Deputy (Fire) including modifying the established salary ranges for this classification, as well as for the classification of Deputy Police Chief to minimize disparity with salary ranges while maintaining the City's competitiveness in attracting and retaining highly qualified individuals.

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

CALL FOR COMMISSION APPLICATIONS

Mayor Leon
Mayor pro Tem Dorst-Porada
Council Member Wapner
Council Member Bowman
Council Member Valencia

ADJOURNMENT

CITY OF ONTARIO
CLOSED SESSION REPORT
City Council // Housing Authority // Other // *(GC 54957.1)*
January 17, 2023

ROLL CALL: Dorst-Porada _, Wapner _, Bowman _, Valencia _, Mayor / Chairman Leon _.

STAFF: City Manager / Executive Director __, City Attorney __

In attendance: Dorst-Porada _, Wapner _, Bowman _, Valencia _, Mayor / Chairman Leon _.

- GC 54956.9(d)(4), CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION One (1) Case

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

In attendance: Dorst-Porada _, Wapner _, Bowman _, Valencia _, Mayor / Chairman Leon _.

- GC 54956.9(d)(1), CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Chino Basin Municipal Water District v. City of Chino et al., San Bernardino Superior Court Case No. RCVRS51010

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

CITY OF ONTARIO
CLOSED SESSION REPORT
City Council // Housing Authority // Other // *(GC 54957.1)*
January 17, 2023
(Continued)

In attendance: Dorst-Porada _, Wapner _, Bowman _, Valencia _, Mayor / Chairman Leon _.

- GC 54956.9(d)(1), CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION City of Ontario v. Inland Empire Utilities Agency, San Bernardino Superior Court Case No. CIVSB 2211925

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

Reported by:

_____
City Attorney / City Manager / Executive Director

ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
DECEMBER 6, 2022
(Not Official Until Approved)

JOINT MEETINGS

The regular meetings of the Ontario City Council and Housing Authority were held on Tuesday, December 6, 2022 at Ontario City Hall, 303 E. B Street Ontario, California.

CLOSED SESSION PUBLIC COMMENT

Mayor Leon inquired whether persons were present who wished to speak to the Closed Sessions items. Hearing no one, City Attorney Duran announced the matters for discussion as listed on the agenda, and the City Council recessed to Closed Session at 5:34 p.m. for discussion of the following:

- GC 54956.9 (d)(4), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION: Three (3) Cases

- GC 54956.9(d)(1), CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION: *Chino Basin Municipal Water District v. City of Chino et al*., San Bernardino Superior Court Case No. RCVRS51010

- GC 54956.9(d)(1), CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION: *City of Ontario v. Inland Empire Utilities Agency*, San Bernardino Superior Court Case No. CIVSB2211925

CALL TO ORDER – OPEN SESSION

Mayor Leon reconvened the joint meetings at 6:43 p.m.

ROLL CALL

PRESENT:	Mayor/Chairman	Paul S. Leon
	Mayor pro Tem/Vice Chair:	Alan D. Wapner
	Council/Authority Members:	Jim W. Bowman, Debra Dorst-Porada and Ruben Valencia
ABSENT:	Council/Authority Members:	None.

Also present were City Manager / Executive Director Scott Ochoa, City Attorney/Legal Counsel Ruben Duran, and City Clerk / Secretary Sheila Mautz.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Bowman.

INVOCATION

The invocation was led by Richard Hernandez, Church of God.

REPORT ON CLOSED SESSION

City Attorney Duran announced there was no reportable action.

Mayor Leon asked the Recreation/Community Services Director Nicholas Gonzalez to give a presentation on the City's holiday events, including the Holiday Parade.

Mayor Leon recessed the meeting at 6:57 p.m. and reconvened at 6:59 p.m.

CONSENT CALENDAR

MOTION: Moved by Council Member Dorst-Porada seconded by Council Member Bowman and carried by unanimous vote 5-0, to approve the Consent Calendar as presented.

1. APPROVAL OF MINUTES

Minutes for the regular meetings of the City Council and Housing Authority of November 1, 2022, and approving same as on file in the Records Management Department.

2. BILLS & PAYROLL

Bills from October 28, 2022 through November 10, 2022 in the amount of $24,321,322.38, and Payroll from October 23, 2022 through November 5, 2022 in the amount of $4,209,905.08, when audited by the Finance Department.

3. AN AMENDMENT TO THE FIRSTWATCH SOFTWARE, SUPPORT AND MAINTENANCE CONTRACT

The City Council approved and authorized the City Manager, or his designee, to execute Amendment No. 1 to the Software License Agreement with FirstWatch Solutions, Inc. of Carlsbad, California to provide software, support, and maintenance in the amount of $186,326

4. A DESIGN SERVICES AGREEMENT FOR THE ATP CYCLE 5 - VINE AVENUE & B STREET BIKE BOULEVARD PROJECT

The City Council approved a Design Services Agreement with Mark Thomas & Company, Inc., of Rancho Cucamonga, California, to provide Engineering Design Services for the Active Transportation Program (ATP) Cycle 5 - Vine Avenue & B Street Bike Boulevard Project, in the amount of $520,000; and authorized the City Manager, or his designee, to execute said Agreement and future amendments within the authorization limits.

5. MASTER SUBSCRIPTION AGREEMENT WITH WORKVIVO LIMITED FOR THIRD PARTY INTRANET SERVICES

The City Council authorized the City Manager or his designee to execute a Master Subscription Agreement with Workvivo Limited, Boonton New Jersey, for up to three years, for an amount not to exceed $231,980.

6. AUTHORIZE THE PURCHASE OF MOBILE SOUND SHELL STAGE

The City Council authorized the cooperative purchase of the ShowMaster 3000 Series, Mobile Sound Shell Stage for the Recreation & Community Services Department in the amount of $201,985 from Century Industries, LLC of Sellersburg, Indiana, consistent with the terms and conditions of the California Department of General Services, California Multiple Award Schedule No. 4-18-78-0088B.

7. ADOPTION OF ORDINANCES APPROVING THE 2021 INTERNATIONAL FIRE CODE AND THE 2022 CALIFORNIA BUILDING AND FIRE CODES ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION IN THE CALIFORNIA CODE OF REGULATIONS

The City Council approved Ordinances first introduced at a regular meeting of the City Council on November 15, 2022.

A. An Ordinance amending Chapter 4, Title 4 of the Ontario Municipal Code entitled "Fire Code" adopting by reference, with certain amendments, additions, deletions, and exceptions, the 2021 International Fire Code and the 2022 California Fire Code (California Code of Regulations, Title 24, Part 9); and
B. An Ordinance amending Chapters 1, 2, 3, 4, 5, 6, 7, 10,11, 12, and 14 of Title 8 of the Ontario Municipal Code to adopt the California Building Standards Code by reference, with certain amendments, additions, and deletions.

ORDINANCE NO. 3226 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 4 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE; ADOPTING BY REFERENCE WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND CHANGES THERETO, THE 2022 CALIFORNIA FIRE CODE AND THE 2021 INTERNATIONAL FIRE CODE, PROVIDING FOR THE RECOVERY OF COSTS AND COLLECTION OF FEES; AND REPEALING ORDINANCE NO. 3062 OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA.

ORDINANCE NO. 3227 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTERS 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, AND 14 OF TITLE 8 OF THE ONTARIO MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, INCORPORATING THE 2022 CALIFORNIA ADMINISTRATIVE CODE, THE 2022 CALIFORNIA BUILDING CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 1997 CALIFORNIA HOUSING CODE, THE 2022 CALIFORNIA ELECTRICAL CODE, THE 2022 CALIFORNIA RESIDENTIAL CODE, THE 2022 CALIFORNIA PLUMBING CODE, THE 2022 CALIFORNIA ENERGY CODE, THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2022 HISTORIC BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE, AND THE 2022 CALIFORNIA REFERENCED STANDARDS, TOGETHER WITH CERTAIN AMENDMENTS THERETO.

8. A RESOLUTION ORDERING THE SUMMARY VACATION OF A SEWER EASEMENT

The City Council adopted a Resolution ordering the summary vacation of a sewer easement located approximately 1,000 feet north of Francis Street and approximately 30 feet west of Cucamonga Avenue.

RESOLUTION NO. 2022-156 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ORDERING THE SUMMARY VACATION OF A SEWER EASEMENT LOCATED APPROXIMATELY 1,000 FEET NORTH OF FRANCIS STREET AND APPROXIMATELY 30 FEET WEST OF CUCAMONGA AVENUE.

9. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KOFF AND ASSOCIATES FOR A CLASSIFICATION AND COMPENSATION STUDY FOR THE PUBLIC WORKS AGENCY AND SPECIALIZED SUPPORT FOR SPECIALIZED RECRUITMENT ACTIVITIES

The City Council approved and authorized the City Manager to execute Amendment No.1 to the Professional Services Agreement with Koff and Associates, a division of Gallagher Benefit Services Inc., of Berkeley, California, for a total not-to-exceed amount of $242,885 and a term from December 22, 2022 through December 22, 2025.

10. A PROFESSIONAL SERVICES AGREEMENT WITH GEORGE HILLS, INC. FOR THIRD-PARTY LIABILITY CLAIMS ADMINISTRATION SERVICES

The City Council authorized the City Manager or designee to execute a Professional Services Agreement with George Hills, Inc., Ontario, California, for up to three years, with the option to automatically renew the agreement for two additional one-year terms, for an amount not to exceed $478,748.

11. ACCEPT AND APPROVE GRANT PROGRAM CITIZEN'S OPTION FOR PUBLIC SAFETY/ ENHANCING LAW ENFORCEMENT ACTIVITIES FOR FISCAL YEAR 2022-23

The City Council authorized the City Manager or his designee to execute all documents necessary to accept and approve the Citizen's Option for Public Safety (COPS) / Enhancing Law Enforcement Activities Subaccount (ELEAS) Grant for Fiscal Year 2022-23.

12. ACCEPT AND APPROVE GRANT PROGRAM CITIZEN'S OPTION FOR PUBLIC SAFETY/ ENHANCING LAW ENFORCEMENT ACTIVITIES FOR FISCAL YEAR 2021-22

The City Council authorized the City Manager or his designee to execute all documents necessary to accept and approve the Citizen's Option for Public Safety (COPS) / Enhancing Law Enforcement Activities Subaccount (ELEAS) Grant for Fiscal Year 2021-22.

13. AN AGREEMENT WITH MERCY HOUSE LIVING HOUSE CENTERS FOR ENHANCED SERVICES AND OPERATION OF THE EMERGENCY MOTEL VOUCHER PROGRAM

The City Council approved and authorized the City Manager or designee to execute a one year agreement with Mercy House Living Centers, of Santa Ana, California, for supplemental hours at the Ontario Access Center, and operate the Emergency Motel Voucher Program, for a not-to-exceed amount of $105,000.

14. PURCHASE AUTHORIZATION FOR ENGINE OVERHAUL OF A POLICE HELICOPTER

The City Council authorized the City Manager to execute a sole source purchase contract with Safran Helicopter Engines USA, Inc. of Grand Prairie, Texas in the approximate amount of $500,000 to overhaul the engine of one of the City's Police Air Support helicopters.

15. A STATEWIDE PER CAPITA GRANT PROGRAM FUNDS FOR SAM ALBA MEMORIAL PARK REHABILITATION

The City Council authorized the City Manager or designee to accept $286,906 of funding provided by the State Department of Parks and Recreation for the Statewide Per Capita Grant Program.

16. RESOLUTIONS UPDATING AUTHORIZED DEPUTY CITY TREASURERS AND UPDATED INVESTMENT POLICY

The City Council adopted Resolutions rescinding Resolution Nos. 2021-164 and 2021-165; and amending the list of Deputy City Treasurers authorized to invest City funds in the Local Agency Investment Fund (LAIF) and other eligible investment securities and considered and approved the update to the City of Ontario's Investment Policy.

RESOLUTION NO. 2022-157 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, PROVIDING FOR THE INVESTMENT OF INACTIVE FUNDS IN THE LOCAL AGENCY INVESTMENT FUND OF THE CALIFORNIA STATE TREASURY AND HEREBY RESCINDING RESOLUTION NO. 2021-164.

RESOLUTION NO. 2022-158 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE INVESTMENT OF CITY FUNDS AND HEREBY RESCINDING RESOLUTION NO. 2021-165.

17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A FIFTH AMENDMENT TO DECLARATION OF ANNEXATION AND PROVIDING CITY MANAGER AUTHORITY REGARDING THE ONTARIO CENTER OWNERS ASSOCIATION AND THE PIEMONTE AT ONTARIO CENTER OWNERS ASSOCIATION

The City Council adopted a Resolution approving a Fifth Amendment to the Ontario Center Owner's Association Declaration of Annexation and authorized the City Manager or his designee to sign all documents necessary to implement said Amendment.

RESOLUTION NO. 2022-159 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A FIFTH AMENDMENT TO DECLARATION OF ANNEXATION AND PROVIDING CITY MANAGER AUTHORITY REGARDING THE ONTARIO CENTER OWNERS ASSOCIATION AND THE PIEMONTE AT ONTARIO CENTER OWNERS ASSOCIATION.

18. A RESOLUTION APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND EUCLID INVESTMENT GROUP, LLC, WITH RESPECT TO APPROXIMATELY 1.19 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF D STREET AND LEMON AVENUE, APN'S: 1048-556-01, 1048-556-02, 1048-556-03, 1048-556-04, 1048-556-05, and 1048-556-14, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 37350 ET. SEQ.

The City Council considered and:

A. Adopted a Resolution approving the Disposition and Development Agreement ("Agreement") between the Euclid Investment Group, LLC. ("Developer") (on file with the Records Management Department).
B. Authorized the City Manager, or his designee, to sign all documents necessary to implement the Agreement.

RESOLUTION NO. 2022-160 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND EUCLID INVESTMENT GROUP, LLC, WITH RESPECT TO APPROXIMATELY 1.19 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF D STREET AND LEMON AVENUE, APN'S: 1048-556-01, 1048-556-02, 1048-556-03, 1048-556-04, 1048-556-05, AND 1048-556-14, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 37350 ET. SEQ.

19. A FIRST AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL LAND ACQUISITION, RELOCATION AND PROPERTY MANAGEMENT SERVICES

The City Council approved and authorized the City Manager or his designee to execute Amendment No. 1 to a Professional Services Agreement with Overland, Pacific & Cutler, LLC in the not-to-exceed amount of $200,000.

PUBLIC HEARINGS

21. A PUBLIC HEARING TO INTRODUCE AN ORDINANCE ADOPTING A MAP FOR THE DISTRICT-BASED ELECTIONS UNDER THE CALIFORNIA VOTING RIGHTS ACT

The City Council introduced an Ordinance adding a new Article 3 to Title 2 of Volume 1 of the Ontario Municipal Code to change the city's electoral system from at-large to by-district elections.

ORDINANCE NO. 3224 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING A NEW ARTICLE 3 TO TITLE 2 OF VOLUME 1 OF THE ONTARIO MUNICIPAL CODE TO CHANGE THE CITY'S ELECTORAL SYSTEM FROM AT-LARGE TO BY-DISTRICT ELECTIONS WITH RESPECT TO ELECTING CITY COUNCIL MEMBERS AND MAINTAINING AN ELECTIVE MAYOR, ESTABLISHING DISTRICT BOUNDARIES, SCHEDULING ELECTIONS WITHIN THE DISTRICTS, AND MAKING CERTAIN FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department. There were no written communications.

Assistant City Attorney Ryan Guiboa gave a presentation. Mayor Leon then opened the public hearing and inquired if anyone was interested in speaking to the item.

Chris Robles, spoke on his support for Map #17 with the sequencing of districts 2 and 4 in 2024 and 1 and 3 in 2026.

Hearing no other speakers, Mayor Leon closed the public hearing and opened the item for Council discussion.

Mayor pro Tem Wapner stated he supports Map #17 as submitted with the current sequencing as presented. He noted that a sequencing was not submitted with Map #17 and added that he is aware that district 4 has little representation.

Council Member Bowman stated he reviewed the maps at length and agreed Map #17 with the sequencing of districts 1 and 4 in 2024 and 2 and 3 in 2026 was the best option.

Mayor Leon stated he spoke with the community and noted residents feel underrepresented in district 4. He added he felt compelled that district 4 be included in the 2024 election.

MOTION: Moved by Council Member Bowman, seconded by Mayor pro Tem Wapner and carried by a 4-1 vote, with Council Member Valencia opposed, to introduce Ordinance No. 3224, establishing district boundaries.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa requested Item No. 20 be continued to the December 20, 2022 regular City Council Meeting.

20. A PUBLIC HEARING TO CONSIDER AN ORDINANCE FOR A PLANNED UNIT DEVELOPMENT (FILE NO. PUD20-001) AT 549 WEST HOLT BOULEVARD

This item was continued to the December 20, 2022 regular City Council meeting.

ORDINANCE NO. 3228 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD20-001, A PLANNED UNIT DEVELOPMENT (THE ROOSEVELT TOWER PLANNED UNIT DEVELOPMENT) ESTABLISHING DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR 0.81-ACRE OF LAND LOCATED AT 549 WEST HOLT BOULEVARD, WITHIN THE MU-1/LUA-3 (DOWNTOWN MIXED-USE/HOLT BOULEVARD DISTRICT) ZONING DISTRICT - APN: 1049-021-09.

MOTION: Moved by Council Member Bowman, seconded by Mayro Leon and carried by unanimous vote 5-0, to continue the Public Hearing to the December 22, 2022 regular meeting.

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

22. ORDINANCES REVISING THE CITY'S MUNICIPAL CODE BY (1) ADDING BARKING DOG VIOLATIONS AND CIVIL FINES, (2) AMENDING VARIOUS CODE ENFORCEMENT PROCEDURES, (3) ADOPTING STANDARDS FOR OVERSIZED VEHICLE PARKING AND FURTHER REGULATING COMMERCIAL VEHICLES, (4) ESTABLISHING ADMINISTRATIVE PENALTIES FOR VIOLATIONS OF THE ONTARIO FIRE CODE, (5) AMENDING PARKING RESTRICTIONS RELATED TO STREET SWEEPING AND TRASH COLLECTION, (6) AMENDING AND CLARIFYING PERFORMANCE STANDARDS, REPORTING OBLIGATIONS, AND ENFORCEMENT OUTCOMES RELATED TO THE TRANSIENT OCCUPANCY TAX, (7) IMPLEMENTING REGULATIONS FOR THE SHORT TERM RENTAL OF PROPERTY IN THE CITY, (8) UPDATING PENALTIES FOR THE ILLEGAL CULTIVATION OF CANNABIS, (9) ESTABLISHING REGULATIONS PROHIBITING THE UNLAWFUL POSSESSION OF CATALYTIC CONVERTERS IN THE CITY; (10) REFLECTING UPDATES TO THE ONTARIO POLICE DEPARTMENT COMMAND STRUCTURE

The City Council introduced the following Ordinances:

A. An Ordinance to repeal certain sections of the Ontario Municipal Code and add a new Article 2.5 to Chapter 1 of Title 6, relating to the City's regulation of barking dog violations and methods of enforcement related thereto.
B. An Ordinance to amend certain sections of the Ontario Municipal Code, relating to the City's code enforcement procedures, including administrative civil penalties, citations, and appeals.
C. An Ordinance to amend Sections 4-6.1009 and 4-6.1016 of Article 10 of Chapter 6 of Title 4 of the Ontario Municipal Code, add Section 4-6.1117 to Article 1 of Chapter 6 of Title 4 of the Ontario Municipal Code, and add Section 4-6.1020 to Article 10 of Chapter 6 of Title 4 of the Ontario Municipal Code adopting standards for oversized vehicle parking and further regulating the parking of commercial vehicles.
D. An Ordinance to add Section 4-4.27 to Chapter 4 of Title 4 of the Ontario Municipal Code, relating to the City's enforcement of the provisions of the Ontario Fire Code.
E. An Ordinance to amend Section 4-6.1019 of Article 10 of Chapter 6 of Title 4 of the Ontario Municipal Code, relating to parking restrictions on public streets for street sweeping and trash collection.
F. An Ordinance to amend Chapter 6 of Title 3 of the Ontario Municipal Code, relating to performance standards, reporting obligations, and enforcement outcomes related to the transient occupancy tax.
G. An Ordinance to add Section 5.03.363 to Division 5.03 of Chapter 5 of the Ontario Development Code, relating to regulations of short-term rentals.

H. An Ordinance to amend Chapter 18 of Title 6 of the Ontario Municipal Code, relating to penalties for the illegal cultivation of cannabis.
I. An Ordinance to add Chapter 24 to Title 4 of the Ontario Municipal Code relating to the prohibition of unlawful possession of catalytic converters in the City.
J. An Ordinance to amend Section 2-3.210 of Article 2 of Chapter 3 of Title 2 of the Ontario Municipal Code reflecting updates to the Ontario Police Department command structure.

ORDINANCE NO. 3229 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, REPEALING SECTIONS 6-1.217 THROUGH 6-1.223 OF ARTICLE 2 OF CHAPTER 1 OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE, AND ADDING ARTICLE 2.5, "BARKING DOG AND NOISY ANIMAL VIOLATIONS AND CIVIL FINES," TO CHAPTER 1 OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE

ORDINANCE NO. 3230 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTERS 1-2, 1-4, 1-5, 2-11, 4-6, AND 5-22 OF THE ONTARIO MUNICIPAL CODE RELATED TO VARIOUS CODE ENFORCEMENT PROCEDURES.

ORDINANCE NO. 3231 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTIONS 4-6.1009 AND 4-6.1016 OF ARTICLE 10 OF CHAPTER 6 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE, ADDING SECTION 4-6.1117 TO ARTICLE 1 OF CHAPTER 6 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE, AND ADDING SECTION 4-6.1020 TO ARTICLE 10 OF CHAPTER 6 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE ADOPTING STANDARDS FOR OVERSIZED VEHICLE PARKING AND FURTHER REGULATING COMMERCIAL VEHICLES.

ORDINANCE NO. 3232 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING SECTION 4-4.27 TO CHAPTER 4 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE ESTABLISHING ADMINISTRATIVE PENALTIES FOR VIOLATIONS OF THE ONTARIO FIRE CODE.

ORDINANCE NO. 3233 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTION 4-6.1019, "RESTRICTED PARKING FOR STREET SWEEPING SERVICES," OF THE CITY'S MUNICIPAL CODE TO PROVIDE FOR RESTRICTED PARKING FOR PURPOSES OF TRASH COLLECTION.

ORDINANCE NO. 3234 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 6, "TRANSIENT OCCUPANCY TAXES," OF TITLE 3 OF THE ONTARIO MUNICIPAL CODE.

ORDINANCE NO. 3235 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING A NEW SECTION 5.03.363, "SHORT TERM RENTALS," TO DIVISION 5.03 OF CHAPTER 5 OF THE ONTARIO DEVELOPMENT CODE, IMPLEMENTING REGULATIONS FOR THE SHORT TERM RENTAL OF PROPERTY IN THE CITY.

ORDINANCE NO. 3236 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 18 OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE UPDATING PENALTIES FOR THE ILLEGAL CULTIVATION OF CANNABIS.

ORDINANCE NO. 3237 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING CHAPTER 24 (UNLAWFUL POSSESSION OF A CATALYTIC CONVERTER PROHIBITED) OF TITLE 4 (PUBLIC SAFETY) OF THE ONTARIO MUNICIPAL CODE, ESTABLISHING REGULATIONS PROHIBITING THE UNLAWFUL POSSESSION OF CATALYTIC CONVERTERS IN THE CITY.

ORDINANCE NO. 3238 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTION 2-3.210 OF ARTICLE 2 OF CHAPTER 3 OF TITLE 2 OF THE ONTARIO MUNICIPAL CODE REFLECTING UPDATES TO THE ONTARIO POLICE DEPARTMENT COMMAND STRUCTURE.

Hearing no speakers, Mayor Leon opened the item for Council discussion. City Council asked various questions regarding the Ordinance updates to which Staff from various departments provided clarification.

MOTION: Moved by Council Member Bowman, seconded by Council Member Dorst-Porada and carried by a unanimous vote 5-0, to introduce Ordinance Nos. 3229, 3230, 3231,3232, 3233, 3234, 3235, 3236, 3237, 3238, updating various sections of the Ontario Municipal Code.

PUBLIC COMMENTS

There was one written public comment emailed from Melissa Guadagnino regarding stray cat shelters.

Jesse Fonseca, began to share his concerns and used profanity.

Mayor Leon recessed the meeting at 7:35 p.m.

Mayor pro Tem Wapner left the meeting at 7:35 p.m.

Mayor Leon reconvened at 7:38 p.m.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 7:39 p.m. and announced the next regular meeting to be held on Tuesday, December 20, 2022.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
PAUL S. LEON, MAYOR/CHAIRMAN

ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
DECEMBER 9, 2022
(Not Official Until Approved)

JOINT MEETINGS

The special meetings of the Ontario City Council and Housing Authority were held on Friday, December 9, 2022 at Ontario City Hall, 303 E. B Street Ontario, California.

CALL TO ORDER – OPEN SESSION

Mayor Leon called the joint meetings to order at 10:01 a.m.

ROLL CALL

PRESENT:	Mayor/Chairman	Paul S. Leon
	Council/Authority Members:	Jim W. Bowman, Debra Dorst-Porada and Ruben Valencia
ABSENT:	Mayor pro Tem/Vice Chair:	Alan D. Wapner

Also present were City Manager / Executive Director Scott Ochoa, City Attorney/Legal Counsel Ruben Duran, and City Clerk / Secretary Sheila Mautz.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Dorst-Porada.

PUBLIC COMMENTS

There were no public comments.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa announced that copies of the final certification for Item No. 1 were placed at the dais and were added as an exhibit to the Resolution.

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

1. CANVASS OF GENERAL MUNICIPAL ELECTION ON NOVEMBER 8, 2022.

The City Council adopted a resolution reciting the facts of the General Municipal Election, as it pertains to Measure Q, held on November 8th, 2022, and declared the results thereof and such other matters as provided by law.

The whole number of votes including absentee votes cast for Tax Measure Q were as follows:

YES 15,972
NO 14,030

RESOLUTION NO. 2022-161 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, DECLARING THE RESULT OF THE GENERAL TAX MEASURE Q, AND SUCH OTHER MATTERS AS PROVIDED BY LAW.

ORDINANCE NO. 3239 AN ORDINANCE OF THE PEOPLE OF THE CITY OF ONTARIO, CALIFORNIA, ADDING CHAPTER 12 TO TITLE 3 OF THE ONTARIO MUNICIPAL CODE TO ENACT A ONE PERCENT (1%) GENERAL TRANSACTIONS AND USE TAX (SALES TAX) TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION.

MOTION: Moved by Council Member Dorst-Porada, seconded by Council Member Bowman and carried by unanimous vote 4-0, with Mayor pro Tem Wapner absent, to adopt Resolution No. 2022-161 and Ordinance No. 3239.

CONSENT CALENDAR

Council Member Dorst-Porada asked questions regarding Item No. 2. The Executive Finance Director, Armen Harkalyan answered Council Member Dorst-Porada's questions regarding Item No. 2.

MOTION: Moved by Council Member Bowman, seconded by Council Member Dorst-Porada and carried by unanimous vote 4-0, with Mayor pro Tem Wapner, to approve the Consent Calendar as presented.

2. **AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HINDERLITER DE LLAMAS & ASSOCIATES (HDL) FOR SALES TAX CONSULTING AND REVENUE RECOVERY SERVICES**

   The City Council authorized the City Manager or his designee to execute an amendment to the existing for sales tax consulting and revenue recovery services with Hinderliter de Llamas & Associates (HdL), of Brea, California, to add Transactions and Use Tax (Measure Q) consulting and revenue recovery services, for $3,120 for a new not to exceed amount of $622,446.

3. ADOPT RESOLUTIONS FOR THE ADMINISTRATION AND EXAMINATION OF RECORDS OF THE LOCAL TRANSACTIONS AND USE TAX (MEASURE Q).

A. Adopted a Resolution authorizing the City Manager to execute agreements with the California Department of Tax and Fee Administration to implement a local transactions and use tax.
B. Adopted a Resolution rescinding Resolution No. 2020-143 and authorizing examination of sales or transactions and use tax by city officials and an independent contractor.

RESOLUTION NO. 2022-162 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION FOR IMPLEMENTATION OF A LOCAL TRANSACTIONS AND USE TAX.

RESOLUTION NO. 2022-163 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RESCINDING RESOLUTION NO. 2020-143 AND AUTHORIZING EXAMINATION OF SALES OR TRANSACTIONS AND USE TAX RECORDS BY CERTAIN CITY OFFICIALS AND AN INDEPENDENT CONTRACTOR.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 10:08 a.m.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
PAUL S. LEON, MAYOR/CHAIRMAN

ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
DECEMBER 20, 2022
(Not Official Until Approved)

JOINT MEETINGS

The regular meetings of the Ontario City Council and Housing Authority were held on Friday, December 20, 2022 at Ontario City Hall, 303 E. B Street Ontario, California.

CALL TO ORDER – OPEN SESSION

Mayor Leon called the joint meetings to order at 6:30 p.m.

ROLL CALL

PRESENT:	Mayor/Chairman	Paul S. Leon
	Mayor pro Tem/Vice Chair:	Alan D. Wapner
	Council/Authority Members:	Jim W. Bowman and Debra Dorst-Porada
ABSENT:	Council/Authority Members:	Ruben Valencia

Also present were City Manager / Executive Director Scott Ochoa, City Attorney/Legal Counsel Ruben Duran, and City Clerk / Secretary Sheila Mautz.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor pro Tem Wapner.

INVOCATION

The invocation was led by Pastor Maribel Zacapa, Church of God of Prophecy.

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

1. CERTIFICATION OF THE NOVEMBER 8, 2022 GENERAL MUNICIPAL ELECTION.

The City Council adopted a Resolution certifying the results of the November 8, 2022 General Municipal Election as it relates to the positions of Mayor and City Council.

The whole number of votes including absentee votes cast for Mayor were as follows:

Ruben Valencia 10,129

Paul Leon	15,583
Christian Garcia	3,461

The whole number of votes including absentee votes cast for Council Member were as follows:

Michael Duenas	4,283
Aaron Bratton	6,172
Jim W. Bowman	11,562
Norberto Corona	2,739
Alan D. Wapner	12,438
Celina Lopez	9,733

RESOLUTION NO. 2022-164 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW.

MOTION: Moved by Mayor pro Tem Wapner seconded by Council Member Dorst-Porada, and carried by unanimous vote 4-0, with Council Member Valencia absent, to adopt Resolution No. 2022-164.

Mayor Leon adjourned in sine die and called the meeting back to order at 6:38 p.m.

SPECIAL CEREMONIES

City Clerk Mautz administered the oath of office to Mayor Leon and Council Member Bowman. City Clerk Mautz deputized Mrs. Wapner to issue the oath of office for Mayor pro Tem Wapner.

Mayor Leon recessed the meetings at 6:47 p.m. and reconvened at 7:11 p.m.

PUBLIC COMMENTS

Lajerel Holloway, spoke on traffic issues on Vineyard Avenue and inquired about placing speed bumps.

Stephanie, announced upcoming events in the community.

Luis Garcia, requested help with integrated waste issues.

Katie Parker, announced opportunities with Division 3 of the Chino Water Basin Water Conservation District.

Karen May, asked about City policies to retain contracted employees.

Henry Hidalgo, was not present when called upon.

Phillip Trujillo, spoke on issues regarding street parking.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa made no announcements.

CONSENT CALENDAR

Chris Robles, spoke on Item No. 17, thanking City Council and Staff for their hard work.

Karen May, spoke on Item No. 17 noting her support for Map #17 with a preferred sequencing of districts 2 and 4 in 2024 and 1 and 3 in 2026.

MOTION: Moved by Council Member Dorst-Porada, seconded by Council Member Bowman and carried by unanimous vote 4-0, with Council Member Valencia absent, to approve the Consent Calendar as presented.

2. APPROVAL OF MINUTES

Minutes for the regular meetings of the City Council and Housing Authority of November 15, 2022, and adjourned regular meetings of the City Council and Housing Authority of November 22, 2022 and approving same as on file in the Records Management Department.

3. BILLS & PAYROLL

Bills November 11, 2022 through December 1, 2022 in the amount of $31,035,189.99, and Payroll November 6, 2022 through November 19, 2022 in the amount of $5,400,374.96, when audited by the Finance Committee.

4. DESIGN SERVICES AGREEMENT FOR A TRAFFIC SIGNAL SYSTEM, SIGNAL MODIFICATIONS AND BUS STOP IMPROVEMENTS

The City Council approved a Design Services Agreement with AGA Engineers, Inc., of Fullerton, California, to provide Design Services for a Traffic Signal System at San Antonio Avenue at Francis Street, signal modifications at Campus Avenue at Mission Blvd and Sultana Avenue at Mission Blvd, and ADA-compliant bus stop improvements at various locations in the amount $117,766 plus a 10% contingency of $11,776 for a total authorized amount expenditure of $129,542; and authorized the City Manager, or his designee, to execute said Agreement and future amendments within the authorization limits.

5. A DESIGN SERVICES AGREEMENT FOR THE EDISON AVENUE/ONTARIO RANCH ROAD WIDENING PROJECT

The City Council approved a Design Services Agreement (on file in the Records Management Department) with Wood Rodgers, Inc., of San Diego, California, to provide engineering design services for the Edison Avenue/Ontario Ranch Road Widening Project in the amount of $191,347; and authorized the City Manager, or his designee, to execute said Agreement and future amendments within the authorization limits.

6. A RESOLUTION APPROVING FINAL TRACT MAP NO. 20303, LOCATED AT THE NORTHEAST CORNER OF VIA ALBA AND ONTARIO CENTER PARKWAY

The City Council adopted a Resolution approving Final Tract Map No. 20303, located at the northeast corner of Via Alba and Ontario Center Parkway within the Ontario Center Specific Plan area.

RESOLUTION NO. 2022-165 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FINAL TRACT MAP NO. 20303 LOCATED AT THE NORTHEAST CORNER OF VIA ALBA AND ONTARIO CENTER PARKWAY.

7. AN AMENDMENT TO THE PROFESSIONAL SERVICES AND EQUIPMENT PURCHASE AGREEMENT FOR THE ACQUISITION OF POLICE DEPARTMENT FRONTLINE PATROL EQUIPMENT

The City Council authorized the City Manager to execute an amendment to the professional services and equipment purchase agreement with Axon Enterprise, Inc., of Scottsdale, Arizona, for the purchase of new and replacement equipment, including tasers and body-worn camera systems for frontline police personnel, Fusus, Axon Air, Fleet 3 Advanced, as well as maintenance and data management services for 77 months in the amount of $9,254,760.

8. A CHANGE ORDER TO THE CONSTRUCTION CONTRACT WITH NEW MILLENNIUM CONSTRUCTION SERVICES FOR ADDITIONAL OFFICE IMPROVEMENT PROJECT MATERIALS

The City Council took the following actions:

A. Authorized a Change Order to the Construction Contract with New Millennium Construction Services of Chino Hills, California, in the amount of $26,674, for the City Hall First Floor Office Improvements Project.
B. Authorized the City Manager or his designee to execute said contract and authorized the filing of the notice of completion at the conclusion of all construction activities related to the project.

9. AMENDMENTS TO THE DESIGN SERVICES AGREEMENT FOR CITYWIDE ON-CALL ARCHITECTURAL SERVICES WITH HOLT ARCHITECTURE

The City Council authorized the City Manager or his designee to execute Amendment Nos. 4 and 5 to the existing Design Services Agreement with Holt Architecture of Palm Desert, California in an amount not to exceed $572,514.

10. AUTHORIZE THE PURCHASE OF FLEET VEHICLES

The City Council took the following actions:

A. Authorized the cooperative sole source purchase and delivery of one LP401 Low-Profile Remote-Control Skid Steer Vehicle in the amount of $160,000 plus a 20% contingency of $32,000 to mitigate any unforeseen issues with supply chain surcharges and manufactures price increases, for a total not to exceed amount of $192,000, for the Parks and Maintenance Department from Hard Line USA, Inc. of Draper, Utah.
B. Authorized the cooperative purchase and delivery of one EV Mitsubishi Forklift in the amount of $45,000 plus a 20% contingency of $9,000 to mitigate any unforeseen issues with supply chain surcharges and manufactures price increases, for a total not to exceed amount of $54,000, for the Police Department from Naumann Hobbs Material Handling of Fontana, California, consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 091520-MCF.
C. Authorized the cooperative purchase and delivery of one Bobcat Skid Steer in the amount of $55,000 plus a 20% contingency of $11,000 to mitigate any unforeseen issues with supply chain surcharges and manufactures price increases, for a total not to exceed amount of $66,000, for the Parks and Maintenance Department from Bobcat Company of West Fargo, North Dakota, consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 040319-CEC.
D. Authorized the cooperative purchase and delivery of one John Deere Commercial Mower in the amount of $30,000 plus a 20% contingency of $6,000 to mitigate any unforeseen issues with supply chain surcharges and manufactures price increases, for a total not to exceed amount of $36,000, for the Parks and Maintenance Department from Stotz Equipment of Montclair, California, consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 031121-DAC.
E. Authorized the cooperative purchase and delivery of one John Deere Heavy Equipment Loader in the amount of $270,000 plus a 20% contingency of $54,000 to mitigate any unforeseen issues with supply chain surcharges and manufactures price increases, for a total not to exceed amount of $324,000, for the Parks and Maintenance Department and one John Deere Heavy Equipment Backhoe in the amount of $175,000 plus a 20% contingency of $35,000 to mitigate any unforeseen issues with supply chain surcharges and manufactures price increases, for a total not to exceed amount of $210,000, for the Utilities Department from RDO Equipment of Riverside, California,

consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 032119-JDC.

11. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR LEGAL CONSULTING

The City Council authorized the City Manager to execute Amendment No. 2 to the existing Professional Services Agreement with Jones & Mayer for legal consulting.

12. AUTHORIZE THE PURCHASE OF PLAYGROUND EQUIPMENT FOR SAM ALBA MEMORIAL PARK

The City Council authorized the cooperative purchase of playground equipment for Sam Alba Memorial Park in the amount of $189,898 plus a 5% contingency of $9,495 to mitigate any unforeseen issues with supply chain surcharges and manufactory price increases for a total not to exceed amount of $199,393 from Innovative Playgrounds, of Whittier, California, consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 010521-BUR.

13. AWARD A PROFESSIONAL SERVICES AGREEMENT FOR PRINTING SERVICES RELATED TO THE ONTARIO LIVING MAGAZINE

The City Council took the following actions:

A. Authorized the City Manager to execute a three-year professional services agreement, with the option to extend for two additional years, with Eclipse Printing & Graphics LLC, DBA James Litho located in Ontario, California, for an annual amount of $175,000 and a total compensation not to exceed of $875,000.
B. Authorized the future amendments to the scope of work consistent with City Council approved budgets for additional printing services that may be necessary or desired, related to the Ontario Living Magazine, a quarterly Publication distributed citywide.

14. AWARD OF GOODS & SERVICES AGREEMENT WITH NEXT/NOW FOR BUILT ON WATER EXHIBIT

The City Council took the following actions:

A. Rejected SimInsight Inc.'s protest against Next/Now for the development of a Virtual Reality experience.
B. Authorized the City Manager to execute a Goods & Services Agreement with Next/Now from Chicago, Illinois, for services involving the development of a virtual reality experience for the Built on Water exhibit at the Ontario Museum of History and Art in an amount not to exceed $115,000.
C. Authorized a 10% contingency of $11,500 to address any unforeseen issues that may arise during the project.

15. ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2022 AND AB 1600 DEVELOPMENT IMPACT FEE ANNUAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2022

The City Council accepted the City of Ontario's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending June 30, 2022, and the City of Ontario's AB1600 Development Impact Fee (DIF) Annual Report (unaudited) for Fiscal Year ended June 30, 2022.

16. DESIGNATION OF VOTING DELEGATE FOR THE WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT

The City Council appointed Mayor Paul Leon as the City Delegate Representative for the West Valley Mosquito and Vector Control District Board of Trustees for the 2023-2024 term.

17. ADOPTION OF AN ORDINANCE ADOPTING A MAP FOR THE DISTRICT-BASED ELECTIONS UNDER THE CALIFORNIA VOTING RIGHTS ACT

The City Council adopted an Ordinance adding a new Article 3 to Title 2 of Volume 1 of the Ontario Municipal Code to change the City's electoral system from at-large to by-district elections. Introduction and first reading took place at a regular meeting on December 6, 2022.

ORDINANCE NO. 3224 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING A NEW ARTICLE 3 TO TITLE 2 OF VOLUME 1 OF THE ONTARIO MUNICIPAL CODE TO CHANGE THE CITY'S ELECTORAL SYSTEM FROM AT-LARGE TO BYDISTRICT ELECTIONS WITH RESPECT TO ELECTING CITY COUNCIL MEMBERS AND MAINTAINING AN ELECTIVE MAYOR, ESTABLISHING DISTRICT BOUNDARIES, SCHEDULING ELECTIONS WITHIN THE DISTRICTS, AND MAKING CERTAIN FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

18. ADOPTION OF ORDINANCES REVISING THE CITY'S MUNICIPAL CODE BY (1) ADDING BARKING DOG VIOLATIONS AND CIVIL FINES, (2) AMENDING VARIOUS CODE ENFORCEMENT PROCEDURES, (3) ADOPTING STANDARDS FOR OVERSIZED VEHICLE PARKING AND FURTHER REGULATING COMMERCIAL VEHICLES, (4) ESTABLISHING ADMINISTRATIVE PENALTIES FOR VIOLATIONS OF THE ONTARIO FIRE CODE, (5) AMENDING PARKING RESTRICTIONS RELATED TO STREET SWEEPING AND TRASH COLLECTION, (6) AMENDING AND CLARIFYING PERFORMANCE STANDARDS, REPORTING OBLIGATIONS, AND ENFORCEMENT OUTCOMES RELATED TO THE TRANSIENT OCCUPANCY TAX, (7) IMPLEMENTING REGULATIONS FOR THE SHORT TERM RENTAL OF PROPERTY IN THE CITY, (8) UPDATING PENALTIES FOR THE ILLEGAL CULTIVATION OF CANNABIS, (9) ESTABLISHING REGULATIONS PROHIBITING THE UNLAWFUL POSSESSION

OF CATALYTIC CONVERTERS IN THE CITY; (10) REFLECTING UPDATES TO THE ONTARIO POLICE DEPARTMENT COMMAND STRUCTURE.

The City Council considered and took the recommend actions below on Ordinances that were introduced at a regular meeting on December 6, 2022:

A. Adopted an Ordinance to repeal certain sections of the Ontario Municipal Code and add a new Article 2.5 to Chapter 1 of Title 6, relating to the City's regulation of barking dog violations and methods of enforcement related thereto.
B. Adopted an Ordinance to amend certain sections of the Ontario Municipal Code, relating to the City's code enforcement procedures, including administrative civil penalties, citations, and appeals.
C. Adopted an Ordinance to amend Sections 4-6.1009 and 4-6.1016 of Article 10 of Chapter 6 of Title 4 of the Ontario Municipal Code, add Section 4-6.1117 to Article 1 of Chapter 6 of Title 4 of the Ontario Municipal Code, and add Section 4-6.1020 to Article 10 of Chapter 6 of Title 4 of the Ontario Municipal Code adopting standards for oversized vehicle parking and further regulating the parking of commercial vehicles.
D. Adopted an Ordinance to add Section 4-4.27 to Chapter 4 of Title 4 of the Ontario Municipal Code, relating to the City's enforcement of the provisions of the Ontario Fire Code.
E. Adopted an Ordinance to amend Section 4-6.1019 of Article 10 of Chapter 6 of Title 4 of the Ontario Municipal Code, relating to parking restrictions on public streets for street sweeping and trash collection.
F. Adopted an Ordinance to amend Chapter 6 of Title 3 of the Ontario Municipal Code, relating to performance standards, reporting obligations, and enforcement outcomes related to the transient occupancy tax.
G. Adopted an Ordinance to add Section 5.03.363 to Division 5.03 of Chapter 5 of the Ontario Development Code, relating to regulations of short-term rentals.
H. Adopted an Ordinance to amend Chapter 18 of Title 6 of the Ontario Municipal Code, relating to penalties for the illegal cultivation of cannabis.
I. Adopted an Ordinance to add Chapter 24 to Title 4 of the Ontario Municipal Code relating to the prohibition of unlawful possession of catalytic converters in the City.
J. Adopted an Ordinance to amend Section 2-3.210 of Article 2 of Chapter 3 of Title 2 of the Ontario Municipal Code reflecting updates to the Ontario Police Department command structure.

ORDINANCE NO. 3229 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, REPEALING SECTIONS 6-1.217 THROUGH 6-1.223 OF ARTICLE 2 OF CHAPTER 1 OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE, AND ADDING ARTICLE 2.5, "BARKING DOG AND NOISY ANIMAL VIOLATIONS AND CIVIL FINES," TO CHAPTER 1 OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE.

ORDINANCE NO. 3230 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTERS 1-2, 1-4, 1-5, 2-11, 4-6, AND 5-22 OF THE ONTARIO MUNICIPAL CODE RELATED TO VARIOUS CODE ENFORCEMENT PROCEDURES.

ORDINANCE NO. 3231 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTIONS 4-6.1009 AND 4-6.1016 OF ARTICLE 10 OF CHAPTER 6 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE, ADDING SECTION 4-6.1117 TO ARTICLE 1 OF CHAPTER 6 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE, AND ADDING SECTION 4-6.1020 TO ARTICLE 10 OF CHAPTER 6 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE ADOPTING STANDARDS FOR OVERSIZED VEHICLE PARKING AND FURTHER REGULATING COMMERCIAL VEHICLES.

ORDINANCE NO. 3232 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING SECTION 4-4.27 TO CHAPTER 4 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE ESTABLISHING ADMINISTRATIVE PENALTIES FOR VIOLATIONS OF THE ONTARIO FIRE CODE.

ORDINANCE NO. 3233 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTION 4-6.1019, "RESTRICTED PARKING FOR STREET SWEEPING SERVICES," OF THE CITY'S MUNICIPAL CODE TO PROVIDE FOR RESTRICTED PARKING FOR PURPOSES OF TRASH COLLECTION.

ORDINANCE NO. 3234 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 6, "TRANSIENT OCCUPANCY TAXES," OF TITLE 3 OF THE ONTARIO MUNICIPAL CODE.

ORDINANCE NO. 3235 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING A NEW SECTION 5.03.363, "SHORT TERM RENTALS," TO DIVISION 5.03 OF CHAPTER 5 OF THE ONTARIO DEVELOPMENT CODE, IMPLEMENTING REGULATIONS FOR THE SHORT TERM RENTAL OF PROPERTY IN THE CITY.

ORDINANCE NO. 3236 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 18 OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE UPDATING PENALTIES FOR THE ILLEGAL CULTIVATION OF CANNABIS.

ORDINANCE NO. 3237 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING CHAPTER 24 (UNLAWFUL POSSESSION OF A CATALYTIC CONVERTER PROHIBITED) OF TITLE 4 (PUBLIC SAFETY) OF THE ONTARIO MUNICIPAL CODE, ESTABLISHING REGULATIONS

PROHIBITING THE UNLAWFUL POSSESSION OF CATALYTIC CONVERTERS IN THE CITY.

ORDINANCE NO. 3238 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTION 2-3.210 OF ARTICLE 2 OF CHAPTER 3 OF TITLE 2 OF THE ONTARIO MUNICIPAL CODE REFLECTING UPDATES TO THE ONTARIO POLICE DEPARTMENT COMMAND STRUCTURE.

PUBLIC HEARINGS

19. A PUBLIC HEARING TO CONSIDER AN ORDINANCE FOR A PLANNED UNIT DEVELOPMENT (FILE NO. PUD20-001) AT 549 WEST HOLT BOULEVARD.

The City Council introduced and waived further reading of an Ordinance approving a Planned Unit Development, File No. PUD20-001, establishing development standards, design guidelines, and infrastructure requirements to facilitate the development of a mixed-use project located at 549 West Holt Boulevard.

ORDINANCE NO. 3240 (FIRST READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD20-001, A PLANNED UNIT DEVELOPMENT (THE ROOSEVELT TOWER PLANNED UNIT DEVELOPMENT) ESTABLISHING DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR 0.81-ACRE OF LAND LOCATED AT 549 WEST HOLT BOULEVARD, WITHIN THE MU-1/LUA-3 (DOWNTOWN MIXED-USE/HOLT BOULEVARD DISTRICT) ZONING DISTRICT - APN: 1049-021-09.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department. There were no written communications.

Mayor Leon opened the public hearing and inquired if anyone was interested in speaking to the item.

Juan Olmedo, spoke in support of local labor.

Hearing no other speakers, the Mayor closed the public hearing and opened the item for Council discussion. Mayor Leon spoke on his opposition to the item.

MOTION: Moved by Council Member Bowman, seconded by Council Member Dorst-Porada and carried by a 3-1 vote, with Mayor Leon opposed and Council Member Valencia absent, to introduce Ordinance No. 3240.

20. A PUBLIC HEARING TO CONSIDER AN EMERGENCY ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA22-005, REVISING DIVISION 5.03 – SUPPLEMENTAL LAND USE REGULATIONS, SECTION 5.03.010 (ACCESSORY RESIDENTIAL STRUCTURES) IN ORDER TO BRING THE CITY'S CURRENT PROVISIONS GOVERNING ACCESSORY

DWELLING UNITS INTO COMPLIANCE WITH THE REQUIREMENTS OF CALIFORNIA SENATE BILL NO. 897 (GOVERNMENT CODE SECTIONS 65852.2 AND 65852.22).

The City Council considered and adopted an Urgency Ordinance approving File No. PDCA22-005, amending Section 5.03.010 of Division 5.03 of Chapter 5 of the Ontario Development Code relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), consistent with the requirements of California Senate Bill No. 897 (Government Code sections 65852.2 and 65852.22).

ORDINANCE NO. 3241 AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA22-005, AMENDING SECTION 5.03.010 OF DIVISION 5.03 OF CHAPTER 5 OF THE ONTARIO DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department. There were no written communications.

Mayor Leon opened the public hearing and inquired if anyone was interested in speaking to the item, hearing no speakers, he closed the public hearing and opened the item for Council discussion.

MOTION: Moved by Council Member Dorst-Porada, seconded by Council Member Bowman and carried by a unanimous 4-0 vote, with Council Member Valencia absent, to adopt Urgency Ordinance No. 3241.

STAFF MATTERS

City Manager Ochoa made no comments.

COUNCIL MATTERS

City Council Reorganization – Mayor pro Tem

Mayor pro Tem Wapner nominated Council Member Dorst-Porada as the next Mayor pro Tem.

MOTION: Moved by Mayor pro Tem Wapner, seconded by Council Member Bowman and carried by a unanimous 4-0 vote, with Council Member Valencia absent, to nominate Council Member Dorst-Porada as the next Mayor pro Tem.

Council Member Wapner announced the upcoming Hanukkah events.

Council Member Bowman made no comments.

Mayor pro Tem Dorst-Porada spoke on the importance of emergency preparedness.

Mayor Leon noted the importance of ethics and his desire to define ethical behavior.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 7:55 p.m. and announced the next regular meeting to be held on Tuesday, January 17, 2023.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
PAUL S. LEON, MAYOR/CHAIRMAN

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Engineering Prepared By: Francisco Herrera Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 3

SUBJECT: A DESIGN SERVICES AGREEMENT FOR A TRAFFIC SIGNAL SYSTEM (TR2304) AT SAN ANTONIO AVENUE AND STATE STREET

RECOMMENDATION: That the City Council approve a Design Services Agreement (on file in the Records Management Department) with JMD of City of Industry, California, to provide engineering design services for a Traffic Signal System at San Antonio Avenue and State Street in the amount of $197,006 plus a 10% contingency of $19,700, for a total authorized amount expenditure of $216,706; and authorize the City Manager, or his designee, to execute said Agreement and future amendments within the authorization limits.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Maintain the Current High Level of Public Safety
Focus Resources in Ontario's Commercial and Residential Neighborhoods
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The Fiscal Year 2022-2023 Adopted Budget includes appropriations for the traffic signal system at San Antonio Avenue and State Street, in the amount of $800,000 from Road Maintenance and Rehabilitation Account (RMRA-SB1). The total recommended expenditure authorization with JMD for design services consists of $197,006 plus a ten percent (10%) contingency of $19,700 for a total of $216,706. The remaining $583,294 in RMRA-SB1 funds will be used for the construction phase and Union Pacific Railroad services.

BACKGROUND & ANALYSIS: The Agreement will provide for engineering design services towards preparation of plans, specifications, estimates (PS&E), permit and utility coordination, and design support during construction for the new traffic signal. Due to the proximity of the traffic signal to the existing Union Pacific Railroad line, additional coordination will be required.

In October 2022, the City solicited proposals for the project and received one response. A selection team of City staff reviewed the proposal and accepted JMD's proposal based upon the quality of their proposal, past performance on similar projects, experience working with Union Pacific Railroad, and favorable references. JMD has agreed to a base fee of $197,006, which is deemed a fair and reasonable fee for the specified scope of work.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Information Technology Prepared By: Dale Wishner Staff Member Presenting: Colin Fernandes, Executive Director Information Technology Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 4

SUBJECT: A LICENSE AGREEMENT FOR MICROSOFT 365 SUBSCRIPTION WITH SOFTWAREONE INC.

RECOMMENDATION: That the City Council authorize the City Manager to execute a three-year License Agreement (on-file with the Records Management Department) with SoftwareONE Incorporated, of Milwaukee, Wisconsin, for a Citywide Microsoft 365 Subscription, in an amount not-to-exceed $1,608,651.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner

FISCAL IMPACT: The Fiscal Year 2022-23 Adopted Budget includes appropriations from the Information Technology Fund for an annual subscription and support service of Microsoft 365 products. The proposed License Agreement has an annual amount not-to-exceed $536,217, which includes a yearly subscription fee of $466,275 plus a 15% contingency amount of $69,942 for additional user licenses, if needed, with a total contract not-to-exceed amount of $1,608,651 for three-year term. If approved, appropriations will be added to the future years' budgets consistent with the annual adoption process.

BACKGROUND & ANALYSIS: Microsoft 365 is a cloud-powered productivity platform that includes apps such as Microsoft Word, Excel, PowerPoint, Outlook, and Teams.

The City has leveraged Microsoft's productivity suite for over 25 years, and the Microsoft 365 suite ensures the City is on the latest and most up to date version of these apps which play a major part in serving the citizens, businesses, and partners of the City.

As technology demands continue to increase, the City is able to leverage Microsoft 365 to meet such demands. During the COVID pandemic the City was able to quickly adapt and migrate to virtual meetings using the Microsoft Teams product. This ensured the City was able to continue providing the high level of service it is known for. Microsoft Teams is now used daily, not only for meetings, but for modern collaboration.

In general conformation with the provisions of Government Code Section 54201 through 54204, Ontario Municipal Code Section 2-6.29 allows for the purchase of supplies and equipment through cooperative purchasing programs, pursuant to California Government Code Section 6502 and City of Ontario Resolution No. 91-141. Cooperative purchasing allows the City to pool its procurement power with other public agencies to obtain lower pricing than otherwise might be possible. The City is leveraging the Riverside County Microsoft Enterprise Agreement (#8084445) to secure discounted pricing.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Broadband Operations Prepared By: Jimmy Chang Staff Member Presenting: Jimmy Chang, Broadband General Manager Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 5

SUBJECT: **CONSTRUCTION CONTRACTS FOR ON-CALL FIBER CONDUIT AND CABLE INSTALLATION FOR THE EXPANSION OF THE CITY'S BROADBAND FIBER AND WIRELESS NETWORK**

RECOMMENDATION: That the City Council take the following actions:

A. Approve Construction Contract No. BB-2022-001, On-call Fiber Conduit Installation Services (on file in the Records Management Department), to HP Communications, Inc. of Corona, California, to provide fiber optic conduit installation services in the amount not to exceed $8,000,000; and
B. Approve Construction Contract No. BB-2022-002, On-call Fiber Cable Installation Services (on file in the Records Management Department), to SECC Corporation of Chino, California, to provide fiber optic cable installation services in the amount not to exceed $3,000,000; and
C. Authorize the City Manager or designee to execute said contracts for three-year terms with the option to extend the respective contracts for up to two additional one-year periods at the City's discretion, and to execute all documents required for the completion of the project, including, but not limited to purchase orders, contracts, agreements, easements, reduction of retention accounts, and the filing of a Notice of Completion at the conclusion of all related work.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The Adopted Fiscal Year 2022-23 Budget includes appropriations for a total not to exceed amount of $11,000,000 in the Broadband Fiber Fund for the construction/installation of the City's Broadband Fiber and Wireless Expansion Project Phase 1. Each contractor will be compensated on an on-call, as-needed basis at the rates outlined in their respective agreements. There is no impact to the General Fund.

BACKGROUND & ANALYSIS: Phase 1 of the City's Broadband/Fiber Expansion Project, adopted by the City Council on July 20, 2021, expands OntarioNet's primary fiber backbone routes and secondary lateral routes for fiber and wireless serving areas, and delivers Fiber-to-the-Home (FTTH) connections in identified serving areas. Once complete, Phase 1 will be capable of providing 20% of the City's area with wireless coverage, serve up to 1,900 single-family homes and 6,000 multi-dwelling units with fiber optic connectivity directly to residents' homes, as well as serve up to 40 commercial business properties.

The customary way of soliciting bids for each project phase of the fiber network created limitations in addressing market conditions for service delivery. In response, Staff recommends using unit-based "on-call" services for conduit and fiber installation. The City will purchase and warehouse the conduit, fiber, network, and wireless components such as fiber optic cable, conduit, handholes, network equipment, etc. The approved contractors will collect the materials from the City's warehouse and provide the labor to complete the assigned work. Having the material and equipment on hand at the time of construction schedules lessens supply chain delays for fiber optic material and network equipment procurement and eliminates costly overhead and markup charges.

In November and December 2022, the City solicited bids for BB-2022-01 On-call Fiber Conduit (Bid #1604) and BB-2022-02 On-call Citywide Fiber Cable Installation (Bid #1596) services, and two responses were received for each bid. The following is a summary of the bids:

BB-2022-001 On-call Fiber Conduit Installation:

Company	**Location**	**Sample Bid Unit Amount**
HP Communications, Inc.	Corona, CA	$ 1,884,290.65
HHS Construction LLC	Ontario, CA	$ 1,924,945.00

BB-2022-002 On-call Fiber Cable Installation:

Company	**Location**	**Sample Bid Unit Amount**
SECC Corporation	Chino, CA	$ 407,304.81
HHS Construction LLC	Ontario, CA	$ 585,159.46

Staff and the City's fiber consultant reviewed the bids according to the methods outlined in the bid documents and recommend the awards to the following bidders based on their industry experience, financial stability, and lowest responsive bids:

- BB-2022-001 On-call Fiber Conduit Installation (Bid #1604) - HP Communications, Inc. of Corona, CA
- BB-2022-002 On-call Fiber Cable Installation (Bid #1596) - SECC Corporation of Chino, CA

Both bidders demonstrated extensive experience placing fiber optic conduit and/or cable for major telecommunication companies within the city, region, and country.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Community Improvement Prepared By: Douglas J Sorel Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By: 	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 6

SUBJECT: A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON THE SAN BERNARDINO COUNTY TAX ROLLS

RECOMMENDATION: That the City Council adopt a Resolution for recovery of fees and costs incurred in abating property and dangerous building violations, as well as administrative citations and civil penalties associated with property maintenance violations and placing assessments on the San Bernardino County Tax Rolls.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: The levy of special assessments will result in the recovery of $69,398.01 in costs that the City has expended for inspection or abatement of property violations, as well as the collection of $11,970.00 associated with civil penalties and/or fines for continued violations, for a total of $81,368.01 related to 108 parcels. When received, these reimbursements will be deposited into the General Fund. The special assessment revenue is included in the Fiscal Year 2022-23 Adopted Budget.

BACKGROUND & ANALYSIS: The City has established revolving funds to cover the City's costs for abatement of property and dangerous building violations as a result of Community Improvement activities. Additionally, the City has established administrative citations and fines for property maintenance violations and fees and penalties associated with the Systematic Health and Safety Inspection Program, Abandoned and Distressed Property Program, and Weed and Refuse Abatement Program. These costs, fines, fees, and penalties are recovered through placement of special tax assessments upon the properties. The placement of special assessments and collection of revenue is done under Ordinance 3046, Property Appearance (Title 5, Chapter 22 of the Ontario Municipal Code); Chapter 9 of the Uniform Code for the Abatement of Dangerous Buildings; and, Ordinance 2920 for civil penalties for continued violations of the Ontario Municipal Code and fines associated with administrative citations (Title 1, Chapters 2 and 5 of the Ontario Municipal Code). The City and County currently have a contractual agreement regarding implementation of special assessments; however, a Resolution authorizing the placement of the specific assessments is

required.

During this assessment cycle, the Community Improvement Department has billed property owners for: the abatement of violations; the issuance of fines associated with administrative citation; the issuance of fees and penalties associated with the Systematic Health and Safety Inspection Program; the issuance of registration fees and civil penalties associated with the Abandoned and Distressed Property Program; the issuance of notice and re-inspection fees; and, civil penalties for the Weed and Refuse Abatement Program on 189 parcels. Of these, there are remaining amounts due on 108 parcels. Attached are itemized accounts of: (1) costs associated with inspection or abatement as shown in Exhibit A of the Resolution; (2) civil penalties and/or fines for continued violations as shown in Exhibit B of the Resolution; and (3) total amounts per parcel as shown in Exhibit C of the Resolution. All affected property owners were given notice of the imposition of special assessments via certified mail as provided in Ontario Municipal Code Section 1-4.05(a) and have either not requested an appeal or have exhausted the appellate procedure in Ontario Municipal Code Section 1-4.05(b).

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A REPORT REQUESTING THE PLACEMENT OF SPECIAL ASSESSMENTS ON PROPERTY TAX BILLS FOR CIVIL PENALTIES OR RECOVERY OF COSTS INCURRED FOR ABATEMENT OF VIOLATIONS OF CITY CODES AND ORDINANCES.

WHEREAS, Ordinance No. 3046, Property Appearance (Title 5, Chapter 22, of the Ontario Municipal Code) and Chapter 9 of the Uniform Code for the Abatement of Dangerous Buildings provide for the abatement of property nuisances by repair, rehabilitation, demolition or removal; and

WHEREAS, under Resolution 94-112, Resolution ORA-499, and the Cooperation and Reimbursement Agreement entered into on the 15th day of November, 1994, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made a one-time advance to the City of One Hundred Fifty Thousand Dollars ($150,000) to repair or abate dangerous buildings and properties throughout the City; and

WHEREAS, under a first amendment to the Cooperation and Reimbursement Agreement entered into on the 16th day of July 1996, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made an additional advance to the City of One Hundred Thousand Dollars ($100,000) to continue to repair or abate dangerous buildings and properties throughout the City; and

WHEREAS, under Resolution 94-113, Resolution ORA-500, and the Cooperation and Reimbursement Agreement entered into on the 15th day of November 1994, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made a one-time advance to the City of Thirty Thousand Dollars ($30,000) to repair or abate dangerous buildings and properties in the 6th and Grove area; and

WHEREAS, under Resolution 94-12, Resolution ORA-464, and the Cooperation and Reimbursement Agreement entered into on the 22nd day of February 1994, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made a one-time advance to the City of One Hundred Fifty Thousand Dollars ($150,000) to repair or demolish dangerous buildings throughout the City; and

WHEREAS, Ordinance No. 2894, Systematic Health and Safety Inspection Program (Title 8, Chapter 17, of the Ontario Municipal Code), provides for the collection of unpaid service fees, plus any penalties and accrued interest by Special Assessment; and

WHEREAS, Ordinance No. 2920, provides for the assessment of civil penalties for continued violations of the Ontario Municipal Code (Title 1, Chapter 2 of the Ontario Municipal Code), and for fines associated with administrative citations to be collected by Special Assessment (Title 1, Chapter 5 of the Ontario Municipal Code), and establishes a uniform procedure before imposing such Special Assessments (Title 1, Chapter 4 of the Ontario Municipal Code); and

WHEREAS, the above said ordinances, resolutions and agreements provide for recovery of costs incurred in the abatement of violations by means of a Special Assessment placed on the tax rolls; and

WHEREAS, the City has incurred costs involved in the abatement of violations under the Ontario Municipal Code and Uniform Code for the Abatement of Dangerous Buildings, issuing Notices of Violation, and administering the Systematic Health and Safety Program and wishes to recover said costs; and

WHEREAS, the owners of all parcels listed in Exhibit A, B, and C were given notice of imposition of such Special Assessment as provided in Ontario Municipal Code Section 1-4.05(a), and either have not requested an appeal, or have exhausted the appellate procedure provided in Ontario Municipal Code Section 1-4.05(b); and

WHEREAS, the City has an executed contract with the San Bernardino County Board of Supervisors for collection of said assessments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ontario as follows:

SECTION 1. Confirmed the costs associated with inspection or abatement on the properties as set forth in the report in Exhibit A; and

SECTION 2. Confirmed the civil penalties and/or fines for continued violations on the properties as set forth in the report in Exhibit B; and

SECTION 3. Confirmed that Exhibit C contains the total amount assessed for both confirmed costs and confirmed civil penalties and/or fines for each of the properties; and

SECTION 4. Found and determined that the report, and Exhibits contained therein are true and accurate; and

SECTION 5. Adopts the above said report and finds that the costs of inspection or abatement on the properties listed are the costs set forth in Exhibit A, the civil penalties and/or fines for continued violations are the penalties and/or fines as set forth in Exhibit B, and the same are hereby charged and placed as special assessments upon the respective properties; and

SECTION 6. Directs Exhibit C shall be sent to the Auditor-Controller of San Bernardino County and shall be collected on the County tax roll.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 17th day of January 2023.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2023- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held January 17, 2023, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2023- duly passed and adopted by the Ontario City Council at their regular meeting held January 17, 2023.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

City of Ontario
Community Improvement Department
2023/2024 Tax Roll Year Special Assessments
Exhibit A - Costs Associated with Inspection or Abatement

Parcel Number	Address	Amount Due
0108-404-01	1316 E SEVENTH ST, Ontario, CA 91764	231.00
0108-601-70	1517 N BAKER AV, Building:1, Ontario, CA 91764	1,577.38
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	140.00
0110-061-10	1201 E HOLT BL, Ontario, CA 91761	91.00
0110-071-06	1381 E HOLT BL, Ontario, CA 91761	91.00
0110-071-07	1381 E HOLT BL, Ontario, CA 91761	148.00
0110-241-57	1752 E G ST, Ontario, CA 91764	140.00
0113-461-14	1855 S LAKE PL, Ontario, CA 91761	365.93
0113-541-38	2708 S INVERNESS CT, Ontario, CA 91761	153.76
0113-564-27	1945 E RIVERSIDE DR, Building:1, Unit:19, Ontario, CA 91761	1,687.44
0210-181-06	809 N TURNER AV, Ontario, CA 91764	66.89
0210-551-08	0 E CENTRELAKE DR, Ontario, CA 91761	140.00
0216-174-07	0 S VINEYARD AV, Ontario, CA 91761	140.00
0216-174-08	0 S VINEYARD AV, Ontario, CA 91761	140.00
0216-391-11	1462 E TAM O'SHANTER ST, Ontario, CA 91761	346.89
0218-023-33	3363 E TREE BLOSSOM ST, Ontario, CA 91761	468.11
0218-191-04	13990 S ARCHIBALD AV, Ontario, CA 91761	91.00
0218-545-36	3262 S PORTSMOUTH LN, Ontario, CA 91761	91.00
0218-554-32	4904 S ROSEMARY WY, Ontario, CA 91762	91.00
0218-613-16	3193 E YELLOWSTONE DR, Ontario, CA 91762	99.00
0218-694-15	3464 E PARADUXX PRIVADO, Ontario, CA 91761	91.00
0218-713-14	4705 S JASMINE LN, Ontario, CA 91762	99.00
0218-781-33	3570 S MUSTANG DR, Ontario, CA 91761	91.00
0218-911-01	2943 E THOROUGHBRED ST, Ontario, CA 91761	376.56
0238-152-02	0 E SCE EASEMENT, Ontario, CA 91761	9,325.00
1008-291-10	1553 N HELEN CT, Ontario, CA 91762	386.89
1008-471-37	930 W LA DENEY DR, Ontario, CA 91762	91.00
1008-472-12	1027 W LA DENEY DR, Ontario, CA 91762	91.00
1008-522-01	1000 W FOURTH ST, Building:1, Unit:A, Ontario, CA 91762	148.00
1010-093-09	1521 W J ST, Ontario, CA 91762	15.69
1010-151-09	921 W FOURTH ST, Ontario, CA 91762	91.00
1010-163-24	860 W BERKELEY CT, Ontario, CA 91762	91.00
1010-191-05	932 W GRANADA CT, Ontario, CA 91762	91.00
1010-191-30	1025 W I ST, Ontario, CA 91762	4,733.08
1010-491-03	860 W HOLT BL, Ontario, CA 91762	2,014.02
1011-132-06	1065 W HOLT BL, Building:1, Ontario, CA 91762	502.94
1011-382-65	1045 W MISSION BL, Ontario, CA 91762	8,552.40
1011-421-11	0 S ELDERBERRY AV, Ontario, CA 91762	674.89
1011-421-12	0 S ELDERBERRY AV, Ontario, CA 91762	674.89
1011-521-15	1448 W CLAIR ST, Ontario, CA 91762	227.00
1046-511-18	0 E EIGHTH ST, Ontario, CA 91764	91.00
1047-252-15	340 W CAROLINE CT, Ontario, CA 91762	1,094.05
1048-102-20	711 E J ST, Unit:A, Ontario, CA 91764	46.00
1048-211-31	807 E GRANADA CT, Ontario, CA 91764	849.51

City of Ontario
Community Improvement Department
2023/2024 Tax Roll Year Special Assessments
Exhibit A - Costs Associated with Inspection or Abatement

Parcel Number	Address	Amount Due
1048-213-23	713 E H ST, Ontario, CA 91764	147.00
1048-252-22	417 E H ST, Ontario, CA 91764	645.07
1048-366-01	206 E G ST, Ontario, CA 91764	91.00
1048-381-04	526 E G ST, Ontario, CA 91764	22,580.95
1048-392-14	647 E E ST, Building:1, Unit:101, Ontario, CA 91764	3,342.63
1048-471-14	1117 E HOLT BL, Ontario, CA 91761	239.00
1048-481-29	1001 E HOLT BL, Ontario, CA 91761	140.00
1048-481-29	957 E HOLT BL, Ontario, CA 91761	140.00
1048-525-12	127 N CAMPUS AV, Ontario, CA 91761	140.00
1048-566-07	303 N EUCLID AV, Building:1, Ontario, CA 91762	254.00
1049-091-05	541 E EMPORIA ST, Ontario, CA 91761	87.00
1049-101-38	700 E HOLT BL, Ontario, CA 91761	545.44
1049-172-02	1157 E CALIFORNIA ST, Ontario, CA 91761	140.00
1049-201-04	519 S CAMPUS AV, Ontario, CA 91761	91.00
1049-201-07	439 S CAMPUS AV, Ontario, CA 91761	140.00
1049-232-20	560 E PARK ST, Ontario, CA 91761	148.00
1049-245-04	318 E STATE ST, Ontario, CA 91761	140.00
1049-392-04	1030 S GROVE AV, Ontario, CA 91761	140.00
1050-031-19	414 W LOCUST ST, Ontario, CA 91762	91.00
1050-081-14	207 E BUDD ST, Ontario, CA 91761	140.00
1050-251-01	1727 S EUCLID AV, Ontario, CA 91761	414.00
1050-624-15	2115 S SAN ANTONIO AV, Ontario, CA 91762	793.23
1050-651-13	1459 S EUCLID AV, Unit:33, Ontario, CA 91761	46.00
1050-661-14	1459 S EUCLID AV, Unit:22, Ontario, CA 91761	46.00
1051-201-21	563 E OAK HILL ST, Ontario, CA 91761	91.00
1051-321-55	2522 S GROVE AV, Ontario, CA 91761	547.16
1051-351-69	958 E BERMUDA DUNES ST, Ontario, CA 91761	326.89
1053-281-03	0 E EDISON AV, Ontario, CA 91761	140.00
1073-281-39	4692 S SCOTT WY, Ontario, CA 91762	99.00
1083-391-25	2822 S OAK CREEK DR, Unit:C, Ontario, CA 91761	765.32
		69,398.01

City of Ontario
Community Improvement Department
2023/2024 Tax Roll Year Special Assessments
Exhibit B - Civil Penalties and/or Fines for Continued Violations

Parcel Number	Address	Amount Due
0108-573-04	1735 N CORONA AV, Ontario, CA 91764	120.00
0110-022-22	1816 E ELMA ST, Ontario, CA 91761	120.00
0110-022-25	1822 E ELMA ST, Ontario, CA 91761	120.00
0110-071-07	1381 E HOLT BL, Ontario, CA 91761	500.00
0110-352-04	1720 E PLAZA SERENA ST, Ontario, CA 91764	120.00
0110-376-13	1874 E PLAZA SERENA ST, Ontario, CA 91764	20.00
0216-391-11	1462 E TAM O'SHANTER ST, Ontario, CA 91761	40.00
0218-202-03	3071 E SILVER SKY DR, Building:, Unit:, Ontario, CA 91762	20.00
0218-545-03	3322 S NEWTON AV, Ontario, CA 91761	170.00
0218-545-36	3262 S PORTSMOUTH LN, Ontario, CA 91761	20.00
0218-613-16	3193 E YELLOWSTONE DR, Ontario, CA 91762	170.00
0218-713-14	4705 S JASMINE LN, Ontario, CA 91762	170.00
0218-911-01	2943 E THOROUGHBRED ST, Ontario, CA 91761	20.00
0238-012-30	5060 E FOURTH ST, Ontario, CA 91764	100.00
1008-291-10	1553 N HELEN CT, Ontario, CA 91762	20.00
1008-431-23	1133 W SIXTH ST, Ontario, CA 91762	840.00
1008-472-12	1027 W LA DENEY DR, Ontario, CA 91762	120.00
1008-522-01	1000 W FOURTH ST, Building:1, Unit:A, Ontario, CA 91762	500.00
1010-151-09	921 W FOURTH ST, Ontario, CA 91762	340.00
1010-151-14	914 W ROSEWOOD CT, Ontario, CA 91762	120.00
1010-163-24	860 W BERKELEY CT, Ontario, CA 91762	220.00
1010-462-02	430 N MOUNTAIN AV, Ontario, CA 91762	120.00
1011-181-11	1118 W MISSION BL, Building:1, Unit:A, Ontario, CA 91762	120.00
1011-181-11	1128 W MISSION BL, Building:2, Unit:A, Ontario, CA 91762	120.00
1011-421-11	0 S ELDERBERRY AV, Ontario, CA 91762	500.00
1011-421-12	0 S ELDERBERRY AV, Ontario, CA 91762	500.00
1011-554-56	0 E COMMON AREA, Ontario, CA 91762	340.00
1047-372-34	547 E FIFTH ST, Ontario, CA 91764	500.00
1047-441-16	1334 N PARKSIDE AV, Ontario, CA 91764	220.00
1047-473-39	1037 E FOURTH ST, Ontario, CA 91764	220.00
1048-071-41	223 E PLAZA SERENA ST, Ontario, CA 91764	320.00
1048-202-06	712 E H ST, Ontario, CA 91764	490.00
1048-211-20	859 E GRANADA CT, Ontario, CA 91764	170.00
1048-211-31	807 E GRANADA CT, Ontario, CA 91764	420.00
1048-321-13	605 W G ST, Ontario, CA 91762	120.00
1048-431-30	1046 E G ST, Ontario, CA 91764	420.00
1048-471-14	1117 E HOLT BL, Ontario, CA 91761	500.00
1049-066-02	444 E HOLT BL, Ontario, CA 91761	120.00
1049-101-29	829 E EMPORIA ST, Ontario, CA 91761	640.00
1049-231-11	552 E STATE ST, Ontario, CA 91761	340.00
1049-231-14	551 E PARK ST, Ontario, CA 91761	340.00
1049-232-20	560 E PARK ST, Ontario, CA 91761	500.00
1049-384-13	910 S GROVE AV, Ontario, CA 91761	120.00
1049-501-16	543 E BELMONT ST, Ontario, CA 91761	120.00

City of Ontario
Community Improvement Department
2023/2024 Tax Roll Year Special Assessments
Exhibit B - Civil Penalties and/or Fines for Continued Violations

Parcel Number	Address	Amount Due
1049-561-15	1004 S PALM AV, Ontario, CA 91762	100.00
1050-031-19	414 W LOCUST ST, Ontario, CA 91762	120.00
1050-311-10	705 W LOCUST ST, Ontario, CA 91762	120.00
1051-041-03	527 W PHILADELPHIA ST, Ontario, CA 91762	120.00
1051-351-69	958 E BERMUDA DUNES ST, Ontario, CA 91761	20.00
1051-541-21	847 E DEERFIELD ST, Ontario, CA 91761	120.00
1051-591-37	2880 S CALDWELL AV, Ontario, CA 91761	120.00
1083-061-05	2633 E RIVERSIDE DR, Ontario, CA 91761	120.00
		11,970.00

City of Ontario
Community Improvement Department
2023/2024 Tax Roll Year Special Assessments
Exhibit C - Total Amounts per Parcel

Parcel Number	Address	Amount Due
0108-404-01	1316 E SEVENTH ST, Ontario, CA 91764	231.00
0108-573-04	1735 N CORONA AV, Ontario, CA 91764	120.00
0108-601-70	1517 N BAKER AV, Building:1, Ontario, CA 91764	1,577.38
0110-022-22	1816 E ELMA ST, Ontario, CA 91761	120.00
0110-022-25	1822 E ELMA ST, Ontario, CA 91761	120.00
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	140.00
0110-061-10	1201 E HOLT BL, Ontario, CA 91761	91.00
0110-071-06	1381 E HOLT BL, Ontario, CA 91761	91.00
0110-071-07	1381 E HOLT BL, Ontario, CA 91761	648.00
0110-241-57	1752 E G ST, Ontario, CA 91764	140.00
0110-352-04	1720 E PLAZA SERENA ST, Ontario, CA 91764	120.00
0110-376-13	1874 E PLAZA SERENA ST, Ontario, CA 91764	20.00
0113-461-14	1855 S LAKE PL, Ontario, CA 91761	365.93
0113-541-38	2708 S INVERNESS CT, Ontario, CA 91761	153.76
0113-564-27	1945 E RIVERSIDE DR, Building:1, Unit:19, Ontario, CA 91761	1,687.44
0210-181-06	809 N TURNER AV, Ontario, CA 91764	66.89
0210-551-08	0 E CENTRELAKE DR, Ontario, CA 91761	140.00
0216-174-07	0 S VINEYARD AV, Ontario, CA 91761	140.00
0216-174-08	0 S VINEYARD AV, Ontario, CA 91761	140.00
0216-391-11	1462 E TAM O'SHANTER ST, Ontario, CA 91761	386.89
0218-023-33	3363 E TREE BLOSSOM ST, Ontario, CA 91761	468.11
0218-191-04	13990 S ARCHIBALD AV, Ontario, CA 91761	91.00
0218-202-03	3071 E SILVER SKY DR, Building:, Unit:, Ontario, CA 91762	20.00
0218-545-03	3322 S NEWTON AV, Ontario, CA 91761	170.00
0218-545-36	3262 S PORTSMOUTH LN, Ontario, CA 91761	111.00
0218-554-32	4904 S ROSEMARY WY, Ontario, CA 91762	91.00
0218-613-16	3193 E YELLOWSTONE DR, Ontario, CA 91762	269.00
0218-694-15	3464 E PARADUXX PRIVADO, Ontario, CA 91761	91.00
0218-713-14	4705 S JASMINE LN, Ontario, CA 91762	269.00
0218-781-33	3570 S MUSTANG DR, Ontario, CA 91761	91.00
0218-911-01	2943 E THOROUGHBRED ST, Ontario, CA 91761	396.56
0238-012-30	5060 E FOURTH ST, Ontario, CA 91764	100.00
0238-152-02	0 E SCE EASEMENT, Ontario, CA 91761	9,325.00
1008-291-10	1553 N HELEN CT, Ontario, CA 91762	406.89
1008-431-23	1133 W SIXTH ST, Ontario, CA 91762	840.00
1008-471-37	930 W LA DENEY DR, Ontario, CA 91762	91.00
1008-472-12	1027 W LA DENEY DR, Ontario, CA 91762	211.00
1008-522-01	1000 W FOURTH ST, Building:1, Unit:A, Ontario, CA 91762	648.00
1010-093-09	1521 W J ST, Ontario, CA 91762	15.69
1010-151-09	921 W FOURTH ST, Ontario, CA 91762	431.00
1010-151-14	914 W ROSEWOOD CT, Ontario, CA 91762	120.00
1010-163-24	860 W BERKELEY CT, Ontario, CA 91762	311.00
1010-191-05	932 W GRANADA CT, Ontario, CA 91762	91.00
1010-191-30	1025 W I ST, Ontario, CA 91762	4,733.08

City of Ontario
Community Improvement Department
2023/2024 Tax Roll Year Special Assessments
Exhibit C - Total Amounts per Parcel

Parcel Number	Address	Amount Due
1010-462-02	430 N MOUNTAIN AV, Ontario, CA 91762	120.00
1010-491-03	860 W HOLT BL, Ontario, CA 91762	2,014.02
1011-132-06	1065 W HOLT BL, Building:1, Ontario, CA 91762	502.94
1011-181-11	1118 W MISSION BL, Building:1, Unit:A, Ontario, CA 91762	120.00
1011-181-11	1128 W MISSION BL, Building:2, Unit:A, Ontario, CA 91762	120.00
1011-382-65	1045 W MISSION BL, Ontario, CA 91762	8,552.40
1011-421-11	0 S ELDERBERRY AV, Ontario, CA 91762	1,174.89
1011-421-12	0 S ELDERBERRY AV, Ontario, CA 91762	1,174.89
1011-521-15	1448 W CLAIR ST, Ontario, CA 91762	227.00
1011-554-56	0 E COMMON AREA, Ontario, CA 91762	340.00
1046-511-18	0 E EIGHTH ST, Ontario, CA 91764	91.00
1047-252-15	340 W CAROLINE CT, Ontario, CA 91762	1,094.05
1047-372-34	547 E FIFTH ST, Ontario, CA 91764	500.00
1047-441-16	1334 N PARKSIDE AV, Ontario, CA 91764	220.00
1047-473-39	1037 E FOURTH ST, Ontario, CA 91764	220.00
1048-071-41	223 E PLAZA SERENA ST, Ontario, CA 91764	320.00
1048-102-20	711 E J ST, Unit:A, Ontario, CA 91764	46.00
1048-202-06	712 E H ST, Ontario, CA 91764	490.00
1048-211-20	859 E GRANADA CT, Ontario, CA 91764	170.00
1048-211-31	807 E GRANADA CT, Ontario, CA 91764	1,269.51
1048-213-23	713 E H ST, Ontario, CA 91764	147.00
1048-252-22	417 E H ST, Ontario, CA 91764	645.07
1048-321-13	605 W G ST, Ontario, CA 91762	120.00
1048-366-01	206 E G ST, Ontario, CA 91764	91.00
1048-381-04	526 E G ST, Ontario, CA 91764	22,580.95
1048-392-14	647 E E ST, Building:1, Unit:101, Ontario, CA 91764	3,342.63
1048-431-30	1046 E G ST, Ontario, CA 91764	420.00
1048-471-14	1117 E HOLT BL, Ontario, CA 91761	739.00
1048-481-29	1001 E HOLT BL, Ontario, CA 91761	140.00
1048-481-29	957 E HOLT BL, Ontario, CA 91761	140.00
1048-525-12	127 N CAMPUS AV, Ontario, CA 91761	140.00
1048-566-07	303 N EUCLID AV, Building:1, Ontario, CA 91762	254.00
1049-066-02	444 E HOLT BL, Ontario, CA 91761	120.00
1049-091-05	541 E EMPORIA ST, Ontario, CA 91761	87.00
1049-101-29	829 E EMPORIA ST, Ontario, CA 91761	640.00
1049-101-38	700 E HOLT BL, Ontario, CA 91761	545.44
1049-172-02	1157 E CALIFORNIA ST, Ontario, CA 91761	140.00
1049-201-04	519 S CAMPUS AV, Ontario, CA 91761	91.00
1049-201-07	439 S CAMPUS AV, Ontario, CA 91761	140.00
1049-231-11	552 E STATE ST, Ontario, CA 91761	340.00
1049-231-14	551 E PARK ST, Ontario, CA 91761	340.00
1049-232-20	560 E PARK ST, Ontario, CA 91761	648.00
1049-245-04	318 E STATE ST, Ontario, CA 91761	140.00
1049-384-13	910 S GROVE AV, Ontario, CA 91761	120.00

City of Ontario
Community Improvement Department
2023/2024 Tax Roll Year Special Assessments
Exhibit C - Total Amounts per Parcel

Parcel Number	Address	Amount Due
1049-392-04	1030 S GROVE AV, Ontario, CA 91761	140.00
1049-501-16	543 E BELMONT ST, Ontario, CA 91761	120.00
1049-561-15	1004 S PALM AV, Ontario, CA 91762	100.00
1050-031-19	414 W LOCUST ST, Ontario, CA 91762	211.00
1050-081-14	207 E BUDD ST, Ontario, CA 91761	140.00
1050-251-01	1727 S EUCLID AV, Ontario, CA 91761	414.00
1050-311-10	705 W LOCUST ST, Ontario, CA 91762	120.00
1050-624-15	2115 S SAN ANTONIO AV, Ontario, CA 91762	793.23
1050-651-13	1459 S EUCLID AV, Unit:33, Ontario, CA 91761	46.00
1050-661-14	1459 S EUCLID AV, Unit:22, Ontario, CA 91761	46.00
1051-041-03	527 W PHILADELPHIA ST, Ontario, CA 91762	120.00
1051-201-21	563 E OAK HILL ST, Ontario, CA 91761	91.00
1051-321-55	2522 S GROVE AV, Ontario, CA 91761	547.16
1051-351-69	958 E BERMUDA DUNES ST, Ontario, CA 91761	346.89
1051-541-21	847 E DEERFIELD ST, Ontario, CA 91761	120.00
1051-591-37	2880 S CALDWELL AV, Ontario, CA 91761	120.00
1053-281-03	0 E EDISON AV, Ontario, CA 91761	140.00
1073-281-39	4692 S SCOTT WY, Ontario, CA 91762	99.00
1083-061-05	2633 E RIVERSIDE DR, Ontario, CA 91761	120.00
1083-391-25	2822 S OAK CREEK DR, Unit:C, Ontario, CA 91761	765.32
108		**81,368.01**

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Community Development Prepared By: Leonard Lui Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Tricia Espinoza, Khoi Do Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 7

SUBJECT: A DESIGN SERVICES AGREEMENT FOR THE SULTANA AVENUE STORM DRAIN AND STREET IMPROVEMENTS PROJECT

RECOMMENDATION: That the City Council approve a Design Services Agreement (on file in the Records Management Department) with Infrastructure Engineering Corporation, an Ardurra Company, of El Segundo, California, to provide engineering design services for the Sultana Avenue Storm Drain and Street Improvements Project in the amount of $812,605; and authorize the City Manager, or his designee, to execute said Agreement and future amendments within the authorization limits.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The total recommended expenditure authorization for Infrastructure Engineering Corporation consists of $738,731, plus a ten percent (10%) contingency of $73,874 for a total amount of $812,605. The $812,605 will be funded from RMRA-SB1 fund balance. Upon approval, the appropriations from RMRA-SB1 will be included in the Fiscal Year 2022-2023 Mid-year Budget Update.

BACKGROUND & ANALYSIS:

The Sultana Avenue Storm Drain is a regional Master Plan Facility that ranges from 48-inch reinforced concrete pipe (RCP) to 72-inch RCP, at a total length of approximately 9,700 linear feet (LF). The project is located along Sultana Avenue, from Fifth Street down to Transit Street, with major storm drain laterals built along J Street and Columbia Avenue. A project location map has been provided for reference (see attached Exhibit A).

The Agreement will provide for engineering design services for the preparation of plans,

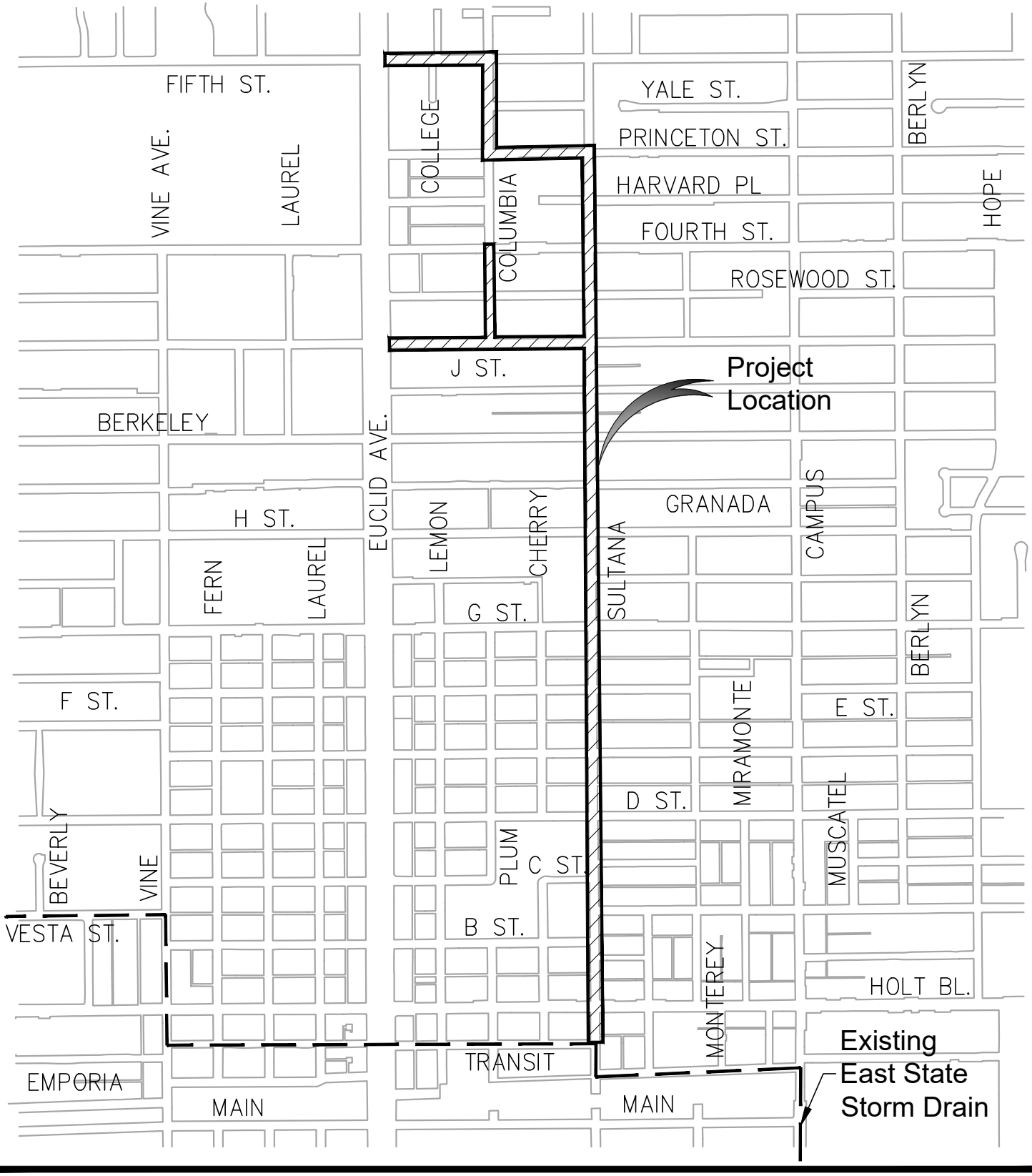
specifications, estimates (PS&E) for the storm drain and street improvements, permit and utility coordination, hydrology and hydraulics, and design support during construction.

In December 2022, the City solicited proposals from a pre-qualified list of consultants and received four proposals that were reviewed by City staff. After evaluation of the firms, City staff recommends Infrastructure Engineering Corporation based upon quality of their proposal, past performance on similar projects, and favorable references. Infrastructure Engineering Corporation has agreed to a base fee of $738,731, which is deemed a fair and reasonable fee for the specified scope of work.

EXHIBIT A

SULTANA AVENUE

STORM DRAIN AND STREET IMPROVEMENTS PROJECT



CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Police Department Prepared By: Heather M Lugo Staff Member Presenting: Mike Lorenz, Chief of Police Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 8

SUBJECT: **A THIRD AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH ONTARIO MILLS LIMITED PARTNERSHIP TO ALLOW FOR THE CONTINUED PROVISION OF POLICE AND PUBLIC SAFETY SERVICES AT THE ONTARIO MILLS MALL**

RECOMMENDATION: That the City Council:

A. Authorize the City Manager to execute a third amendment (on file in the Records Management Department) extending for three years, certain terms of the Disposition and Development Agreement ("DDA") with Ontario Mills Limited Partnership, allowing for the City's continued provision of police and public safety services through December 31, 2025; and
B. Consistent with certain terms and conditions of the DDA, authorize the billing of fees in the amount of $78,750 for each six-month period that such police and public safety services are rendered at the Ontario Mills Mall

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Maintain the Current High Level of Public Safety
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner

FISCAL IMPACT: The City of Ontario provides police and public safety services at the Ontario Mills Mall and receives payments from Ontario Mills Limited Partnership to offset a portion of the costs. This three-year extension will result in $157,500 of revenue to the City during the first year, with fee increases for the second and third years predicated on the change of the Consumer Price Index, but not more than 5% per year. FY 2022-23 Adopted Budget includes revenues of $78,750 in the General Fund. If approved, revenue for future fiscal years will be included in the respective proposed operating budget for City Council approval.

BACKGROUND & ANALYSIS: The original 1994 DDA for the Ontario Mills Mall project called for The Mills Corporation, as the developer, to pay to the City a portion of the costs incurred for the provision of police and public safety services at the mall. Upon expiration of the DDA, both the

Ontario Mills Limited Partnership (successor of The Mills Corporation), and the City of Ontario agree that continuation of police and public safety services is a benefit to the mall tenants, shoppers and the community at large. As such, the parties have agreed to extend certain provisions of the DDA through December 31, 2025, retroactive to the expiration of the DDA's Second Amendment, resulting in payments to the City of $78,750 per six-month period, or a minimum of $472,500 over the term of the Agreement.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Public Works Prepared By: Vanny Khu Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Bonnie Tam Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 9

SUBJECT: AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH TRANSTECH ENGINEERS, INC. FOR GRANT MANAGEMENT SERVICES

RECOMMENDATION: That the City Council authorize the City Manager or his designee to execute the Amendment to the Professional Services Agreement with Transtech Engineers, Inc., of Chino, California, for two grant applications from the Environmental Protection Agency (EPA) in an amount not to exceed $13,300.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The recommended grant management services in the not-to-exceed amount of $13,300 will increase the current not-to-exceed authorization for the Professional Services Agreement from $4,287,215 to $4,300,515. The Fiscal Year 2022-23 Adopted Budget includes appropriations in the Integrated Waste Fund.

BACKGROUND & ANALYSIS: On November 17, 2022, the U.S. Environmental Protection Agency (EPA) announced the availability of $100 million in grants for recycling infrastructure and recycling education and outreach projects across the country. The new grant programs support improvements to local waste management systems and recycling education and outreach, meeting Congress' goal to create a stronger, more resilient, and cost-effective U.S. municipal solid waste recycling program. The grant application was originally due on January 16, 2023; the deadline was extended to February 15, 2023. Due to the tight deadlines and the complexity of the grant programs, Public Works Staff had on-call project management consultant, Transtech Engineers, Inc., provide data collection, determine cost estimates, prepare and collect letters of support, prepare narrative responses, develop budget, schedule, and federal forms, and draft and submit project application to funding agency by the deadline. Staff recommends entering a contract amendment with Transtech Engineers, Inc. for grant management services to ensure the Integrated Waste Department can apply and utilize the grant funds to enhance recycling infrastructure and recycling education and outreach programs.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Municipal Services Prepared By: Daniel P Beers Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Bonnie Tam Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 10

SUBJECT: AN AMENDMENT TO THE PROFESSONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES FOR NATURAL GAS COMPRESSOR REPLACEMENT AND UPGRADE PROJECT

RECOMMENDATION: That the City Council authorize the City Manager or his designee to execute Amendment No. 4 (on file in the Records Management Department) to the Professional Services Agreement with STV Energy Services, Inc. of Douglassville, Pennsylvania, for engineering design services for the City's Compressed Natural Gas (CNG) Compressor Replacement and Upgrade Project, adding $16,070 for a revised total contract authorization of $204,390 and a term from December 22, 2022 to April 17, 2023.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The recommended Amendment No. 4 in the not-to-exceed amount of $16,070 will increase the current not-to-exceed amount from $188,320 to $204,390. The Fiscal Year 2022-23 Adopted Budget includes appropriations in the Mobile Source Air Fund for additional engineering services for equipment upgrades due to utility needs and capacity for the CNG Compressor Replacement and Upgrade Project.

BACKGROUND & ANALYSIS: The City has owned and operated the CNG fueling facility since 1995. Over the years, this facility has reduced the community's collective carbon footprint, improved air quality, lowered dependency on fossil fuels and foreign oil, and enabled compliance with the South Coast Air Quality Management District Rule 1193 "Clean On-Road Residential and Commercial Refuse Collection Vehicles." The facility provides CNG for 91 City vehicles, Ontario-Montclair School District buses, and the public via a CNG fueling station located at 1440 South Cucamonga Avenue.

On June 18, 2019, the City Council awarded a Professional Services Agreement with STV Energy Services Inc. to design the CNG Compressor Replacement and Upgrade Project. In March 2020, after deeper assessment of the existing facility and additional information from the Gas Company and Southern California Edison, the scope of work for the design of the Project needed to be

changed. On June 2, 2020, the City Council approved the additional scope of work for the Project, which included revised equipment to meet the future CNG needs and a phasing plan to allow for uninterrupted fueling operations during the construction of a new CNG Compressor. On May 17, 2022, the City Council approved an additional $34,690 in design costs for electrical upgrades to the new compressors and generator. During the construction, Xebec, the company that manufactures the gas dryers, went out of business and the gas dryer order was canceled. An alternate gas dryer was selected to replace the original order, which requires an additional $16,070 in costs. This new gas dryer needed to be reviewed by the Architect and submitted through the plan check process. With the new dryers and the added plan checks, the time frame for the project has been extended to April 2023.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Engineering Prepared By: Antonio Alejos Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Raymond Lee, Khoi Do Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 11

SUBJECT: **A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL PARCEL MAP NO. 20253, LOCATED AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND GUASTI ROAD**

RECOMMENDATION: That the City Council adopt a Resolution approving an Improvement Agreement, Improvement Security and Final Parcel Map No. 20253, located at the southeast corner of Archibald Avenue and Guasti Road, located within the Guasti Plaza Specific Plan area.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Focus Resources in Ontario's Commercial and Residential Neighborhoods
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: There is not a direct fiscal impact associated with this action. All public infrastructure improvements required for this subdivision will be constructed by the Developer at its sole cost.

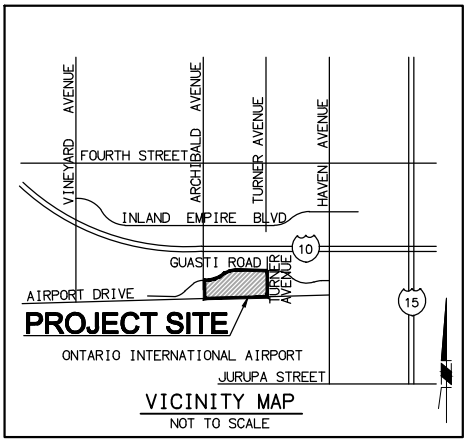
BACKGROUND & ANALYSIS: Final Parcel Map No. 20253, consisting of twenty-seven numbered lots and one lettered lot on approximately 53 acres of land, as shown on Exhibit A, has been submitted by the Developer, Ontario Airport Venture, LLC, a Delaware Limited Liability Company. Tentative Parcel Map No. 20253 was approved by the Planning Commission on January 25, 2022.

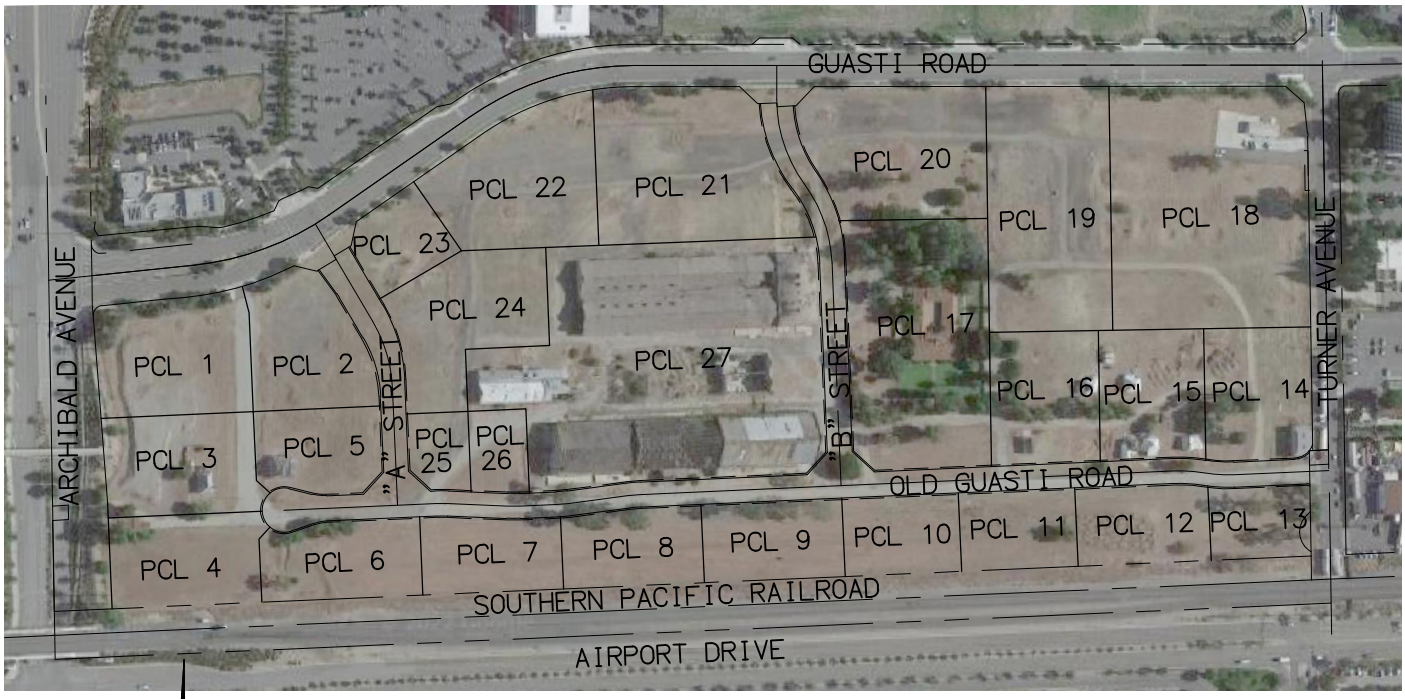
Improvements will include streets, storm drain, water main, recycled water, sewer main, fiber optic conduits, streetlights, traffic signal, parkway landscaping with irrigation, signing and striping. All landscape improvements will be consistent with current City approved drought measures.

The Developer has entered into an Improvement Agreement with the City for Final Parcel Map No. 20253 and posted adequate security to ensure construction of the required improvements. This map meets all conditions of the Subdivision Map Act and the Ontario Municipal Code and has been reviewed and approved by the City Engineer.

EXHIBIT A
PARCEL MAP 20253

27 NUMBERED PARCELS
& 1 LETTERED PARCEL





400 200 0 400 800 1200

SCALE: 1"=400'

PREPARED BY:

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500, Santa Ana, CA 92707
Phone: (949) 472-3505 · MBAKERINTL.COM

SCALE:	1"=400'
PROJECT NO.	173918
DATE:	12/15/22

H:\PDATA\173918\CADD\LAND\EXHIBITS\173918-EXHIBIT A.DWG LEYVA, JESSICA 12/15/2022 4:29 PM

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL PARCEL MAP NO. 20253 LOCATED AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND GUASTI ROAD.

WHEREAS, Tentative Parcel Map No. 20253 submitted for approval by Ontario Airport Venture, LLC, a Delaware Limited Liability Company, was approved by the Planning Commission of the City of Ontario on January 25, 2022; and

WHEREAS, Tentative Parcel Map No. 20253 consists of 27 numbered lots and 1 lettered lot, being a subdivision of Parcel 2 of Parcel Map No. 8144, recorded in Book 111 of Parcel Maps, Pages 61 through 65, in the office of the County Recorder of San Bernardino County; and

WHEREAS, to meet the requirements established as prerequisite to final approval of Parcel Map No. 20253, Ontario Airport Venture, LLC, a Delaware Limited Liability Company has offered the Improvement Agreement together with good and sufficient improvement security, in conformance with the City Attorney's approved format, for approval and execution by the City.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, California, as follows:

SECTION 1. That said Improvement Agreement be, and the same is, approved and the City Manager is authorized to execute same on behalf of said City, and the City Clerk is authorized to attest thereto; and

SECTION 2. That said Improvement Security is accepted as good and sufficient, subject to approval as to form and content thereof by the City Attorney; and

SECTION 3. That Final Parcel Map No. 20253 be approved and that the City Clerk be authorized to execute the statement thereon on behalf of said City.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 17th day of January 2023.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST, BEST & KREIGER, LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2023- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held January 17, 2023, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2023- duly passed and adopted by the Ontario City Council at their regular meeting held January 17, 2023.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Municipal Services Prepared By: Adrian Escamilla Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Bonnie Tam Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 12

SUBJECT: A GOODS & SERVICES AGREEMENT FOR CITY HALL OFFICE IMPROVEMENTS

RECOMMENDATION: That the City Council take the following actions:

A. Authorize the City Manager or his designee to execute a Goods and Services Agreement with Kirksey & Co. of Irvine, California, for City Hall Second Floor Office Improvements Project for Furniture, Fixtures, and Equipment (FF&E), consistent with the terms and conditions of the cooperative purchasing contract with Omnia #R191804 in the amount of $55,712; 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.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The reconfiguration of office spaces and purchasing of Furniture, Fixtures, and Equipment (FF&E) cost for the City Hall Second Floor Office Improvements Project is $55,712. The Fiscal Year 2022-23 Adopted Budget includes appropriations of $55,712 in the Capital Projects Fund.

BACKGROUND & ANALYSIS: On October 26, 2022, an Agreement was made with Kirksey & Co. for City Hall First Floor Office Improvements for a total of $84,911 plus a change order of $15,083 for a contract value of $99,994. The new Agreement with Kirksey & Co. will have a new contract value, not to exceed $155,706. The existing workspaces for City Hall Second Floor Office Improvements Project need remodeling and rehabilitation to accommodate operational and additional staffing needs. The project includes labor for reconfiguration of office spaces and also purchasing of furniture, fixtures and equipment.

The furnishings, fixtures, and equipment of the City Hall Second Floor Office Improvements Project is recommended to be purchased through the cooperative purchasing contract with Omnia #R191804 in the amount of $55,712.

In general conformation with the provisions of Government Code Section 54201 through 54204, Ontario Municipal Code Section 2-6.29 allows for the purchase of supplies and equipment through cooperative purchasing programs. Cooperative purchasing allows the City to pool its procurement power with other public agencies to obtain lower pricing than otherwise might be possible.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Management Services Prepared By: Claudia Y Isbell Staff Member Presenting: Darlene M. Sanchez, Assistant City Manager Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 13

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, TERMINATING RELATIONSHIP WITH SISTER CITY GUAMUCHIL, MEXICO

RECOMMENDATION: That the City Council adopt a Resolution to end Sister City relationship with Guamuchil, Mexico.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner

FISCAL IMPACT: There is not a direct fiscal impact associated with this action.

BACKGROUND & ANALYSIS: The City of Ontario entered into its Sister City relationship with Guamuchil, Mexico in 1982. Since then, the City of Ontario and the City of Guamuchil have enjoyed a ceremonial relationship, as part of the Sister Cities program, whereby the City of Ontario has donated various city equipment and have welcomed mayors, delegation and guests who visited as part of the program. As this term as Sister Cities comes to an end, the City thanks and appreciates the City of Guamuchil for the years of shared experiences.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, TERMINATING RELATIONSHIP WITH SISTER CITY GUAMUCHIL, SINALOA, MEXICO.

WHEREAS, on April 13, 1982, a letter from T. W. Dutton was submitted by the Ontario Sister Cities organization requesting that Council approve a Sister City affiliation with the city of Guamuchil in Sinaloa, Mexico; and

WHEREAS, The City of Ontario has had a long mutually productive relationship with its Sister City of Guamuchil. As part of the Sister Cities program, the City of Ontario has from time to time donated various used city equipment to the Sister City of Guamuchil for municipal purposes; and

WHEREAS, over the years, certificates of appreciation were presented and special ceremonies were held welcoming various mayors, delegation and guests who visited from the City of Guamuchil; and

WHEREAS, the City of Ontario has had a successful relationship with Sister City of Guamuchil for over forty years and would now like to bring a similar opportunity to another city.

NOW, THEREFORE, BE IT RESOLVED that the Members of the City Council of the City of Ontario hereby terminate the Sister City relationship with Guamuchil in Sinaloa, Mexico; and

BE IT FURTHER RESOLVED that pursuant to the adoption of this resolution, the Mayor or the Mayor's designee is requested to notify the Mayor of Guamuchil in Sinaloa, Mexico or the appropriate public official of the termination of the Sister City relationship.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 17th day of January 2023.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST, BEST & KREIGER, LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2023- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held January 17, 2023 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2023- duly passed and adopted by the Ontario City Council at their regular meeting held January 17, 2023.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Housing Prepared By: Katryna Gonzalez Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 14

SUBJECT: AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL LAND ACQUISITION AND RELOCATION SERVICES

RECOMMENDATION: That the City Council and Ontario Housing Authority Board of Directors ("City/Authority") approve and authorize the City Manager or his designee to execute Amendment No. 4 to the Professional Services Agreement with Property Specialists, Inc. (dba CPSI) in the amount of $100,000.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: The proposed Amendment will increase the on-call services Agreement not-to-exceed amount from $1,195,813 to $1,295,813. The Consultant has agreed to the proposed billing rates and will be compensated for the scope of work at the approved billing rates, as set forth in the agreement. The funding for the proposed increase will come from Ontario Housing Authority funds. There is no impact to the General Fund by this action.

BACKGROUND & ANALYSIS: On August 19, 2019, after an extensive solicitation and procurement selection process, the City entered into an on-call Professional Services Agreement with Property Specialist, Inc. (dba CPSI) for land acquisition and relocation services. The selection was based on the firm's experience, knowledge, and qualifications. Their Agreement included an initial three-year term, with an option to extend for two additional years. On August 15, 2022, the first option was used to extend the Agreement by one year.

The City/Authority continue to work on identifying and acquiring sites appropriate for affordable housing. These projects require property acquisition and relocation services provided for by this Professional Services Agreement. This Amendment will increase the not-to-exceed amount and continue to utilize the services of this firm to advance ongoing projects with the overall goal of providing high quality housing options to residents at a variety of income levels.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Communications and Community Relations Prepared By: Ria M Pavia Staff Member Presenting: Dan Bell, Communications and Community Relations Director Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 15

SUBJECT: AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH PRIMA PARTNERS, LLC FOR STATE ADVOCACY SERVICES

RECOMMENDATION: That the City Council authorize the City Manager or his designee to execute Amendment No. 2 to the Professional Services Agreement (on file in the Records Management Department) with Prima Partners, LLC, for State Advocacy Services, for two additional years and increase compensation by $300,000, for a new total not-to-exceed contract amount of $450,000.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities

FISCAL IMPACT: The City currently has a contract with Prima Partners in the amount of $150,000. The Agreement is set to expire on January 31, 2023. The proposed Amendment No. 2 will increase the current total not-to-exceed authorization by $150,000 annually, or $300,000 total for an additional two years, and bring the total not-to-exceed compensation to $450,000. Actual expenditures will be based on work completed at established billing rates detailed in the Agreement. The Fiscal Year 2022-23 Adopted Budget includes appropriations from the General Fund for these services.

BACKGROUND & ANALYSIS: The contract with Prima Partners was established to navigate the adopted Council priorities State-wide. Prima Partners has demonstrated exceptional ability to work with the City's local delegation and key Committee Members. The partnership with them was successful in getting the Governor to sign City sponsored legislation (AB 744) to relinquish State Route 83 (Euclid Avenue) to the City of Ontario. Last year, extensive outreach and educational campaigns took place to advocate local control on land use issues. They also have specialized knowledge on the Bradley Burns 1% local sales tax. This continues to be instrumental in assisting the City with local distribution amounts.

The City's immediate needs remain for advocacy services as the Legislature will begin to introduce new bills in the coming months. It is recommended, the City retains Prima Partners through the next Legislative Session for continuity and their direct experience with Ontario specific projects.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Recreation Prepared By: Danielle Guevara Staff Member Presenting: Nicholas S. Gonzalez, Recreation & Community Services Director Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 16

SUBJECT: A GOODS AND SERVICES AGREEMENT FOR EMPLOYEE UNIFORMS AND EVENT SUPPLIES

RECOMMENDATION: That the City Council authorize the City Manager or designee to execute a Goods and Services Agreement with J6D, Inc. of Ontario, California for employee uniforms and event supplies for the Recreation and Community Services Department, for a total not to exceed amount of $300,000 for a three-year contract period.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner

FISCAL IMPACT: The Goods and Services Agreement is for 3 years and has a not to exceed amount of $300,000, for a yearly cost of $100,000. The Recreation & Community Services Fiscal Year 2022-23 Adopted Budget includes appropriations of $100,000 for apparel purchases. Appropriations for years two and three will be added to the future fiscal year budgets, consistent with the annual budget adoption process.

BACKGROUND & ANALYSIS: The Recreation and Community Services Department orders employee uniforms and event supplies on a regular basis for youth & adult sports, programming, special events, and Staff apparel. On August 18, 2021, the City solicited bids for the purchase of employee uniforms and event supplies and received one response from J6D, who is located in Ontario. Based on the bid results, the City entered into a one-year Agreement with J6D from October 2021 through October 2022. Based on that performance, Staff recommends entering into a new 3-year term Agreement with J6D. The selected supplier possesses the knowledge of the Recreation and Community Services Department's specific needs and can meet the timelines needed for the Department's operations.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Utilities Prepared By: Cynthia Heredia-Torres Staff Member Presenting: Scott Burton, Utilities General Manager Reviewed By: Dennice Raygoza, Albert G Gastelum, Michael Sigsbee Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 17

SUBJECT: A CONSTRUCTION CONTRACT FOR THE DESTRUCTION OF WATER WELL NOS. 11, 15, 17, AND 26

RECOMMENDATION: That the City Council approve the plans and specifications and award Contract No. UT1617-02 (on file in the Records Management Department) to General Pump of San Dimas, California, for the destruction of Water Well Nos. 11, 15, 17, and 26, in the amount of $541,575 plus a 10% contingency of $54,158, for a total not-to-exceed amount of $595,733, a term of 120 calendar days after issuance of notice to proceed, and authorize the City Manager or designee to execute said contract and file a notice of completion at the conclusion of all construction activities related to the project.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
Operate in a Businesslike Manner

FISCAL IMPACT: The recommended contract award to General Pump, Inc. is for $541,575 plus a 10% contingency of $54,158, for a total amount not to exceed $595,733. The total cost for the recommended action is $595,733. If approved, appropriations in the amount of $595,733 from the Water Capital Fund will be included in the Fiscal Year 2022-23 Mid-Year Budget Update Report to City Council. There is no impact to the General Fund.

BACKGROUND & ANALYSIS: The City currently utilizes 17 active well sites with a total pumping capacity of approximately 55.6 million gallons per day, which is enough to supply the equivalent of up to 200,000 single-family households. Well Nos. 11, 15, 17, and 26 are currently inactive and non-operational. They were respectively constructed in 1958, 1960, 1963, and 1971 and have reached the end of their normal service life due to loss of designed production capacity and changes in expected groundwater quality. The recommendation is to safely abandon and destroy these wells. Security and sanitation concerns have also been a problem at these sites due to vandalism, theft, and unauthorized occupation. Demolishing the wells and housing structures will help reduce the maintenance effort while preparing the inactive sites for alternative uses.

Destruction of Well No. 11 is located within the limits of the Ontario International Airport Authority (OIAA) and will be abandoned in accordance with a separate land exchange Agreement that includes provisions for City wells on OIAA property. Destruction of Wells Nos. 15, 17, and 26 will be conducted in accordance with the water well standards of the State of California Department of Water Resources, the County of San Bernardino, and the plans and technical specifications for OMUC Contract No. UT1617-02. The work includes, but is not limited to, providing all labor, material, equipment, and services necessary to abandon, demolish, and dispose of Water Well Nos. 11, 15, 17, and 26, the pump pedestal, pipes, valves, and minor grading and paving work. A location map is provided for reference (see Exhibit A).

On November 8, 2022, two (2) bids were received for Bid No. 1579, Destruction of Water Well Nos. 11, 15, 17, and 26, OMUC Contract No. UT1617-02. The bids ranged from a low bid amount of $541,575 to a high bid amount of $693,475 as summarized below:

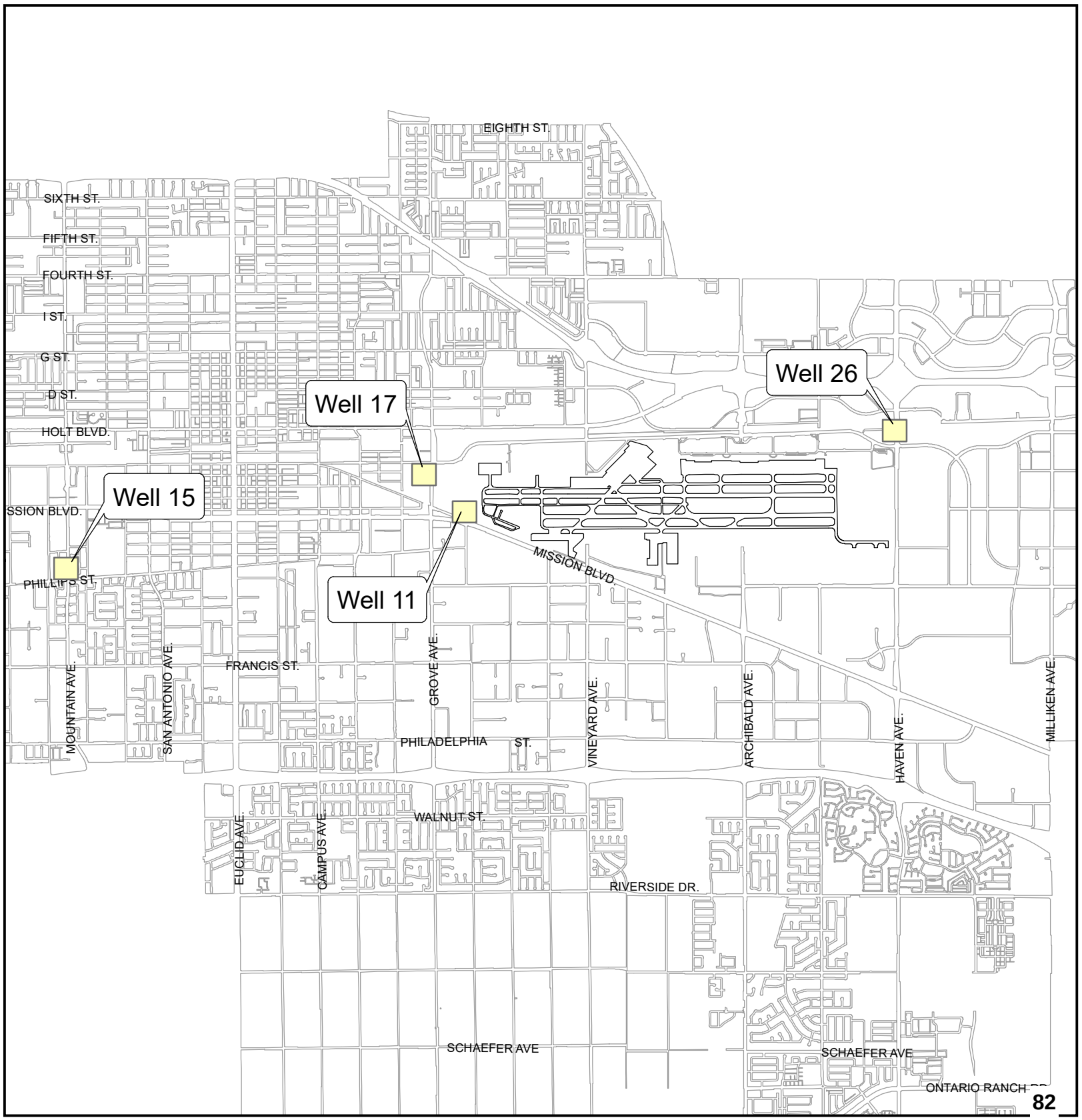
Bidder	**Location**	**Amount**
General Pump Company	San Dimas, CA	$541,575
South West Pump & Drilling, Inc.	Coachella, CA	$693,475

Staff recommends the award to General Pump Company of San Dimas, California based on their expertise and ability to perform the work in a timely manner, their successful completion of this type of work in the past, and as the lowest responsible bidder.

ENVIRONMENTAL REVIEW: The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from CEQA pursuant to California Code of Regulations Article 19 Section 15301, which states that operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of Class 1 “Existing Facilities” are exempt from the requirements of CEQA. Thus, no further CEQA analysis is required.

ONTARIO MUNICIPAL UTILITIES COMPANY

EXHIBIT A
CONTRACT NO. UT1617-02
WELL ABANDONMENT, WELL NOs 11, 15, 17, & 26



CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **CONSENT CALENDAR**
Department: Planning Prepared By: Luis Batres Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Charles Mercier, Rudy Zeledon Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 18

SUBJECT: **AN ORDINANCE FOR A PLANNED UNIT DEVELOPMENT (FILE NO. PUD20-001) AT 549 WEST HOLT BOULEVARD**

RECOMMENDATION: That the City Council consider and adopt an Ordinance approving a Planned Unit Development, File No. PUD20-001, establishing development standards, design guidelines, and infrastructure requirements to facilitate the development of a mixed-use project located at 549 West Holt Boulevard.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: There is not a direct fiscal impact associated with this action.

BACKGROUND & ANALYSIS: On December 20, 2022, the City Council introduced and waived further reading of an Ordinance approving the Planned Unit Development. The project site is composed of 0.81 acres of vacant land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. Property to the north of the Project site is within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and is developed with the Ontario Village Commercial Shopping Center. The property to the south is within the IL (Light Industrial) zoning district and is developed with a mix of industrial uses. The properties to the east and west are within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and are developed with multi-tenant commercial uses.

The Ontario Plan Policy Plan (General Plan) designates the project area as Mixed-Use, permitting residential uses at a density of 25.0 to 75.0 du/ac and commercial development at an intensity of up to 2.0 FAR for office and retail developments. The Ontario Plan (TOP) describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office and residential uses in a pedestrian friendly atmosphere. The most intensive uses are envisioned along Euclid and Holt Avenue. The Downtown Mixed-Use District is also intended to provide new housing opportunities

that will provide increased demand for retail at more concentrated, strategic locations. The densities and intensities of the Mixed-Use land use designation represented within TOP are the range of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development (PUD).

The Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the approval of an Area Plan or PUD prior to the development of properties within the area. In compliance with this requirement, the Applicant submitted "The Roosevelt Tower Planned Unit Development" (included as Attachment "A" to the Ordinance), which is consistent with the vision and the goals and policies of the Policy Plan. The purpose of the Roosevelt Tower PUD is to implement TOP vision for the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office and residential uses in a pedestrian friendly atmosphere; to promote high standards in urban design; and, to encourage the development of exceptionally high quality residential and commercial uses, while establishing regulations and standards for uses with special conditions and regulatory needs to ensure harmonious relationships with other surrounding land uses. The PUD will establish the development standards, design guidelines and infrastructure to serve the site and to facilitate the development of a mixed-use development project at a density of 72.8 dwelling units per acre. In conjunction with the PUD submittal, the applicant has submitted a Development Plan application (File No. PDEV20-009) to construct a 5-story (three-stories of residential units over two-stories of podium parking), 59-unit apartment project with 2,500 square feet of first floor retail space. Consistent with the requirements of the MU-1 (Downtown Mixed-Use) zoning district, the proposed PUD allows for uses intended to encourage retail and commercial uses to service local residents, visitors and employees, and attract pedestrian traffic along Holt Boulevard. The development regulations set forth in the PUD will govern the placement, height, and bulk of permitted buildings and structures; establish locational criteria for vehicular access to the site; establish parking and loading requirements; and, establish landscape and sign standards.

On July 26, 2022, the Planning Commission conducted a public hearing to consider the above-described PUD and concluded the hearing on that date. After considering all public testimony on the application, the Planning Commission unanimously approved (7-0) Resolution No. PC22-037, recommending that the City Council approve the PUD document and adopted Resolution No. PC22-038 approving the Development Plan, contingent on City Council approval of the PUD.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of TOP, as the project site is not one of the properties in the Housing Element Sites Inventory contained in Tables B-1 and B-2 of the Housing Element Technical Report.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The project site is located within the Airport Influence Area of the Ontario International Airport and has been found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan.

ENVIRONMENTAL REVIEW: The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines and meets each of the following conditions:

(a) The Project is consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation. The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The proposed project is consistent with all applicable Policy Plan (general plan) policies, as well as with the requirements of the Roosevelt Tower PUD, and applicable Development Code regulations;

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project is proposed within the established boundaries of the City of Ontario, on a project site totaling 0.81-acre of land, which is surrounded by established commercial land uses;

(c) The Project site has no value as habitat for endangered, rare, or threatened species. The site is void of any flora or fauna, was previously graded, and is regularly maintained to prevent the growth of weeds and grasses;

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The proposed mixed-use development is similar to, and of no greater impact than other allowed residential uses and commercial development projects within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district; and

(e) The site can be adequately served by all required utilities and public services. The site is located within an area that is currently served by all required utilities and public services, including, but not limited to sewer, water, gas, electric and municipal solid waste services.

CITY OF ONTARIO PLANNING DEPARTMENT

PLANNING COMMISSION STAFF REPORT

July 26, 2022

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

FILE NOS: PUD20-001 and PDEV20-009

SUBJECT: A Planned Unit Development (File No. PUD20-001) to establish development standards, design guidelines and infrastructure requirement for 0.81-acres of land, in conjunction with a Development Plan (File No. PDEV20-009) to construct a mixed-use project consisting of 59 multiple-family dwellings (three-stories of residential units) over two-stories of podium parking and 2,500 square feet of first floor retail space, on property located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district; (APN: 1049-021-09) **submitted by Kathy Huynh. City Council action required for PUD only.**

PROPERTY OWNER: Roosevelt Property Management

RECOMMENDED ACTION: That the Planning Commission consider and 1) adopt the resolution recommending the City Council approve the Planned Unit Development, File No. PUD20-001, and 2) adopt the resolution approving the Development Plan, File No. PDEV20-009, pursuant to the facts and reasons contained in the staff report and resolution, and subject to the departmental conditions of approval included as Attachment A to the resolution.

PROJECT SETTING: The project site is comprised of 0.81-acres of vacant land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and is depicted in Figure 1: Project Location Map. The property is relatively flat, with a gentle slope to the southwest corner of the site and is covered with perennial

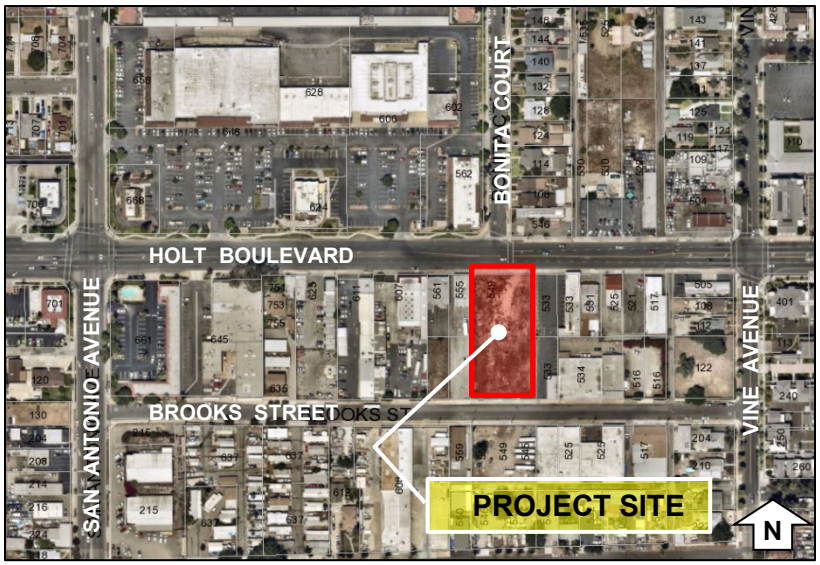


Figure 1: Project Location

Case Planner:	Luis E. Batres
Planning Director Approval:	
Submittal Date:	4/13/20

Hearing Body	*Date*	*Decision*	*Action*
DAB	7/6/22	Approval	Recommend
PC	7/26/22	Approval / Approved	Recommend (PUD) Final (PDEV)
CC	9/6/22		Final (PUD)

grasses. The Project site is rectangular in shape, with a lot depth of approximately 270 feet and a lot width of 140 feet. The property to the north of the Project site is within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and is currently developed with the Ontario Village Commercial Shopping Center. The property to the south is within the IL (Light Industrial) land use district and is developed with a mix of industrial uses. The properties to the east and west are located within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and are developed with multi-tenant commercial buildings. The existing surrounding land uses, zoning, and general plan and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.

PROJECT ANALYSIS:

(1) Background — On April 13, 2020, the Applicant submitted a Planned Unit Development application (File No. PUD20-001, Roosevelt Tower Planned Unit Development) that will establish the development standards, design guidelines, and infrastructure requirements for the Project site. In conjunction with the Planned Unit Development ("PUD"), the Applicant submitted a Development Plan (File No. PDEV20-009) application requesting approval to construct a mixed-use project consisting of 59 multiple-family dwellings and 2,500 square feet of retail space (four tenant spaces), and two levels of podium parking. Pursuit to the Ontario Development Code, the PUD requires approval by both the Planning Commission and City Council.

On July 6, 2022, the Development Advisory Board ("DAB") conducted a hearing and unanimously voted to recommend that the Planning Commission approve the subject Development Plan (File No. PDEV20-009). The DAB's purview does not extend to the proposed Planned Unit Development.

(2) Planned Unit Development —The Ontario Plan Policy Plan (general plan) designates the project area as Mixed-Use, permitting residential uses at a density of 25.0 to 75.0 du/ac, and a development intensity of up to 2.0 FAR for office and retail development. The Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office and residential uses in a pedestrian friendly atmosphere. The most intensive uses are envisioned along Euclid and Holt Avenue. The Downtown Mixed-Use District is also intended to provide new housing opportunities that will also provide increased demand for retail in more concentrated, strategic locations. The densities and intensities of the Mixed-Use land use designation represented within The Ontario Plan ("TOP") are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or PUD.

The Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the approval of an Area Plan or PUD prior to the development of properties within the area. In compliance with this requirement, the Applicant has submitted the "Roosevelt Tower Planned Unit Development" (included as Attachment "A" to the

attached resolution), which is consistent with this vision and the goals and policies of the Policy Plan.

The purpose of the PUD is to secure a fuller realization of the Policy Plan than would result from the strict application of present zoning district regulations and to:

- Promote high standards in urban design;
- Encourage the development of exceptionally high quality, mixed-use, while establishing regulations and standards for uses with unique regulatory and design needs; and
- Ensure harmonious relationships with surrounding land uses.

A PUD is comparable to a Specific Plan in that it sets development regulations that are unique to a specific area; however, it is also unlike a Specific Plan in that a PUD is typically intended to apply to a single development project or several interrelated development projects that function together as a single, comprehensive project.

(a) Land Use and Development Regulations — Consistent with the requirements of the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district, the "Roosevelt Tower Planned Unit Development" land use restrictions only permit commercial uses, or a mix of commercial and residential uses in the same building or on the same site, or stand-alone multiple-family projects. The maximum building height allowed is 75 feet. The minimum building setbacks allowed are two feet from the Holt Boulevard (north) property line, two feet from the Brooks Street (south) property line, and one-foot from the east and west property lines.

(b) Landscaping and Drainage — A conceptual landscape plan is required to be submitted with the Development Plan for construction of the project site. The plan will be required to specify all landscape and hardscape elements for the development plan site. Water conservation will be provided through low water using plant materials, hydro zones, water efficient irrigation and weather-based controllers. Landscaped areas may be used for storm water infiltration through vegetated swales, retention basins, or dry wells as needed with the use of appropriate planting materials. Broad canopy shade trees can be used to reduce heat gain on buildings, paving and parking areas. The landscape design shall meet the requirements of the Landscape Development Standards and shall create well-functioning spaces within a sustainable design. Trees along street frontages shall comply with the variety, size, and spacing as directed by the City of Ontario Master Street Tree Plan.

(c) Off-Street Parking and Circulation\Access — Parking, circulation, transit and infrastructure improvements will be provided as follows:

(i) **Parking:** Off-street parking is required to be provided on-site, at the rates required by the City of Ontario Development Code. No on-street parking will be allowed on Holt Boulevard, in front of the Project site.

(ii) **Circulation/Access:** Vehicular access for the project site is provided at two points, including one 20-foot-wide driveway on Holt Boulevard, at the northeast corner of the Project site, and one 20-foot-wide driveway on Brooks Street, at the southeast corner of the Project site. After improvements are made from the West Valley Connector ("BRT") Project, vehicular access from Holt Boulevard will be limited to right-in/right-out movements. Pedestrian connections to the project site will be provided from sidewalks within the PUD site.

(iii) **Mass Transit:** The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary rights-of-way dedications for street widening and to accommodate the future BRT line for the SBX West Valley Connector.

(iv) **Street Improvements:** The City of Ontario, as part of its street widening plan, and the developers of the PUD site, will be responsible to improve Holt Boulevard and Brooks Street to their ultimate widths. The proposed project will be required to dedicate 20 feet along the Project's Holt Boulevard street frontage and two feet along the Project's Brooks Street frontage.

(d) Architecture/Design Guidelines — The architectural design and details, outlined within the PUD, focus on the following elements:

- Appropriate scale and massing;
- Architectural style and design that are complementary and appropriate to its setting;
- Use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style;
- Appropriate site planning to ensure building orientation visibility from the street;
- Roof form; and
- Building entry design.

The PUD requires the architectural theme of the project area to be contemporary or a modern style that generally responds to the region's climate, including such features as outdoor circulation, outdoor courtyards/plazas, recessed window frames, awnings, and decorative canopies/trellises. Additionally, buildings are to be oriented toward Holt Boulevard, and incorporate entry elements, interesting architecture, enhanced materials, and a pedestrian scale, to provide connection between the development and the public street.

Due to the size and scale of the PUD area, all sides of the buildings will be visible from the public street. As such, appropriate massing becomes more important to maintain the human-scale of the development and create a visually pleasing environment. Bay windows, stepped buildings, height changes, and setback variations between stores help to break up large buildings, as well as indicate entries and store locations to customers.

(3) Development Plan—In conjunction with the Planned Unit Development, the Applicant is requesting Development Plan approval (File No. PDEV20-009) to construct a mixed-use project consisting of 59 multiple-family dwellings (three-stories of residential units) over two-stories of podium parking and 2,500 square feet of first floor retail space. Staff has worked with the Applicant to design a project that meets the goals and requirements of the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district, the Roosevelt Tower PUD, and the goals and policies of The Ontario Plan ("TOP"). The project characteristics are described below:

(a) Site Design/Building Layout —The proposed building is set back five feet from the Holt Boulevard (north) property line, two feet from the Brooks Street (south) property line, and one-foot from the east and west property lines. The residential structures above the two stories of podium parking will be set back 17 feet from Holt Boulevard (north) property line, 18 feet from the Brooks Street (south) property line and a zero-setback has been provided along the east and west property lines.

The Project has been oriented in a north-south orientation, with the front of the building and primary building entrance facing Holt Boulevard. The rear of the building will face Brooks Street.

The building is proposed at five-stories in height (68 feet), comprised of three-stories of residential units constructed over two-stories of podium parking. Additionally, 2,500 square feet of retail space has been incorporated into the building's ground floor, facing the Project's Holt Boulevard street frontage. The retail space is divided into four separate units ranging from 540 to 760 square feet in area (see Exhibits B—Site Plan and Exhibit C—Floor Plans, attached). The retail unit characteristics are shown in Table 1, below.

Table 1: Retail Unit Characteristics

Unit No.	*Area (in SF)*
Unit 1	760
Unit 2	600
Unit 3	600
Unit 4	540

The Project has been designed with two points of vehicular access, one on Holt Boulevard (north) and the second on Brooks Street (south). Holt Boulevard will serve as the primary access point for both residential and commercial units. The residential parking area is gated, limiting access to residents only. Designated parking for the commercial component is located on the ground floor, immediately behind the four retail units (see Exhibit C—Floor Plans, attached).

The Project is proposed at a residential density of 72.8 du/ac, consisting of 13 studio units, 30 one-bedroom units, and 16 two-bedroom units. The residential units range from 403 to 987 square feet in area. The residential unit characteristics are shown in Table 2, below.

Table 2: Residential Unit Characteristics

Plan No.	*Area (In SF)*	*Total Units*	*No. Bedrooms*	*No. Baths*
U-1	403	13	Studio	1 bath
U-2	987	6	2-bedrooms	2 baths
U-3	804	3	2 bedrooms	1 bath
U-4	571	21	1 bedroom	1 bath
U-5	532	9	1 bedroom	1 bath
U-6	860	7	2 bedrooms	2 baths

(b) Site Access/Circulation — The project has been designed in conformance with the development regulations, standards and design guidelines of the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and the Roosevelt Tower PUD. The project proposes two points of vehicular access. Primary access is provided from Holt Boulevard, at the northeast corner of the Project site. Secondary access is provided from Brooks Street, at the southeast corner of the Project site. Pedestrian access into the building is proposed at the northwest corner of the building, through a lobby with elevator access. Pedestrian access to the retail units is proposed from the Holt Boulevard public sidewalk. Residential units will be accessed through interior corridors located on each floor. Emergency access stairs have been incorporated at all four corners of the building (see Exhibits B—Site Plan and Exhibit C—Floor Plans, attached).

(c) Parking —The project has been parked in accordance with the Ontario Development Code and the Roosevelt Tower PUD requirements. The Project's total required number of off-street parking spaces is 127 and 128 off-street parking spaces have been provided, exceeding the minimum requirement. All required parking will be located within the first two floors of the 5-story structure. Parking was calculated as shown on Table 3, below.

Table 3: Off-Street Parking Requirements

Use	*Ratio*	*Area (in SF) or No. Dwelling Units (DUs)*	*Total Required*	*Provided*
Commercial	4 spaces/1,000 SF	2,500 SF	10	10
Studio	1.5 spaces/DU	13 DUs	19	19
One-Bedroom	1.75 spaces/DU	30 DUs	52	53 **
Two-Bedroom	2 spaces/DU	16 DUs	32	32

Table 3: Off-Street Parking Requirements

Use	*Ratio*	*Area (in SF) or No. Dwelling Units (DUs)*	*Total Required*	*Provided*
Guest	1Portion DUs <50: 0.25 space/DU Portion DUs 50 to 100: 0.2 space/DU	50 DUs 9 DUs	14	14
Total			**127**	**128**

*Note: **14 residential parking spaces (12%) are tandem*

(d) Architecture —The Project proposes a Contemporary Architectural Design, exemplifying the type of high-quality architecture promoted by the Ontario Development Code, The Ontario Plan, and the Roosevelt Tower PUD (see Figure 2: Holt Boulevard Perspective, Figure 3: Brooks Street Perspective, and Exhibit E—Elevations, attached). The mass and scale of the building along the Holt Boulevard frontage will serve to establish an urban sensibility, as envision by the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. Additionally, the varying stacked massing of the building, in combination with the articulated roof line, deep exterior wall insets, and the various story step-downs along the front of the building, provides visual interest and helps soften the pedestrian interface between the building façade and the street frontage along both Holt Boulevard and Brooks Street.

Special attention was given to the use of color, finished materials, building form, massing, and the use of architectural details. This is exemplified through the use of:

- Articulation in the building's roof lines;
- Focal architectural towers that have been incorporated at different heights to add interest;
- A variety of horizontal cement board siding;
- Concrete Masonry;
- Spandrel glass;
- Cantilevered balconies and decorative canopies at the third, fourth and fifth floors;
- Extensive vision glass at the first and second floors;
- Exterior smooth stucco finish;
- Enhanced lighting fixtures;
- Front and side facing decorative railings at the third, fourth and fifth floor balconies;
- Incorporation of contrasting exterior building colors to add interest;
- Decorative aluminum storefront framing; and
- Deep insets and pop-outs (2.5 feet to 16 feet) at key areas of the building.



Figure 2: Holt Boulevard Perspective



Figure 3: Brooks Street Perspective

(e) Landscaping — The project exceeds the minimum landscape requirements established by the City's Development Code and the Roosevelt Tower PUD (see Exhibit F—Landscape Plan and Exhibit G—Landscape Plan Perspective, attached). The project will provide an average of 66 square feet of private open space per unit (60 square feet minimum required), in the form of private balconies, and 251.5 square feet of common open space for each unit (250 square feet minimum required). The common open space (14,853 square feet) will be provided on the third floor (podium deck) of the proposed five-story building, which is fully landscaped and amenitized. The third floor includes an exercise room, entertainment area, restrooms, built-in barbecues and serving counters, rubberized play surface, a decorative steel shade structure, decorative pavers, wood decking, decorative masonry block raised planters, decorative benches, lounge seating, dining tables and chairs, several decorative umbrella shades, two play structures and ping pong tables. The Holt Boulevard and Brooks Street setback areas both feature decorative paving and decorative potted plants.

(f) Signage —The project is required to comply with the Ontario Development Code and the Roosevelt Towers PUD. A sign program is required to be submitted for review and approval prior to any signs being installed on the property.

(g) Utilities (drainage, sewer) —The applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes the Project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, bio treatment, and evapotranspiration. The PWQMP proposes an underground infiltration system located beneath the podium parking structure along the south portion of the building. The system is designed to accept runoff from the building's roof and third floor courtyard.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy;
- Operate in a Businesslike Manner;
- Focus Resources in Ontario's Commercial and Residential Neighborhoods; and
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

(2) Vision.

Distinctive Development:

- Commercial and Residential Development

➢ Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

➢ G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

(4) Policy Plan (General Plan)

Land Use Element:

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

➢ LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

➢ LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

➢ LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

Housing Element:

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

  - H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

  - H5-2 Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

Community Economics Element:

- Goal CE1: A complete community that provides for all incomes and stages of life.

  - CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

  - CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

  - CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

  - CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

- CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Safety Element:

- Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

- S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

Community Design Element:

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

- CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

- CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

- CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

  - Building volume, massing, and height to provide appropriate scale and proportion;
  - A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
  - Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

- CD2-2 Neighborhood Design. We create distinct residential neighborhoods

that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and parcel sizes to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb.

➢ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➢ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➢ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➢ CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

➢ CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

➢ CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

- CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

- CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

- CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.

- CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

- CD5-1 Maintenance of Buildings and Property. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.

- CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires

that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

ENVIRONMENTAL REVIEW: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development) of the CEQA Guidelines, which consists of:

(1) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations. The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The proposed project is consistent with all applicable Policy Plan (general plan) policies, as well as with the requirements of the Roosevelt Tower PUD, and applicable Development Code regulations.

(2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project is proposed within the established boundaries of the City of Ontario, on a project site totaling 0.81-acre of land, which is surrounded by established commercial land uses.

(3) The Project site has no value as habitat for endangered, rare, or threatened species. The site is void of any flora or fauna, was previously graded, and is regularly maintained to prevent the growth of weeds and grasses.

(4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The proposed mixed-use development is similar to, and of no greater impact than other allowed residential uses and commercial development projects within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district.

(5) The site can be adequately served by all required utilities and public services. The site is located within an area that is currently served by all required utilities and public services, including, but not limited to sewer, water, gas, electric and municipal solid waste services.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	Existing Land Use	*General Plan Designation*	*Zoning Designation*	*Specific Plan Land Use*
Site	Vacant Land	MU (Mixed-Use)	MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District)	N/A
North	Ontario Village Commercial Shopping Center & Auto Smog Shop	MU (Mixed-Use)	MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District)	N/A
South	Industrial	Industrial	IL (Light Industrial)	N/A
East	Multi-Tenant Commercial	MU (Mixed-Use)	MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District)	N/A
West	Commercial	MU (Mixed-Use)	MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District)	N/A

Off-Street Parking:

Use	*Ratio*	*Area (in SF) or No. Dwelling Units (DUs)*	*Total Required*	*Provided*
Commercial	4 spaces/1,000 SF	2,500 SF	10	10
Studio	1.5 spaces/DU	13 DUs	19	19
One-Bedroom	1.75 spaces/DU	30 DUs	52	53 **
Two-Bedroom	2 spaces/DU	16 DUs	32	32
Guest	Portion DUs <50: 0.25 space/du Portion DUs 50 to 100: 0.2 space/DU	50 DUs 9 DUs	14	14
Total			127	128

Note: **14 residential parking spaces (12%) are tandem

General Site & Building Statistics

Item	*Required Min./Max.*	*Provided (Ranges)*	*Meets Y/N*
Project area (in acres):	0.81 Acres	0.81 Acres	Y
Maximum project density (dwelling units/ac):	25.1 -75.0 du/ac	72.8 du/ac	Y
Front yard setback (in FT):	2'	5'	Y
Side yard setback (in FT):	1'	1'	Y
Rear yard setback (in FT):	2'	2'	Y
Maximum dwelling units:	59	59	Y

Item	*Required Min./Max.*	*Provided (Ranges)*	*Meets Y/N*
Maximum height (in FT):	75'	68'	Y
Parking – resident:	11	118	Y
Commercial -Parking	10	10	Y
Parking – guest:	14	14	Y
Open space – private:	60 sq. ft.	66 sq. ft.	Y
Open space – common:	250 sq. ft. per unit	251.5 sq. ft. per unit	Y

Dwelling Unit Statistics:

Plan No.	*Area (In SF)*	*Total Units*	*No. Bedrooms*	*No. Baths*	*Private Open Space (in FT)*
U-1	403	13	Studio	1 bath	66
U-2	987	6	2-bedrooms	2 baths	66
U-3	804	3	2 bedrooms	1 bath	66
U-4	571	21	1 bedroom	1 bath	66
U-5	532	9	1 bedroom	1 bath	66
U-6	860	7	2 bedrooms	2 baths	66

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN

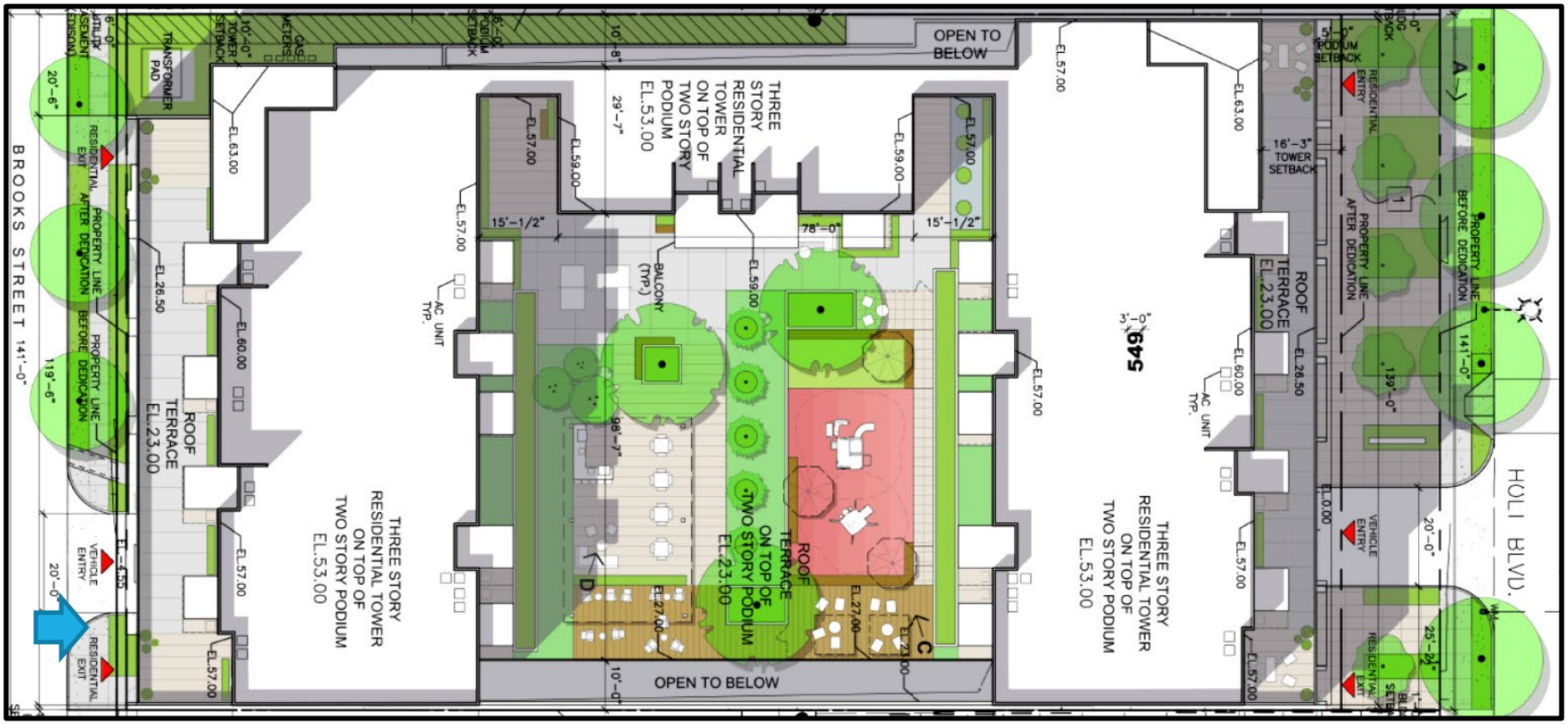


Exhibit C—FLOOR PLANS

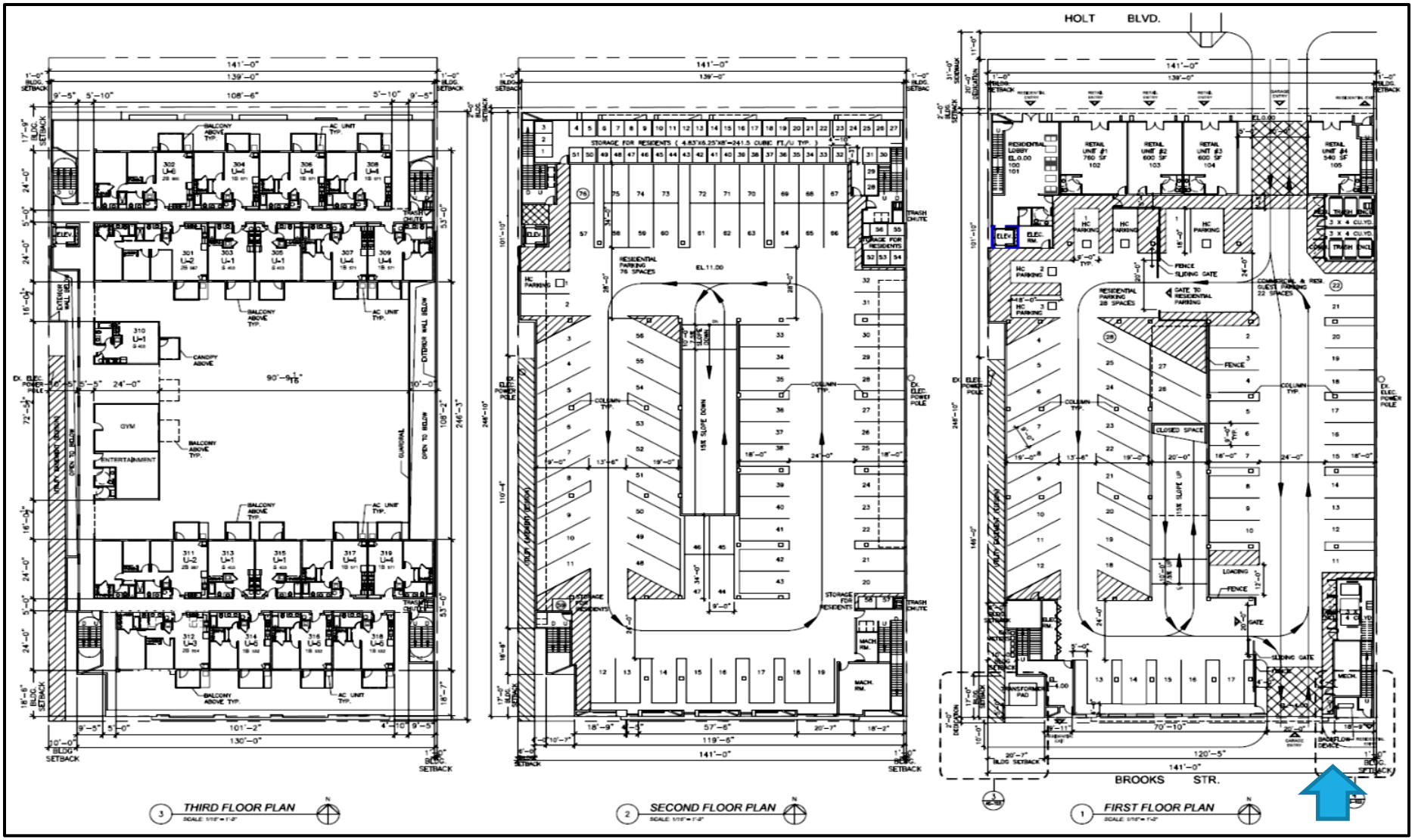


Exhibit D—FLOOR PLANS

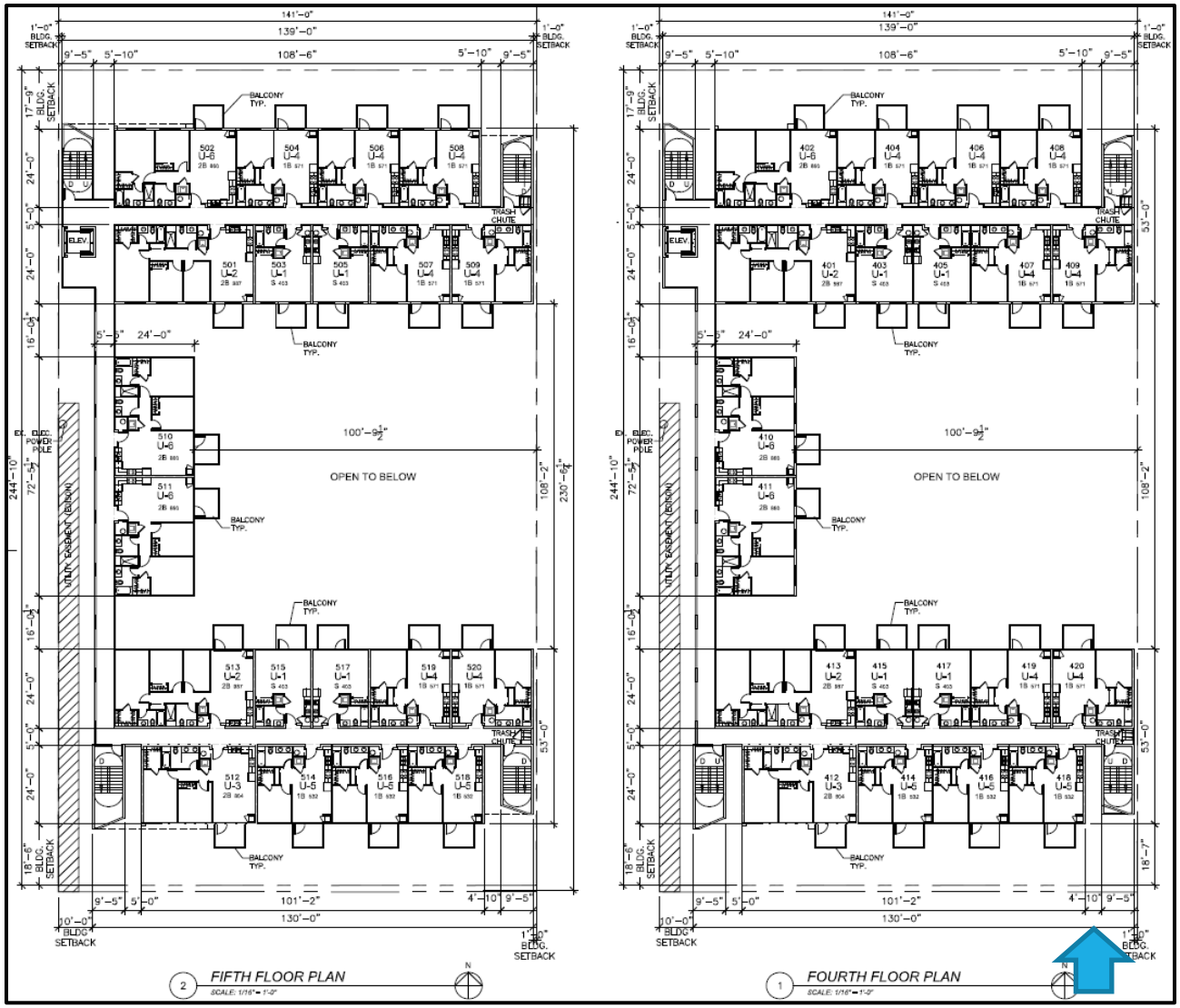


Exhibit E—ELEVATIONS



Font Elevation - Holt Blvd.



Rear Elevation - Brooks Street

Exhibit E—ELEVATIONS (Continued)



West Elevation



East Elevation

Exhibit F— LANDSCAPE PLAN

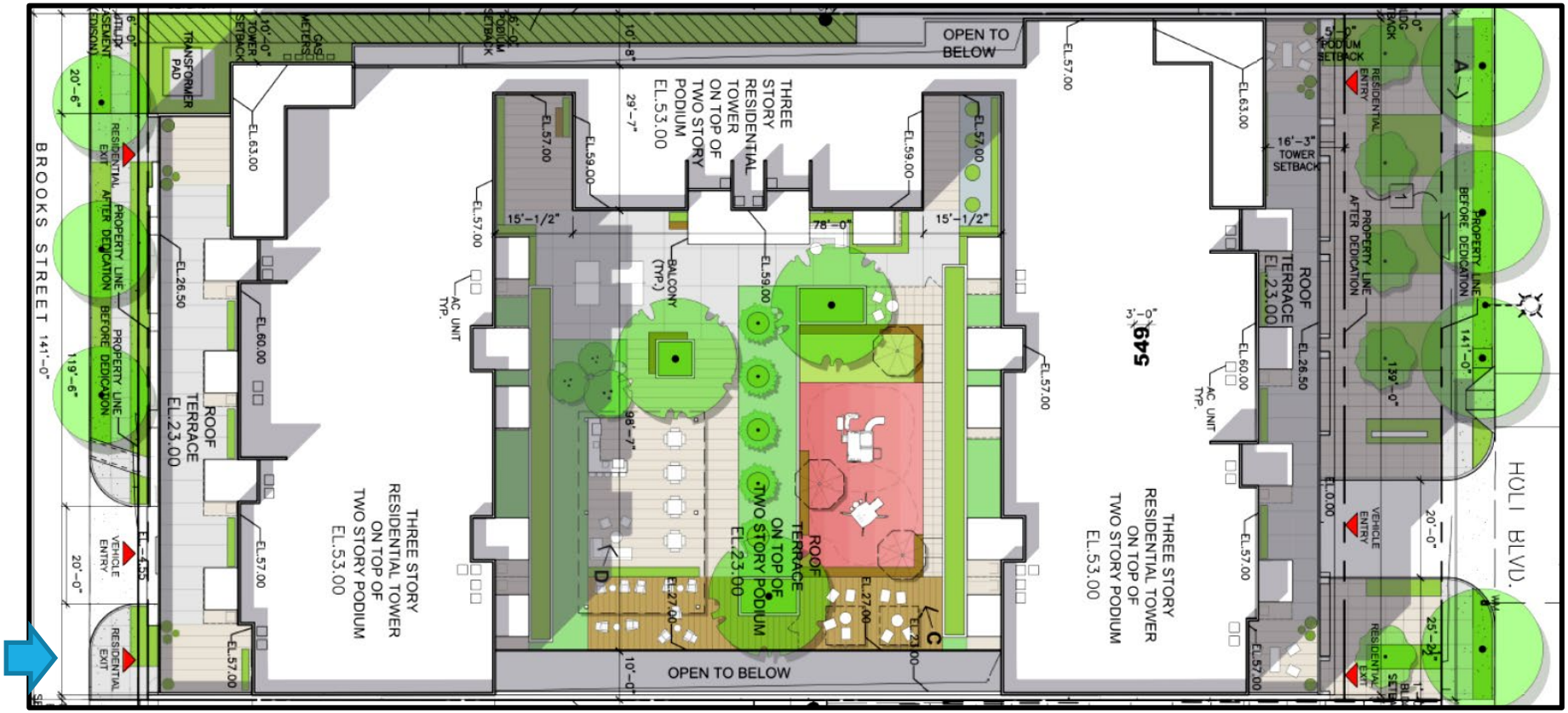
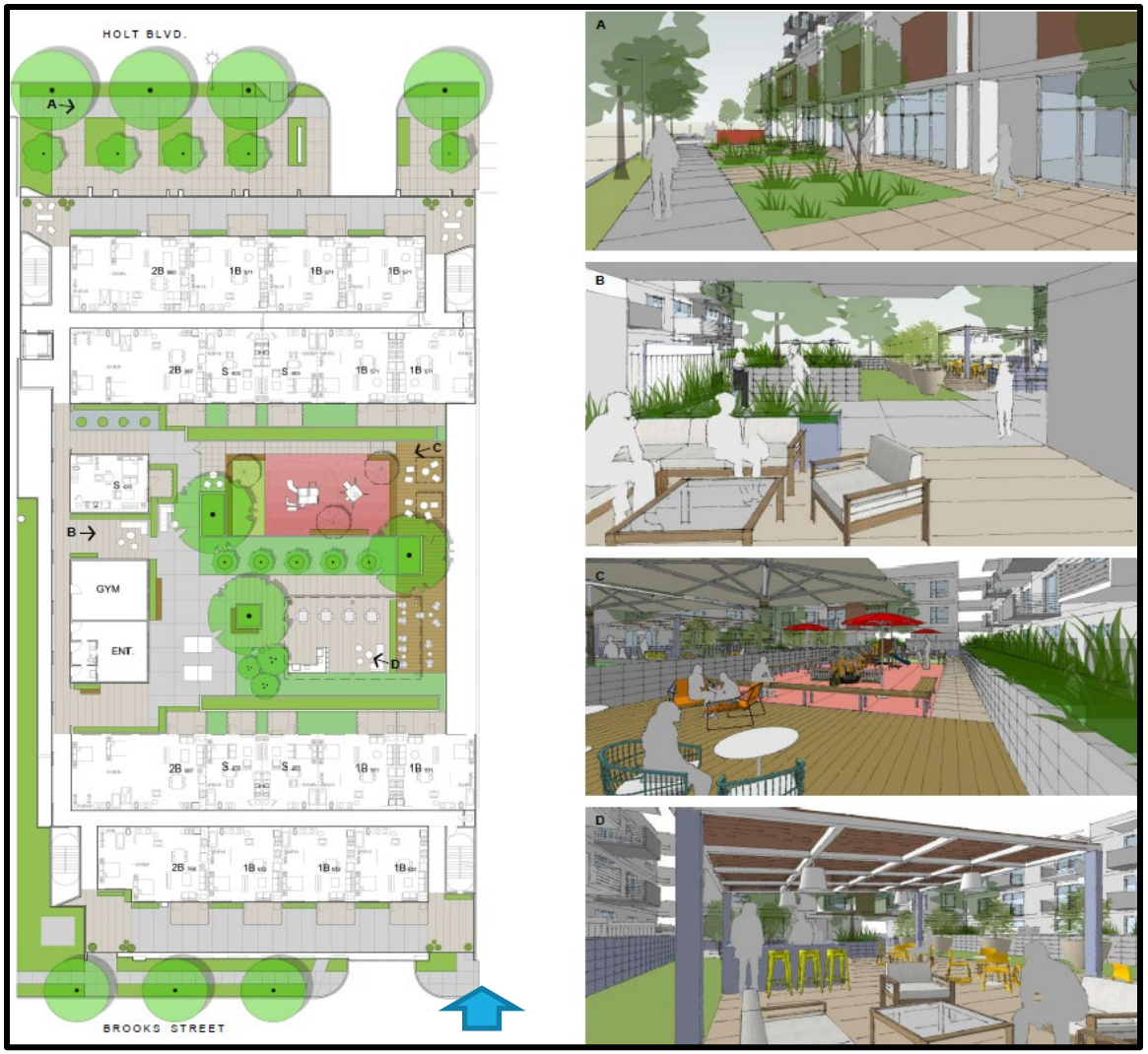


Exhibit G—LANDSCAPE PLAN PERSPECTIVES



RESOLUTION NO. PC22-037

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE FILE NO. PUD20-001, A PLANNED UNIT DEVELOPMENT (ROOSEVELT TOWER PLANNED UNIT DEVELOPMENT) TO ESTABLISH DEVELOPMENT STANDARDS, DESIGN GUIDELINES AND INFRASTRUCTURE REQUIRMENTS ON 0.81 ACRES OF LAND LOCATED AT 549 WEST HOLT BOULEVARD, WITHIN THE MU-1/LUA-3 (DOWNTOWN MIXED-USE/HOLT BOULEVARD) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-021-09.

WHEREAS, Kathy Huynh ("Applicant") has filed an Application for the approval of a Planned Unit Development, File No. PUD20-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.81 acres of land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and the site is presently vacant land; and

WHEREAS, the property to the north of the Project site is within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and is developed adjacent to the Ontario Village Commercial Shopping Center. The property to the south is within the IL (Light Industrial) zoning district and is developed with a mix of industrial uses. The property to the east and west are within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and are developed with multi-tenant commercial uses; and

WHEREAS, in conjunction with the Planned Unit Development (Roosevelt Tower Planned Unit Development) application, the Applicant has submitted a Development Plan Application (File No. PDEV20-009) application to construct a mixed-use project consisting of 59 multiple-family dwellings (three-stories of residential units over two-stories of podium parking and 2,500 square feet of first floor retail space) on the Project site. Approval of the Development Plan application will not be final and complete until the Roosevelt Tower Planned Unit Development, File No. PUD20-001, has been approved by the City Council; and

WHEREAS, the Ontario Plan Policy Plan (general plan) designates the Project area as MU (Mixed-Use). The Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The most intensive uses are envisioned along Euclid and Holt Avenue. The Downtown Mixed Use is also intended to provide new housing opportunities that will also provide increased demand for retail in more concentrated, strategic locations. The densities and intensities of the mixed-use designation represented within The Ontario Plan (“TOP”) are the intended level of anticipated

development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development; and

WHEREAS, the Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the approval of an Area Plan or Planned Unit Development ("PUD") prior to the development of properties within the area. In compliance with this requirement, the Applicant has submitted the "Roosevelt Tower Planned Unit Development" (included as "Attachment A" to this resolution), which is consistent with this vision and the goals and policies of the Policy Plan; and

WHEREAS, the purpose of the PUD is to secure a fuller realization of the Policy Plan than would result from the strict application of present zoning district regulations and to:

- Promote high standards in urban design;
- Encourage the development of exceptionally high quality, mixed-use, medium to high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs;
- Ensure harmonious relationships with surrounding land uses; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act, commencing with Public Resources Code Section 21000 (hereinafter referred to as "CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside,

and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on July 26, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending authority for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development,) of the CEQA Guidelines, which consists of projects characterized as infill developments, meeting the following conditions:

a) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations. The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans and exhibits of the Policy Plan (General Plan) component of the Ontario Plan.

b) The proposed development occurs within city limits, on a Project site of no more than five acres and is substantially surrounded by urban uses. The Project site is 0.81-acres of land, located within the incorporated boundaries of the City of Ontario. Furthermore, the site is situated within a fully urbanized area that is characterized by a mix of industrial and multi-tenant commercial developments.

c) The Project site has no value as habitat for endangered, rare, or threatened species. The site is currently vacant land, with no value to endangered, rare or threatened species.

d) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Conditions of approval have been imposed on the Project, which will mitigate any significant effects relating to traffic, noise, air quality, or water quality.

e) The Project can be adequately served by all required utilities and public services. The site is located within an area that is currently served by all required utilities and public services, including, but not limited to sewer, water, gas, electric and municipal solid waste services; and

(3) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(4) The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

SECTION 2: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending authority for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as "ONT"), which encompasses lands

within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The Planning Commission has required certain safeguards, and imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and the Roosevelt Tower PUD are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan vision, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and the Roosevelt Tower PUD.

(3) ***In the case of an application affecting specific property, the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** A thorough review and analysis of the

proposed Project and its potential to adversely impact properties surrounding the subject site was completed by City staff. As a result of this review, certain design considerations were incorporated into the Project to mitigate identified impacts to an acceptable level, including the use of upgraded materials, the inclusion of certain architectural design elements on building exteriors, intensified landscape elements, and decorative hardscape elements. In addition, conditions of approval have been imposed on the Project, which will mitigate any significant effects relating to traffic, noise, air quality, or water quality.

(4) ***In the case of an application affecting specific property, the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** In preparing the proposed PUD, a thorough review and analysis of the proposed Project and the Project site's physical suitability for the proposed Project was completed, including analysis of the Project size, shape, intensity of development, building height, building setbacks, site access, site landscaping and drainage, fences and walls, vehicle circulation, pedestrian connections, availability of mass transit, necessary street dedication and easements, public right-of-way improvements, availability of utilities and other infrastructure needs, off-street parking and circulation, building orientation and streetscapes, architectural character, building materials and color, and site signage.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The proposed PUD addresses aspects of the Project that are specifically related to the proposed Development Plan, File No. PDEV20-009, filed in conjunction with the PUD, including necessary building setbacks, site access points, off-street parking, site circulation, and architectural character.

SECTION 5: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described PUD, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 26th day of July 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC22-037, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on July 26, 2022, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: None

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

File No. PUD20-001
(Roosevelt Tower Planned Unit Development)

(Document to follow this page)



ROOSEVELT TOWER

HOLT BOULEVARD, ONTARIO, CALIFORNIA



MAY 02, 2022

PLANNED UNIT DEVELOPMENT

The Roosevelt Tower Planned Unit Development

Table of Contents

1 – Introduction 6

2 – Objectives 9
2.1 – The Ontario Plan (TOP) Objectives 9
2.2 – PUD District Purpose And Objectives 19

3 – Allowable Uses 20
3.1 – Residential Use 21
3.2 – Retail Use 21
3.3 – Permitted Use Table/List 21

4 – Development Regulations 26
4.1 – Residential Density 26
4.2 – Building Height 27
4.3 – Setbacks 28
4.4 – Open Space Requirements 31
4.5 – Parking Requirements 34
4.6 – Vehicular Access 36
4.7 – Service Facilities 38
4.8 – Landscaping 40
4.9 – Screening 47

5 – Circulation 48
5.1 – Site Accessibility 48
5.2 – Vehicular Circulation 48
5.3 – Pedestrian Circulation 48
5.4 – Integrated Waste Pickup Circulation 49

6 – Design Guidelines 54
6.1 – Building Orientation 54
6.2 – Architectural Character 57
6.3 – Massing and Scale 57
6.4 – Architectural Details 57
6.5 – Materials and Color 58
6.6 – On-Site Streetscapes and Pedestrian Walkways 58
6.7 – On-Site Lighting 58

6.8 – Signs 59
6.9 – Off-Site Improvements 59

7 – Infrastructures and Utilities 61
7.1 – Infrastructure 61
7.2 – Street Improvements 61
7.3 – Public Utilities 62
7.4 - Street Dedication, Vacation and Easements 62

8 – CEQA Compliance 67
8.1 – Environmental Performance Standard 67

9 – Administration 70
9.1 – Items Not Addressed in PUD 70
9.2 – Development Applications 70
9.3 – Administrative Exceptions 70
9.4 – Severability 70

Exhibits

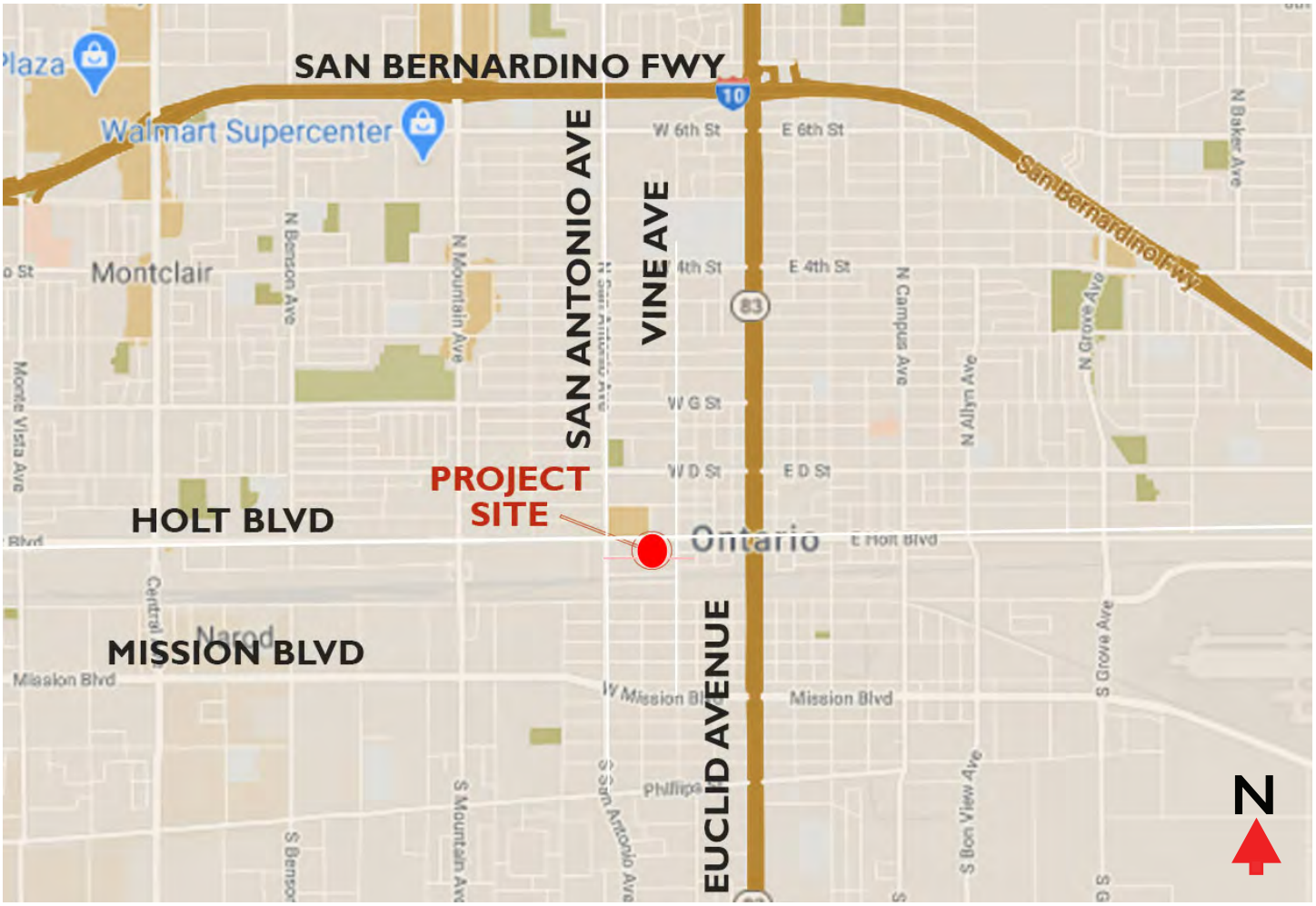
Exhibit 1-1: Vicinity Map 5
Exhibit 1-2: Location Map 6
Exhibit 1-3: Land Use Map 7
Exhibit 1-4: Existing Site Map 8
Exhibit 1-5: Proposed Site Map 8
Exhibit 3-1: Land Use Plan 20
Exhibit 4-1: Podium Diagram 26
Exhibit 4-2: Height Diagram 27
Exhibit 4-3: Setback Diagram 29
Exhibit 4-4: Projection Diagram 30
Exhibit 4-5: Private Open Space Diagram 32
Exhibit 4-6: Common Open Space 33
Exhibit 4-7: On-Street Parking 36
Exhibit 4-8: Trash Enclosures Site Plan 39
Exhibit 4-9: Colored Landscape Plan 42
Exhibit 4-10: Holt Boulevard Planting Palette 43
Exhibit 4-11: Common Space Planting Palette 44
Exhibit 4-12: Brooks Street Planting Palette 45
Exhibit 4-13: Landscaping Rendering..... 46
Exhibit 5-1: Circulation Plan 53
Exhibit 6-1: Architectural Rendering 55
Exhibit 6-2: Architectural Rendering 55
Exhibit 6-3: Architectural Rendering 56

Exhibit 6-4: Architectural Rendering 56
Exhibit 6-5: Streetscape Examples 60
Exhibit 7-1: Civil Plan 63
Exhibit 7-2: Utility Plan 64
Exhibit 7-3: Easement and Dedication Locations 65
Exhibit 7-4: Street Sections 66

Tables

Table 3-1: Permitted Use Table 22
Table 4-1: Minimum Building Setbacks 28
Table 4-2: Maximum Encroachments into Building Setbacks 28
Table 4-3: Private Open Space 31
Table 4-4: Minimum Parking Requirements 35

Exhibit 1-1: Vicinity Map



1 – INTRODUCTION

This document is intended to function as a set of planning and design principles, development regulations and performance standards to guide and govern the development of a 57-Unit Residential and Mixed-use Complex located at 549 W. Holt Boulevard in the City of Ontario. The development is a 5-story residential and retail complex bounded by Holt Avenue on its north side and Brooks Street at its south side (see Exhibit 1-2: Location Map).

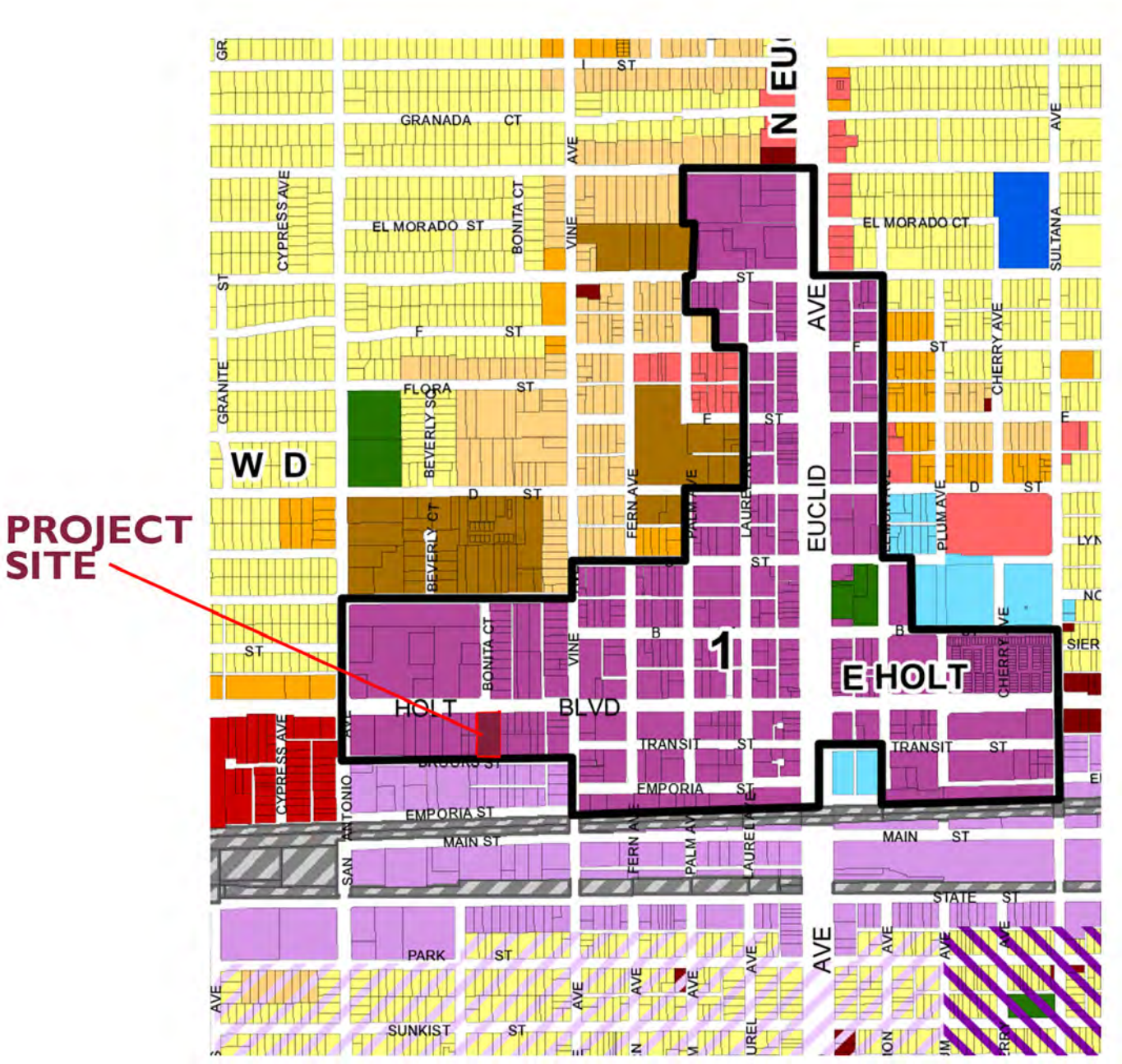
The 35,085 SF project site is located within the Ontario Plan Downtown Mixed-Use District (MU-1) which requires the establishment of a Planned Unit Development (PUD) prior to development. The Planned Unit Development (PUD) is set forth in the Ontario Development code section 4.01.030 (Planned Unit Development (PUD) and Amendments). Upon approval, this PUD will establish the land use and development standards for this particular project site. The Roosevelt Tower on Holt Planned Unit Development (PUD) will replace the existing zone district designations and zoning standards that apply to the affected properties. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply.

City staff and private developers shall rely on this PUD to determine whether precise plans for development will be adequate and will meet the City's land use and design objectives.

Exhibit 1-2: Location Map



Exhibit 1-3: Land Use Map: MU-1 (Mixed-Use Zone 1)



General Plan Land Use Designation: MU (Mixed-Use)
ZONE: MU-1 (Downtown Mixed-Use)

Exhibit 1-4: Existing Site Map



Exhibit 1-5: Proposed Site Map



2 – P.U.D. OBJECTIVES

2.1 – The Ontario Plan (TOP) Objectives

The Ontario Plan, which includes the City's General Plan, designates the project area as part of the Downtown Mixed Use District. The Downtown Mixed Use District designation requires approval of an Area Plan or Planned Unit Development to develop the property. Additionally, the designation specifies a residential density range of 25.0 to 75.0 units per acre and a maximum floor area ratio (FAR) of 2.0 for office and retail uses.

The intent of this designation is to:

1. Create "an intensive vertical and horizontal mixture of residential and retail uses in a pedestrian friendly atmosphere;
2. Ensure the historic character is enhanced when required or appropriate; and
3. Concentrate intensive Land uses on Holt Avenue.

The Holt & Brooks PUD is consistent with the principles, goals and policies contained within the components that make up The Ontario Plan (TOP), including: (1) Vision, (2) Policy Plan (General Plan), and (3) City Council Priorities. The policies furthered by this PUD are as follows:

1. Vision

On February 13, 2007, the Ontario City Council adopted The Ontario Vision. The central theme that motivates the Vision is - "A sustained, community-wide prosperity which continuously adds value and yields benefits. "Everything the City does and every action the City takes is done with the simple yet comprehensive theme in mind, from the design quality of the built environment, to the intent of designing socio-economic programs, to the way in which its leaders govern as a community. In discussing a Vision that would endure for the lifetime of The Ontario Plan (30 years or more), the City Council recognized that there are four components that serve as the basic building blocks that set the foundation for a unified and prosperous community. These foundational blocks must be expressed and widely accepted throughout the Plan's lifetime. They are:

1. A Dynamic Balance that enables our community to confront the continued dynamic growth of the region and technological change with confidence and a sense of opportunity.

2. A Prosperous Economy that sustains the perception and reality of prosperity across our entire community that positively impacts all the people of Ontario and is broadly - though not uniformly - shared.
3. Distinctive Development that integrates our varied and diverse focal points, districts, villages, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.
4. Recognized Leadership in local governance that stimulates excellence and serves to unify the people of Ontario in support of best practices in conducting public endeavors.

Holt & Brooks PUD will implement the Ontario Vision in several ways that will further the City's desire to be a sustainable and prosperous community.

DISTINCTIVE DEVELOPMENT

Commercial and Residential Development

- The PUD will support new multifamily developments and existing residential neighborhoods by providing the increased demand for retail in more concentrated, strategic location (e.g., at major intersections) as intended for the Downtown Mixed-Use Area.

- The PUD will seek to ensure a mix of retail and commercial uses that will provide a variety of goods and service to the surround community and the future Bus Rapid Transit (BRT) users.

Design Quality

- The PUD will require a well-designed projects that covey a visual interest and character through:

  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate to its setting.
  - The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.

- Appropriate Site Planning to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well designed street frontages.

Public Safety

- The PUD will ensure that proper exterior lighting standards be located and designed to minimize direct glare beyond the projects parking levels and into any future residential developments to the west and east of the project site. In addition, working with the Police Department, to ensure that all lighting standards comply with the one-foot candle illumination to provide a level of security and public safety within the project's retail areas as well as in the existing commercial areas adjacent to the project site.

2. Policy Plan

LAND USE ELEMENT

LU1 Balance

Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

The PUD, through the development of retail and commercial uses, will help provide jobs to help support the existing and new development within the sunounding area.

Polices:

- *LU1-3 Adequate Capacity. We require adequate infrastructure and services for all development.*

  The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector.

- *LU1-4 Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities.*

LU2 Compatibility

Goal LU2: Compatibility between a wide range of uses.

The PUD, through land use regulations for permitted uses, have ensured that those permitted uses allowed within the PUD are compatible with the surrounding area and not allow those uses that may have potential to create adverse impacts to the surrounding area.

Polices:

- *LU2-I: Land Use Decisions: We minimize adverse impacts on adjacent properties when considering land use and zoning requests.*

  The project area is zoned MU-2 (Downtown Mixed Use) and require that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

- *LU2-2 Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.*

  The PUD, through site planning, we will require the that future building developed on the site shall be placed along the frontages of Holt Boulevard to keep a buffer between the future residential development.

- *LU2-4 Regulation of Nuisances. We regulate the location, concentration and operations of potential nuisances.*

The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed. Those uses with operations that may have potential to create nuisances, will require discretionary approval through the Conditional Use Permit process.

- *LU2-5 Regulation of Uses. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.*

  The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

LU3 Flexibility

Goal LU3 Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

The Ontario Plan describes the Downtown Mixed Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The historic character is enhanced. To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines.

Policies:

- *LU3-1 Development Standards. We maintain clear development standards which allow flexibility to achieve our Vision.*

  To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual interest.

COMMUNITY ECONOMICS ELEMENT

CE1 Complete Community

Goal CE1: A complete community that provides for all incomes and stages of life. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area and contribute to the City's tax sales base.

CE2 Place-Making

Goal CE2: A City of distinctive neighborhoods, districts, and conidors, where people choose to be.

The PUD will seek to ensure a mix a retail and commercial uses that will provide a variety of goods and service to the surround community and the future Buss Rapid Transit (BRT) users. The PUD area will be distinctive through the requirement of a well-designed projects that covey visual interest and character through:

- Appropriate scale and massing.
- Architectural style and design that are complementary and appropriate to for its setting.
- The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.

- Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.

MOBILITY ELEMENT

M3 Public Transit

Goal M3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector and bus stop along the frontage of Holt Boulevard.

COMMUNITY DESIGN

CD1 Image & Identity

Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; how ever, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual interest.

Policies:

- *CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.*

The entire project area is covered by the Ontario Plan Policy Plan (General Plan) and has been designated as mixed-use (Holt Boulevard) and as described in the Ontario Plan Downtown Mixed-Use Growth Area. This PUD area will be distinctive through the requirement of a well-designed projects that convey visual interest and character through:

- Appropriate scale and massing.
- Architectural style and design that are complementary and appropriate to its setting.
- The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
- Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and welldesigned street frontages.

• *CD1-4 Transportation Corridors. We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting.*

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary rights-of-way dedications for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX west Valley Connector and any future bus stop site frontage along Holt Boulevard. In addition, the PUD will require adequate landscaping, hardscape, signage and lighting to the prominent areas along Holt Boulevard as well as the secondary face of the project along Brooks Street to the south of the project site.

CD2 Design Quality

Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

Polices:

• CD2-I *Quality Architecture*. We encourage all development projects to convey visual interest and character through:

  • building volume, massing, and height to provide appropriate scale and proportion;

- a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

The PUD area will be distinctive through the requirement of a well-designed projects that covey visual interest and character through:

- ▶ Appropriate scale and massing
- ▶ Architectural style and design that are complementary and appropriate to for its setting.
- ▶ The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
- ▶ Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and welldesigned street frontages.

- *CD2-3 Commercial Centers. We desire commercial centers to be distinctive, pedestrian friendly, functional and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.*

  The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. These retail and commercial uses will be provided to the area currently lacking close access to a retail center. The PUD will seek to capitalize on the location of the station by ensuring a mix a retail and commercial uses business that will provide a variety of goods and service to the surround community and the future Buss Rapid Transit (BRT) users.

- *CD2-5 Streetscapes. We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.*

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector. In addition, the future development entitlements will require site improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.

- *CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.*

The PUD development standards that landscape design, materials and will be used to enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- *CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.*

The PUD development standards will ensure water conservation be provided through low water using plant materials, hydro zones, water efficient irrigation and weather based controllers. Landscaped areas may be used for storm water infiltration through vegetated swales, retention basins, or dry wells as needed with the use of appropriate planting materials. Broad canopy shade trees will be used to reduce heat gain on buildings, paving and parking areas.

3. City Council Priorities

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Pursue City's Goals and Objectives by Working with Other Governmental Agencies
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch

2.2 – PUD District Purpose And Objectives

The purpose of The Roosevelt Tower (PUD) is to secure a fuller realization of the general plan than that which would result from the application of present zone district regulations; to promote high standards in urban design; to encourage the development of exceptionally high quality residential and commercial uses, while establishing regulations and standards for uses with special conditions and regulatory needs to ensure harmonious relationships with other land uses.

The intent of the PUD District is to:

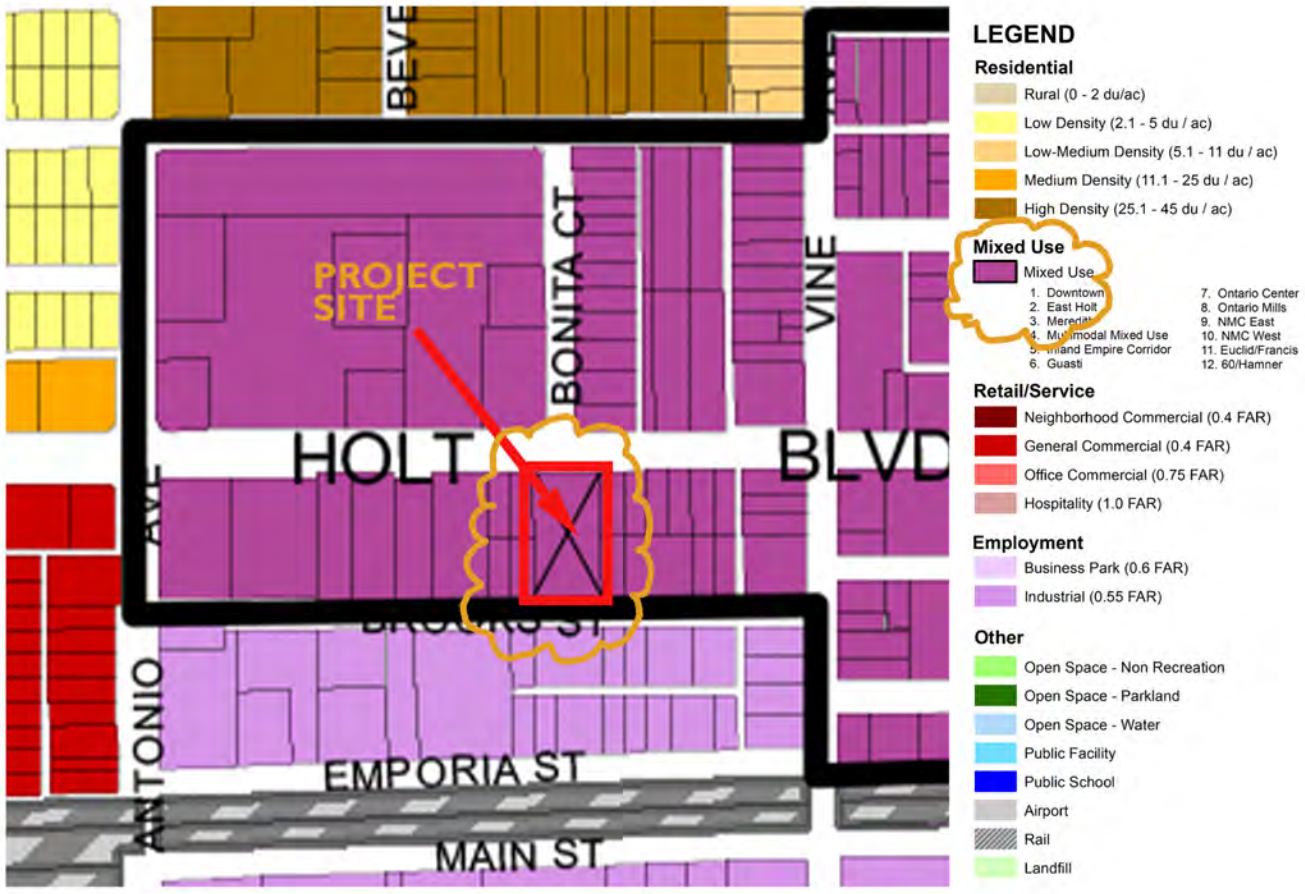
- Promote development projects that are consistent with the land use/downtown revitalization objectives of the City Redevelopment Project area.
- Promote residential and community commercial uses to meet the needs of the projects surroundings residential uses.
- Promote the plaza areas within the commercial center to providing for social interaction.
- Orient buildings to the street, wherever possible to create an accessible urban edge and sense of arrival.
- Incorporate landscaping to enhance the environment.

3 – ALLOWABLE USES

The project site is located within the Downtown Mixed Use Area Policy Plan (General Plan) land use district, and the MU-1 (Downtown Mixed-Use) zoning district, which implements the Downtown Mixed Use Area. The MU-1 zoning district is established to accommodate an intensive mixture of vertical and horizontal retail and office uses at a development intensity of up to 2.0 FAR, and residential uses at a density of 25 to 75 dwelling units per acre. Development projects within the MU-1 zoning district are intended to maintain a pedestrian friendly atmosphere, while at the same time enhancing the historic character of the area. The most intensive uses within this district are envisioned along Euclid Avenue and Holt Boulevard.

Consistent with the intent of the Downtown Mixed Use Area and the MU-1 zoning district, the project site is designated for Multiple-Family Residential (MFR) land uses. Exhibit 3-1 (Land Use Plan), below, depicts the Planned Unit Development boundary and land use designation.

Exhibit 3-1: Land Use Plan



3.1 – Residential Use

The project site is proposed to be developed with high quality, multi-family housing units, either two or three levels over two levels of podium parking. The buildings will be a combination of podium-style stacked flat units, with parking beneath, and townhome style units, with first floor garage access.

3.2 – Retail Use

As part of the mixed-use character of the project, a 2,740 SF retail component will be incorporated on the first level of the podium of the building. This total area is well within the 2.0 FAR allowed by city and is in line with the city's vision for Holt Avenue to be an intensive vertical and horizontal mixture of retail, office, and residential uses, in a pedestrian friendly atmosphere.

3.3 – Permitted Use Table/List

Some of the permitted land uses within The Roosevelt Tower PUD are as follows:

1. Multiple-family dwellings;
2. Recreation facilities ancillary to multiple-family residential development projects, for use by project residents and their guests, including, but not limited to, pools, spas, tennis courts, clubhouse or recreation building, playgrounds or tot lots, and other similar amenities appropriate to serve a multiple-family residential development project;
3. Temporary uses (as permitted within the residential districts of the City of Ontario Development Code subject to an Administrative Permit);
4. Leasing/Administrative Office (for on-site property and facilities management only);
5. Motor vehicle parking ancillary to a multiple-family residential development project; and
6. Other land use compatible with multiple-family residential development projects, as determined appropriate by the Zoning Administrator.

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
EDUCATIONAL	
Vocational/Trade Schools	**C**
Private Schools	
MEDICAL	**P**
Animal Hospital/Veterinarian	**P**
Ambulance Service (Office Only - No Storage of Vehicles)	**P**
Medical Office	**P**
MEDICAL OFFICE/FAMILY CLINIC	
Pharmacies and Drug Stores w/Drive-thru Facilities	**P**
Industrial Clinic	**P**
PUBLIC FACILITIES	
Police/Fire Station	**P**
Police Storefront/Substation	**P**
RETAIL/COMMERCIAL	
Discount Variety Store	**P**
Hobby, Toy and Game Store	**P**
Home Appliance Store	**P**
Jewelry Store	**P**

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
Luggage and Leather Goods	**P**
Music and Video Stores	**P**
Office Supply, Stationery and Gift Stores	**P**
Pet and Pet Supply Store	**P**
FOOD AND BEVERAGE STORES	
Bakery	**P**
Delicatessen	**P**
Convenience Market	**P**
Grocery Store	**P**
Specialty Food Stores	**P**
SERVICES	
Advertising Agency	**P**
Data Processing Services	**P**
Data Processing Services	**P**
Photography Studio	**P**
Photocopying and Duplicating Services	**P**

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
FINANCIAL SERVICES	
Banks, Credit Unions and other Despository Institutions	**P**
Banks, Credit Unions and other Despository Institutions with Drive-thru (See Development Ordinance Section 9-101305 D)	**C**
PERSONAL SERVICES	
Barber Shop and Beauty/Nail Salon	**P**
Dry Cleaners	**P**
Laundry - Commercial	**C**
Pet Grooming	**P**
Tailor	**P**
Travel Agency	**P**
REPAIR SERVICES	
Computer, Home Electronics, and Small Home Appliances (when ancillary to another use)	**P**
Electrical Equipment	**P**
Jewelry and Watches/Clocks	**P**
Locksmith/Key Shop	**P**

"P" (permitted) shall mean the land use, activity, or facility within the specified zoning district is permitted by right of being in the proper zoning district.

"C" (conditionally permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of a Conditional Use Permit pursuant to Section 4.02.025 (Conditional Use Permits) of this Development Code.

"NP" (Not Permitted) shall mean the land use, activity, or facility within the specified zoning district is not permitted by right of being in the proper zoning district.

All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

4 – DEVELOPMENT REGULATIONS

4.1 – Residential Density

Residential density shall range from a minimum 25.0 to a maximum 75.0 dwelling units per acre.

As part of the mixed-use character of the project, a 2,740 SF retail component will be incorporated on the first level of the podium of the building. This total area is well within the 2.0 FAR allowed by city and is in line with the city's vision for Holt Avenue to be an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere.

The small retail component of the project has also been incorporated to add convenience to the residents of the project and adjacent properties, help foster neighborhood cohesion, and reduce the need for vehicular traffic.

Exhibit 4-1: Front Elevation Retail Podium



4.2 – Building Height

No structure shall exceed 67’ 6” in height, except that the maximum height may be exceeded by roof mounted equipment, architectural projections, chimneys, elevator towers, parapet walls and any other roof top structures, by up to 10% of the allowed building height or as restricted by the Airport Height Constraints. No rooftop equipment shall be visible from anywhere on the project site, public streets, or adjacent properties, and shall be fully screened with appropriate architectural parapet walls or appropriate roof treatments. Roof- mounted equipment shall not exceed the height of the structures and appurtenances used to screen the equipment.

Exhibit 4-2: Height Diagram



4.3 – Setbacks

Building setbacks shall be as set forth in Table 4-1 (Minimum Building Setbacks), and shall comply with Exhibit 4-3 (Setback Diagram).

Table 4-1: Minimum Building Setbacks

Setbacks	Distance
Minimum Street Setbacks	
Holt Boulevard	2 Feet
Brooks Street	2 Feet
Side Setback (East)	1 foot provided
Side Setback (West)	1 foot provided

Certain types of features and equipment are allowed to encroach into the required setback areas in accordance with Table 4-2 (Encroachments into Setbacks) including but not limited to architectural projections, balconies, and underground utility structures such as electrical transformer vaults. Utility structures may encroach into the public right-of-way and/or public utility easement, subject to the approval of the City.

Table 4-2: Maximum Encroachments Into Building Setbacks

Projection	Encroachment
Architectural Feature	1/2 of Required Setback
Patios/Porches	1/2 of Required Setback
Balconies (Occurs on 3rd and 4th Floors)	1/2 of Required Setback at 1st Floor; 3 Feet or More Allowed at 2nd or Higher Floors

Note: No projections may encroach into the storm drain easement

Exhibit 4-3: Setback Diagram

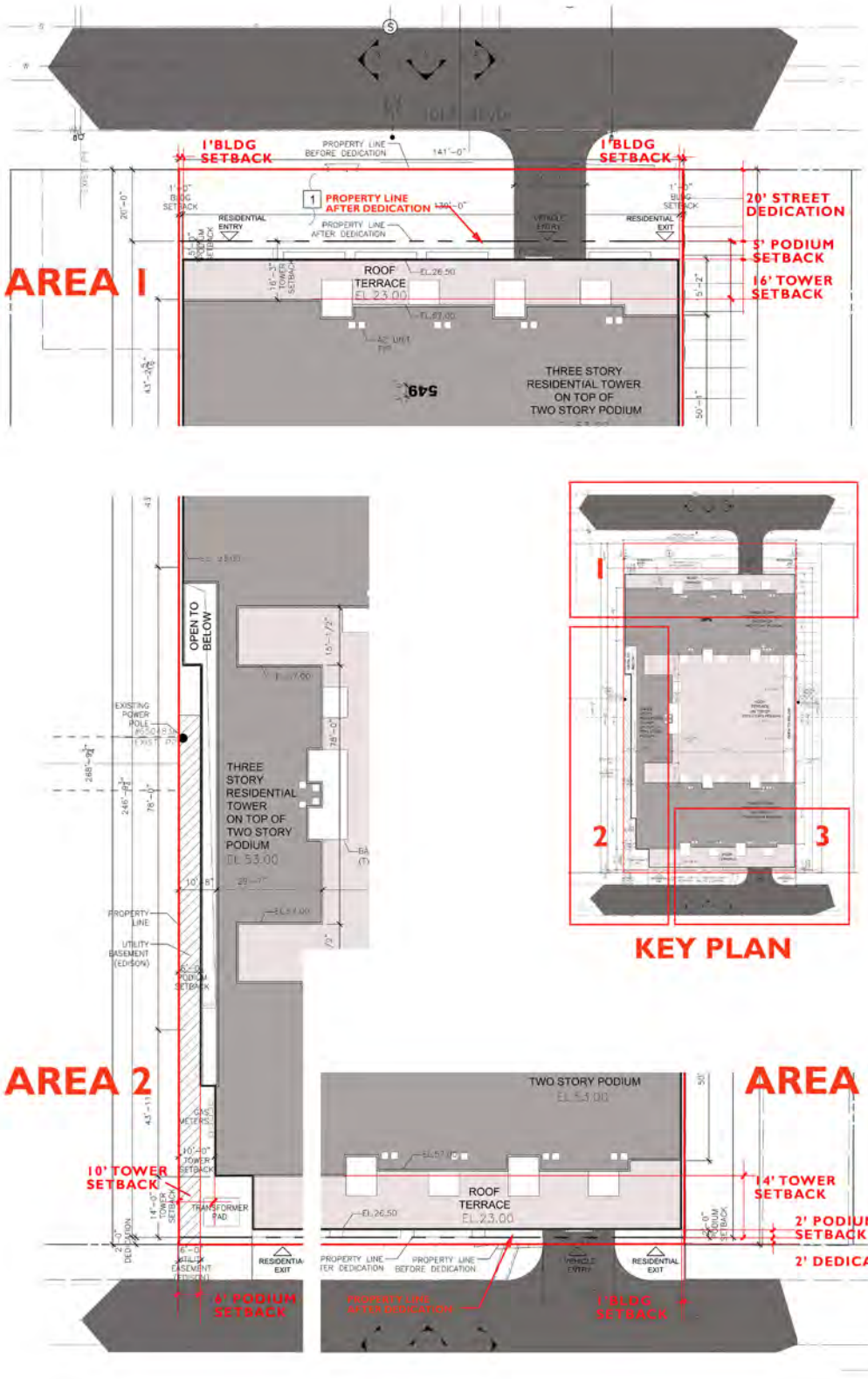
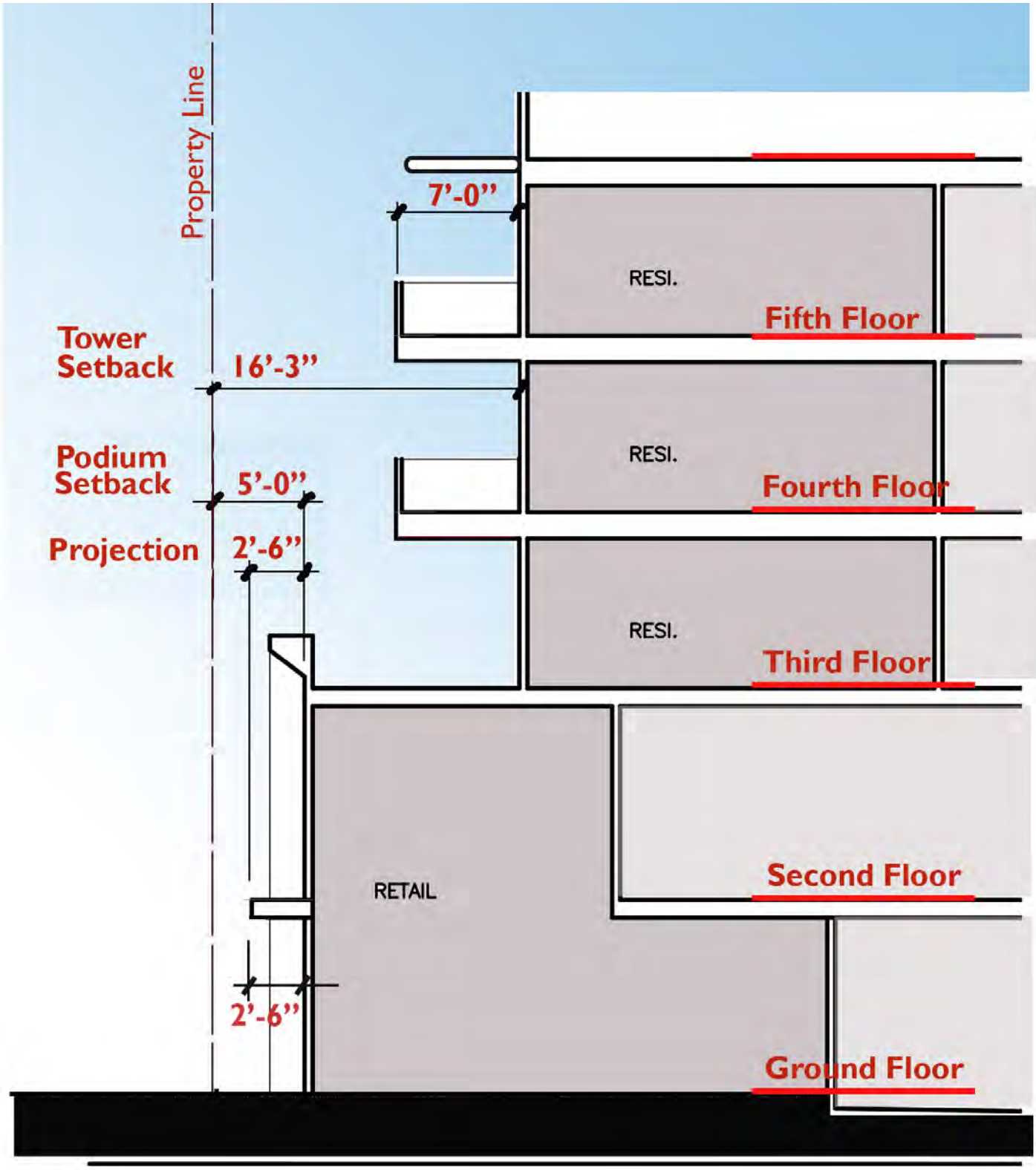


Exhibit 4-4: Projection Diagram



4.4 – Open Space Requirements

Open space shall be provided for passive and active recreation opportunities within the project site. Two types of open space are required, private and common open space. These open space areas are for the use of the on-site residents and their guests. Required street set-back areas are not counted towards common open space requirements.

4.4.1 – Private Open Space

Private open space shall be provided for each residential unit in order to provide private outdoor areas which can be enjoyed for the exclusive use by the occupant of the residential unit and their guests. Types of areas considered private open space include balconies, decks, and enclosed patios and yards.

Private open space shall be provided for all residential units, and shall have direct access from each residential unit. Residential units shall have a minimum size of private open space as defined in Table 4-3 (Private Open Space). The space may be provided in multiple areas (e.g. two balconies, a yard and a balcony, etc.), as long as the total area of the spaces meets the minimum private open space requirement for the unit. The minimum dimension for private open space shall be no less than 6 feet in any direction.

Table 4-3: Private Open Space

Number Of Bedrooms	Open Space
1 Bedroom	60 SF
2 Bedrooms	60 SF
3 Bedrooms	60 SF

For multiple-family dwellings, private open space located at the dwelling's main living level shall have a minimum contiguous clear area of 60 SF, with a minimum clear horizontal dimension of 7 FT and a minimum clear vertical dimension of 8 FT. Other open space areas located on balconies or roof decks shall have a minimum contiguous clear area of 50 SF, with a minimum clear horizontal dimension of 6 FT and a minimum clear vertical dimension of 8 FT.

Exhibit 4-5: Private Open Space Diagram



4.4.2 – Common Open Space

Common open space of 150 square feet min, per unit will be required and shall be provided to allow for both passive and active types of recreation, along with site landscape amenities. These areas are for use by project residents and their guests, and may include indoor recreational facilities. Recreational facilities provided pursuant to Section 4.4.3 shall be provided in common open space areas. The amount of required common open space is based on the number of dwellings developed, and shall be provided at the rate of 235 square feet of common open space for each dwelling unit.

Areas not considered common open space include: [1] parking lots; [2] walkways along or between buildings; [3] parking lot landscaping; [4] street setback areas; and [5] other areas not intended for active or passive recreation.

Exhibit 4-6: Common Open Space



4.4.3 – Recreational Facilities

Access to recreational facilities is important in multiple-family residential projects, as they provide needed facilities for the residents of the community. These facilities shall be centrally located on the site, making the facilities accessible to all project residents A total of at least three recreational facilities (indoor or outdoor) shall be provided on-site. The facilities can be comprised of a combination of both similar and different recreational facilities to meet the recreational facilities requirement (e.g. two pools and one playground or one clubhouse, one pool, and one tot lot, etc.). Recreational facilities may be indoor or outdoor, and may include: [1] clubhouses; [2] pools; [3] community buildings; [4] playgrounds or tot lots; and [5] other indoor or outdoor recreational facilities deemed appropriate by the City. All recreational facilities shall be for the exclusive use of project residents and their guests.

4.5 – Parking Requirements

4.5.1 – On-Site Resident Parking Requirements

The number of parking spaces shall be provided based on the number of bedrooms contained within each dwelling unit, and is subject to the following requirements:

- All required resident parking spaces shall be provided on-site;
- Each dwelling shall have at least one reserved parking space that is clearly marked;
- Reserved parking spaces shall be located within 150 feet of the dwelling it serves;
- At least one covered parking space shall be provided for each dwelling. This can be achieved through use of garages, carports, or tuck-under parking;
- Resident's assigned parking space(s) shall be used for the parking of occupant's operable automobile(s), only;
- Tandem parking is allowed but subject to review;
- Required guest parking spaces shall be provided on-site.
- Parking for dwellings shall be provided on-site, pursuant to the requirements of Table 4-4 (Minimum Parking Requirements), this can be included on the leasing contract.

Table 4-4: Minimum Parking Requirements

Use	Parking Spaces
Multi-Family Dwellings: Studio	1.50 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
One-Bedroom Unit	1.75 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
Two Bedroom Unit *No Three Bedrooms for this project	2.0 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
Guest Parking	1 space per every 5 units
Commercial/Retail	1.0 space per 250 square feet

4.5.2 – On-Street Guest Parking Requirements

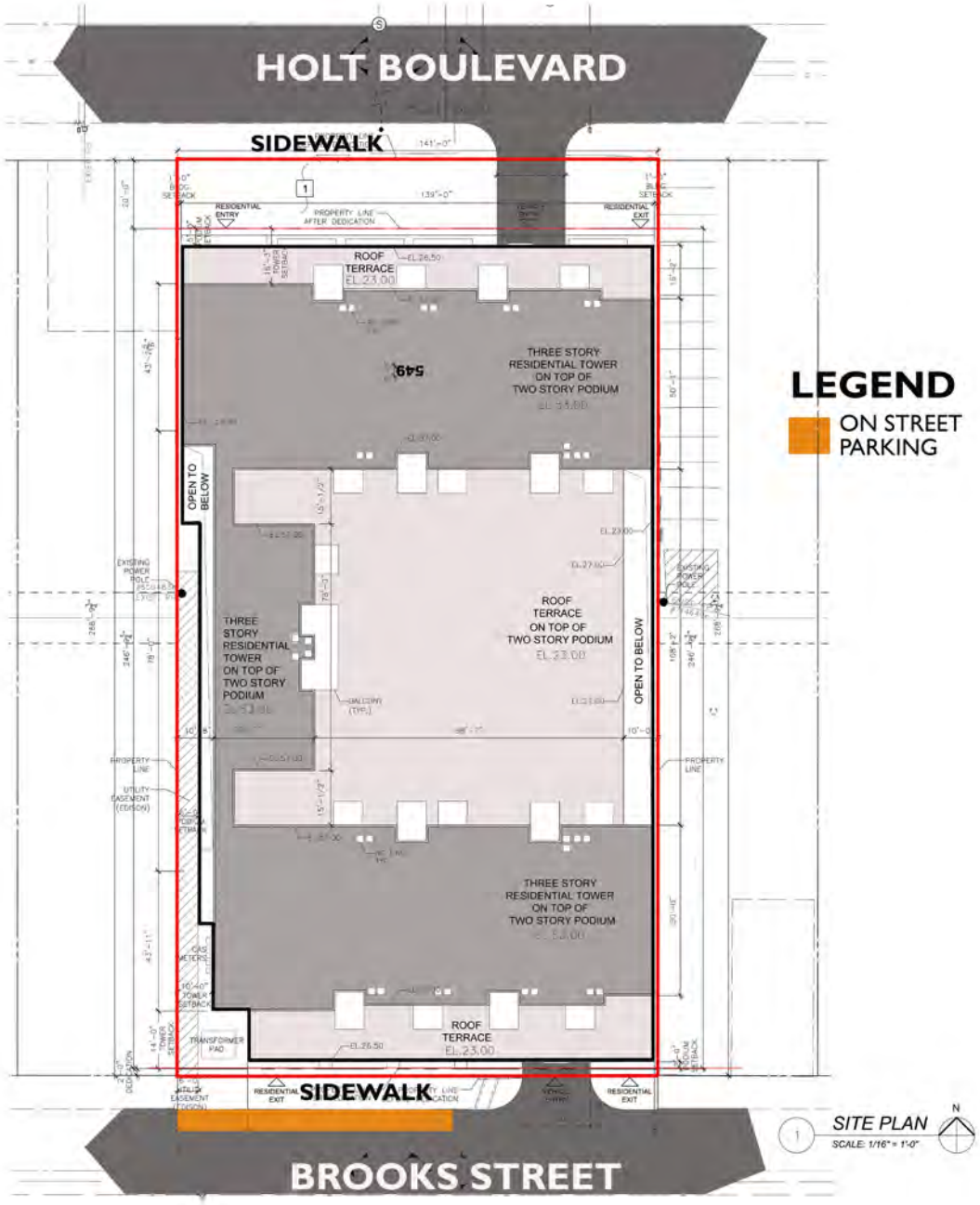
Guest-parking must be provided on-site.

- On-street parking may be allowed to satisfy guest parking requirements only but shall not be counted towards the number of guests parking the code requires.
- On-street parking shall only be designated along Brooks Street, the public street along the south side of the development site. No on-street parking will be allowed along Holt Boulevard and on any other areas deemed by the City Engineer, specially on street corners where sight distance are required.

4.5.3 – Parking Standards

All parking space size and location requirements shall conform to the standards set forth in Section 6.03.045 (Off-Street Parking Standards) of the Ontario Development Code.

Exhibit 4-7: On-Street Parking



4.6 – Vehicular Access

Vehicular access to the site is permitted from Holt Boulevard and Brooks Street. After improvements are made from the West Valley Connector (BRT) Project, vehicular access from Holt Boulevard will be limited to right-in/right-out.

4.6.1 – Vehicle Circulation

The city of Ontario, as part of its intersection widening plan, and the developers of the PUD site shall be responsible to improve Holt Boulevard and Brooks Street to their ultimate widths. These streets will provide vehicular access to the site.

4.6.2 – Pedestrian Connections

Pedestrian connections shall be provided to each building from the public street within the PUD site. The Mixed-Use Commercial land use district shall also provide pedestrian pathways to connect all of the commercial developments.

4.6.3 – Street Dedications and Easements

The developers shall dedicate right-of-way along all street frontages as necessary to increase the right-of-way to ultimate width, including corner cutbacks per City Standard Drawing No. 1301. Additionally, developers shall adhere to the Proposed Holt Blvd and Brooks Street Widening Improvements R/W Requirements. The ultimate widths surrounding the PUD are as follows:

Holt Boulevard - up to 60' half width
Brooks Street - up to 30' half width

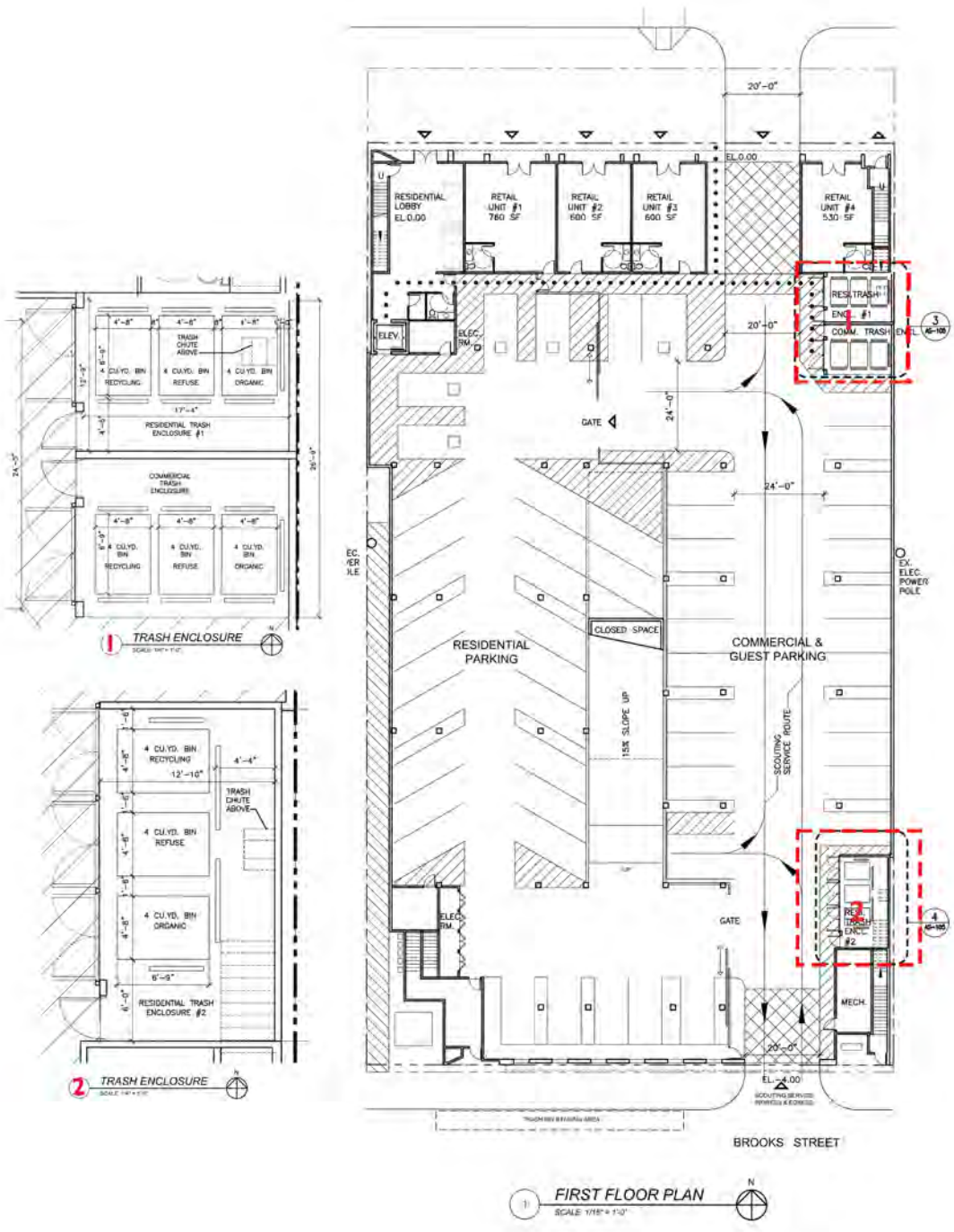
4.6.4 – Public Right-Of-Way Improvements

The public right-of-way shall be improved with each proposed development. The public right-of-way improvements required are to include, but are not limited to the following: street pavement, curb & gutter, parkway landscaping, parkway irrigation, public sidewalk, traffic signing and striping, street lights, bus stop, bus shelter and amenities. The extent of the required improvements shall be determined for each development plan. At a minimum, the improvements shall incorporate all items along the street frontages of the properties to be developed with proper transitioning if the entire block frontage is not being installed with a particular development. The city may do some or all of the improvements as part of its Proposed Holt Blvd and Brooks Street Widening Improvements.

4.7 – Service Facilities

- Loading/unloading for residential and commercial uses and trash pickup service shall be limited to on-site private drive aisles. Location, signage, and any hourly restrictions to be imposed on such areas, shall be subject to approval by the City.
- On-street loading shall be prohibited.
- The number of enclosures, and their precise locations, dimensions, and design shall be provided consistent with City standards.
- Trash enclosures shall be designed to contain separate containers for the collection of refuse and recyclable materials, with an adequate number of containers provided to allow for the collection of both refuse and recyclable materials generated by the development, pursuant to standards established by the Ontario Municipal Utilities Company. (See Exhibit 4.7: Trash Enclosures Site Plan)
- Trash enclosures shall meet the minimum design standards depicted in the standard drawings adopted by the City, which shall include: [1] a minimum 6-FT high decorative masonry wall, with appropriate view-obstructing gates for container access, [2] separate pedestrian access that is designed to screen the interior of the enclosure from view from the exterior and prevent refuse dispersion, and [3] a decorative overhead roof structure to protect bins containing recyclable materials from adverse environmental conditions, which might render the collected materials unusable, and screen trash bins from view of the upper floors of adjacent dwellings. Furthermore, trash enclosures shall be architecturally enhanced, and shall be consistent with the architectural design of adjacent buildings.
- Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.
- Signs clearly identifying all recycling and refuse collection areas, and the materials accepted for recycling shall be posted adjacent to all points of access to each trash enclosure.
- Trash enclosures shall be located on site within the boundary of the project site.
- Particular care shall be given when placing trash enclosures immediately adjacent to dwelling units; however, no trash enclosure shall be located within 10 feet of the livable portion of a structure.
- Trash enclosures shall be bordered by a minimum 5-foot high concrete wall on all exposed sides, excluding the side with bin access gates.
- All service facilities shall be screened in accordance with Section 4.9 (Screening) of this Planned Unit Development.

Exhibit 4-8: Trash Enclosures Site Plan



Note: "All Priority Land Use(PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water resources Control Board (SWRCB) and trash requirements in the most current San Bernardino"

4.8 – Landscaping

The site design at Roosevelt Towers includes a diverse palette of drought tolerant native and adapted plants selected to provide a low maintenance and colorful landscape while also meeting the challenging requirements of planting on structure.

The building frontage along Holt Avenue consists of a 4' wide parkway planted with Evergreen Ash trees and a low groundcover of Dwarf Coyote Brush. Setback from the sidewalk are a series of large rectangular planting areas, approximately 150sf each, configured within the building module, allowing views and access to the future retail facades. These large planter areas contain a variety of low water groundcovers with native deciduous Western Redbud trees (triangulated with the Evergreen Ash). The hardscape in this area consists of standard grey concrete along the public sidewalk with integral colored sand finish concrete along the building façade and between planters. **Decorative paving and hardscape within the 20' dedication shall be maintained by the property owner.**

Along Brooks Street the same Baccharis groundcover runs along the parkway with Podocarpus henkelii as the street tree. Larger foundation shrubs such as Sweet Bay and New Zealand Flax soften the façade and provide screening to utilities in this area.

4.8.1 – Site Landscaping

A conceptual landscape and irrigation plan shall be submitted along with the Development Plan for this Planned Unit Development. The plan shall specify all landscaping and hardscape for the entire project site. Detailed Landscape and Irrigation Plans shall be required prior to the issuance of building permits. The detailed plans shall show location of ground mounted utility boxes and equipment, along with the methods of screening for these items from the public right-of-way and adjacent residences where possible. The irrigation system shall be designed to utilize recycled water pursuant to State and local codes, ordinances, and laws, and applicable building and plumbing codes.

The landscape and irrigation plan shall be designed with water conservation in mind, utilizing "California friendly" species and drought tolerant planting materials. The landscaping and irrigation shall comply with AB 1881, and all other laws and regulations related to planting materials. All trees that are to remain on-site shall be properly protected in place during construction to ensure tree health is preserved.

Tree plantings along the Brooks Street storm drain easement shall be restricted to those species allowed by the San Bernardino Flood Control District.

4.8.2 – Planting Palette

The planting palette shall be comprised of "California friendly" drought tolerant planting materials compatible with the overall architectural style of the Planned Unit Development. The following palette has been established to meet the needs of this Planned Unit Development:

4.8.3 – Common and Open Space Landscaping

The 3rd floor contains a variety of spaces, with landscaping acting as an organizing feature while still providing screening, softening, color, beauty, and shade.

As one approaches the main public amenity space through the central corridor a row of potted Dwarf Olives sits in a bed of low green planters which carries the eye through the space and also bisects the space into two smaller zones. At the terminus of this view is one of 3 specimen Ficus trees sitting in an 8' x 12' x 42" high raised planter, providing ample space for root structure. To the north of the olive row is the Children's Play Area, a 26' x 52' semi contained area with two play structures, wood bench seating, umbrellas for shade, and a small turf area for flexible play.

To the south, adjacent to the gymnasium, is a flexible open space for exercise, yoga, or small recreational games such as table tennis. Heading east is a large 26' x 40' shade structure above a flexible dining and lounge space including two BBQ cooking stations. This shade structure partially expands to the east to cover a long wood (or composite) deck seating area.
The planting areas in and around the 3rd floor amenity space can be divided into 3 groups. The first group are the series of "built in" raised planters. These contain the 3 Ficus trees, and also run along the north and south edge of the public amenity space. The longer planters would sit at 42" height, and contain a mix plants including Dwarf Bottlebrush, Sage, and Coast Rosemary. The second category is the series of narrow linear planters that are used for screening the residences while softening the building façade. These would be "off the shelf" rectangular planters, potentially lightweight precast concrete or fiberglass, containing upright plants for screening such as Sweet Bay or Bamboo. Finally, the last group includes low profile green tray plantings. These would be of medium depth, approximately 8", and may be contract grown ahead of time to provide an immediate impact on day one. Species may include sedums, low ornamental grasses, and other small succulents.

All planting areas on the 3rd floor will be connected to the buildings irrigation system, and appropriately plumbed for drainage.

Exhibit 4-9: Colored Landscape Plan



Exhibit 4-10: Holt Boulevard Planting Palette



HARDSCAPE LEGEND

ITEM	DESCRIPTION	REFERENCE IMAGE
1	STANDARD GREY CONCRETE PAVING AT CITY SIDEWALK	
2	DECORATIVE CONCRETE PAVING- MEDIUM SANDBLAST FINISH WITH DAVIS INTERGRAL COLOR #641 'PEBBLE' AND SAWCUT JOINTS	01 / L-105
3	OUTDOOR PORCELAIN PEDESTAL PAVERS, 24" SQ AND 24" X 48", MIX OF FLAT ASH AND FLAT SMOKE COLOR BY TILETECH OR APPROVED EQUAL	02 / L-105
4	WOOD DECKING- 2 x 4 REDWOOD OR COMPOSITE DECKING (TO BE DETERMINED), INSTALLED 4" MINIMUM OVER SLAB WITH COMPOSITE WOOD SLEEPER SYSTEM	03 / L-105
5	DECORATIVE WATERPROOFING COATING- MACOAT BY WESTCOAT OR EQUAL WITH CUSTOM COLOR AND SCORING	04 / L-105
6	42" TALL CONCRETE BLOCK PLANTER WALL- 8 X 12 CMU IN STACKED PATTERN, BURNISHED DARK GREY 250 BY ORCO OR APPROVED EQUAL	05 / L-105
7	5' TALL HORIZONTAL PRIVACY FENCING TO MATCH WOOD DECKING	06 / L-105
8	42" HIGH STEEL GUARDRAIL	07 / L-105
9	42" HIGH SELF CLOSING GATE WITH LATCH	
10	CUSTOM BENCH SEATING TO MATCH WOOD DECKING 18" HIGH X 24" DEEP	
11	BUILT IN BARBECUES AND SERVING COUNTER	
12	RUBBERIZED PLAY SURFACING	08 / L-105
13	OVERHEAD SHADE STRUCTURE WITH CORRUGATED STEEL ROOF	09 / L-105
14	11'-6" WIDE X 4' TALL MONUMENT SIGN AT ENTRY DRIVE	

SITE AMENITY LEGEND (SEE CUTSHEETS FOR ADDITIONAL INFORMATION)

ITEM	DESCRIPTION	ITEM	DESCRIPTION
SA-1	LOUNGE SEATING TYPE A	SA-6	UMBRELLA TYPE B
SA-2	LOUNGE SEATING TYPE B	SA-7	6-23 MONTH OLD PLAY STRUCTURE
SA-3	LOUNGE SEATING TYPE C	SA-8	2-5 YEAR OLD PLAY STRUCTURE
SA-4	DINING SEATING	SA-9	PING PONG TABLES
SA-5	UMBRELLA TYPE A		



KEY PLAN

TREE LEGEND

SYMBOL	BOTANIC NAME / COMMON NAME	SIZE	QTY	WATER USE	CALIFORNIA NATIVE
STREET TREES					
	FRAXINUS UHDEI 'EVERGREEN ASH' (HOLT BLVD.)	24" BOX STD.	4	MED	NO
	PODOCARPUS HENKELII LONG LEAFED YELLOWOOD (BROOKS STREET)	24" BOX STD.	4	MED	NO
ON SITE TREES					
	CERCIS OCCIDENTALIS WESTERN REDBUD	36" BOX MULTI	5	LOW	YES
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL MULTI	3	LOW	YES
	FICUS MICROCARPA 'GREEN GEM' GREEN GEM INDICA FIG LAUREL	48" BOX STD.	3	MED	NO
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	24" BOX MULTI	5	LOW	NO

SHRUB AND GROUNDCOVER LEGEND

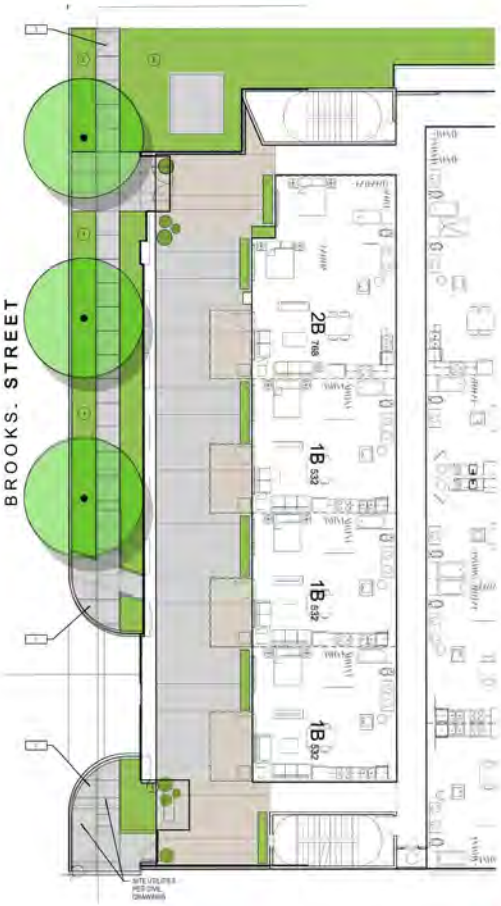
ITEM	DESCRIPTION	REPRESENTATIVE SPECIES	WATER USE	CA NATIVE
1	PARKWAY GROUNDCOVER	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
2	LOW SHRUB AND GROUND COVER	ACHILLEA MILLEFOLIUM / COMMON YARROW	LOW	YES
		BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
		CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		DIANELLA REV. 'LITTLE REV' / LITTLE REV FLAX LILY	LOW	NO
		LANTANA 'BELLOWIANA' TRAILING LANTANA	LOW	NO
3	MEDIUM HEIGHT SHRUB AND PERENNIALS	ANIGOZANTHOS SPP. / KANGAROO PAW	LOW	NO
		CALL. 'LITTLE JOHN' / DWARF BOTTLEBRUSH	LOW	NO
		CISTUS SPP. / ROCKROSE	LOW	NO
		FURCRAEA SPP. / FURCRAEA	LOW	NO
		JUNCUS PATENS / CALIFORNIA GREY RUSH	LOW	YES
		LEUCOPHYLLUM SPP. / TEXAS RANGER	LOW	NO
		SALVIA 'ALLEN CHICKERING' / ALLEN CHICK. SAGE	LOW	YES
		WESTRINGIA FRUTICOSA / COAST ROSEMARY	LOW	YES
4	LOW GROUND COVER IN 6"-9" DEEP PREPLANTED TRAYS, LIVEROOF OR EQUAL	CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		LAMPRANTHUS SPP. / ICE PLANT	LOW	NO
		SEDUM SPP. / STONE CROP	LOW	YES
		SENECIO SPP.	LOW	NO
5	PLANTERS IN SHADE	AUCUBA JAP. 'MR. GOLDSTRIKE' / MR. GOLDSTRIKE AUCUBA	MED	NO
		FATSIA JAPONICA / JAPANESE ARALIA	MED	NO
6	SCREENING AT PATIOS AND GROUND FLOOR UTILITIES	BAMBUSA MULT. 'ALPHONSE KARR' / ALPHONSE KARR BAMBOO	MED	NO
		BAMBUSA MULT. 'GOLDEN GODDESS' / GOLDEN GODDESS BAMBOO	MED	NO
		LAURUS NOBILIS / SWEET BAY	LOW	NO
		PHORMIUM TENAX / NEW ZEALAND FLAX	MED	NO
7	TURF SEATING	MARATHON II SOD WITH SUBSURFACE DRIP IRRIGATION	HIGH	NO

LANDSCAPE ALONG HOLT BOULEVARD

Exhibit 4-11: Common Space 3rd Floor Planting Palette



Exhibit 4-12: Brooks Street Planting Palette



HARDSCAPE LEGEND

ITEM	DESCRIPTION	REFERENCE IMAGE
1	STANDARD GREY CONCRETE PAVING AT CITY SIDEWALK	
2	DECORATIVE CONCRETE PAVING- MEDIUM SANDBLAST FINISH WITH DAVIS INTERGRAL COLOR #641 'PEBBLE' AND SAWCUT JOINTS	01 / L-105
3	OUTDOOR PORCELAIN PEDESTAL PAVERS, 24" SQ AND 24" X 48", MIX OF FLAT ASH AND FLAT SMOKE COLOR BY TILETECH OR APPROVED EQUAL	02 / L-105
4	WOOD DECKING- 2 x 4 REDWOOD OR COMPOSITE DECKING (TO BE DETERMINED), INSTALLED 4" MINIMUM OVER SLAB WITH COMPOSITE WOOD SLEEPER SYSTEM	03 / L-105
5	DECORATIVE WATERPROOFING COATING- MACOAT BY WESTCOAT OR EQUAL WITH CUSTOM COLOR AND SCORING	04 / L-105
6	42" TALL CONCRETE BLOCK PLANTER WALL - 8 X 12 CMU IN STACKED PATTERN, BURNISHED DARK GREY 250 BY ORCO OR APPROVED EQUAL	05 / L-105
7	5' TALL HORIZONTAL PRIVACY FENCING TO MATCH WOOD DECKING	06 / L-105
8	42" HIGH STEEL GUARDRAIL	07 / L-105
9	42" HIGH SELF CLOSING GATE WITH LATCH	
10	CUSTOM BENCH SEATING TO MATCH WOOD DECKING. 18" HIGH X 24" DEEP	
11	BUILT IN BARBECUES AND SERVING COUNTER	
12	RUBBERIZED PLAY SURFACING	08 / L-105
13	OVERHEAD SHADE STRUCTURE WITH CORRUGATED STEEL ROOF	09 / L-105
14	11'-6" WIDE X 4' TALL MONUMENT SIGN AT ENTRY DRIVE	

SITE AMENITY LEGEND (SEE CUTSHEETS FOR ADDITIONAL INFORMATION)

ITEM	DESCRIPTION	ITEM	DESCRIPTION
SA-1	LOUNGE SEATING TYPE A	SA-6	UMBRELLA TYPE B
SA-2	LOUNGE SEATING TYPE B	SA-7	6-23 MONTH OLD PLAY STRUCTURE
SA-3	LOUNGE SEATING TYPE C	SA-8	2-5 YEAR OLD PLAY STRUCTURE
SA-4	DINING SEATING	SA-9	PING PONG TABLES
SA-5	UMBRELLA TYPE A		



KEY PLAN

TREE LEGEND

SYMBOL	BOTANIC NAME COMMON NAME	SIZE	QTY.	WATER USE	CALIFORNIA NATIVE
STREET TREES					
	FRAXINUS UHDEI EVERGREEN ASH (HOLT BLVD.)	24" BOX STD.	4	MED	NO
	PODOCARPUS HENKELII LONG LEAFED YELLOWOOD (BROOKS STREET)	24" BOX STD.	4	MED	NO
ON SITE TREES					
	CERCIS OCCIDENTALIS WESTERN REDBUD	36" BOX MULTI	5	LOW	YES
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL MULTI	3	LOW	YES
	FICUS MICROCARPA 'GREEN GEM' GREEN GEM INDICA FIG LAUREL	48" BOX STD.	3	MED	NO
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	24" BOX MULTI	5	LOW	NO

SHRUB AND GROUNDCOVER LEGEND

ITEM	DESCRIPTION	REPRESENTATIVE SPECIES	WATER USE	CA. NATIVE
1	PARKWAY GROUNDCOVER	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
2	LOW SHRUB AND GROUND COVER	ACHILLEA MILLEFOLIUM / COMMON YARROW	LOW	YES
		BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
		CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		DIANELLA REV. 'LITTLE REV' / LITTLE REV FLAX LILY	LOW	NO
		LANTANA SELLOWIANA/ TRAILING LANTANA	LOW	NO
3	MEDIUM HEIGHT SHRUB AND PERENNIALS	ANIGOZANTHOS SPP. / KANGAROO PAW	LOW	NO
		CALL 'LITTLE JOHN' / DWARF BOTTLEBRUSH	LOW	NO
		CISTUS SPP. / ROCKROSE	LOW	NO
		FURCRAEA SPP. / FURCRAEA	LOW	NO
		JUNCUS PATENS / CALIFORNIA GREY RUSH	LOW	YES
		LEUCOPHYLLUM SPP. / TEXAS RANGER	LOW	NO
		SALVIA 'ALLEN CHICKERING' / ALLEN CHICK. SAGE	LOW	YES
		WESTRINGIA FRUTICOSA / COAST ROSEMARY	LOW	YES
4	LOW GROUND COVER IN 6"-9" DEEP PREPLANTED TRAYS, LIVEROOF OR EQUAL	CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		LAMPRANTHUS SPP. / ICE PLANT	LOW	NO
		SEDUM SPP. / STONE CROP	LOW	YES
		SENECIO SPP.	LOW	NO
5	PLANTERS IN SHADE	AUCUBA JAP. 'MR. GOLDSTRIKE' MR. GOLDSTRIKE AUCUBA	MED	NO
		FATSIA JAPONICA / JAPANESE ARALIA	MED	NO
6	SCREENING AT PATIOS AND GROUND FLOOR UTILITIES	BAMBUSA MULT. 'ALPHONSE KARR' ALPHOSE KARR BAMBOO	MED	NO
		BAMBUSA MULT. 'GOLDEN GOODESS' GOLDEN GODDESS BAMBOO	MED	NO
		LAURUS NOBILIS / SWEET BAY	LOW	NO
		PHORMIUM TENAX / NEW ZEALAND FLAX	MED	NO
7	TURF SEATING	MARATHON II SOD WITH SUBSURFACE DRIP IRRIGATION	HIGH	NO

LANDSCAPING ALONG BROOKS STREET

Exhibit 4-13: Landscape Rendering



4.8.4 – Parking Lot Landscaping

Parking lot landscaping shall be provided pursuant to Subsection D (Landscaping of Off-Street Parking Facilities) of Ontario Development Code Section 6.05.030 (Required Landscape Areas).

4.8.5 – Compliance with State and Federal Laws

Provide landscaping and an irrigation system, which promotes the conservation of water as required by the Water Conservation in Landscaping Act of 2006 (AB 1881), commencing with California Government Code Section 65591.

4.9 – Screening

- All roof and ground mounted mechanical equipment shall be screened pursuant to the requirements of the Ontario Development Code.
- Trash enclosures shall be screened with enclosures that are architecturally compatible with the surrounding buildings.
- Screening shall include plant and building materials compatible with the project design so it is well integrated and hidden within the project area.
- Building and plant materials used for screening shall be compatible with the architectural style and planting palette used on the project area.
- All ground level screening shall comply with the requirements of Ontario Development Code Section 6.02.030 (Protection of Intersection Visibility).

4.9.1 – Fences, Walls, and Hedges

Fences, walls, and hedges shall comply with Section 6.02.030 (Protection of Intersection Visibility) of the Ontario Development Code, Engineering Department corner sight distance standards, and all other applicable city standards. Fences and walls shall be made of decorative materials that are compatible with, or enhance, the overall architectural character of the project. All fences, walls, and hedges shall be in scale with the development, and shall be used for screening, site enhancement, and creating a safer living environment for residents and their guests. All decorative walls, monuments, and/or other similar features, shall not encroach in to the public street right-of-way.

5 – CIRCULATION

5.1 – Site Accessibility

The site shall be designed to promote safety for residents by only allowing limited vehicular and pedestrian access into and across the site. This can be done through building orientation and placement, to minimize the use of gates and fencing; however, amenities shall be properly gated, limiting access to residents and their guests.

5.2 – Vehicular Circulation

The project site shall be designed to reduce the number of dead end aisles in the parking lot areas, and provide all guest parking outside of gated areas (on site) to ensure accessibility. Location of drive aisles and entries shall be approved by the City. Vehicular circulation shall be designed in a way that promotes pedestrian safety and proper access to all parking areas.

5.3 – Pedestrian Circulation

Site design shall provide for safe pedestrian circulation across the project site by separating pedestrian areas from areas with vehicular access. This includes, but is not limited to, accessibility from parking lot areas to unit entries, site amenities, and perimeter sidewalk areas. Fencing and gates may be used to limit public access to resident-only areas.

The 20' street-dedication on Holt Boulevard provides a unique opportunity to create a pedestrian promenade that will connect residential foot traffic between residential units, parking, and community spaces throughout the site. The space shall be welcoming and designed with landscape features that help define the walking path across the project area. Since no vehicular traffic will be allowed on this widened sidewalk, it is expected that pedestrians will be able to walk safely along the exterior area of the development where retail amenity area also located.

Lighting and visibility for enhanced security shall be taken into consideration in designing this area, and shall be compatible with the architectural theme. Buildings shall have windows that look on to this open space area to enhance the views of the residences and help create defensible spaces.

5.4 – Integrated Waste Pickup Circulation

The use of scouting trash pickup service since 32 foot trash pickup truck will not be able to access the site and indicate where the staging of the six bins on the adjacent street, Brooks Street for the two trash enclosures will be on trash pickup day. Integrated Waste Management Report (IWMR) requirements:

The IWMR shall meet the following minimum requirements:

The Integrated Waste Management Report shall address the management of all integrated waste (Refuse, Recycling, Organics, etc.) including, but not limited to: types of waste generated, amount of waste expected and the corresponding sizing of receptacles, all waste diversions, all staging and collection operations, any use of private haulers, and the property management regulations and practices for the site.

The IWMR shall demonstrate compliance with the latest version of the City's Integrated Waste Planning Manual (available online at: http://www.ontarioca.gov/government-departments-municipal-utilities-company/integrated-waste) as well as the applicable State regulations and shall contain, at a minimum, the following elements:

1. A discussion on the types of waste generated (refuse, recycling, green waste, organics, etc.) by all uses on the site and the generation rates and total waste for each type. If a final use is not known the applicant shall make a reasonable assumption of the land use expected or proceed as directed by the City.
2. A discussion on pre-treatment if the project will be required to use and install pre-treatment devices or services and an exhibit showing and labeling the location of the pre-treatment devices.
3. A discussion on the types of City Services that will be utilized and the sizing and number of receptacles (Bins, Compactors, etc.)
4. A discussion on waste that is diverted and the diversion services that will be used.
5. A table utilizing the metrics on Page 8 of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, etc.). The table shall include all waste that is diverted and the diversion service(s).
6. An exhibit(s) showing layout and architectural details for enclosures, compactors, roll-offs and non-standard containers proposed by the project. Include specification "cut" sheets for non-standard containers.

7. A discussion on the staging and collection operation and an exhibit identifying these locations on the site and any other relevant details. The discussion shall address circulation, accessibility, ingress, egress, pavement type, parking, the role of the property management association, and the role of private haulers or scouting services.
8. A discussion on private haulers describing their services and supplying the names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers for each hauler. The discussion shall include an exhibit showing the staging and collection areas for private haulers.
   Note: All private third party organics and recycling haulers shall be formally approved and permitted by the City of Ontario and shall meet City Code requirements, otherwise the City shall provide the collection services. If the third party haulers do not have a City of Ontario Commercial Recycler Collection Permit, the discussion shall state whether the third party hauler is charging a fee for service or not.
9. A discussion on the proposed property management association, their role in the integrated waste management plan for the site and the by-laws and regulations that relate to integrated waste (no parking, solid waste collection day coordination, enforcement of the SWHP, etc.).
10. A discussion on any variances that are requested and the need for the variance along with any relevant exhibits.
11. Appendix: A copy of the Final Solid Waste Handling Plan (See City SWHP requirements).
12. Appendix: All exhibits and standard plans proposed for the project.
13. Appendix: A copy of the proposed association by-laws and regulations.
14. Appendix: A copy of the final Integrated Waste Variance Form (if a variance is requested).

Solid Waste Handling Plan (SWHP) requirements:

The SWHP shall meet, at a minimum, the following requirements:

1. SWHP Content and Format: The Solid Waste Handling Plan shall demonstrate compliance with the Services Standards in the City's Solid Waste Planning Manual (available online at: http://www.ontarioca.gov/government-departments-municipal-utilities-company/integrated-waste) and shall contain, at a minimum, the following elements:

a. A statement identifying the Service Requirements being used (e.g. Single Family Detached with automated cans, Multi-family/Commercial/Industrial with bins and enclosures, etc.) and describing the solid waste handling operation (for instance, will there be scouting services, etc.).
b. A table utilizing the metrics on Page 8 of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, etc.).
c. An Engineering Site Plan drawn to scale that shows:
    i. Minimum plan scale of scale of 1:100. Larger scales are preferred and should be scaled to fill the sheet and show as much detail as clearly as possible on one sheet; multiple sheets may be used if entire project area cannot fit on one sheet at 1:100 scale.
    ii. A detail of the Solid Waste Vehicle with dimensions and annotation that states the minimum turning radii and path of travel widths actually being used on the plan.
    iii. The Solid Waste Vehicle turning movements and paths of travel in each direction of travel and at all intersections. All paths of travel shall be 15 feet wide minimum.
    iv. All parking stalls and parallel parking spaces along all streets, alleys, or aisles.
    v. All proposed curbs and areas designated and striped/signed as "No Parking".
    vi. All proposed trash enclosures and the ADA paths of travel from the buildings.
    vii. A detail for each enclosure footprint delineating the number and size of the bins in order to demonstrate that the enclosure is adequately sized and oriented, if enclosures and bins are proposed.
    viii. All proposed locations of automated cans shown as a 26-inch by 26-inch can pad with 20-inches between can pads and 40-inches between can pads and Parking spaces, mailboxes and other obstructions (Can Collection Area). Can Collection Areas shall be located along designated paths of travel and cannot be located along dead end alleys, motor courts, driveways, or private streets; use multi-family standards for enclosures in these cases.

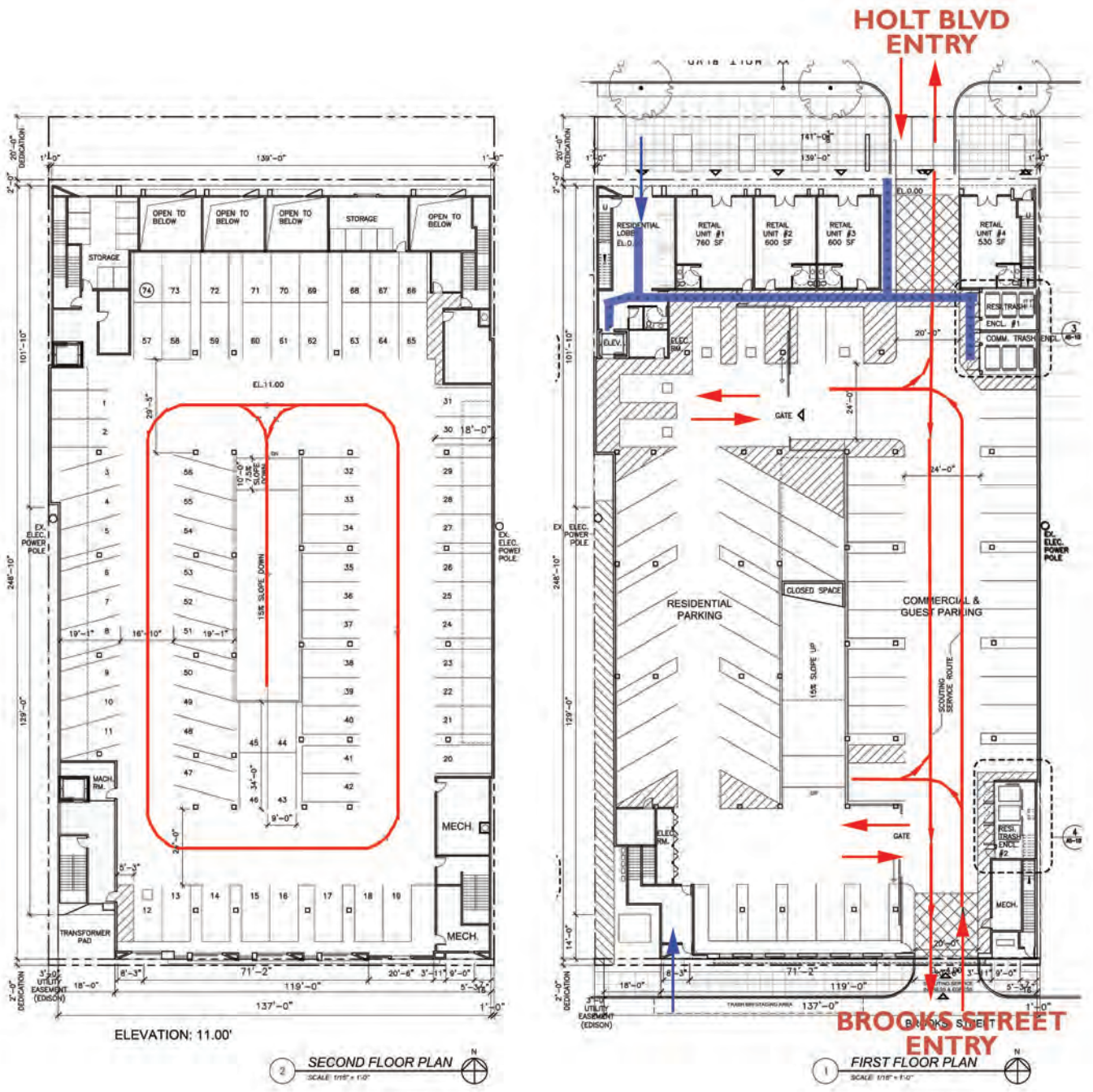
2. Can Collection Area (CCA) Locations: If CCAs are being proposed in lieu of bin enclosures for residential units located along dead end alleys, motor courts, driveways, or private streets, then the SWHP shall comply with the following requirements:

    a. CCAs cannot conflict or compete with potential parking areas. Proposed CCAs must be designated as "no parking" at all times with appropriate striping and signage.
    b. Each residential unit must have a designated CCA and each CCA must delineated with markings so that its location and the unit it is designated for are easily identifiable.
    c. Solid Waste Handling Plan shall include a detail showing how the CCAs will be delineated and identifiable.

3. Private Third Party Hauler: If any Solid Waste Collections are going to be provided by a private third party hauler, include on the SWHP:

    a. A statement describing the service.
    b. The names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers of all private third party haulers. Note: all private third party organics and recycling haulers must be formally approved and permitted by the City of Ontario and meet City Code requirements, otherwise the City must provide the collection services. If the third party haulers do not have a City of Ontario Commercial Recycler Collection Permit, state if the third party hauler is charging a fee for service.
    c. Show & label staging and collection areas for private third party haulers.

Exhibit 5-1: Circulation Plan



6 – DESIGN GUIDELINES

The entire project area is covered by the Ontario Plan Policy Plan (General Plan) and has been designated as mixed-use (Holt Boulevard) and as described in the Ontario Plan Downtown Mixed-Use Growth Area. This PUD area will be distinctive through the requirement of a well-designed projects that convey visual interest and character through:

► Appropriate scale and massing.
► Architectural style and design that are complementary and appropriate to its setting.
► The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
► Appropriate Site Planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well designed street frontages.

6.1 – Building Orientation

Building orientation shall be designed to minimize noise impacts, aide in providing property site safety, create proper accessibility to site amenities and parking, and to maximize views from residential units. Design should also be done in a way to create defensible spaces improving site safety.

- Orientation towards the exterior of the project area shall be carefully evaluated to ensure a proper relationship.
- Buildings shall be clustered in a way that creates defensible spaces providing views of interior open spaces and amenities. For units without garage spaces buildings shall be oriented to create minimal distances from assigned parking spaces to primary or secondary residential unit entries.

The proposed development units was set-backed 2' on Holt Blvd and 2' on Brooks St both streets to form a strong retail and parking podium development adding a more interesting dimensional form to the architecture. The overall look if the development is to appeal to the younger demographics of the city. A sample rendering shown below:

Exhibit 6-1: Architectural Elevations



North Elevation

Exhibit 6-2: Architectural Elevations



South Elevation

Exhibit 6-3: Architectural Rendering



North Perspective

Exhibit 6-4: Architectural Rendering



South Perspective

6.2 – Architectural Character

The Roosevelt Tower design leans toward Contemporary and Modern Minimalist Style. The design will make use of smooth cement plaster exterior finishes, simple square glazed window and storefront openings and decorative metal canopies throughout the development. Large angular forms, creating a series of 'boxes' are used on both north and south exterior facades to emulate the simple and uncluttered lines - a predominant character of the modernist architectural style used by Nuetra and Schindler popularized in the 1930's. The use of strong accent colors all throughout the exterior elevations were meant to offer fresh and playful character that will differentiate the development from the other similar adjacent development along Holt Boulevard.

6.3 – Massing and Scale

All buildings shall be in scale with the surrounding community, with a majority of the building placement to occur toward the boundary of the project site. The prominent building elevations shall face both Holt Boulevard and Brooks Street. Buildings shall be 2 to 5 stories in height, containing a varied amount of units in each building, with varying façade planes so as not to creat a "monotonous" look. Amenities and site design shall be developed with the pedestrian scale in mind.

6.4 – Architectural Details

Architectural variations should occur between buildings to help distinguish each building and create variety within the proposed development. Architectural details should be consistent with the architectural style proposed. Details shall complement and enhance openings, and accentuate the overall design of each building. Detailing can be achieved through the use of different colors, window and door treatments, and a variety in exterior textures and materials (stone, siding, etc.) to create interesting elevations.

Decorative awnings should be placed where feasible, over south facing windows, and adequate shade should be provided for outdoor spaces. Coverings shall use materials compatible with the architecture style to create a comprehensive building design. Exposed beams shall be integrated into the building design.

6.5 – Materials and Color

Materials and colors shall be compatible with, and complementary to, the overall architectural style of the project. Larger building masses shall use a combination of dark and light colors to break up building planes, and use light colored trim to help accentuate roof features. All colors shall be complementary, and the project shall utilize "warm tone" colors. Materials shall be a mixture of stucco, wood, rich stones and masonry siding, in a variety of complementary colors. A concrete or composite roof material shall be used.

6.6 – On-Site Streetscapes and Pedestrian Walkways

Street furniture and decorative paving should be used throughout the project area to enhance architectural design. The use of complementary materials and textures should be used to create a continuity and consistency that is desired throughout the project area.

A variety of decorative elements should be incorporated into the design of the project area, including, but not limited to, benches, tree grates, bike racks, enhanced paving, trash receptacles, and decorative bollards.

A selection of appropriate elements shall consider sidewalk widths, size and spacing of street trees, importance of the pedestrian path, and the requirement to maintain a minimum 4-foot wide walkway for pedestrian movement in all areas. All streetscape features shall comply with the Americans with Disabilities Act (ADA), along with accessibility requirements for public services, such as police and fire.

6.7 – On-Site Lighting

Decorative light fixtures compatible with the architectural style of the buildings shall be provided on-site.

A minimum of one footcandle of light shall be provided within parking areas and 0.5 footcandles of light within pedestrian pathways, in compliance with the City of Ontario Police Department standards.

6.8 – Signs

Signs within the project area shall comply with the Division 8.01 (Sign Regulations) of the Ontario Development Code. A Sign Program shall be reviewed and approved by the City for this proposed Mixed-Use project.

6.9 – Off-Site Improvements

All off-site improvements shall be installed in accordance with City standards, and to the satisfaction of the City Engineer.

Note: All Priority Land Use (PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino.

Exhibit 6-5: Streetscape Examples









7 – INFRASTRUCTURE AND UTILITIES

7.1 – Infrastructure

All improvements and alterations to public infrastructure (sewer, water, recycled water, storm drain, etc.) shall obtain approval from all appropriate agencies.

If infiltration is deemed feasible by a licensed geotechnical engineer, on-site storm water drainage facilities shall be provided for capture and infiltration of a 2-yr, 24-hour storm event, consistent with the San Bernardino County MS4 Program's Water Quality Management Plan (WQMP) requirements for new development. Storm water capture and infiltration facilities include the utilization of not proposed MaxWell Drywells and underground storm water infiltration chambers.

7.2 – Street Improvements

Street improvements (street, sidewalk, parkway, curb, gutter, street lights, etc.) shall be constructed with the development of the project site. Improvements will be required on the streets adjacent to the project area including Holt Boulevard and Brooks Street. Design and construction of street improvements shall be in accordance with the City standards, and to the satisfaction of the City Engineer. Exhibit 7-4 (Street Sections) identifies the improvements for each street adjacent to the project site.

Upon development of the project site, the developer shall construct the right-of-way improvements adjacent to the project site, to the centerline of the street (street, curb, gutter, parkway, sidewalk, etc.). Curb returns at entry and exit driveways to the project site on Holt Boulevard and Brooks Street, shall be designed and constructed with a minimum 10-foot radius. All Priority Land Use (PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino. See Exhibit 7-1 (Civil Plan).

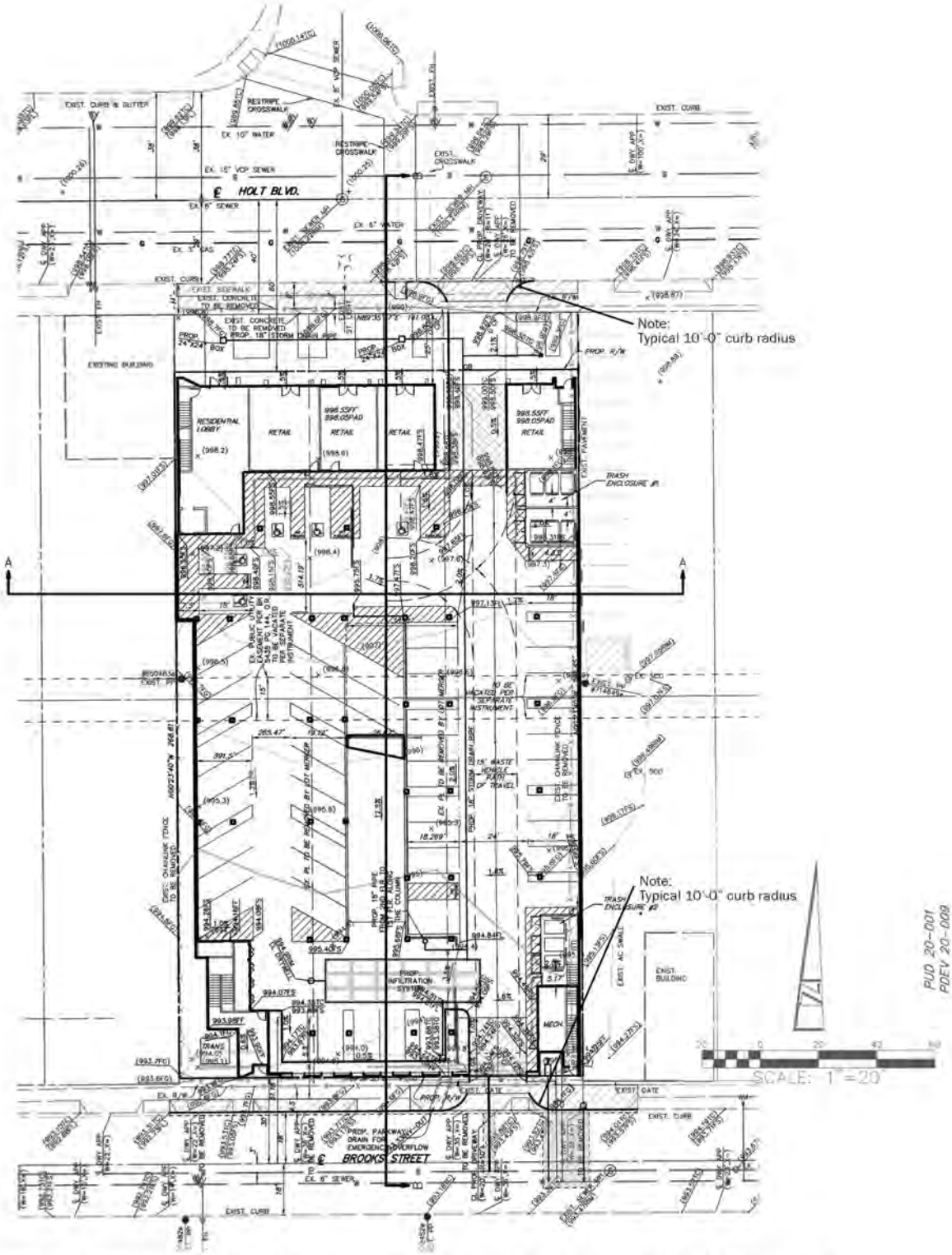
7.3 – Public Utilities

All existing dry utilities (electricity, cable, telephone, gas, etc.) along Holt Boulevard and Brooks Street shall be relocated and re-routed as required and approved by the affected utility agencies/companies.

7.4 – Street Dedication, Vacation and Easements

The ultimate Holt Boulevard right-of-way is 60 feet, measured from centerline, and will require an additional 20 feet of street dedication. The ultimate Brooks Street right-of-way is 30 feet, measured from centerline, and will require an additional 2 feet of street dedication.

Exhibit 7-1: Civil Plan



Note: "All Priority Land Use(PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water resources Control Board (SWRCB) and trash requirements in the most current San Bernardino"

Exhibit 7-2: Utility Plan

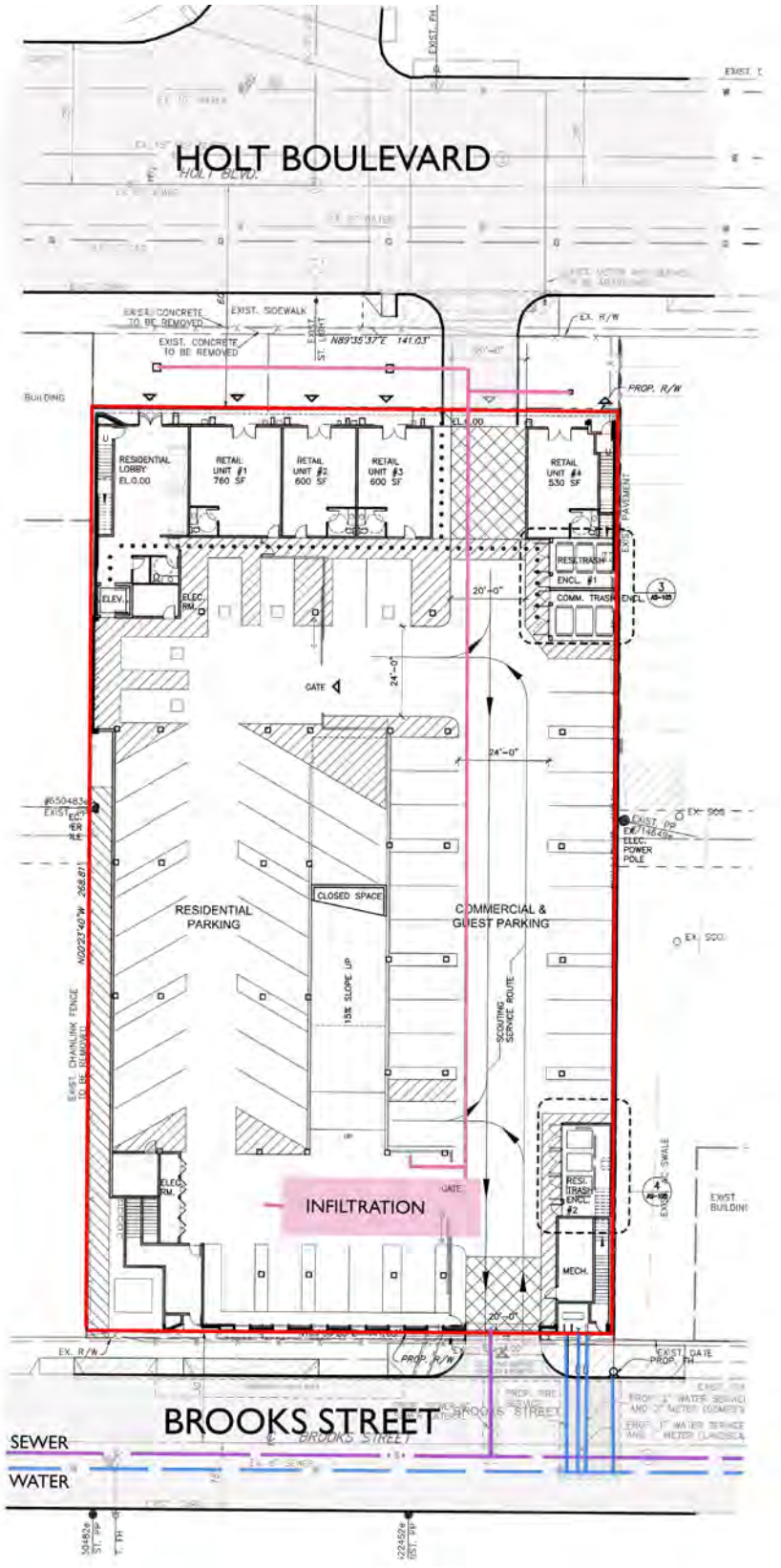


Exhibit 7-3: Easement and Dedication Locations

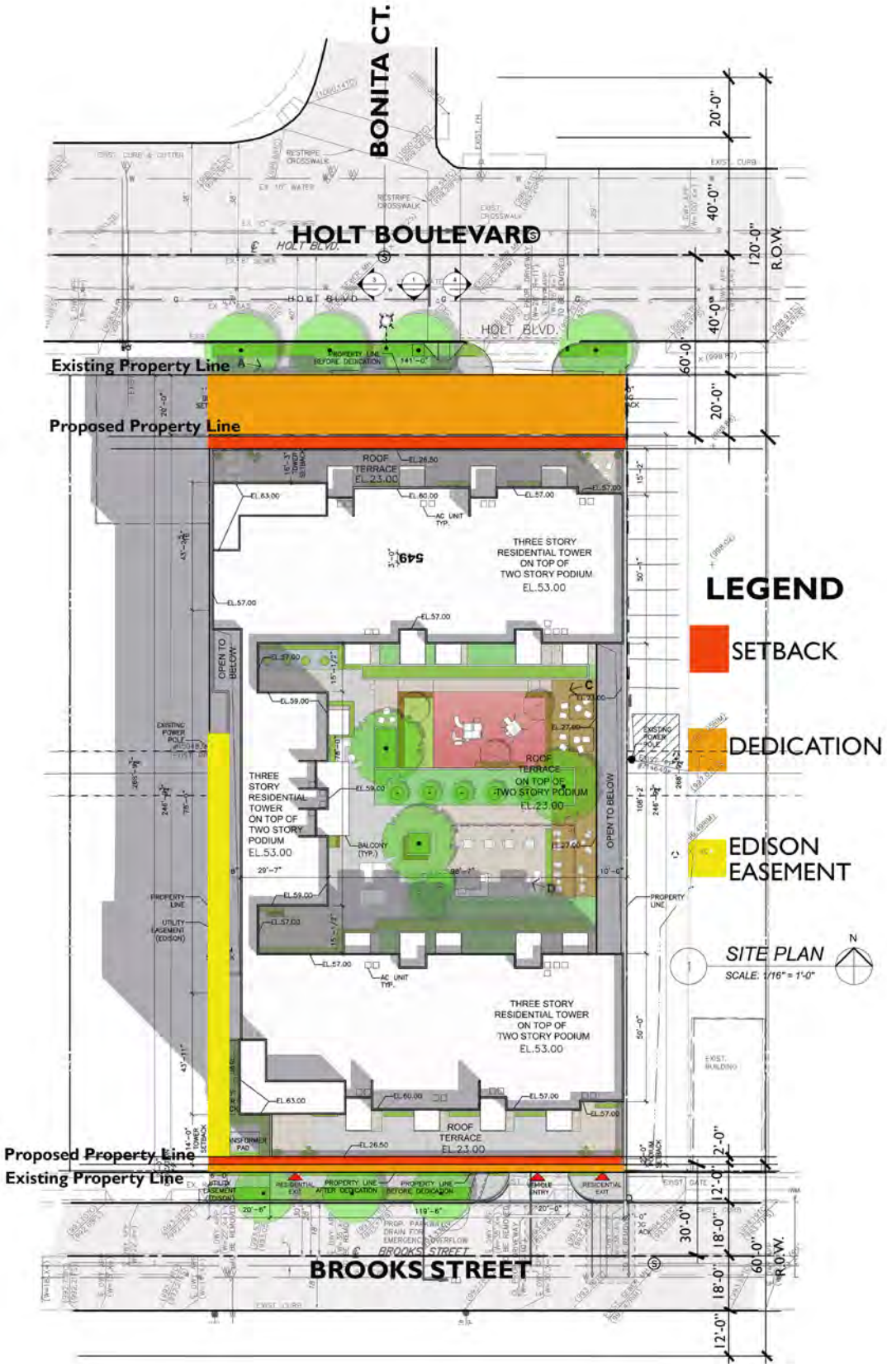
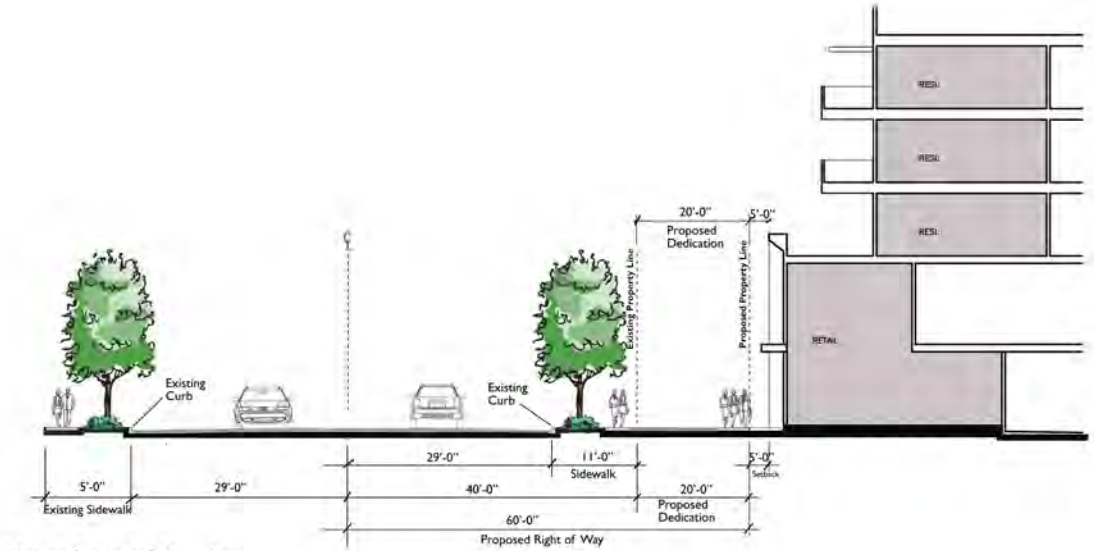
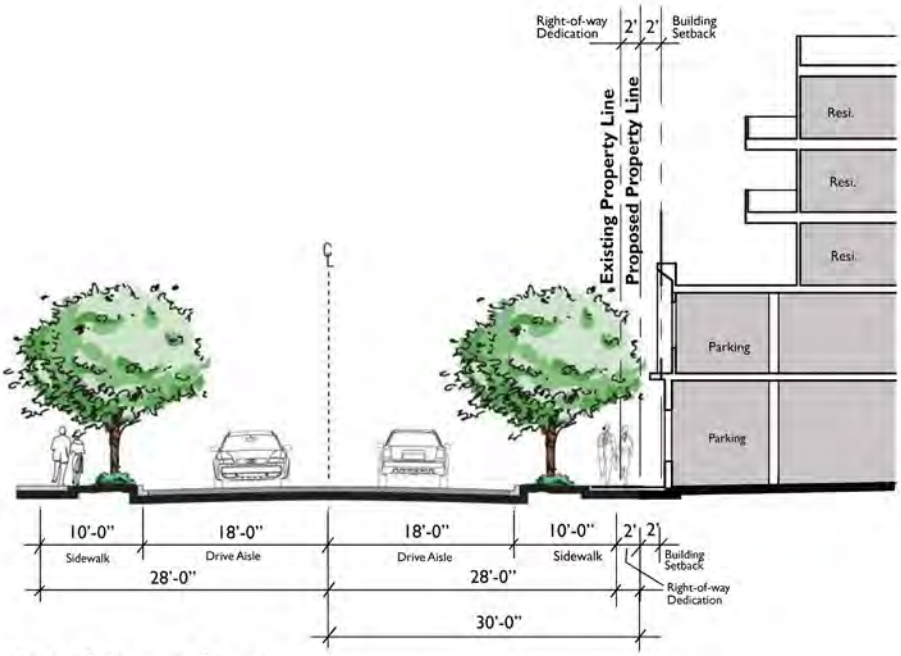


Exhibit 7- 4: Street Sections



Major Arterial Section
Holt Boulevard



Local Street Section
Brooks Street
not to scale

8 – CEQA COMPLIANCE

An Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), prepared in conjunction with File No. PGPA06-001, and certified by the City of Ontario City Council on January 27, 2010, was prepared for the project. The Approving Authority for the Project reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all submitted written and oral evidence. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence, the Approving Authority found as follows:

- The Addendum and administrative record have been completed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and
- The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Approving Authority; and
- There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and
- The project will not introduce any new significant environmental impacts beyond those previously analyzed in the Environmental Impact Report, and all mitigation measures previously adopted by the Environmental Impact Report, are incorporated herein by this reference.

8.1 – Environmental Performance Standards

Due to the proximity of the project area to rail lines and Holt Avenue which are both generators of noise and emissions, standards have been established to mitigate these environmental impacts.

8.1.1 – Noise

To ensure a proper standard of living, noise levels shall not exceed 65 dBA for exterior noise levels and 45 dBA for interior noise levels. In order to achieve these noise levels the following mitigations shall be followed:

- Prior to the issuance of building permits, the developer/owner shall retain an acoustic engineer to conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls), and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors and attic baffling), to ensure compliance with the City's Noise Compatibility Criteria, and the California State Building Code and California Noise Insulation Standards (CCR Titles 24 and 21).
- Prior to the issuance of building permits, the developer/owner shall retain an acoustical engineer to evaluate the potential for trains to create perceptible levels of vibration indoors. If vibration-related impacts are found, mitigation measures, such as use of concrete, iron, steel, or masonry materials to ensure that levels of vibration amplification are within acceptable limits to building occupants, shall be implemented. Pursuant to the Federal Transit Administration vibration-annoyance criteria, these acceptable limits are 78 VdB during the daytime and 72 VdB during the nighttime for residential uses.
- Construction activities shall only occur between the hours of 7:00 AM and 6:00 PM on weekdays, and 9:00 AM and 6:00 PM on Saturdays and Sundays;
- Structural noise attenuation requirements contained in Ontario Municipal Code Title 8, Chapter 15, Article 3 (Building Requirements for New Residential Construction in the 65 CNEL to 70 CNEL Noise Zone) are required to be incorporated into exterior façade units located along the eastern, western, and northern project perimeter.
- Structural noise attenuation requirements contained in Ontario Municipal Code Title 8, Chapter 15, Article 2 (Building Requirements for New Residential Construction in the 70 CNEL to 75 CNEL Noise Zone) are required to be incorporated into exterior façade units located along the southern project perimeter;
- Balconies on exterior façade units located along the project's east, south and north frontages shall have a solid balcony barrier of at least 5 feet per study findings. On exterior façade units located along the project's south perimeter street frontage, no balconies or yard areas shall be permitted; and
- If required upon findings of a study, a 6-foot high solid decorative masonry block wall with self-closing, sound insulated gates shall be constructed between the buildings located along the southern edge of the project site. This will ensure exterior noise for outdoor facilities within the project will not exceed 65 dB CNEL.

8.1.2 – Air Quality

- Due to the proximity of the active rail lines to the south of the project area, air quality is a concern for the project site resulting from the diesel emissions from trains. Listed below are standards for reducing the air quality impacts of the diesel emissions.
- All residential living areas shall be equipped with air filtration systems operating under a positive pressure rated at MERV 12 or higher;
- The HOA or property management will replace all unit filters on a routine basis, deter mined by industry standards for the filter and air conditioning HVAC systems selected;
- The active outdoor recreation areas should be shifted northward where feasible, to provide the greatest possible distance setback from the closest railroad tracks; and
- A dense tree canopy shall be established along the southern site boundary to act as a living bio-filter for particulate air pollution.

9 – ADMINISTRATION

9.1 – Items Not Addressed in PUD

Any terms or regulations pertaining to design, development, subdivision, administration and interpretation, and nonconforming use, structures and, which are not addressed in this PLANNED UNIT DEVELOPMENT, shall be governed by the City of Ontario Development Code.

9.2 – Development Applications

Development Plan approval, pursuant to the requirements of Ontario Development Code Section 4.02.025 (Development Plans), shall be required for the physical alteration of a lot, the construction of a building, or the addition or significant alteration of an existing building. A Development Plan application shall be submitted to the Planning Department on a City application form pursuant to the requirements of Ontario Development Code Division 2.02 (Application Filing and Processing), commencing with Subsection B (Discretionary Permits and Actions) of Section 2.02.015 (Application Processing Procedures).

9.3 – Administrative Exceptions

Minor exceptions to the development standards set forth in this document may be granted by the Zoning Administrator in accordance with Section 4.02.020.C (Administrative Exceptions) of the Ontario Development Code, not to exceed 10 percent from minimum residential setback and separation requirements.

9.4 – Severability

If any portion of this Planned Unit Development is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, the determination shall not affect the validity of the remaining portions of this Planned Unit Development. Moreover, the decision shall not affect, impair, or nullify this Planned Unit Development, either in whole or in part, and the remainder of this Planned Unit Development shall continue in full force and effect.

ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD20-001, A PLANNED UNIT DEVELOPMENT (THE ROOSEVELT TOWER PLANNED UNIT DEVELOPMENT) ESTABLISHING DEVELOPMENT STANDARDS, DESIGN GUIDELINES AND INFRASTRUCTURE REQUIREMENTS FOR 0.81 ACRES OF LAND LOCATED AT 549 WEST HOLT BOULEVARD, WITHIN THE MU-1/LUA-3 (DOWNTOWN MIXED-USE/HOLT BOULEVARD DISTRICT) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 1049-021-09.

WHEREAS, Kathy Huynh ("Applicant") has filed an Application for the approval of a Planned Unit Development, File No. PUD20-001, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.81 acres of land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and the site is presently vacant land; and

WHEREAS, the property to the north of the Project site is within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and is developed with the Ontario Village Commercial Shopping Center. The property to the south is within the IL (Light Industrial) zoning district and is developed with a mix of industrial uses. The property to the east and west are within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and are developed with multi-tenant commercial uses; and

WHEREAS, in conjunction with the Planned Unit Development (The Roosevelt Tower Planned Unit Development) application, the Applicant has submitted a Development Plan application (File No. PDEV20-009) to construct a mixed-use project consisting of 59 multiple-family dwellings (three-stories of residential units over two-stories of podium parking and 2,500 square feet of first floor retail space) on the Project site. Approval of the Development Plan application will not be final and complete until The Roosevelt Tower Planned Unit Development, File No. PUD20-001, has been approved by the City Council; and

WHEREAS, the Ontario Plan Policy Plan (general pan) designates the Project area as MU (Mixed-Use). The Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The most intensive uses are envisioned along Euclid and Holt Avenue. The Downtown Mixed Use is also intended to provide new housing opportunities that will also provide increased demand for commercial/retail in a more urban, concentrated, and strategic location. The densities and intensities of the mixed-use designation represented within The Ontario Plan (“TOP”) are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development; and

WHEREAS, the Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the approval of an Area Plan or Planned Unit Development ("PUD") prior to the development of properties within the area. In compliance with this requirement, the Applicant has submitted "The Roosevelt Tower Planned Unit Development" (included as "Attachment A" to this Ordinance), which is consistent with this vision and the goals and policies of the Policy Plan; and

WHEREAS, the purpose of the PUD is to secure a fuller realization of the Policy Plan than would result from the strict application of present zoning district regulations and to:

- Promote high standards in urban design;
- Encourage the development of exceptionally high quality, mixed-use, medium to high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs;
- Ensure harmonious relationships with surrounding land uses; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ONT ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on July 26, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Resolution No. PC22-037 recommending the City Council approve the Application; and

WHEREAS, on September 6, 2022, the City Council of the City of Ontario conducted a hearing to consider the Project. The City Council continued the Project to a future and concluded said hearing on that date; and

WHEREAS, on December 6, 2022, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development) of the CEQA Guidelines, which consists of projects characterized as infill developments, meeting the following conditions:

a) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations. The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans and exhibits of the Policy Plan (General Plan) component of the Ontario Plan.

b) The proposed development occurs within city limits, on a Project site of no more than five acres and is substantially surrounded by urban uses. The Project site is 0.81-acres of land, located within the incorporated boundaries of the City of Ontario. Furthermore, the site is situated within a fully urbanized area that is characterized by a mix of industrial and multi-tenant commercial developments.

c) The Project site has no value as habitat for endangered, rare, or threatened species. The site is currently vacant land, with no value to endangered, rare or threatened species.

d) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Conditions of approval have been imposed on the Project, which will mitigate any significant effects relating to traffic, noise, air quality, or water quality.

e) The Project can be adequately served by all required utilities and public services. The site is located within an area that is currently served by all required utilities and public services, including, but not limited to sewer, water, gas, electric and municipal solid waste services; and

(3) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(4) The determination of CEQA exemption reflects the independent judgment of the City Council.

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Housing Element Sites Inventory contained in Tables B-1 and B-2 of the Housing Element Technical Report.

SECTION 3: Airport Land Use Compatibility Plan ("ALUCP") Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the DAB, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP; and

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the City Council hereby concludes as follows:

(1) The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The City Council has required certain safeguards, and imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and The Roosevelt Tower PUD are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan vision, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and the Roosevelt Tower PUD.

(3) In the case of an application affecting specific property, the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses. A thorough review and analysis of the proposed Project and its potential to adversely impact properties surrounding the subject site was completed by City staff. As a result of this review, certain design considerations were incorporated into the Project to mitigate identified impacts to an acceptable level, including the use of upgraded materials, the inclusion of certain architectural design elements on building exteriors, intensified landscape elements, and decorative hardscape elements. In addition, conditions of approval have been imposed on the Project, which will mitigate any significant effects relating to traffic, noise, air quality, or water quality.

(4) In the case of an application affecting specific property, the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development. In preparing the proposed PUD, a thorough review and analysis of the proposed Project and the Project site's physical suitability for the proposed Project was completed, including analysis of the Project size, shape, intensity of development, building height, building setbacks, site access, site landscaping and drainage, fences and walls, vehicle circulation, pedestrian connections, availability of mass transit, necessary street dedication and easements, public right-of-way improvements, availability of utilities and other infrastructure needs, off-street parking and circulation, building orientation and streetscapes, architectural character, building materials and color, and site signage.

(5) The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan. The proposed PUD addresses aspects of the Project that are specifically related to the proposed Development Plan, File No. PDEV20-009, filed in conjunction with the PUD, including necessary building

setbacks, site access points, off-street parking, site circulation, and architectural character.

SECTION 5: City Council Action. Based upon the findings and conclusions set forth in Sections 1 through 5, above, the City Council hereby APPROVES the herein described The Roosevelt Tower Planned Unit Development (File No. PUD20-001), attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6: Indemnification. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 9: Effective Date. This Ordinance shall become effective 30 days following its adoption.

SECTION 10: Publication and Posting. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within (15) days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 17th of January 2023.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. was duly introduced at a regular meeting of the City Council of the City of Ontario held _____ and adopted at the regular meeting held January 17, 2023 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held January 17, 2023 and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

<u>ATTACHMENT A</u>:

File No. PUD20-001;
The Roosevelt Tower Planned Unit Development

(Document follows this page)



ROOSEVELT TOWER

HOLT BOULEVARD, ONTARIO, CALIFORNIA



MAY 02, 2022

PLANNED UNIT DEVELOPMENT

The Roosevelt Tower Planned Unit Development

Table of Contents

1 – Introduction 6

2 – Objectives 9
2.1 – The Ontario Plan (TOP) Objectives 9
2.2 – PUD District Purpose And Objectives 19

3 – Allowable Uses 20
3.1 – Residential Use 21
3.2 – Retail Use 21
3.3 – Permitted Use Table/List 21

4 – Development Regulations 26
4.1 – Residential Density 26
4.2 – Building Height 27
4.3 – Setbacks 28
4.4 – Open Space Requirements 31
4.5 – Parking Requirements 34
4.6 – Vehicular Access 36
4.7 – Service Facilities 38
4.8 – Landscaping 40
4.9 – Screening 47

5 – Circulation 48
5.1 – Site Accessibility 48
5.2 – Vehicular Circulation 48
5.3 – Pedestrian Circulation 48
5.4 – Integrated Waste Pickup Circulation 49

6 – Design Guidelines 54
6.1 – Building Orientation 54
6.2 – Architectural Character 57
6.3 – Massing and Scale 57
6.4 – Architectural Details 57
6.5 – Materials and Color 58
6.6 – On-Site Streetscapes and Pedestrian Walkways 58
6.7 – On-Site Lighting 58

6.8 – Signs 59
6.9 – Off-Site Improvements 59

7 – Infrastructures and Utilities 61
7.1 – Infrastructure 61
7.2 – Street Improvements 61
7.3 – Public Utilities 62
7.4 - Street Dedication, Vacation and Easements 62

8 – CEQA Compliance 67
8.1 – Environmental Performance Standard 67

9 – Administration 70
9.1 – Items Not Addressed in PUD 70
9.2 – Development Applications 70
9.3 – Administrative Exceptions 70
9.4 – Severability 70

Exhibits

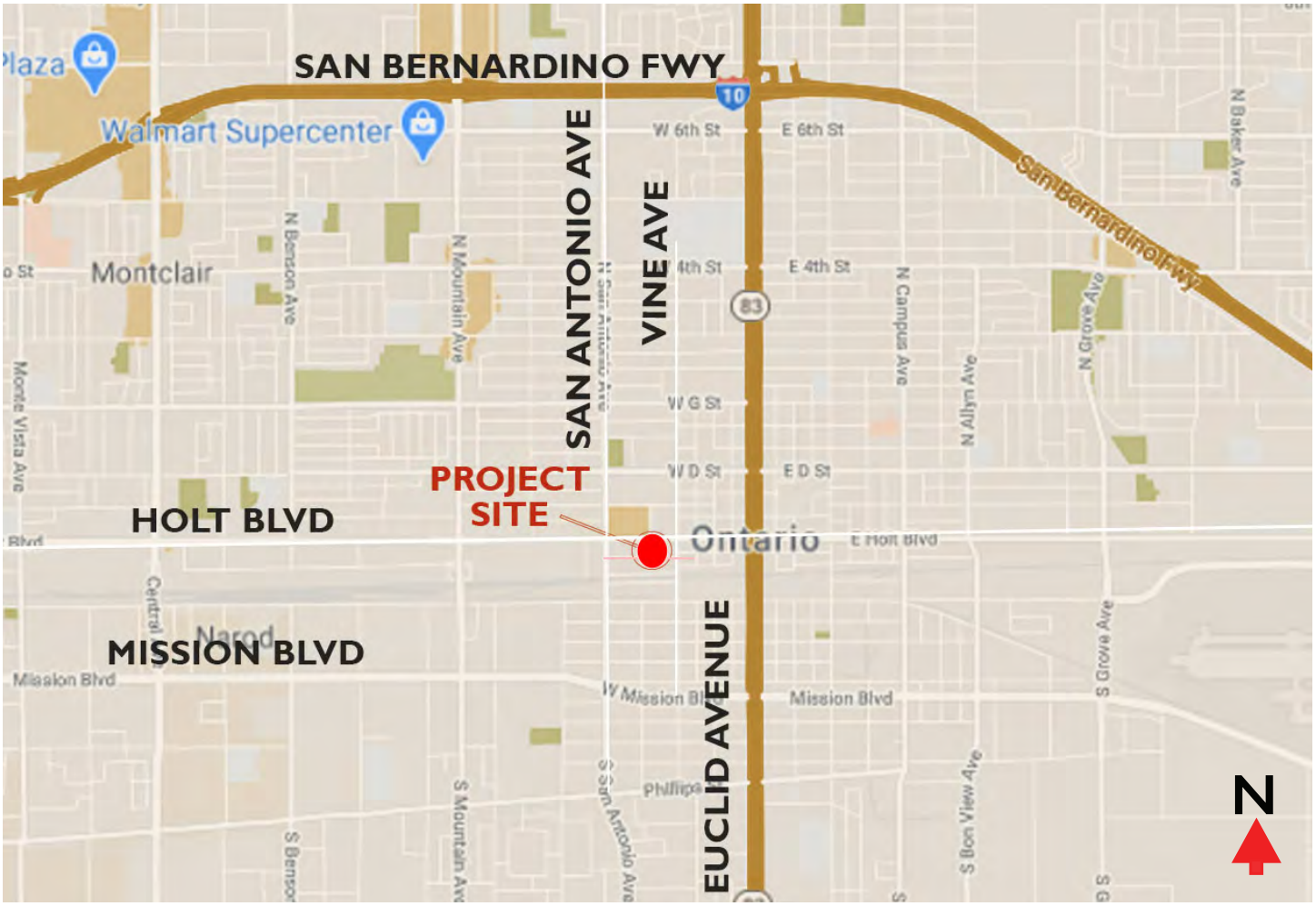
Exhibit 1-1: Vicinity Map 5
Exhibit 1-2: Location Map 6
Exhibit 1-3: Land Use Map 7
Exhibit 1-4: Existing Site Map 8
Exhibit 1-5: Proposed Site Map 8
Exhibit 3-1: Land Use Plan 20
Exhibit 4-1: Podium Diagram 26
Exhibit 4-2: Height Diagram 27
Exhibit 4-3: Setback Diagram 29
Exhibit 4-4: Projection Diagram 30
Exhibit 4-5: Private Open Space Diagram 32
Exhibit 4-6: Common Open Space 33
Exhibit 4-7: On-Street Parking 36
Exhibit 4-8: Trash Enclosures Site Plan 39
Exhibit 4-9: Colored Landscape Plan 42
Exhibit 4-10: Holt Boulevard Planting Palette 43
Exhibit 4-11: Common Space Planting Palette 44
Exhibit 4-12: Brooks Street Planting Palette 45
Exhibit 4-13: Landscaping Rendering..... 46
Exhibit 5-1: Circulation Plan 53
Exhibit 6-1: Architectural Rendering 55
Exhibit 6-2: Architectural Rendering 55
Exhibit 6-3: Architectural Rendering 56

Exhibit 6-4: Architectural Rendering 56
Exhibit 6-5: Streetscape Examples 60
Exhibit 7-1: Civil Plan 63
Exhibit 7-2: Utility Plan 64
Exhibit 7-3: Easement and Dedication Locations 65
Exhibit 7-4: Street Sections 66

Tables

Table 3-1: Permitted Use Table 22
Table 4-1: Minimum Building Setbacks 28
Table 4-2: Maximum Encroachments into Building Setbacks 28
Table 4-3: Private Open Space 31
Table 4-4: Minimum Parking Requirements 35

Exhibit 1-1: Vicinity Map



1 – INTRODUCTION

This document is intended to function as a set of planning and design principles, development regulations and performance standards to guide and govern the development of a 57-Unit Residential and Mixed-use Complex located at 549 W. Holt Boulevard in the City of Ontario. The development is a 5-story residential and retail complex bounded by Holt Avenue on its north side and Brooks Street at its south side (see Exhibit 1-2: Location Map).

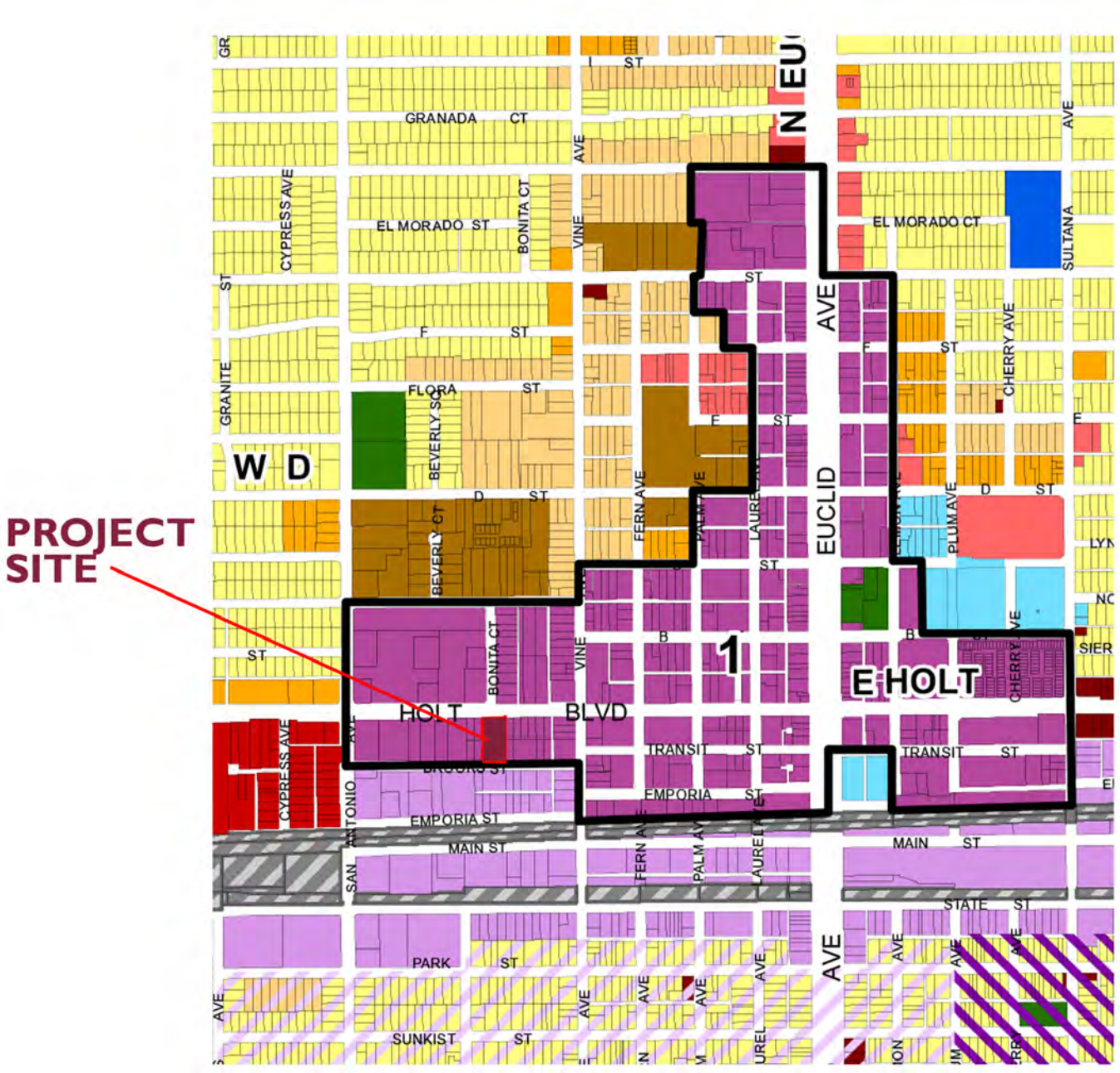
The 35,085 SF project site is located within the Ontario Plan Downtown Mixed-Use District (MU-1) which requires the establishment of a Planned Unit Development (PUD) prior to development. The Planned Unit Development (PUD) is set forth in the Ontario Development code section 4.01.030 (Planned Unit Development (PUD) and Amendments). Upon approval, this PUD will establish the land use and development standards for this particular project site. The Roosevelt Tower on Holt Planned Unit Development (PUD) will replace the existing zone district designations and zoning standards that apply to the affected properties. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply.

City staff and private developers shall rely on this PUD to determine whether precise plans for development will be adequate and will meet the City's land use and design objectives.

Exhibit 1-2: Location Map



Exhibit 1-3: Land Use Map: MU-1 (Mixed-Use Zone 1)



General Plan Land Use Designation: MU (Mixed-Use)
ZONE: MU-1 (Downtown Mixed-Use)

Exhibit 1-4: Existing Site Map



Exhibit 1-5: Proposed Site Map



2 – P.U.D. OBJECTIVES

2.1 – The Ontario Plan (TOP) Objectives

The Ontario Plan, which includes the City's General Plan, designates the project area as part of the Downtown Mixed Use District. The Downtown Mixed Use District designation requires approval of an Area Plan or Planned Unit Development to develop the property. Additionally, the designation specifies a residential density range of 25.0 to 75.0 units per acre and a maximum floor area ratio (FAR) of 2.0 for office and retail uses.

The intent of this designation is to:

1. Create "an intensive vertical and horizontal mixture of residential and retail uses in a pedestrian friendly atmosphere;
2. Ensure the historic character is enhanced when required or appropriate; and
3. Concentrate intensive Land uses on Holt Avenue.

The Holt & Brooks PUD is consistent with the principles, goals and policies contained within the components that make up The Ontario Plan (TOP), including: (1) Vision, (2) Policy Plan (General Plan), and (3) City Council Priorities. The policies furthered by this PUD are as follows:

1. Vision

On February 13, 2007, the Ontario City Council adopted The Ontario Vision. The central theme that motivates the Vision is - "A sustained, community-wide prosperity which continuously adds value and yields benefits. "Everything the City does and every action the City takes is done with the simple yet comprehensive theme in mind, from the design quality of the built environment, to the intent of designing socio-economic programs, to the way in which its leaders govern as a community. In discussing a Vision that would endure for the lifetime of The Ontario Plan (30 years or more), the City Council recognized that there are four components that serve as the basic building blocks that set the foundation for a unified and prosperous community. These foundational blocks must be expressed and widely accepted throughout the Plan's lifetime. They are:

1. A Dynamic Balance that enables our community to confront the continued dynamic growth of the region and technological change with confidence and a sense of opportunity.

2. A Prosperous Economy that sustains the perception and reality of prosperity across our entire community that positively impacts all the people of Ontario and is broadly - though not uniformly - shared.
3. Distinctive Development that integrates our varied and diverse focal points, districts, villages, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.
4. Recognized Leadership in local governance that stimulates excellence and serves to unify the people of Ontario in support of best practices in conducting public endeavors.

Holt & Brooks PUD will implement the Ontario Vision in several ways that will further the City's desire to be a sustainable and prosperous community.

DISTINCTIVE DEVELOPMENT

Commercial and Residential Development

- The PUD will support new multifamily developments and existing residential neighborhoods by providing the increased demand for retail in more concentrated, strategic location (e.g., at major intersections) as intended for the Downtown Mixed-Use Area.

- The PUD will seek to ensure a mix of retail and commercial uses that will provide a variety of goods and service to the surround community and the future Bus Rapid Transit (BRT) users.

Design Quality

- The PUD will require a well-designed projects that covey a visual interest and character through:

  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate to its setting.
  - The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.

- Appropriate Site Planning to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well designed street frontages.

Public Safety

- The PUD will ensure that proper exterior lighting standards be located and designed to minimize direct glare beyond the projects parking levels and into any future residential developments to the west and east of the project site. In addition, working with the Police Department, to ensure that all lighting standards comply with the one-foot candle illumination to provide a level of security and public safety within the project's retail areas as well as in the existing commercial areas adjacent to the project site.

2. Policy Plan

LAND USE ELEMENT

LU1 Balance

Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

The PUD, through the development of retail and commercial uses, will help provide jobs to help support the existing and new development within the sunounding area.

Polices:

- *LU1-3 Adequate Capacity. We require adequate infrastructure and services for all development.*

  The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector.

- *LU1-4 Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities.*

LU2 Compatibility

Goal LU2: Compatibility between a wide range of uses.

The PUD, through land use regulations for permitted uses, have ensured that those permitted uses allowed within the PUD are compatible with the surrounding area and not allow those uses that may have potential to create adverse impacts to the surrounding area.

Polices:

- *LU2-I: Land Use Decisions: We minimize adverse impacts on adjacent properties when considering land use and zoning requests.*

  The project area is zoned MU-2 (Downtown Mixed Use) and require that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

- *LU2-2 Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.*

  The PUD, through site planning, we will require the that future building developed on the site shall be placed along the frontages of Holt Boulevard to keep a buffer between the future residential development.

- *LU2-4 Regulation of Nuisances. We regulate the location, concentration and operations of potential nuisances.*

The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed. Those uses with operations that may have potential to create nuisances, will require discretionary approval through the Conditional Use Permit process.

- *LU2-5 Regulation of Uses. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.*

  The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

LU3 Flexibility

Goal LU3 Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

The Ontario Plan describes the Downtown Mixed Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The historic character is enhanced. To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines.

Policies:

- *LU3-1 Development Standards. We maintain clear development standards which allow flexibility to achieve our Vision.*

  To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual interest.

COMMUNITY ECONOMICS ELEMENT

CE1 Complete Community

Goal CE1: A complete community that provides for all incomes and stages of life. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area and contribute to the City's tax sales base.

CE2 Place-Making

Goal CE2: A City of distinctive neighborhoods, districts, and conidors, where people choose to be.

The PUD will seek to ensure a mix a retail and commercial uses that will provide a variety of goods and service to the surround community and the future Buss Rapid Transit (BRT) users. The PUD area will be distinctive through the requirement of a well-designed projects that covey visual interest and character through:

- Appropriate scale and massing.
- Architectural style and design that are complementary and appropriate to for its setting.
- The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.

- Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.

MOBILITY ELEMENT

M3 Public Transit

Goal M3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector and bus stop along the frontage of Holt Boulevard.

COMMUNITY DESIGN

CD1 Image & Identity

Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; how ever, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual interest.

Policies:

- *CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.*

The entire project area is covered by the Ontario Plan Policy Plan (General Plan) and has been designated as mixed-use (Holt Boulevard) and as described in the Ontario Plan Downtown Mixed-Use Growth Area. This PUD area will be distinctive through the requirement of a well-designed projects that convey visual interest and character through:

- Appropriate scale and massing.
- Architectural style and design that are complementary and appropriate to its setting.
- The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
- Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and welldesigned street frontages.

- *CD1-4 Transportation Corridors. We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting.*

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary rights-of-way dedications for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX west Valley Connector and any future bus stop site frontage along Holt Boulevard. In addition, the PUD will require adequate landscaping, hardscape, signage and lighting to the prominent areas along Holt Boulevard as well as the secondary face of the project along Brooks Street to the south of the project site.

CD2 Design Quality

Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

Polices:

- CD2-I *Quality Architecture*. We encourage all development projects to convey visual interest and character through:

  - building volume, massing, and height to provide appropriate scale and proportion;

- a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

The PUD area will be distinctive through the requirement of a well-designed projects that covey visual interest and character through:

- ▶ Appropriate scale and massing
- ▶ Architectural style and design that are complementary and appropriate to for its setting.
- ▶ The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
- ▶ Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and welldesigned street frontages.

- *CD2-3 Commercial Centers. We desire commercial centers to be distinctive, pedestrian friendly, functional and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.*

  The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. These retail and commercial uses will be provided to the area currently lacking close access to a retail center. The PUD will seek to capitalize on the location of the station by ensuring a mix a retail and commercial uses business that will provide a variety of goods and service to the surround community and the future Buss Rapid Transit (BRT) users.

- *CD2-5 Streetscapes. We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.*

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector. In addition, the future development entitlements will require site improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.

- *CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.*

The PUD development standards that landscape design, materials and will be used to enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- *CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.*

The PUD development standards will ensure water conservation be provided through low water using plant materials, hydro zones, water efficient irrigation and weather based controllers. Landscaped areas may be used for storm water infiltration through vegetated swales, retention basins, or dry wells as needed with the use of appropriate planting materials. Broad canopy shade trees will be used to reduce heat gain on buildings, paving and parking areas.

3. City Council Priorities

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Pursue City's Goals and Objectives by Working with Other Governmental Agencies
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch

2.2 – PUD District Purpose And Objectives

The purpose of The Roosevelt Tower (PUD) is to secure a fuller realization of the general plan than that which would result from the application of present zone district regulations; to promote high standards in urban design; to encourage the development of exceptionally high quality residential and commercial uses, while establishing regulations and standards for uses with special conditions and regulatory needs to ensure harmonious relationships with other land uses.

The intent of the PUD District is to:

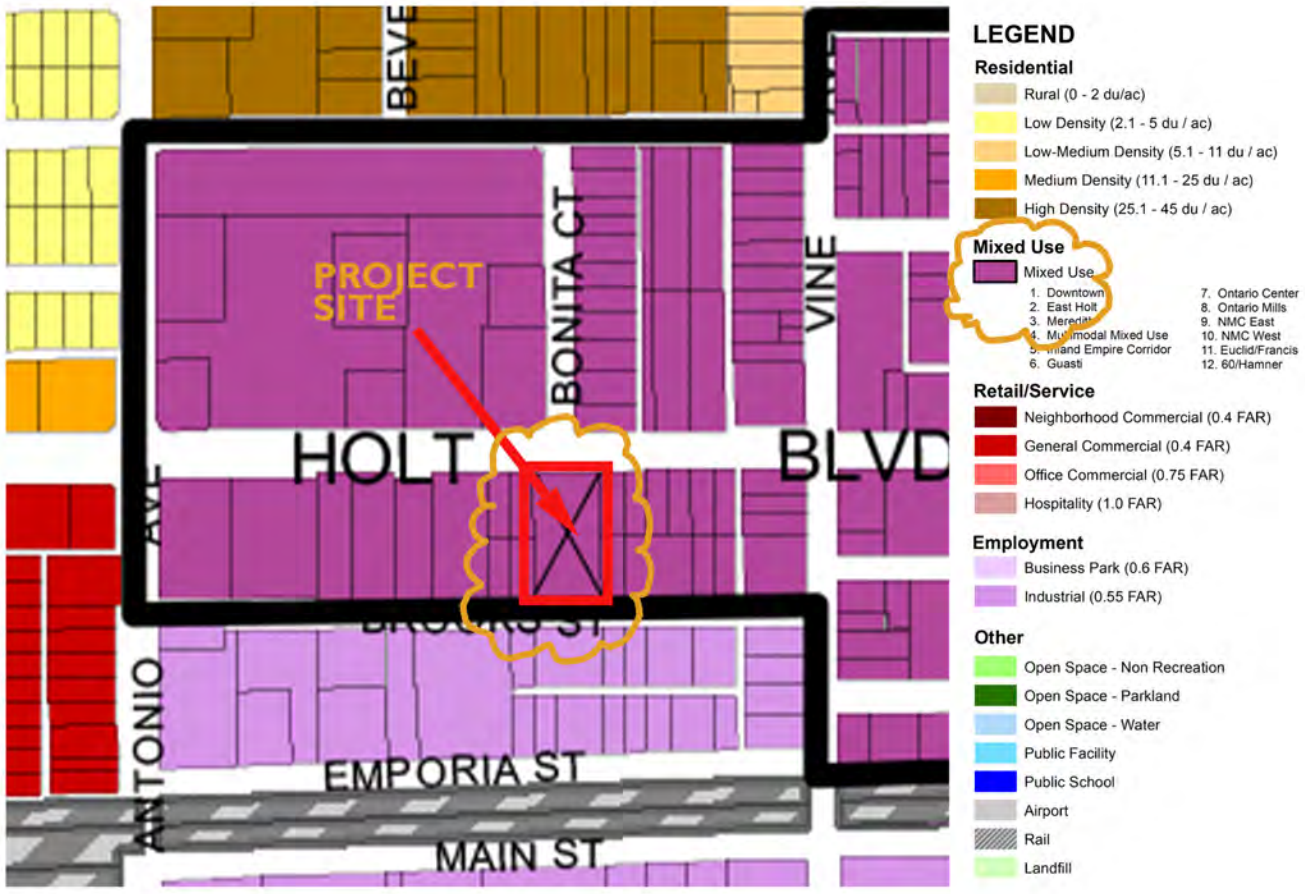
- Promote development projects that are consistent with the land use/downtown revitalization objectives of the City Redevelopment Project area.
- Promote residential and community commercial uses to meet the needs of the projects surroundings residential uses.
- Promote the plaza areas within the commercial center to providing for social interaction.
- Orient buildings to the street, wherever possible to create an accessible urban edge and sense of arrival.
- Incorporate landscaping to enhance the environment.

3 – ALLOWABLE USES

The project site is located within the Downtown Mixed Use Area Policy Plan (General Plan) land use district, and the MU-1 (Downtown Mixed-Use) zoning district, which implements the Downtown Mixed Use Area. The MU-1 zoning district is established to accommodate an intensive mixture of vertical and horizontal retail and office uses at a development intensity of up to 2.0 FAR, and residential uses at a density of 25 to 75 dwelling units per acre. Development projects within the MU-1 zoning district are intended to maintain a pedestrian friendly atmosphere, while at the same time enhancing the historic character of the area. The most intensive uses within this district are envisioned along Euclid Avenue and Holt Boulevard.

Consistent with the intent of the Downtown Mixed Use Area and the MU-1 zoning district, the project site is designated for Multiple-Family Residential (MFR) land uses. Exhibit 3-1 (Land Use Plan), below, depicts the Planned Unit Development boundary and land use designation.

Exhibit 3-1: Land Use Plan



3.1 – Residential Use

The project site is proposed to be developed with high quality, multi-family housing units, either two or three levels over two levels of podium parking. The buildings will be a combination of podium-style stacked flat units, with parking beneath, and townhome style units, with first floor garage access.

3.2 – Retail Use

As part of the mixed-use character of the project, a 2,740 SF retail component will be incorporated on the first level of the podium of the building. This total area is well within the 2.0 FAR allowed by city and is in line with the city's vision for Holt Avenue to be an intensive vertical and horizontal mixture of retail, office, and residential uses, in a pedestrian friendly atmosphere.

3.3 – Permitted Use Table/List

Some of the permitted land uses within The Roosevelt Tower PUD are as follows:

1. Multiple-family dwellings;
2. Recreation facilities ancillary to multiple-family residential development projects, for use by project residents and their guests, including, but not limited to, pools, spas, tennis courts, clubhouse or recreation building, playgrounds or tot lots, and other similar amenities appropriate to serve a multiple-family residential development project;
3. Temporary uses (as permitted within the residential districts of the City of Ontario Development Code subject to an Administrative Permit);
4. Leasing/Administrative Office (for on-site property and facilities management only);
5. Motor vehicle parking ancillary to a multiple-family residential development project; and
6. Other land use compatible with multiple-family residential development projects, as determined appropriate by the Zoning Administrator.

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
EDUCATIONAL	
Vocational/Trade Schools	**C**
Private Schools	
MEDICAL	**P**
Animal Hospital/Veterinarian	**P**
Ambulance Service (Office Only - No Storage of Vehicles)	**P**
Medical Office	**P**
MEDICAL OFFICE/FAMILY CLINIC	
Pharmacies and Drug Stores w/Drive-thru Facilities	**P**
Industrial Clinic	**P**
PUBLIC FACILITIES	
Police/Fire Station	**P**
Police Storefront/Substation	**P**
RETAIL/COMMERCIAL	
Discount Variety Store	**P**
Hobby, Toy and Game Store	**P**
Home Appliance Store	**P**
Jewelry Store	**P**

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
Luggage and Leather Goods	**P**
Music and Video Stores	**P**
Office Supply, Stationery and Gift Stores	**P**
Pet and Pet Supply Store	**P**
FOOD AND BEVERAGE STORES	
Bakery	**P**
Delicatessen	**P**
Convenience Market	**P**
Grocery Store	**P**
Specialty Food Stores	**P**
SERVICES	
Advertising Agency	**P**
Data Processing Services	**P**
Data Processing Services	**P**
Photography Studio	**P**
Photocopying and Duplicating Services	**P**

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
FINANCIAL SERVICES	
Banks, Credit Unions and other Despository Institutions	**P**
Banks, Credit Unions and other Despository Institutions with Drive-thru (See Development Ordinance Section 9-101305 D)	**C**
PERSONAL SERVICES	
Barber Shop and Beauty/Nail Salon	**P**
Dry Cleaners	**P**
Laundry - Commercial	**C**
Pet Grooming	**P**
Tailor	**P**
Travel Agency	**P**
REPAIR SERVICES	
Computer, Home Electronics, and Small Home Appliances (when ancillary to another use)	**P**
Electrical Equipment	**P**
Jewelry and Watches/Clocks	**P**
Locksmith/Key Shop	**P**

"P" (permitted) shall mean the land use, activity, or facility within the specified zoning district is permitted by right of being in the proper zoning district.

"C" (conditionally permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of a Conditional Use Permit pursuant to Section 4.02.025 (Conditional Use Permits) of this Development Code.

"NP" (Not Permitted) shall mean the land use, activity, or facility within the specified zoning district is not permitted by right of being in the proper zoning district.

All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

4 – DEVELOPMENT REGULATIONS

4.1 – Residential Density

Residential density shall range from a minimum 25.0 to a maximum 75.0 dwelling units per acre.

As part of the mixed-use character of the project, a 2,740 SF retail component will be incorporated on the first level of the podium of the building. This total area is well within the 2.0 FAR allowed by city and is in line with the city's vision for Holt Avenue to be an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere.

The small retail component of the project has also been incorporated to add convenience to the residents of the project and adjacent properties, help foster neighborhood cohesion, and reduce the need for vehicular traffic.

Exhibit 4-1: Front Elevation Retail Podium



4.2 – Building Height

No structure shall exceed 67’ 6” in height, except that the maximum height may be exceeded by roof mounted equipment, architectural projections, chimneys, elevator towers, parapet walls and any other roof top structures, by up to 10% of the allowed building height or as restricted by the Airport Height Constraints. No rooftop equipment shall be visible from anywhere on the project site, public streets, or adjacent properties, and shall be fully screened with appropriate architectural parapet walls or appropriate roof treatments. Roof- mounted equipment shall not exceed the height of the structures and appurtenances used to screen the equipment.

Exhibit 4-2: Height Diagram



4.3 – Setbacks

Building setbacks shall be as set forth in Table 4-1 (Minimum Building Setbacks), and shall comply with Exhibit 4-3 (Setback Diagram).

Table 4-1: Minimum Building Setbacks

Setbacks	Distance
Minimum Street Setbacks	
Holt Boulevard	2 Feet
Brooks Street	2 Feet
Side Setback (East)	1 foot provided
Side Setback (West)	1 foot provided

Certain types of features and equipment are allowed to encroach into the required setback areas in accordance with Table 4-2 (Encroachments into Setbacks) including but not limited to architectural projections, balconies, and underground utility structures such as electrical transformer vaults. Utility structures may encroach into the public right-of-way and/or public utility easement, subject to the approval of the City.

Table 4-2: Maximum Encroachments Into Building Setbacks

Projection	Encroachment
Architectural Feature	1/2 of Required Setback
Patios/Porches	1/2 of Required Setback
Balconies (Occurs on 3rd and 4th Floors)	1/2 of Required Setback at 1st Floor; 3 Feet or More Allowed at 2nd or Higher Floors

Note: No projections may encroach into the storm drain easement

Exhibit 4-3: Setback Diagram

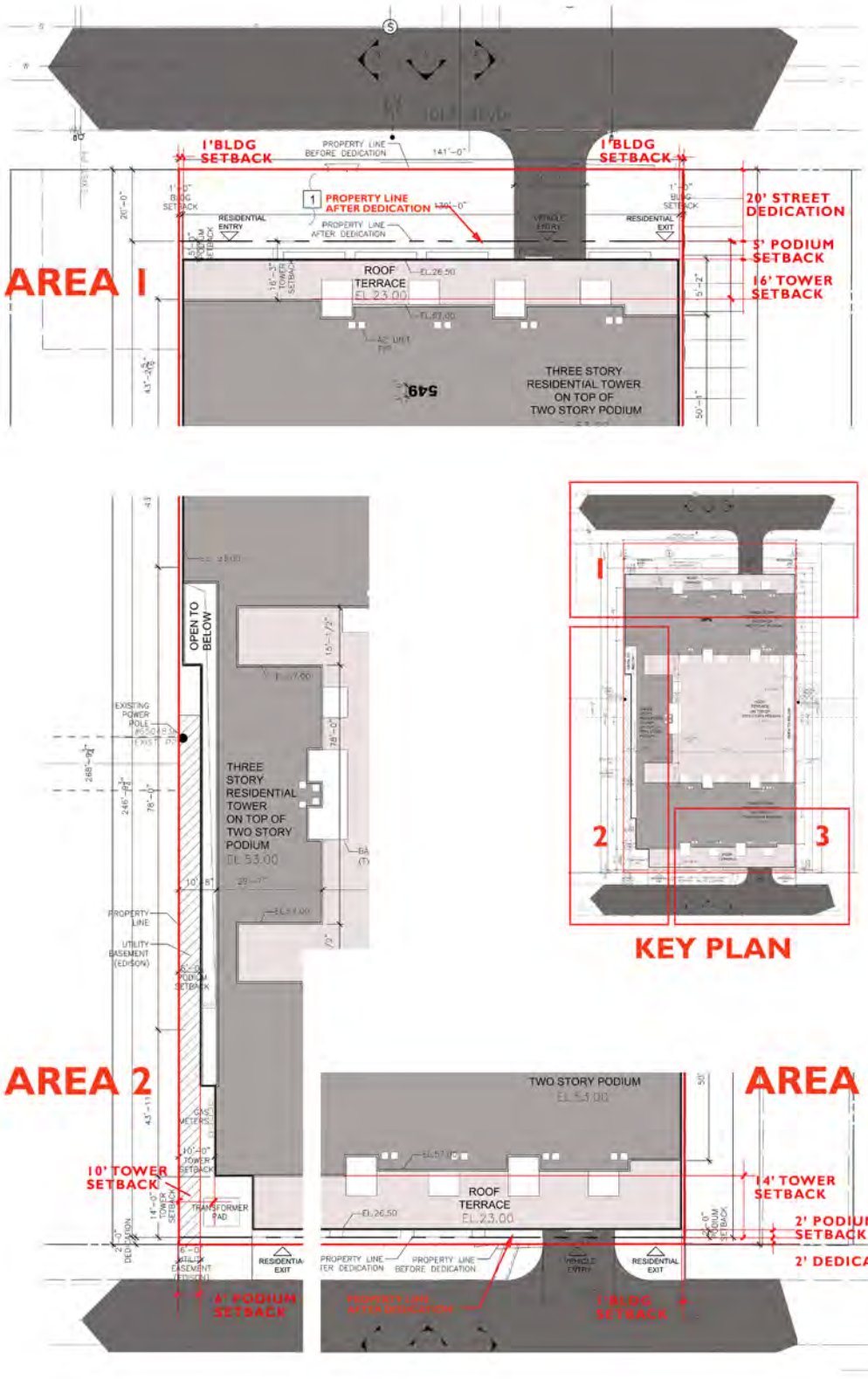
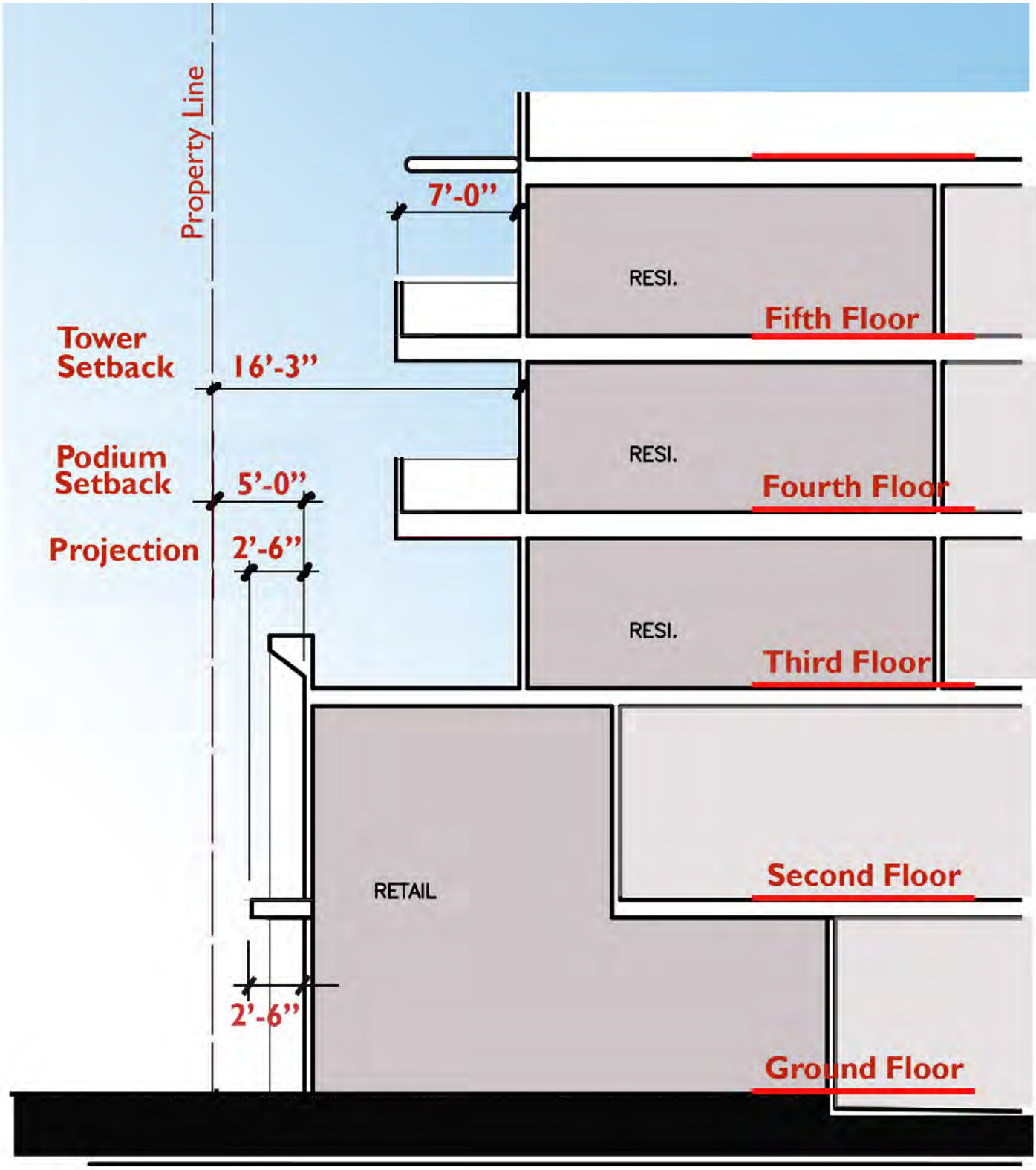


Exhibit 4-4: Projection Diagram



4.4 – Open Space Requirements

Open space shall be provided for passive and active recreation opportunities within the project site. Two types of open space are required, private and common open space. These open space areas are for the use of the on-site residents and their guests. Required street set-back areas are not counted towards common open space requirements.

4.4.1 – Private Open Space

Private open space shall be provided for each residential unit in order to provide private outdoor areas which can be enjoyed for the exclusive use by the occupant of the residential unit and their guests. Types of areas considered private open space include balconies, decks, and enclosed patios and yards.

Private open space shall be provided for all residential units, and shall have direct access from each residential unit. Residential units shall have a minimum size of private open space as defined in Table 4-3 (Private Open Space). The space may be provided in multiple areas (e.g. two balconies, a yard and a balcony, etc.), as long as the total area of the spaces meets the minimum private open space requirement for the unit. The minimum dimension for private open space shall be no less than 6 feet in any direction.

Table 4-3: Private Open Space

Number Of Bedrooms	Open Space
1 Bedroom	60 SF
2 Bedrooms	60 SF
3 Bedrooms	60 SF

For multiple-family dwellings, private open space located at the dwelling's main living level shall have a minimum contiguous clear area of 60 SF, with a minimum clear horizontal dimension of 7 FT and a minimum clear vertical dimension of 8 FT. Other open space areas located on balconies or roof decks shall have a minimum contiguous clear area of 50 SF, with a minimum clear horizontal dimension of 6 FT and a minimum clear vertical dimension of 8 FT.

Exhibit 4-5: Private Open Space Diagram



4.4.2 – Common Open Space

Common open space of 150 square feet min, per unit will be required and shall be provided to allow for both passive and active types of recreation, along with site landscape amenities. These areas are for use by project residents and their guests, and may include indoor recreational facilities. Recreational facilities provided pursuant to Section 4.4.3 shall be provided in common open space areas. The amount of required common open space is based on the number of dwellings developed, and shall be provided at the rate of 235 square feet of common open space for each dwelling unit.

Areas not considered common open space include: [1] parking lots; [2] walkways along or between buildings; [3] parking lot landscaping; [4] street setback areas; and [5] other areas not intended for active or passive recreation.

Exhibit 4-6: Common Open Space



4.4.3 – Recreational Facilities

Access to recreational facilities is important in multiple-family residential projects, as they provide needed facilities for the residents of the community. These facilities shall be centrally located on the site, making the facilities accessible to all project residents A total of at least three recreational facilities (indoor or outdoor) shall be provided on-site. The facilities can be comprised of a combination of both similar and different recreational facilities to meet the recreational facilities requirement (e.g. two pools and one playground or one clubhouse, one pool, and one tot lot, etc.). Recreational facilities may be indoor or outdoor, and may include: [1] clubhouses; [2] pools; [3] community buildings; [4] playgrounds or tot lots; and [5] other indoor or outdoor recreational facilities deemed appropriate by the City. All recreational facilities shall be for the exclusive use of project residents and their guests.

4.5 – Parking Requirements

4.5.1 – On-Site Resident Parking Requirements

The number of parking spaces shall be provided based on the number of bedrooms contained within each dwelling unit, and is subject to the following requirements:

- All required resident parking spaces shall be provided on-site;
- Each dwelling shall have at least one reserved parking space that is clearly marked;
- Reserved parking spaces shall be located within 150 feet of the dwelling it serves;
- At least one covered parking space shall be provided for each dwelling. This can be achieved through use of garages, carports, or tuck-under parking;
- Resident's assigned parking space(s) shall be used for the parking of occupant's operable automobile(s), only;
- Tandem parking is allowed but subject to review;
- Required guest parking spaces shall be provided on-site.
- Parking for dwellings shall be provided on-site, pursuant to the requirements of Table 4-4 (Minimum Parking Requirements), this can be included on the leasing contract.

Table 4-4: Minimum Parking Requirements

Use	Parking Spaces
Multi-Family Dwellings: Studio	1.50 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
One-Bedroom Unit	1.75 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
Two Bedroom Unit *No Three Bedrooms for this project	2.0 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
Guest Parking	1 space per every 5 units
Commercial/Retail	1.0 space per 250 square feet

4.5.2 – On-Street Guest Parking Requirements

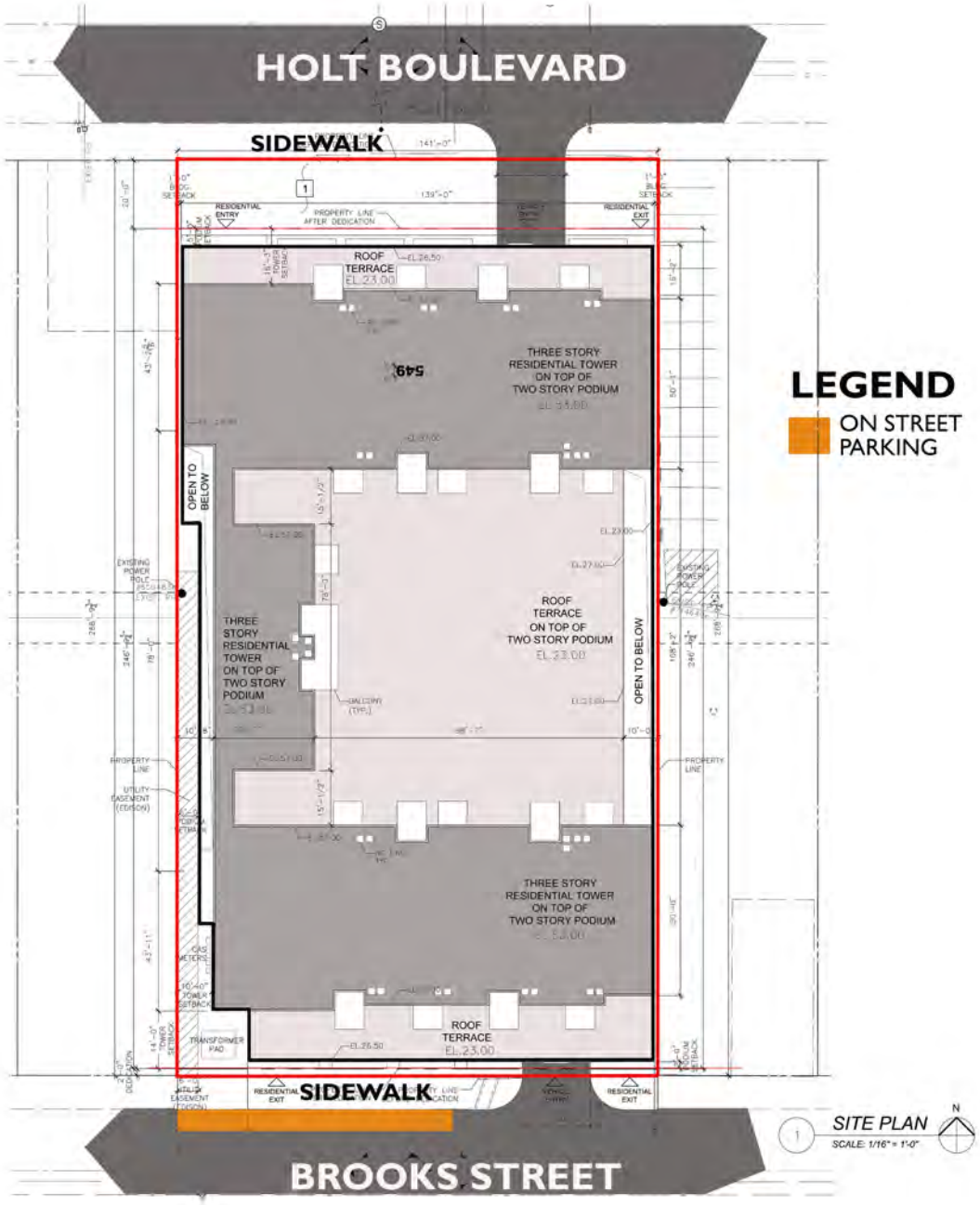
Guest-parking must be provided on-site.

- On-street parking may be allowed to satisfy guest parking requirements only but shall not be counted towards the number of guests parking the code requires.
- On-street parking shall only be designated along Brooks Street, the public street along the south side of the development site. No on-street parking will be allowed along Holt Boulevard and on any other areas deemed by the City Engineer, specially on street corners where sight distance are required.

4.5.3 – Parking Standards

All parking space size and location requirements shall conform to the standards set forth in Section 6.03.045 (Off-Street Parking Standards) of the Ontario Development Code.

Exhibit 4-7: On-Street Parking



4.6 – Vehicular Access

Vehicular access to the site is permitted from Holt Boulevard and Brooks Street. After improvements are made from the West Valley Connector (BRT) Project, vehicular access from Holt Boulevard will be limited to right-in/right-out.

4.6.1 – Vehicle Circulation

The city of Ontario, as part of its intersection widening plan, and the developers of the PUD site shall be responsible to improve Holt Boulevard and Brooks Street to their ultimate widths. These streets will provide vehicular access to the site.

4.6.2 – Pedestrian Connections

Pedestrian connections shall be provided to each building from the public street within the PUD site. The Mixed-Use Commercial land use district shall also provide pedestrian pathways to connect all of the commercial developments.

4.6.3 – Street Dedications and Easements

The developers shall dedicate right-of-way along all street frontages as necessary to increase the right-of-way to ultimate width, including corner cutbacks per City Standard Drawing No. 1301. Additionally, developers shall adhere to the Proposed Holt Blvd and Brooks Street Widening Improvements R/W Requirements. The ultimate widths surrounding the PUD are as follows:

Holt Boulevard - up to 60' half width
Brooks Street - up to 30' half width

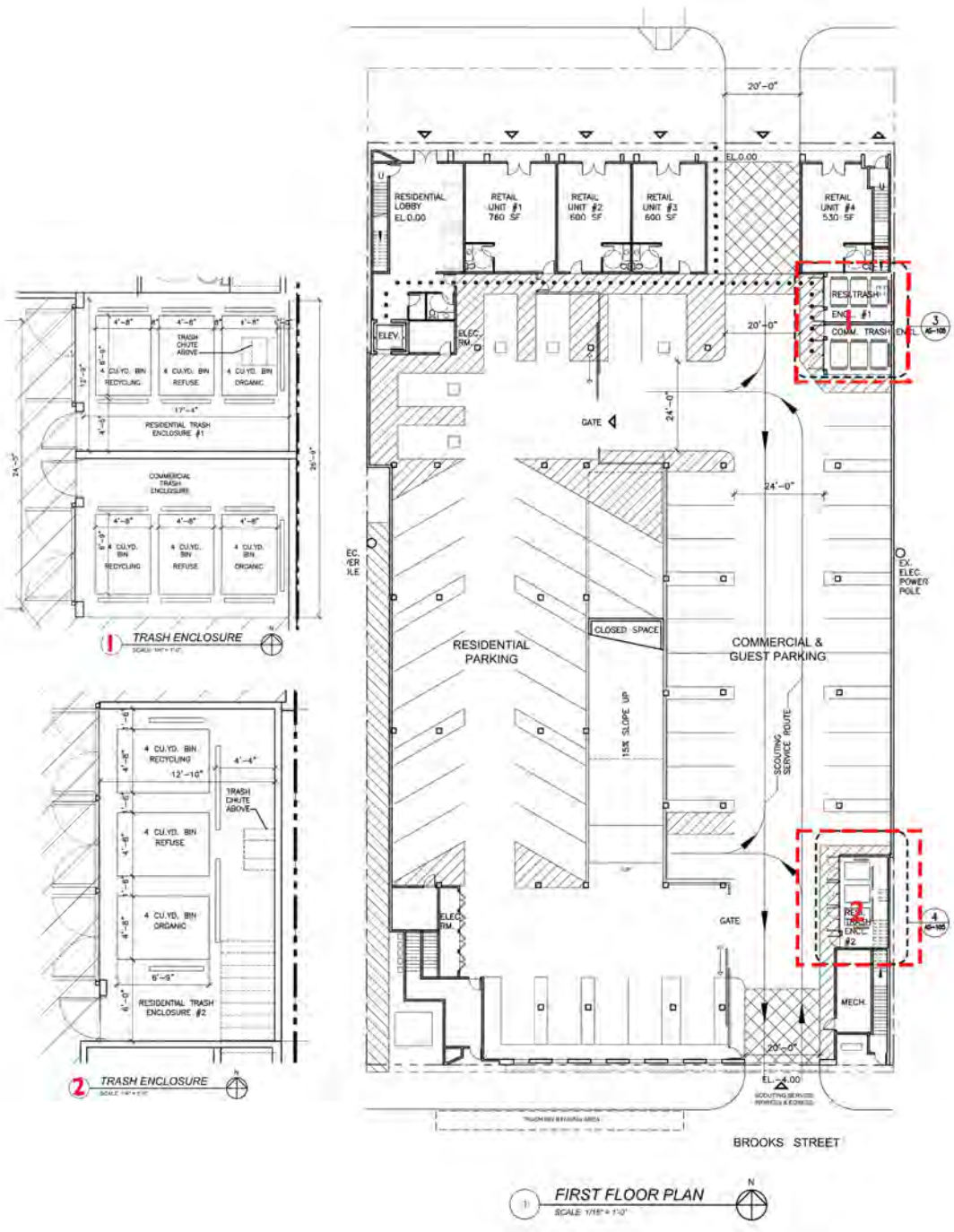
4.6.4 – Public Right-Of-Way Improvements

The public right-of-way shall be improved with each proposed development. The public right-of-way improvements required are to include, but are not limited to the following: street pavement, curb & gutter, parkway landscaping, parkway irrigation, public sidewalk, traffic signing and striping, street lights, bus stop, bus shelter and amenities. The extent of the required improvements shall be determined for each development plan. At a minimum, the improvements shall incorporate all items along the street frontages of the properties to be developed with proper transitioning if the entire block frontage is not being installed with a particular development. The city may do some or all of the improvements as part of its Proposed Holt Blvd and Brooks Street Widening Improvements.

4.7 – Service Facilities

- Loading/unloading for residential and commercial uses and trash pickup service shall be limited to on-site private drive aisles. Location, signage, and any hourly restrictions to be imposed on such areas, shall be subject to approval by the City.
- On-street loading shall be prohibited.
- The number of enclosures, and their precise locations, dimensions, and design shall be provided consistent with City standards.
- Trash enclosures shall be designed to contain separate containers for the collection of refuse and recyclable materials, with an adequate number of containers provided to allow for the collection of both refuse and recyclable materials generated by the development, pursuant to standards established by the Ontario Municipal Utilities Company. (See Exhibit 4.7: Trash Enclosures Site Plan)
- Trash enclosures shall meet the minimum design standards depicted in the standard drawings adopted by the City, which shall include: [1] a minimum 6-FT high decorative masonry wall, with appropriate view-obstructing gates for container access, [2] separate pedestrian access that is designed to screen the interior of the enclosure from view from the exterior and prevent refuse dispersion, and [3] a decorative overhead roof structure to protect bins containing recyclable materials from adverse environmental conditions, which might render the collected materials unusable, and screen trash bins from view of the upper floors of adjacent dwellings. Furthermore, trash enclosures shall be architecturally enhanced, and shall be consistent with the architectural design of adjacent buildings.
- Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.
- Signs clearly identifying all recycling and refuse collection areas, and the materials accepted for recycling shall be posted adjacent to all points of access to each trash enclosure.
- Trash enclosures shall be located on site within the boundary of the project site.
- Particular care shall be given when placing trash enclosures immediately adjacent to dwelling units; however, no trash enclosure shall be located within 10 feet of the livable portion of a structure.
- Trash enclosures shall be bordered by a minimum 5-foot high concrete wall on all exposed sides, excluding the side with bin access gates.
- All service facilities shall be screened in accordance with Section 4.9 (Screening) of this Planned Unit Development.

Exhibit 4-8: Trash Enclosures Site Plan



Note: "All Priority Land Use(PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water resources Control Board (SWRCB) and trash requirements in the most current San Bernardino"

4.8 – Landscaping

The site design at Roosevelt Towers includes a diverse palette of drought tolerant native and adapted plants selected to provide a low maintenance and colorful landscape while also meeting the challenging requirements of planting on structure.

The building frontage along Holt Avenue consists of a 4' wide parkway planted with Evergreen Ash trees and a low groundcover of Dwarf Coyote Brush. Setback from the sidewalk are a series of large rectangular planting areas, approximately 150sf each, configured within the building module, allowing views and access to the future retail facades. These large planter areas contain a variety of low water groundcovers with native deciduous Western Redbud trees (triangulated with the Evergreen Ash). The hardscape in this area consists of standard grey concrete along the public sidewalk with integral colored sand finish concrete along the building façade and between planters. **Decorative paving and hardscape within the 20' dedication shall be maintained by the property owner.**

Along Brooks Street the same Baccharis groundcover runs along the parkway with Podocarpus henkelii as the street tree. Larger foundation shrubs such as Sweet Bay and New Zealand Flax soften the façade and provide screening to utilities in this area.

4.8.1 – Site Landscaping

A conceptual landscape and irrigation plan shall be submitted along with the Development Plan for this Planned Unit Development. The plan shall specify all landscaping and hardscape for the entire project site. Detailed Landscape and Irrigation Plans shall be required prior to the issuance of building permits. The detailed plans shall show location of ground mounted utility boxes and equipment, along with the methods of screening for these items from the public right-of-way and adjacent residences where possible. The irrigation system shall be designed to utilize recycled water pursuant to State and local codes, ordinances, and laws, and applicable building and plumbing codes.

The landscape and irrigation plan shall be designed with water conservation in mind, utilizing "California friendly" species and drought tolerant planting materials. The landscaping and irrigation shall comply with AB 1881, and all other laws and regulations related to planting materials. All trees that are to remain on-site shall be properly protected in place during construction to ensure tree health is preserved.

Tree plantings along the Brooks Street storm drain easement shall be restricted to those species allowed by the San Bernardino Flood Control District.

4.8.2 – Planting Palette

The planting palette shall be comprised of "California friendly" drought tolerant planting materials compatible with the overall architectural style of the Planned Unit Development. The following palette has been established to meet the needs of this Planned Unit Development:

4.8.3 – Common and Open Space Landscaping

The 3rd floor contains a variety of spaces, with landscaping acting as an organizing feature while still providing screening, softening, color, beauty, and shade.

As one approaches the main public amenity space through the central corridor a row of potted Dwarf Olives sits in a bed of low green planters which carries the eye through the space and also bisects the space into two smaller zones. At the terminus of this view is one of 3 specimen Ficus trees sitting in an 8' x 12' x 42" high raised planter, providing ample space for root structure. To the north of the olive row is the Children's Play Area, a 26' x 52' semi contained area with two play structures, wood bench seating, umbrellas for shade, and a small turf area for flexible play.

To the south, adjacent to the gymnasium, is a flexible open space for exercise, yoga, or small recreational games such as table tennis. Heading east is a large 26' x 40' shade structure above a flexible dining and lounge space including two BBQ cooking stations. This shade structure partially expands to the east to cover a long wood (or composite) deck seating area.
The planting areas in and around the 3rd floor amenity space can be divided into 3 groups. The first group are the series of "built in" raised planters. These contain the 3 Ficus trees, and also run along the north and south edge of the public amenity space. The longer planters would sit at 42" height, and contain a mix plants including Dwarf Bottlebrush, Sage, and Coast Rosemary. The second category is the series of narrow linear planters that are used for screening the residences while softening the building façade. These would be "off the shelf" rectangular planters, potentially lightweight precast concrete or fiberglass, containing upright plants for screening such as Sweet Bay or Bamboo. Finally, the last group includes low profile green tray plantings. These would be of medium depth, approximately 8", and may be contract grown ahead of time to provide an immediate impact on day one. Species may include sedums, low ornamental grasses, and other small succulents.

All planting areas on the 3rd floor will be connected to the buildings irrigation system, and appropriately plumbed for drainage.

Exhibit 4-9: Colored Landscape Plan



Exhibit 4-10: Holt Boulevard Planting Palette



HARDSCAPE LEGEND

ITEM	DESCRIPTION	REFERENCE IMAGE
1	STANDARD GREY CONCRETE PAVING AT CITY SIDEWALK	
2	DECORATIVE CONCRETE PAVING- MEDIUM SANDBLAST FINISH WITH DAVIS INTERGRAL COLOR #641 'PEBBLE' AND SAWCUT JOINTS	01 / L-105
3	OUTDOOR PORCELAIN PEDESTAL PAVERS, 24" SQ AND 24" X 48", MIX OF FLAT ASH AND FLAT SMOKE COLOR BY TILETECH OR APPROVED EQUAL	02 / L-105
4	WOOD DECKING- 2 x 4 REDWOOD OR COMPOSITE DECKING (TO BE DETERMINED), INSTALLED 4" MINIMUM OVER SLAB WITH COMPOSITE WOOD SLEEPER SYSTEM	03 / L-105
5	DECORATIVE WATERPROOFING COATING- MACOAT BY WESTCOAT OR EQUAL WITH CUSTOM COLOR AND SCORING	04 / L-105
6	42" TALL CONCRETE BLOCK PLANTER WALL- 8 X 12 CMU IN STACKED PATTERN, BURNISHED DARK GREY 250 BY ORCO OR APPROVED EQUAL	05 / L-105
7	5' TALL HORIZONTAL PRIVACY FENCING TO MATCH WOOD DECKING	06 / L-105
8	42" HIGH STEEL GUARDRAIL	07 / L-105
9	42" HIGH SELF CLOSING GATE WITH LATCH	
10	CUSTOM BENCH SEATING TO MATCH WOOD DECKING 18" HIGH X 24" DEEP	
11	BUILT IN BARBECUES AND SERVING COUNTER	
12	RUBBERIZED PLAY SURFACING	08 / L-105
13	OVERHEAD SHADE STRUCTURE WITH CORRUGATED STEEL ROOF	09 / L-105
14	11'-6" WIDE X 4' TALL MONUMENT SIGN AT ENTRY DRIVE	

SITE AMENITY LEGEND (SEE CUTSHEETS FOR ADDITIONAL INFORMATION)

ITEM	DESCRIPTION	ITEM	DESCRIPTION
SA-1	LOUNGE SEATING TYPE A	SA-6	UMBRELLA TYPE B
SA-2	LOUNGE SEATING TYPE B	SA-7	6-23 MONTH OLD PLAY STRUCTURE
SA-3	LOUNGE SEATING TYPE C	SA-8	2-5 YEAR OLD PLAY STRUCTURE
SA-4	DINING SEATING	SA-9	PING PONG TABLES
SA-5	UMBRELLA TYPE A		



KEY PLAN

TREE LEGEND

SYMBOL	BOTANIC NAME / COMMON NAME	SIZE	QTY	WATER USE	CALIFORNIA NATIVE
STREET TREES					
	FRAXINUS UHDEI 'EVERGREEN ASH' (HOLT BLVD.)	24" BOX STD.	4	MED	NO
	PODOCARPUS HENKELII LONG LEAFED YELLOWOOD (BROOKS STREET)	24" BOX STD.	4	MED	NO
ON SITE TREES					
	CERCIS OCCIDENTALIS WESTERN REDBUD	36" BOX MULTI	5	LOW	YES
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL MULTI	3	LOW	YES
	FICUS MICROCARPA 'GREEN GEM' GREEN GEM INDICA FIG LAUREL	48" BOX STD.	3	MED	NO
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	24" BOX MULTI	5	LOW	NO

SHRUB AND GROUNDCOVER LEGEND

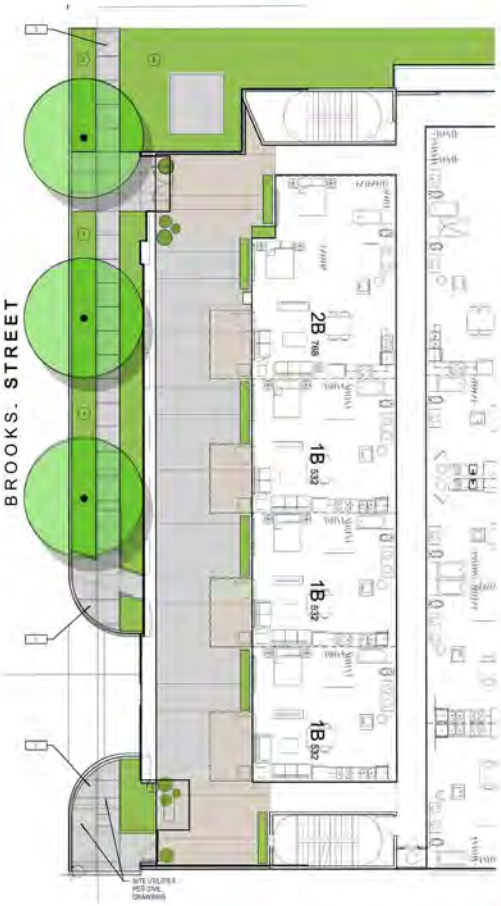
ITEM	DESCRIPTION	REPRESENTATIVE SPECIES	WATER USE	CA NATIVE
1	PARKWAY GROUNDCOVER	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
2	LOW SHRUB AND GROUND COVER	ACHILLEA MILLEFOLIUM / COMMON YARROW	LOW	YES
		BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
		CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		DIANELLA REV. 'LITTLE REV' / LITTLE REV FLAX LILY	LOW	NO
		LANTANA 'BELLOWIANA' TRAILING LANTANA	LOW	NO
3	MEDIUM HEIGHT SHRUB AND PERENNIALS	ANIGOZANTHOS SPP. / KANGAROO PAW	LOW	NO
		CALL. 'LITTLE JOHN' / DWARF BOTTLEBRUSH	LOW	NO
		CISTUS SPP. / ROCKROSE	LOW	NO
		FURCRAEA SPP. / FURCRAEA	LOW	NO
		JUNCUS PATENS / CALIFORNIA GREY RUSH	LOW	YES
		LEUCOPHYLLUM SPP. / TEXAS RANGER	LOW	NO
		SALVIA 'ALLEN CHICKERING' / ALLEN CHICK. SAGE	LOW	YES
		WESTRINGIA FRUTICOSA / COAST ROSEMARY	LOW	YES
4	LOW GROUND COVER IN 6"-9" DEEP PREPLANTED TRAYS. LIVEROOF OR EQUAL	CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		LAMPRANTHUS SPP. / ICE PLANT	LOW	NO
		SEDUM SPP. / STONE CROP	LOW	YES
		SENECIO SPP.	LOW	NO
5	PLANTERS IN 'SHADE'	AUCUBA JAP. 'MR. GOLDSTRIKE' / MR. GOLDSTRIKE AUCUBA	MED	NO
		FATSIA JAPONICA / JAPANESE ARALIA	MED	NO
6	SCREENING AT PATIOS AND GROUND FLOOR UTILITIES	BAMBUSA MULT. 'ALPHONSE KARR' / ALPHONSE KARR BAMBOO	MED	NO
		BAMBUSA MULT. 'GOLDEN GODDESS' / GOLDEN GODDESS BAMBOO	MED	NO
		LAURUS NOBILIS / SWEET BAY	LOW	NO
		PHORMIUM TENAX / NEW ZEALAND FLAX	MED	NO
7	TURF SEATING	MARATHON II SOD WITH SUBSURFACE DRIP IRRIGATION	HIGH	NO

LANDSCAPE ALONG HOLT BOULEVARD

Exhibit 4-11: Common Space 3rd Floor Planting Palette



Exhibit 4-12: Brooks Street Planting Palette



HARDSCAPE LEGEND

ITEM	DESCRIPTION	REFERENCE IMAGE
1	STANDARD GREY CONCRETE PAVING AT CITY SIDEWALK	
2	DECORATIVE CONCRETE PAVING- MEDIUM SANDBLAST FINISH WITH DAVIS INTERGRAL COLOR #641 'PEBBLE' AND SAWCUT JOINTS	01 / L-105
3	OUTDOOR PORCELAIN PEDESTAL PAVERS, 24" SQ AND 24" X 48", MIX OF FLAT ASH AND FLAT SMOKE COLOR BY TILETECH OR APPROVED EQUAL	02 / L-105
4	WOOD DECKING- 2 x 4 REDWOOD OR COMPOSITE DECKING (TO BE DETERMINED), INSTALLED 4" MINIMUM OVER SLAB WITH COMPOSITE WOOD SLEEPER SYSTEM	03 / L-105
5	DECORATIVE WATERPROOFING COATING- MACOAT BY WESTCOAT OR EQUAL WITH CUSTOM COLOR AND SCORING	04 / L-105
6	42" TALL CONCRETE BLOCK PLANTER WALL - 8 X 12 CMU IN STACKED PATTERN, BURNISHED DARK GREY 250 BY ORCO OR APPROVED EQUAL	05 / L-105
7	5' TALL HORIZONTAL PRIVACY FENCING TO MATCH WOOD DECKING	06 / L-105
8	42" HIGH STEEL GUARDRAIL	07 / L-105
9	42" HIGH SELF CLOSING GATE WITH LATCH	
10	CUSTOM BENCH SEATING TO MATCH WOOD DECKING. 18" HIGH X 24" DEEP	
11	BUILT IN BARBECUES AND SERVING COUNTER	
12	RUBBERIZED PLAY SURFACING	08 / L-105
13	OVERHEAD SHADE STRUCTURE WITH CORRUGATED STEEL ROOF	09 / L-105
14	11'-6" WIDE X 4' TALL MONUMENT SIGN AT ENTRY DRIVE	

SITE AMENITY LEGEND (SEE CUTSHEETS FOR ADDITIONAL INFORMATION)

ITEM	DESCRIPTION	ITEM	DESCRIPTION
SA-1	LOUNGE SEATING TYPE A	SA-6	UMBRELLA TYPE B
SA-2	LOUNGE SEATING TYPE B	SA-7	6-23 MONTH OLD PLAY STRUCTURE
SA-3	LOUNGE SEATING TYPE C	SA-8	2-5 YEAR OLD PLAY STRUCTURE
SA-4	DINING SEATING	SA-9	PING PONG TABLES
SA-5	UMBRELLA TYPE A		



KEY PLAN

TREE LEGEND

SYMBOL	BOTANIC NAME COMMON NAME	SIZE	QTY.	WATER USE	CALIFORNIA NATIVE
STREET TREES					
	FRAXINUS UHDEI EVERGREEN ASH (HOLT BLVD.)	24" BOX STD.	4	MED	NO
	PODOCARPUS HENKELII LONG LEAFED YELLOWOOD (BROOKS STREET)	24" BOX STD.	4	MED	NO
ON SITE TREES					
	CERCIS OCCIDENTALIS WESTERN REDBUD	36" BOX MULTI	5	LOW	YES
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL MULTI	3	LOW	YES
	FICUS MICROCARPA 'GREEN GEM' GREEN GEM INDICA FIG LAUREL	48" BOX STD.	3	MED	NO
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	24" BOX MULTI	5	LOW	NO

SHRUB AND GROUNDCOVER LEGEND

ITEM	DESCRIPTION	REPRESENTATIVE SPECIES	WATER USE	CA. NATIVE
1	PARKWAY GROUNDCOVER	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
2	LOW SHRUB AND GROUND COVER	ACHILLEA MILLEFOLIUM / COMMON YARROW	LOW	YES
		BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
		CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		DIANELLA REV. 'LITTLE REV' / LITTLE REV FLAX LILY	LOW	NO
		LANTANA SELLOWIANA/ TRAILING LANTANA	LOW	NO
3	MEDIUM HEIGHT SHRUB AND PERENNIALS	ANIGOZANTHOS SPP. / KANGAROO PAW	LOW	NO
		CALL 'LITTLE JOHN' / DWARF BOTTLEBRUSH	LOW	NO
		CISTUS SPP. / ROCKROSE	LOW	NO
		FURCRAEA SPP. / FURCRAEA	LOW	NO
		JUNCUS PATENS / CALIFORNIA GREY RUSH	LOW	YES
		LEUCOPHYLLUM SPP. / TEXAS RANGER	LOW	NO
		SALVIA 'ALLEN CHICKERING' / ALLEN CHICK SAGE	LOW	YES
		WESTRINGIA FRUTICOSA / COAST ROSEMARY	LOW	YES
4	LOW GROUND COVER IN 6"-9" DEEP PREPLANTED TRAYS, LIVEROOF OR EQUAL	CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		LAMPRANTHUS SPP. / ICE PLANT	LOW	NO
		SEDUM SPP. / STONE CROP	LOW	YES
		SENECIO SPP.	LOW	NO
5	PLANTERS IN SHADE	AUCUBA JAP. 'MR. GOLDSTRIKE' MR. GOLDSTRIKE AUCUBA	MED	NO
		FATSIA JAPONICA / JAPANESE ARALIA	MED	NO
6	SCREENING AT PATIOS AND GROUND FLOOR UTILITIES	BAMBUSA MULT. 'ALPHONSE KARR' ALPHOSE KARR BAMBOO	MED	NO
		BAMBUSA MULT. 'GOLDEN GOODESS' GOLDEN GODDESS BAMBOO	MED	NO
		LAURUS NOBILIS / SWEET BAY	LOW	NO
		PHORMIUM TENAX / NEW ZEALAND FLAX	MED	NO
7	TURF SEATING	MARATHON II SOD WITH SUBSURFACE DRIP IRRIGATION	HIGH	NO

LANDSCAPING ALONG BROOKS STREET

Exhibit 4-13: Landscape Rendering



4.8.4 – Parking Lot Landscaping

Parking lot landscaping shall be provided pursuant to Subsection D (Landscaping of Off-Street Parking Facilities) of Ontario Development Code Section 6.05.030 (Required Landscape Areas).

4.8.5 – Compliance with State and Federal Laws

Provide landscaping and an irrigation system, which promotes the conservation of water as required by the Water Conservation in Landscaping Act of 2006 (AB 1881), commencing with California Government Code Section 65591.

4.9 – Screening

- All roof and ground mounted mechanical equipment shall be screened pursuant to the requirements of the Ontario Development Code.
- Trash enclosures shall be screened with enclosures that are architecturally compatible with the surrounding buildings.
- Screening shall include plant and building materials compatible with the project design so it is well integrated and hidden within the project area.
- Building and plant materials used for screening shall be compatible with the architectural style and planting palette used on the project area.
- All ground level screening shall comply with the requirements of Ontario Development Code Section 6.02.030 (Protection of Intersection Visibility).

4.9.1 – Fences, Walls, and Hedges

Fences, walls, and hedges shall comply with Section 6.02.030 (Protection of Intersection Visibility) of the Ontario Development Code, Engineering Department corner sight distance standards, and all other applicable city standards. Fences and walls shall be made of decorative materials that are compatible with, or enhance, the overall architectural character of the project. All fences, walls, and hedges shall be in scale with the development, and shall be used for screening, site enhancement, and creating a safer living environment for residents and their guests. All decorative walls, monuments, and/or other similar features, shall not encroach in to the public street right-of-way.

5 – CIRCULATION

5.1 – Site Accessibility

The site shall be designed to promote safety for residents by only allowing limited vehicular and pedestrian access into and across the site. This can be done through building orientation and placement, to minimize the use of gates and fencing; however, amenities shall be properly gated, limiting access to residents and their guests.

5.2 – Vehicular Circulation

The project site shall be designed to reduce the number of dead end aisles in the parking lot areas, and provide all guest parking outside of gated areas (on site) to ensure accessibility. Location of drive aisles and entries shall be approved by the City. Vehicular circulation shall be designed in a way that promotes pedestrian safety and proper access to all parking areas.

5.3 – Pedestrian Circulation

Site design shall provide for safe pedestrian circulation across the project site by separating pedestrian areas from areas with vehicular access. This includes, but is not limited to, accessibility from parking lot areas to unit entries, site amenities, and perimeter sidewalk areas. Fencing and gates may be used to limit public access to resident-only areas.

The 20' street-dedication on Holt Boulevard provides a unique opportunity to create a pedestrian promenade that will connect residential foot traffic between residential units, parking, and community spaces throughout the site. The space shall be welcoming and designed with landscape features that help define the walking path across the project area. Since no vehicular traffic will be allowed on this widened sidewalk, it is expected that pedestrians will be able to walk safely along the exterior area of the development where retail amenity area also located.

Lighting and visibility for enhanced security shall be taken into consideration in designing this area, and shall be compatible with the architectural theme. Buildings shall have windows that look on to this open space area to enhance the views of the residences and help create defensible spaces.

5.4 – Integrated Waste Pickup Circulation

The use of scouting trash pickup service since 32 foot trash pickup truck will not be able to access the site and indicate where the staging of the six bins on the adjacent street, Brooks Street for the two trash enclosures will be on trash pickup day. Integrated Waste Management Report (IWMR) requirements:

The IWMR shall meet the following minimum requirements:

The Integrated Waste Management Report shall address the management of all integrated waste (Refuse, Recycling, Organics, etc.) including, but not limited to: types of waste generated, amount of waste expected and the corresponding sizing of receptacles, all waste diversions, all staging and collection operations, any use of private haulers, and the property management regulations and practices for the site.

The IWMR shall demonstrate compliance with the latest version of the City's Integrated Waste Planning Manual (available online at: http://www.ontarioca.gov/government-departments-municipal-utilities-company/integrated-waste) as well as the applicable State regulations and shall contain, at a minimum, the following elements:

1. A discussion on the types of waste generated (refuse, recycling, green waste, organics, etc.) by all uses on the site and the generation rates and total waste for each type. If a final use is not known the applicant shall make a reasonable assumption of the land use expected or proceed as directed by the City.
2. A discussion on pre-treatment if the project will be required to use and install pre-treatment devices or services and an exhibit showing and labeling the location of the pre-treatment devices.
3. A discussion on the types of City Services that will be utilized and the sizing and number of receptacles (Bins, Compactors, etc.)
4. A discussion on waste that is diverted and the diversion services that will be used.
5. A table utilizing the metrics on Page 8 of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, etc.). The table shall include all waste that is diverted and the diversion service(s).
6. An exhibit(s) showing layout and architectural details for enclosures, compactors, roll-offs and non-standard containers proposed by the project. Include specification "cut" sheets for non-standard containers.

7. A discussion on the staging and collection operation and an exhibit identifying these locations on the site and any other relevant details. The discussion shall address circulation, accessibility, ingress, egress, pavement type, parking, the role of the property management association, and the role of private haulers or scouting services.
8. A discussion on private haulers describing their services and supplying the names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers for each hauler. The discussion shall include an exhibit showing the staging and collection areas for private haulers.
   Note: All private third party organics and recycling haulers shall be formally approved and permitted by the City of Ontario and shall meet City Code requirements, otherwise the City shall provide the collection services. If the third party haulers do not have a City of Ontario Commercial Recycler Collection Permit, the discussion shall state whether the third party hauler is charging a fee for service or not.
9. A discussion on the proposed property management association, their role in the integrated waste management plan for the site and the by-laws and regulations that relate to integrated waste (no parking, solid waste collection day coordination, enforcement of the SWHP, etc.).
10. A discussion on any variances that are requested and the need for the variance along with any relevant exhibits.
11. Appendix: A copy of the Final Solid Waste Handling Plan (See City SWHP requirements).
12. Appendix: All exhibits and standard plans proposed for the project.
13. Appendix: A copy of the proposed association by-laws and regulations.
14. Appendix: A copy of the final Integrated Waste Variance Form (if a variance is requested).

Solid Waste Handling Plan (SWHP) requirements:

The SWHP shall meet, at a minimum, the following requirements:

1. SWHP Content and Format: The Solid Waste Handling Plan shall demonstrate compliance with the Services Standards in the City's Solid Waste Planning Manual (available online at: http://www.ontarioca.gov/government-departments-municipal-utilities-company/integrated-waste) and shall contain, at a minimum, the following elements:

a. A statement identifying the Service Requirements being used (e.g. Single Family Detached with automated cans, Multi-family/Commercial/Industrial with bins and enclosures, etc.) and describing the solid waste handling operation (for instance, will there be scouting services, etc.).
b. A table utilizing the metrics on Page 8 of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, etc.).
c. An Engineering Site Plan drawn to scale that shows:
    i. Minimum plan scale of scale of 1:100. Larger scales are preferred and should be scaled to fill the sheet and show as much detail as clearly as possible on one sheet; multiple sheets may be used if entire project area cannot fit on one sheet at 1:100 scale.
    ii. A detail of the Solid Waste Vehicle with dimensions and annotation that states the minimum turning radii and path of travel widths actually being used on the plan.
    iii. The Solid Waste Vehicle turning movements and paths of travel in each direction of travel and at all intersections. All paths of travel shall be 15 feet wide minimum.
    iv. All parking stalls and parallel parking spaces along all streets, alleys, or aisles.
    v. All proposed curbs and areas designated and striped/signed as "No Parking".
    vi. All proposed trash enclosures and the ADA paths of travel from the buildings.
    vii. A detail for each enclosure footprint delineating the number and size of the bins in order to demonstrate that the enclosure is adequately sized and oriented, if enclosures and bins are proposed.
    viii. All proposed locations of automated cans shown as a 26-inch by 26-inch can pad with 20-inches between can pads and 40-inches between can pads and Parking spaces, mailboxes and other obstructions (Can Collection Area). Can Collection Areas shall be located along designated paths of travel and cannot be located along dead end alleys, motor courts, driveways, or private streets; use multi-family standards for enclosures in these cases.

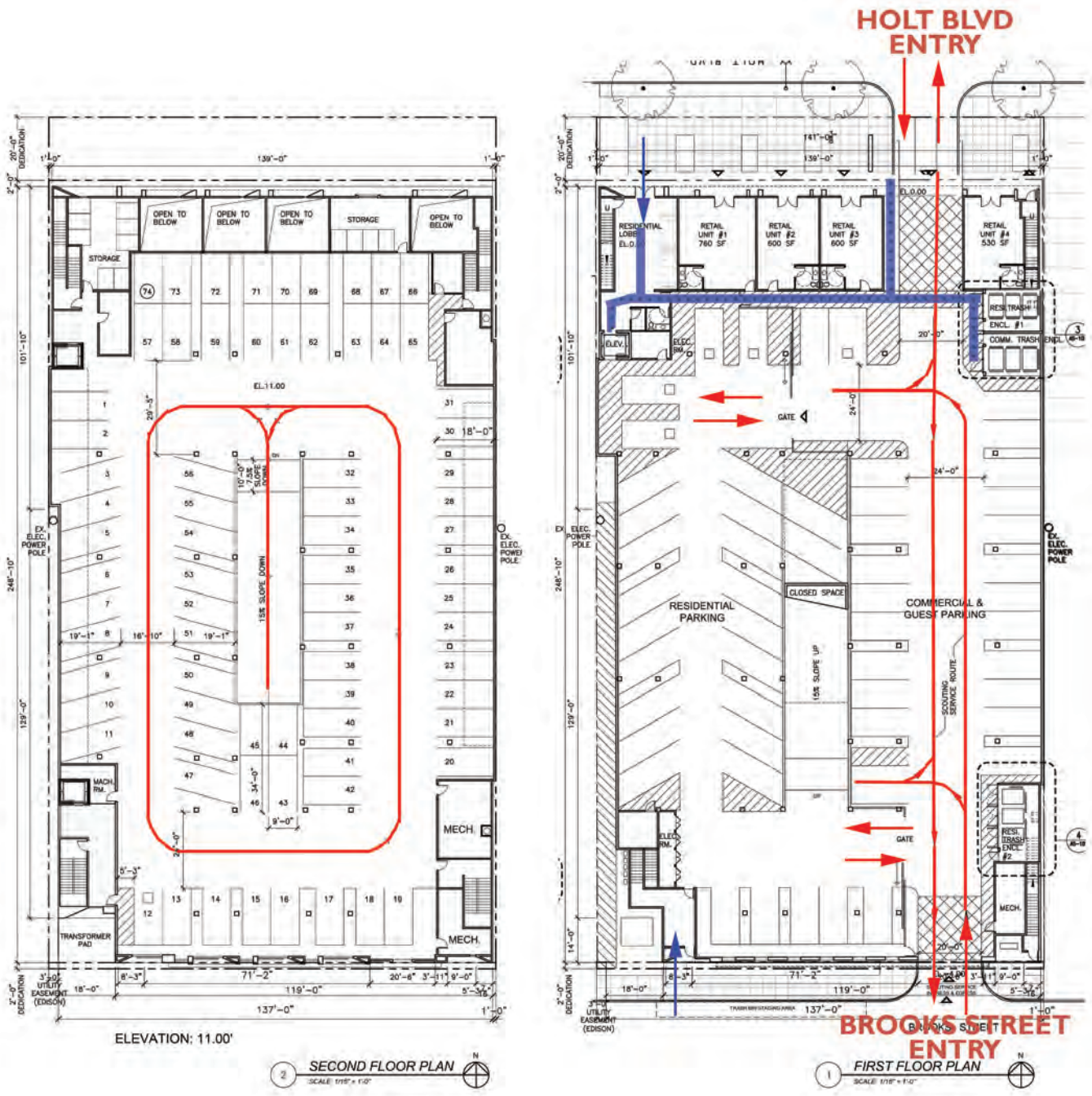
2. Can Collection Area (CCA) Locations: If CCAs are being proposed in lieu of bin enclosures for residential units located along dead end alleys, motor courts, driveways, or private streets, then the SWHP shall comply with the following requirements:

    a. CCAs cannot conflict or compete with potential parking areas. Proposed CCAs must be designated as "no parking" at all times with appropriate striping and signage.
    b. Each residential unit must have a designated CCA and each CCA must delineated with markings so that its location and the unit it is designated for are easily identifiable.
    c. Solid Waste Handling Plan shall include a detail showing how the CCAs will be delineated and identifiable.

3. Private Third Party Hauler: If any Solid Waste Collections are going to be provided by a private third party hauler, include on the SWHP:

    a. A statement describing the service.
    b. The names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers of all private third party haulers. Note: all private third party organics and recycling haulers must be formally approved and permitted by the City of Ontario and meet City Code requirements, otherwise the City must provide the collection services. If the third party haulers do not have a City of Ontario Commercial Recycler Collection Permit, state if the third party hauler is charging a fee for service.
    c. Show & label staging and collection areas for private third party haulers.

Exhibit 5-1: Circulation Plan



6 – DESIGN GUIDELINES

The entire project area is covered by the Ontario Plan Policy Plan (General Plan) and has been designated as mixed-use (Holt Boulevard) and as described in the Ontario Plan Downtown Mixed-Use Growth Area. This PUD area will be distinctive through the requirement of a well-designed projects that convey visual interest and character through:

► Appropriate scale and massing.
► Architectural style and design that are complementary and appropriate to its setting.
► The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
► Appropriate Site Planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well designed street frontages.

6.1 – Building Orientation

Building orientation shall be designed to minimize noise impacts, aide in providing property site safety, create proper accessibility to site amenities and parking, and to maximize views from residential units. Design should also be done in a way to create defensible spaces improving site safety.

- Orientation towards the exterior of the project area shall be carefully evaluated to ensure a proper relationship.
- Buildings shall be clustered in a way that creates defensible spaces providing views of interior open spaces and amenities. For units without garage spaces buildings shall be oriented to create minimal distances from assigned parking spaces to primary or secondary residential unit entries.

The proposed development units was set-backed 2' on Holt Blvd and 2' on Brooks St both streets to form a strong retail and parking podium development adding a more interesting dimensional form to the architecture. The overall look if the development is to appeal to the younger demographics of the city. A sample rendering shown below:

Exhibit 6-1: Architectural Elevations



North Elevation

Exhibit 6-2: Architectural Elevations



South Elevation

Exhibit 6-3: Architectural Rendering



North Perspective

Exhibit 6-4: Architectural Rendering



South Perspective

6.2 – Architectural Character

The Roosevelt Tower design leans toward Contemporary and Modern Minimalist Style. The design will make use of smooth cement plaster exterior finishes, simple square glazed window and storefront openings and decorative metal canopies throughout the development. Large angular forms, creating a series of 'boxes' are used on both north and south exterior facades to emulate the simple and uncluttered lines - a predominant character of the modernist architectural style used by Nuetra and Schindler popularized in the 1930's. The use of strong accent colors all throughout the exterior elevations were meant to offer fresh and playful character that will differentiate the development from the other similar adjacent development along Holt Boulevard.

6.3 – Massing and Scale

All buildings shall be in scale with the surrounding community, with a majority of the building placement to occur toward the boundary of the project site. The prominent building elevations shall face both Holt Boulevard and Brooks Street. Buildings shall be 2 to 5 stories in height, containing a varied amount of units in each building, with varying façade planes so as not to creat a "monotonous" look. Amenities and site design shall be developed with the pedestrian scale in mind.

6.4 – Architectural Details

Architectural variations should occur between buildings to help distinguish each building and create variety within the proposed development. Architectural details should be consistent with the architectural style proposed. Details shall complement and enhance openings, and accentuate the overall design of each building. Detailing can be achieved through the use of different colors, window and door treatments, and a variety in exterior textures and materials (stone, siding, etc.) to create interesting elevations.

Decorative awnings should be placed where feasible, over south facing windows, and adequate shade should be provided for outdoor spaces. Coverings shall use materials compatible with the architecture style to create a comprehensive building design. Exposed beams shall be integrated into the building design.

6.5 – Materials and Color

Materials and colors shall be compatible with, and complementary to, the overall architectural style of the project. Larger building masses shall use a combination of dark and light colors to break up building planes, and use light colored trim to help accentuate roof features. All colors shall be complementary, and the project shall utilize "warm tone" colors. Materials shall be a mixture of stucco, wood, rich stones and masonry siding, in a variety of complementary colors. A concrete or composite roof material shall be used.

6.6 – On-Site Streetscapes and Pedestrian Walkways

Street furniture and decorative paving should be used throughout the project area to enhance architectural design. The use of complementary materials and textures should be used to create a continuity and consistency that is desired throughout the project area.

A variety of decorative elements should be incorporated into the design of the project area, including, but not limited to, benches, tree grates, bike racks, enhanced paving, trash receptacles, and decorative bollards.

A selection of appropriate elements shall consider sidewalk widths, size and spacing of street trees, importance of the pedestrian path, and the requirement to maintain a minimum 4-foot wide walkway for pedestrian movement in all areas. All streetscape features shall comply with the Americans with Disabilities Act (ADA), along with accessibility requirements for public services, such as police and fire.

6.7 – On-Site Lighting

Decorative light fixtures compatible with the architectural style of the buildings shall be provided on-site.

A minimum of one footcandle of light shall be provided within parking areas and 0.5 footcandles of light within pedestrian pathways, in compliance with the City of Ontario Police Department standards.

6.8 – Signs

Signs within the project area shall comply with the Division 8.01 (Sign Regulations) of the Ontario Development Code. A Sign Program shall be reviewed and approved by the City for this proposed Mixed-Use project.

6.9 – Off-Site Improvements

All off-site improvements shall be installed in accordance with City standards, and to the satisfaction of the City Engineer.

Note: All Priority Land Use (PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino.

Exhibit 6-5: Streetscape Examples









7 – INFRASTRUCTURE AND UTILITIES

7.1 – Infrastructure

All improvements and alterations to public infrastructure (sewer, water, recycled water, storm drain, etc.) shall obtain approval from all appropriate agencies.

If infiltration is deemed feasible by a licensed geotechnical engineer, on-site storm water drainage facilities shall be provided for capture and infiltration of a 2-yr, 24-hour storm event, consistent with the San Bernardino County MS4 Program's Water Quality Management Plan (WQMP) requirements for new development. Storm water capture and infiltration facilities include the utilization of not proposed MaxWell Drywells and underground storm water infiltration chambers.

7.2 – Street Improvements

Street improvements (street, sidewalk, parkway, curb, gutter, street lights, etc.) shall be constructed with the development of the project site. Improvements will be required on the streets adjacent to the project area including Holt Boulevard and Brooks Street. Design and construction of street improvements shall be in accordance with the City standards, and to the satisfaction of the City Engineer. Exhibit 7-4 (Street Sections) identifies the improvements for each street adjacent to the project site.

Upon development of the project site, the developer shall construct the right-of-way improvements adjacent to the project site, to the centerline of the street (street, curb, gutter, parkway, sidewalk, etc.). Curb returns at entry and exit driveways to the project site on Holt Boulevard and Brooks Street, shall be designed and constructed with a minimum 10-foot radius. All Priority Land Use (PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino. See Exhibit 7-1 (Civil Plan).

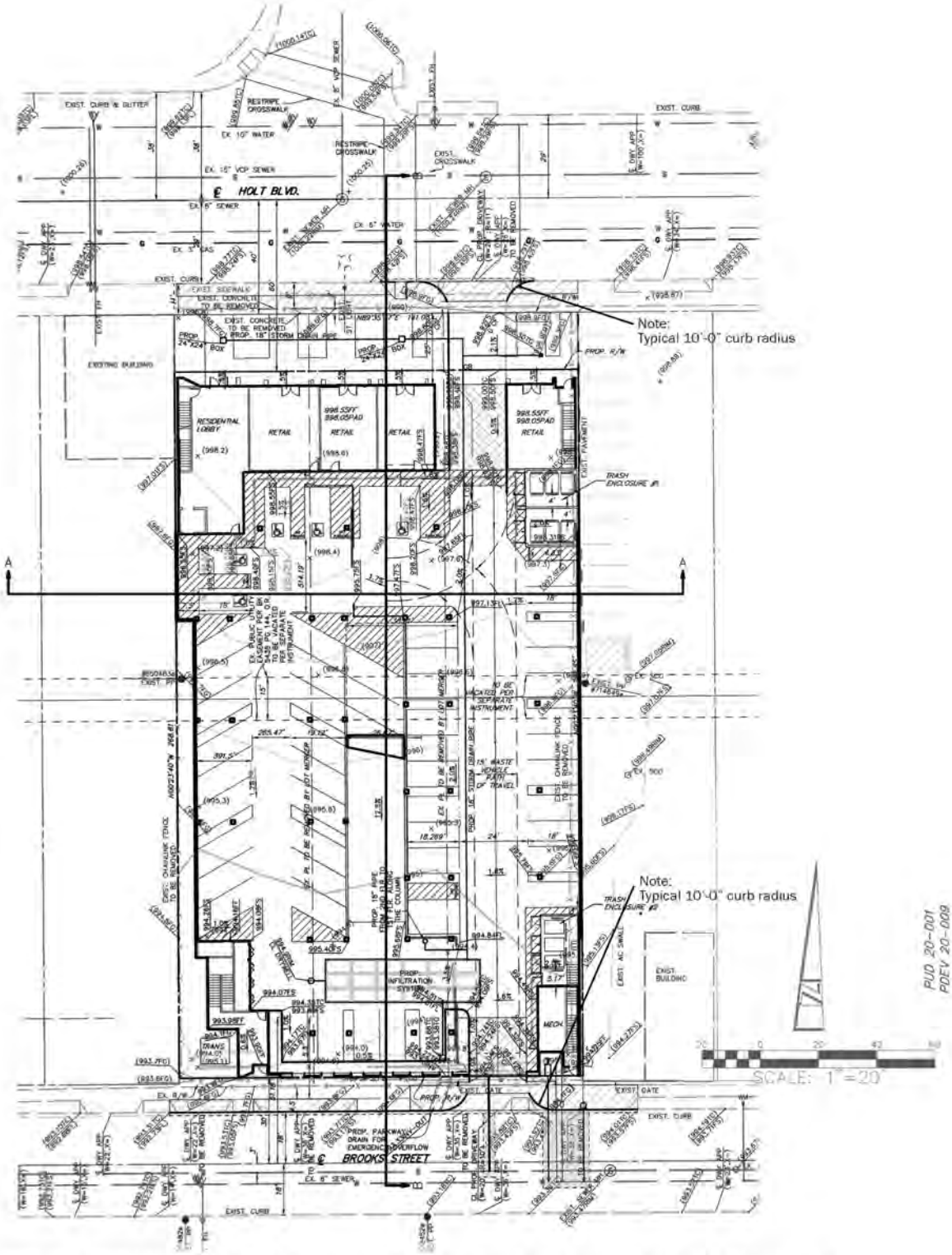
7.3 – Public Utilities

All existing dry utilities (electricity, cable, telephone, gas, etc.) along Holt Boulevard and Brooks Street shall be relocated and re-routed as required and approved by the affected utility agencies/companies.

7.4 – Street Dedication, Vacation and Easements

The ultimate Holt Boulevard right-of-way is 60 feet, measured from centerline, and will require an additional 20 feet of street dedication. The ultimate Brooks Street right-of-way is 30 feet, measured from centerline, and will require an additional 2 feet of street dedication.

Exhibit 7-1: Civil Plan



Note: "All Priority Land Use(PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water resources Control Board (SWRCB) and trash requirements in the most current San Bernardino"

Exhibit 7-2: Utility Plan

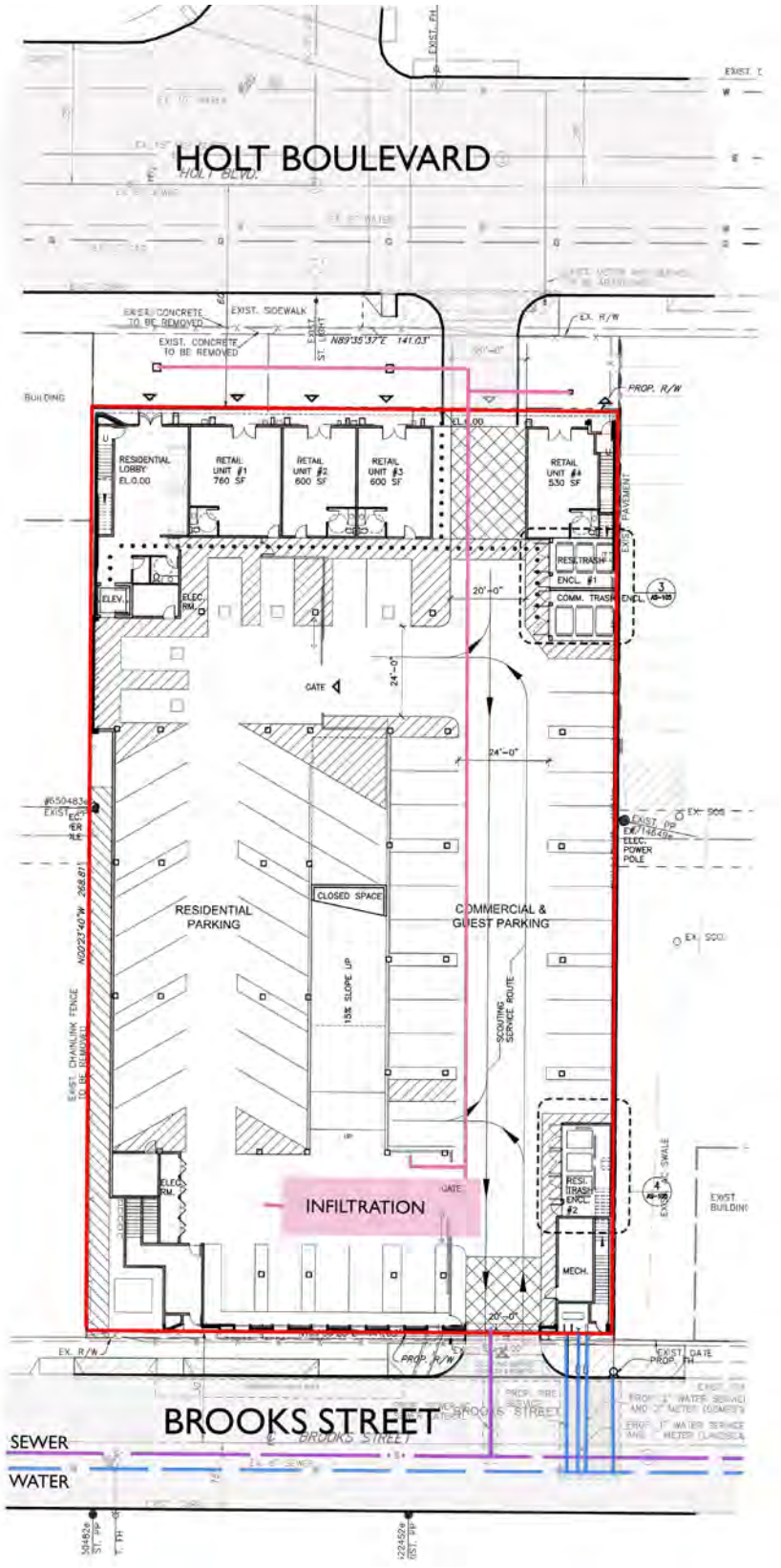


Exhibit 7-3: Easement and Dedication Locations

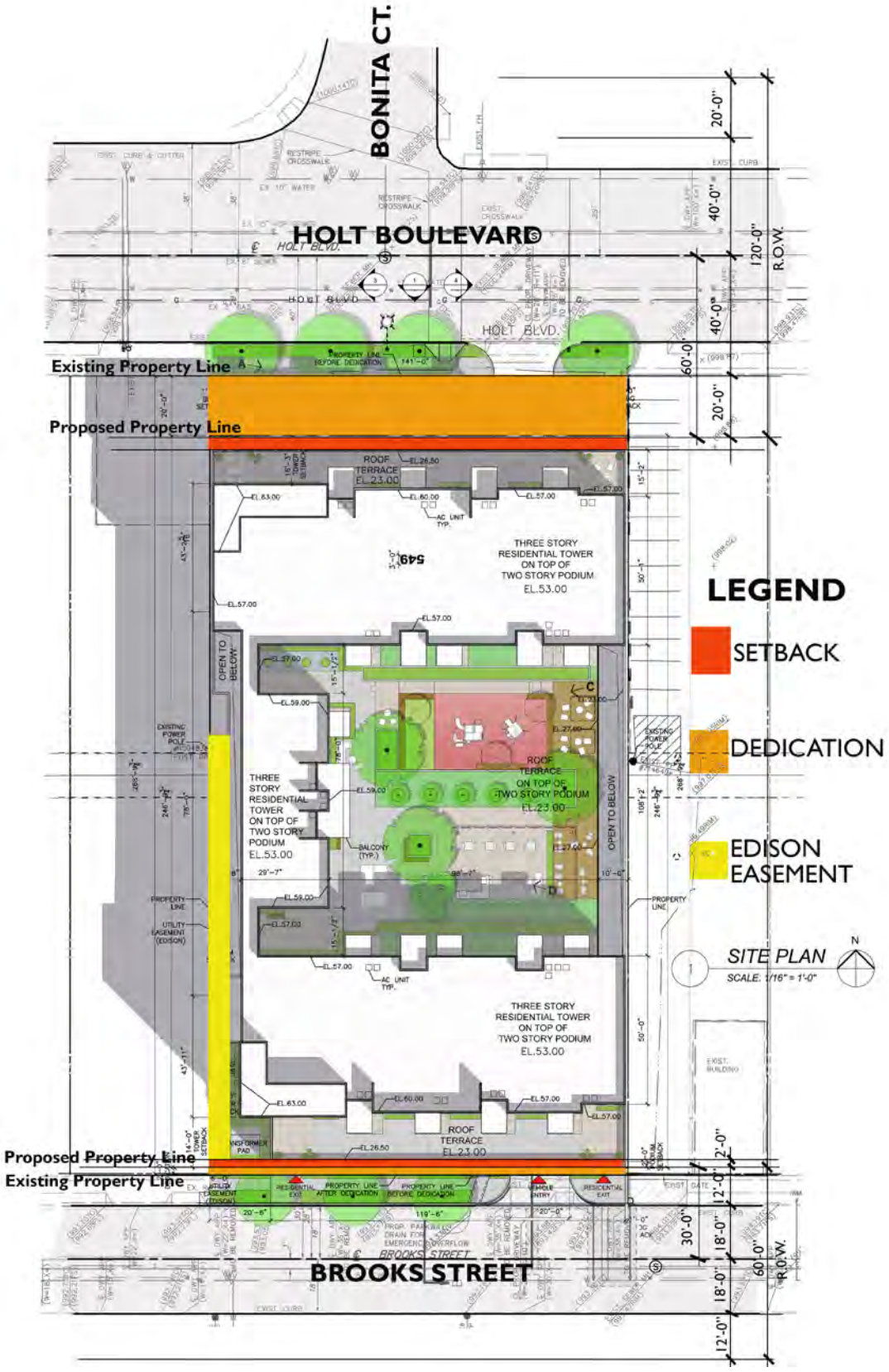
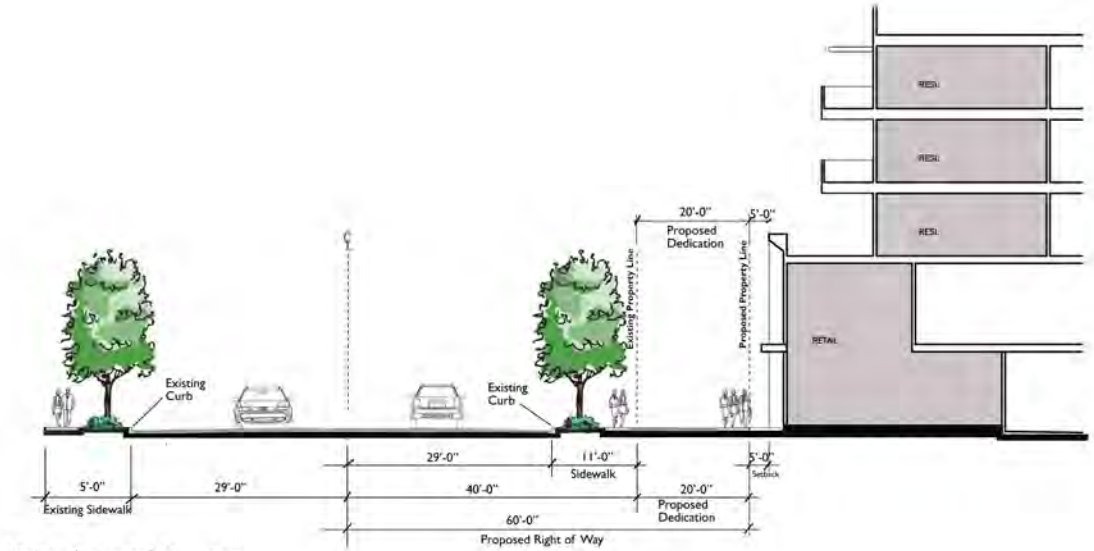
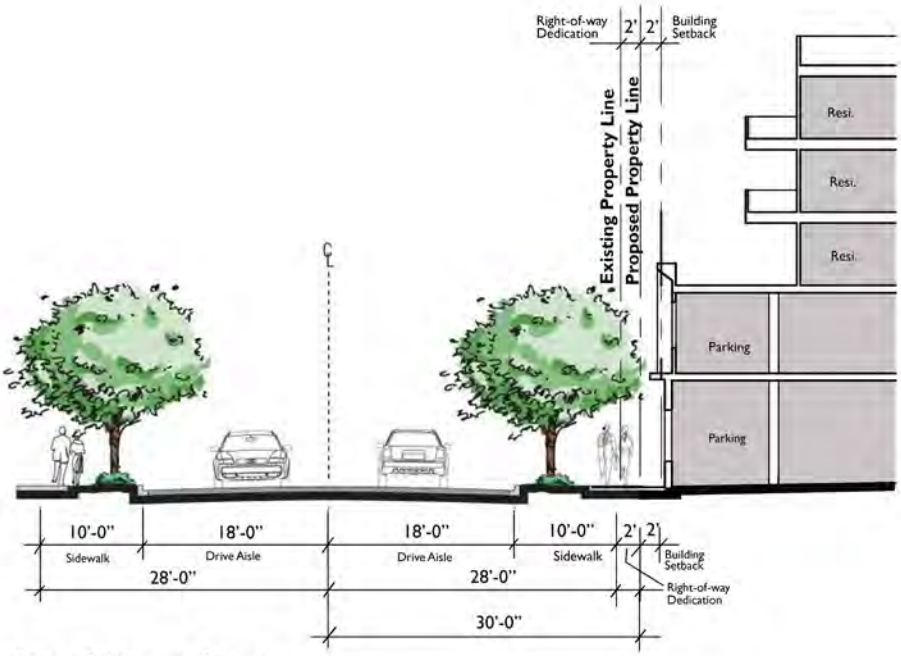


Exhibit 7- 4: Street Sections



Major Arterial Section
Holt Boulevard



Local Street Section
Brooks Street
not to scale

8 – CEQA COMPLIANCE

An Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), prepared in conjunction with File No. PGPA06-001, and certified by the City of Ontario City Council on January 27, 2010, was prepared for the project. The Approving Authority for the Project reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all submitted written and oral evidence. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence, the Approving Authority found as follows:

- The Addendum and administrative record have been completed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and
- The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Approving Authority; and
- There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and
- The project will not introduce any new significant environmental impacts beyond those previously analyzed in the Environmental Impact Report, and all mitigation measures previously adopted by the Environmental Impact Report, are incorporated herein by this reference.

8.1 – Environmental Performance Standards

Due to the proximity of the project area to rail lines and Holt Avenue which are both generators of noise and emissions, standards have been established to mitigate these environmental impacts.

8.1.1 – Noise

To ensure a proper standard of living, noise levels shall not exceed 65 dBA for exterior noise levels and 45 dBA for interior noise levels. In order to achieve these noise levels the following mitigations shall be followed:

- Prior to the issuance of building permits, the developer/owner shall retain an acoustic engineer to conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls), and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors and attic baffling), to ensure compliance with the City's Noise Compatibility Criteria, and the California State Building Code and California Noise Insulation Standards (CCR Titles 24 and 21).
- Prior to the issuance of building permits, the developer/owner shall retain an acoustical engineer to evaluate the potential for trains to create perceptible levels of vibration indoors. If vibration-related impacts are found, mitigation measures, such as use of concrete, iron, steel, or masonry materials to ensure that levels of vibration amplification are within acceptable limits to building occupants, shall be implemented. Pursuant to the Federal Transit Administration vibration-annoyance criteria, these acceptable limits are 78 VdB during the daytime and 72 VdB during the nighttime for residential uses.
- Construction activities shall only occur between the hours of 7:00 AM and 6:00 PM on weekdays, and 9:00 AM and 6:00 PM on Saturdays and Sundays;
- Structural noise attenuation requirements contained in Ontario Municipal Code Title 8, Chapter 15, Article 3 (Building Requirements for New Residential Construction in the 65 CNEL to 70 CNEL Noise Zone) are required to be incorporated into exterior façade units located along the eastern, western, and northern project perimeter.
- Structural noise attenuation requirements contained in Ontario Municipal Code Title 8, Chapter 15, Article 2 (Building Requirements for New Residential Construction in the 70 CNEL to 75 CNEL Noise Zone) are required to be incorporated into exterior façade units located along the southern project perimeter;
- Balconies on exterior façade units located along the project's east, south and north frontages shall have a solid balcony barrier of at least 5 feet per study findings. On exterior façade units located along the project's south perimeter street frontage, no balconies or yard areas shall be permitted; and
- If required upon findings of a study, a 6-foot high solid decorative masonry block wall with self-closing, sound insulated gates shall be constructed between the buildings located along the southern edge of the project site. This will ensure exterior noise for outdoor facilities within the project will not exceed 65 dB CNEL.

8.1.2 – Air Quality

- Due to the proximity of the active rail lines to the south of the project area, air quality is a concern for the project site resulting from the diesel emissions from trains. Listed below are standards for reducing the air quality impacts of the diesel emissions.
- All residential living areas shall be equipped with air filtration systems operating under a positive pressure rated at MERV 12 or higher;
- The HOA or property management will replace all unit filters on a routine basis, deter mined by industry standards for the filter and air conditioning HVAC systems selected;
- The active outdoor recreation areas should be shifted northward where feasible, to provide the greatest possible distance setback from the closest railroad tracks; and
- A dense tree canopy shall be established along the southern site boundary to act as a living bio-filter for particulate air pollution.

9 – ADMINISTRATION

9.1 – Items Not Addressed in PUD

Any terms or regulations pertaining to design, development, subdivision, administration and interpretation, and nonconforming use, structures and, which are not addressed in this PLANNED UNIT DEVELOPMENT, shall be governed by the City of Ontario Development Code.

9.2 – Development Applications

Development Plan approval, pursuant to the requirements of Ontario Development Code Section 4.02.025 (Development Plans), shall be required for the physical alteration of a lot, the construction of a building, or the addition or significant alteration of an existing building. A Development Plan application shall be submitted to the Planning Department on a City application form pursuant to the requirements of Ontario Development Code Division 2.02 (Application Filing and Processing), commencing with Subsection B (Discretionary Permits and Actions) of Section 2.02.015 (Application Processing Procedures).

9.3 – Administrative Exceptions

Minor exceptions to the development standards set forth in this document may be granted by the Zoning Administrator in accordance with Section 4.02.020.C (Administrative Exceptions) of the Ontario Development Code, not to exceed 10 percent from minimum residential setback and separation requirements.

9.4 – Severability

If any portion of this Planned Unit Development is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, the determination shall not affect the validity of the remaining portions of this Planned Unit Development. Moreover, the decision shall not affect, impair, or nullify this Planned Unit Development, either in whole or in part, and the remainder of this Planned Unit Development shall continue in full force and effect.

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **PUBLIC HEARINGS**
Department: Housing Prepared By: Hannah K Mac Kenzie Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 19

SUBJECT: **A PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO THE CONSOLIDATED PLAN ANNUAL ACTION PLAN FOR THE 2021-22 PROGRAM YEAR TO ALLOCATE FUNDS RECEIVED FROM THE AMERICAN RESCUE PLAN (ARP) ACT HOME SUPPLEMENTAL ALLOCATION**

RECOMMENDATION: That City Council ("City") and the Board of the Ontario Housing Authority ("Authority") take the following actions:

A. Approve the Second Amendment to the FY 2021-22 Annual Action Plan (on file in the Records Management Department) ("Substantial Amendment"); and
B. Authorize the City Manager/Executive Director or his designee to sign all documents necessary to implement the Agreements

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: The Substantial Amendment allocates $2,713,297 in HOME Investment Partnerships Program American Rescue Plan Act (HOME-ARP) funds awarded to the City of Ontario. These funds include up to 15% ($406,994) for eligible administration costs. If approved, the associated revenue and expenditures will be included in the FY 2022-23 Mid-Year Budget Update to the City Council. The administration allowance of the HOME-ARP allocation will be used to hire one Administrative Technician and Administrative Specialist. Both of these positions will be used to administer the rental assistance program being recommended for funding with the HOME-ARP funds. Upon the exhaustion of the HOME-ARP Administration funding, these two positions will be funded by the General Fund if there is no additional Housing funding available.

BACKGROUND & ANALYSIS: On May 4, 2021, the City Council approved the Fiscal Year 2021-22 One-Year Annual Action Plan as part of the Consolidated Plan. The American Rescue Plan Act of 2021 ("ARP") was signed by President Biden on March 11, 2021, to deliver direct relief to the American people, stabilize the American economy, and mitigate lasting impacts from the COVID-19

pandemic. The ARP made available HOME-ARP funds to entitlement jurisdictions.

On September 13, 2021, HUD published a memorandum of Waivers and Alternative Requirements for Implementation of the HOME American Rescue Plan (HOME-ARP) Program. Among the waivers authorized was the allowance of 15% of HOME-ARP funds to be used for program administration.

A summary of the programs recommended are below:

Activity	**Description**	**Funding**
HOME-ARP Rental Assistance Program	Provide emergency grants, for up to twelve months of rent and utility assistance. Eligible households would be restricted to very-low income renters (50% or below of Area Median Income (AMI)). Eligible uses of funds include deferred rent payments to prevent eviction and deferred utility payments to prevent utility shut off. Payments will be paid directly to property owner and/or utility companies.	$2,306,303
HOME-ARP Administration	This program will pay for salaries and benefits for those staff members administering the HOME-ARP grant programs.	$406,994

The Second Amendment to the Fiscal Year 2021-22 One-Year Action Plan was advertised in the Inland Valley Daily Bulletin on December 16, 2022. The draft document was made available for public review via the City's website from December 16, 2022 to January 16, 2022. No public comments were received during the public review period. Subsequent to City Council approval, the plan will be submitted to the U.S. Department of Housing and Urban Development.

Staff recommends approval of the Substantial Amendment to program the American Rescue Plan special allocation.



SECOND AMENDMENT TO THE 2021-22 ONE YEAR ACTION PLAN HOME-ARP PLAN

January 17, 2023

Prepared by the

City of Ontario Housing Department
303 East B. Street
Ontario, CA 91764
(909) 395-2006

Contents

Executive Summary 3
Consultation and Public Participation 4
Needs Assessment and Gaps Analysis 11
Home-ARP Activities 20
HOME-ARP Production Housing Goals 21
Preferences 21
HOME-ARP Refinancing Guidelines 21

Addendum
Citizen Participation
SF424s and Certifications

DRAFT

Executive Summary

The City of Ontario has been allocated $2,713,297 of HOME-American Rescue Plan Act (HOME-ARP funding from the US Department of Housing and Urban Development (HUD). In order to receive the HOME-ARP allocation, the City must develop a HOME-ARP Allocation Plan that will become part of the City's PY 2021 HUD Annual Action Plan by substantial amendment. To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including a virtual consultation session, a survey of stakeholders, a 15-day public comment period, and a public hearing.

The needs assessment and gap analysis identified the following needs and gaps within the City:

- In January 2022, the annual Point in Time (PIT) count revealed that 88 people were residing in emergency housing, either in shelter or transitional housing. Another 105 people were unsheltered on the streets, in tents or makeshift shelters, or in cars, vans, RVs or campers.
- The 2015-2019 CHAS Data from HUD reported 6,100 households with incomes at or below 30% AMI are at risk of homelessness in the City.
- The 2015-2019 HUD CHAS data indicates there are 4,245 renter households with an annual income at or below 30% AMI with a cost burden that are at greatest risk of housing instability.
- The greatest need for supportive services is in the areas of affordable housing, financial assistance, homeless services, employment training services, and youth services.

To address these needs within the community, the City will utilize HOME-ARP funds to establish a tenant-based rental assistance program and administration and planning for the HOME-ARP program.

DRAFT

Consultation and Public Participation

HUD requires each HOME-ARP Participating Jurisdiction to consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations. Agencies that must, at a minimum, be consulted include the Continuum of Care serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address fair housing, civil rights, and the needs or persons with disabilities.

HUD also requires that each Participating Jurisdiction provide opportunities for the public to comment on the proposed Allocation Plan, including the amount of HOME-ARP funds that will be received and the range of activities that the City may undertake.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including a virtual consultation session, a community and stakeholder survey, a 15-day public comment period, and a public hearing.

Summarize the Consultation Process

The City of Ontario consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, addressing homelessness, and the provision of services to qualifying populations in preparing it's HOME-ARP Allocation Plan. These stakeholders have relevant knowledge that can speak to the needs, service gaps, and potential activities that would best benefit the qualifying populations.

Staff hosted a virtual session on December 1, 2022, with representatives from multiple agencies, groups, and organizations invited to attend. Those unable to attend were invited to submit written comments via emails or schedule a phone call to share their thoughts. The virtual consultation session included an overview of the HOME-ARP notice to inform attendees of the qualifying populations and eligible activities, an opportunity to ask clarifying questions, a request for input into needs, gaps, priority populations and activities, and an overview of the City's HOME-ARP Allocation Plan timeline and process.

A survey consisting of 11 questions was shared with the consulted agencies and the at large community with the intention of quantifying the preferred use of the HOME-ARP funds. The City received survey responses from November 14, 2022 until December 4, 2022. Preliminary survey results were shared during the virtual session on December 1, 2022.

The City's virtual session was attended by 11 representatives of 10 agencies. The survey received 54 responses from both community members and service agencies. All HOME-ARP required agency types were represented in either the virtual session or the online survey or by email.

DRAFT

List the Organizations Consulted

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
Ontario Housing Authority	PHA Other government - Local	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing affordable housing.
Neighborhood Partnership Housing Services, Inc. (NPHS)	Housing Services - Housing Regional organization Community Development Financial Institution	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination with first-time homebuyer and owner-occupied rehabilitation loan programs, and other programs and services relating to homebuyer education, financial literacy, and homeowner assistance. Coordination with a possible Community Housing Development Organization (CHDO).
AOF/Golden State Community Development Corp.	Housing Services - Housing	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with a possible Community Housing Development Organization (CHDO).
Mercy House Living Centers	Housing Services – Housing Services-Homeless	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services and permanent supportive housing.
Inland Fair Housing and Mediation Board	Services-Elderly Persons Service-Fair Housing	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing increased services for senior citizens, fair housing services, landlord/tenant mediation services, fair housing education, testing, and enforcement, first time homebuyer education, and financial literacy programs.
County of San Bernardino Office of Homeless Services	Services-homeless Other government - County Continuum of Care	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services in the region, HMIS services, Continuum of Care coordination, and coordinated assessment system.
Ontario-Montclair YMCA	Services-Children	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination with first-time homebuyer and owner-occupied rehabilitation loan programs, and other programs and services relating to homebuyer education, financial literacy, and homeowner assistance. Coordination with a possible Community Housing Development Organization (CHDO).
Ontario-Montclair School District	Services-Children Services-Homeless Services-Education	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Identification and coordination of services for homeless families within the school district.
Ontario Senior Center	Services-Elderly Persons Grantee Department	Invited to participate in community meeting/public hearing. Coordination of Homeowner Energy Assistance Program (HEAP) services and social services for senior residents within affordable senior housing projects.

DRAFT

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
Rolling Start, Inc.	Services-Persons with Disabilities	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of Section 504 outreach and identifying potential participants for affirmative marketing outreach for affordable housing units.
San Bernardino County Department of Behavioral Health	Services-Persons with Disabilities Services-Health Health Agency Other government - County	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of Project Gateway (Shelter Plus Care vouchers) and proactively working together to secure additional resources to serve Ontario residents.
Foothill AIDS Project	Services-Persons with HIV/AIDS	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination and identification of potential participants for affirmative marketing outreach for affordable housing units.
County of San Bernardino Children and Family Services	Services-Health Health Agency Child Welfare Agency Other government - County	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination for potential bridge housing resources.
Inland Valley Hope Partners	Services-Homeless Services-Health	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing services for the homeless and those at-risk of homelessness and identification of potential participants for affirmative marketing outreach for affordable housing units.
House of Ruth, Inc.	Services-Victims of Domestic Violence	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of providing services for victims of domestic violence and potential identification of participants for affirmative marketing outreach for affordable housing units.
State of California Housing and Community Development	Other government - State	Participate in various programs that will fund identified community needs (Affordable Housing and Sustainable Communities (AHSC), Veteran Housing and Homeless Prevention (VHHP), Emergency Housing and Assistance Program Capital Development (EHAP-CD), and others). Actively support efforts to create permanent affordable housing funding sources.

DRAFT

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
Foothill Family Shelter	Services-Homeless	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services, transitional housing, and identification of potential participants for affirmative marketing outreach for affordable housing units.
Housing Authority of the County of San Bernardino	PHA	Requested review of public housing needs section and a copy of the executive summary was provided for feedback and comments. Implement permanent supportive housing programs and work together to secure state and federal resources for the region.
SANBAG	Regional organization Planning organization	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination for AHSC funding program.
City of Chino	Other government - Local	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Rancho Cucamonga	Other government - Local	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Fontana	Other government - Local	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Upland	Other government - Local	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Pomona	Other government - Local	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Ontario Economic Development Agency	Services-Employment Grantee Department	Consulted with agency for information related to the economic development delivery portions of the One Year Action Plan. Coordinate for Section 3 compliance, economic development activities, and workforce development.
Ontario Chamber of Commerce	Business Leaders Civic Leaders Business and Civic Leaders	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of outreach for services to business and economic development activities.
Ontario Police Department	Services - Victims Grantee Department	Consulted with this Agency for portions of the One Year Action Plan related to need for crime prevention/crime awareness programs and services provided by this agency.

DRAFT

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
City of Ontario Community, Life, and Culture Agency	Services-homeless Continuum of Care	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments.
City of Ontario Innovation, Performance, and Audit Agency	Broadband Internet Service Providers	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of expanding access to broadband services.
City of Ontario Fire Department	Emergency Management Agency	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of emergency management services.

DRAFT

Summary of Feedback Received from Consulted Organizations

Consultation revealed strong support for the following:

Tenant-Based Rental Assistance (TBRA) Virtual session attendees and survey respondents showed strong support for the provision of rental assistance programs to benefit those at risk of homelessness and those where the provision of such a program would

Provision of supportive services. Many examples of supportive services were mentioned in the virtual session including case management, fair housing, mental health services, credit repair services, housing counseling, substance abuse services, and eviction defense. Survey respondents were asked to rank what they believed is the current need for various services eligible under HOME-ARP. The activities with the most rankings for "high need" were mental health services (88%), landlord/tenant liaison (86%), housing search/counseling services (78%), childcare assistance and financial assistance (75%).

Provision of supportive services for victims of domestic violence Many examples of supportive services were mentioned in the virtual session including case management, fair housing, mental health services, credit repair services, housing counseling, substance abuse services, and eviction defense. Survey respondents were asked to rank what they believed is the current need for various services eligible under HOME-ARP. The activities with the most rankings for "high need" were mental health services (88%), landlord/tenant liaison (86%), housing search/counseling services (78%), childcare assistance and financial assistance (75%).

Public Participation

Public Comment Period: Start Date – 12/16/2022. End Date – 01/16/2023.
Public hearing: 01/17/2023.

The City published a public hearing notice in the Inland Valley Daily Bulleting on December 16, 2022 to notify the public of the Plan's availability for review and comment through January 16, 2023, and also to invite interested persons to the public hearing to approve the Plan scheduled for January 17, 2023. The public notice provided the following information to the public: description of the HOME-ARP program, amount of funds allocated to the City of Ontario, and the proposed use of funds.

Additionally, the City shared the availability of the HOME-ARP survey via the City's social media channels and website. The survey was made available to the broad community from November 14, 2022, to December 4, 2022.

Efforts to Broaden Public Participation

In an effort to broaden public participation in the development of the HOME-ARP Allocation Plan, the City followed citizen participation steps outlined in its Citizen Participation Plan. For public review, the Plan was made available at the following locations Monday through Friday (except for legal holidays) from 8:00 a.m. to 5:00 p.m., or otherwise during the Department's normal business hours:

Ovitt Family Community Library
215 E. C St.
Ontario CA, 91764

Ontario City Hall
303 E. B St.
Ontario, CA 91764

The Plan was also available for citizen review on the City's website at https://www.ontarioca.gov/Housing/GrantProgramInformation.

Finally, the public was invited to participate in the January 17, 2023, public hearing in person.

Public Comments and Recommendations Received

No comments were received during the public participation process including during the 30-day public comment period or at the public hearing on January 17, 2023.

Public Comments and Recommendations Not Accepted and Reasons Why

No comments were received during the public participation process including during the 30-day public comment period or at the public hearing on January 17, 2023.

Needs Assessment and Gaps Analysis

The needs assessment and gap analysis must evaluate the size and demographic composition of HOME-ARP qualifying populations, and unmet needs of HOME-ARP qualifying populations. In addition, the needs assessment and gap analysis must identify any gaps within its current shelter and housing inventory, and service delivery system. This needs assessment and gap analysis focuses on the following:

1. Sheltered and unsheltered homeless populations;
2. Currently housed populations at risk of homelessness;
3. Other families requiring services or housing to prevent homelessness; and
4. Those at greatest risk of housing instability or unstable housing situations.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	269	85	228		36								
Transitional Housing	221	65	221		24								
Permanent Supportive Housing	647	368	647		678								
Other Permanent Housing													
Sheltered Homeless							944						
Unsheltered Homeless							2,389	166	166				
Current Gap													

Suggested Data Sources: 1. SB County Point in Time Count (PIT); 2. SB County Continuum of Care Housing Inventory Count (HIC)

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	**Level of Need**	**Gap Analysis**
	# of Units	# of Households	# of Households
Total Rental Units	22,787		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	321		
Rental Units Affordable to HH at 50% AMI (Other Populations)	1,657		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		3,740	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		3,355	
Current Gaps			5,177

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

The U.S. Department of Housing and Urban Development (HUD) requires that all Continuum of Care jurisdictions across the country complete a biennial unsheltered count and an annual sheltered count of all individuals experiencing homelessness in the community on a single point in time. The February 2022 point-in-time (PIT) count of both sheltered and unsheltered homelessness published by San Bernardino County Continuum of Care, the lead Continuum of Care agency, is used for this analysis. The County's PIT does not report on family status.

Homeless

At the time of the PIT, there were 3,333 homeless persons in San Bernardino County. Of this total, 71.7% 2,389 persons) were unsheltered and 28.3% (944 persons) were sheltered.

Of the 2,389 unsheltered persons counted, 2,373 were adults and 16 were children under age 18 in families. White persons made up 61% of the total homeless population, 18% were Black or African American, 15% are listed in the Other category, 3% are American Indian or Alaska Native, and 1% were Asian. Hispanic or Latinos made up nearly 36% of the 2,373 unsheltered homeless persons. Additionally, there were 166 veterans, 56 transitional age youth (18-24 years old), and 166 persons experiencing homelessness due to fleeing domestic violence, dating violence, sexual assault, or stalking.

There were 944 people experiencing sheltered homelessness in the County at the time of the PIT. People are considered sheltered when they are residing in emergency shelter or transitional housing, but not when they are receiving rapid rehousing assistance or residing in permanent supportive housing. Among individuals experiencing sheltered homelessness, White persons made up 53% of the total sheltered

population, 32% were Black or African American, 10% are listed in the Other category, and 3% are American Indian or Alaska Native. 50% of the 944 sheltered homeless persons identified as Hispanic or Latino. Additionally, there were 29 veterans, 56 transitional age youth (18-24 years old), and 71 persons experiencing homelessness due to fleeing domestic violence, dating violence, sexual assault, or stalking.

At Risk of Homelessness

To account for persons at-risk of becoming homeless, the most recent (2015-2019) Comprehensive Housing Affordability Strategy (CHAS) data was analyzed. This data contains two particular characteristics of households that meets the definition of "at risk of homelessness" found in 24 CFR Part 91.5. First, the CHAS data breaks down occupied housing units by HUD Area Median Family Income (HAMFI), including 30% and below of HAMFI (HUD Area Median Family Income). Next, the CHAS data provides information on occupied housing units with households that are severely cost burdened; that is, they are spending more than 50% of their income on housing related expenses. For renters, that includes rent and utilities.

The CHAS data shows that of the 23,505 renter households in the City of Ontario, 4,245 or 18% are occupied by households earning 30% or less of the HAMFI. Further, of these households, 88% (3,740) have one or more housing problems, defined as housing units that: 1) lack complete kitchen facilities; 2) lack complete plumbing facilities; 3) are over overcrowded; and 4) are cost burdened. A household is said to have a housing problem if they have any one or more of these four problems.

CHAS data revealed that of the 4,245 households earning less than 30% HAMFI, 77% are severely cost-burdened. Severely cost burdened households are spending more than 50% of their income on housing related expenses, leaving the remaining 50% or less of their income available for other daily necessities such as food, gas, and healthcare. Households under this cost burden are often forced to choose between housing stability and other necessities putting them at a higher risk of homelessness.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

The State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction. In 2021, the local law enforcement agencies responded to a total of 746 calls related to domestic violence in the City.

Therefore, if each one of these calls represented a household with member(s) who required housing assistance, it can be estimated that there were up to 320 households in 2021 who were in need of some form of housing assistance. The form of housing assistance required may vary depending on the specific circumstances of each case.

In addition to those households above estimated to be in need of housing assistance, the 2022 San Bernardino County Point in Time count reported 166 unsheltered homeless persons and 71 sheltered homeless persons currently experiencing homelessness due to fleeing domestic violence, dating violence, sexual assault or stalking.

DRAFT

Other Populations

Other populations, as defined by HOME-ARP, include those who:

1. Are currently housed and at risk of repeat homelessness;
2. Have incomes at or below 30% AMI and are experiencing severe housing cost burden; and
3. Otherwise meet the definition of at risk of homelessness and have incomes of more than 30% and at or below 50% AMI.

Currently Housed and at Risk of Repeat Homelessness

The Homelessness Policy Research Institute indicates that up to 10.3% of individuals exiting emergency shelter or transitional housing in any given year will return to homelessness within 12 months. The San Bernardino County PIT showed that in 2022, 944 persons were in emergency shelters and transitional housing facilities, therefore the risk of repeat homelessness is approximately 85 people per year.

At Greatest Risk of Housing Instability

Persons at greatest risk of housing instability are those that: 1) are earning 30% or below the HAMFI and are severely cost-burdened (paying 50% or more on housing); or 2) are earning 50% or less of HAMFI and meet one of the following conditions:

1. Has moved two or more times in the two months immediately preceding their application for homelessness prevention assistance;
2. Is living in the home of another because of economic hardship;
3. Has been formally notified of eviction within 21 days after the date of application for assistance;
4. Lives in a hotel or motel and the cost of staying at the hotel or motel is not borne by a federal, state, or local government program;
5. Lives in an over-crowded (more than one person per room) single-room occupancy (SRO) or efficiency apartment units, or lives in a severely overcrowded (more than 1.5 persons per room) larger housing unit;
6. Is exiting a publicly funded institution, or system of care (health care facility, mental health facility, foster care or other youth facility, or correction program or institution); or
7. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Consolidated Plan.

For the first group of households at greatest risk of housing instability, 2015-2019 HUD CHAS data indicates there are 4,680 renter households with annual income less than 30% AMI that are severely cost burdened.

Information on each of the conditions listed above for the second category of persons at greatest risk of housing instability is not readily available, with the exception of data on overcrowding. The 2015-2019 CHAS data described 7,095 households in the City of Ontario earning 50% or less of the AMI, with at least 1 of 4 Housing Problems. As one of these Housing Problems is overcrowding, potentially, 30% of all 23,505 renter households within the City are at risk of housing instability.

DRAFT

Unmet Housing Needs of Qualifying Populations

The greatest unmet housing need of qualifying populations is the availability of affordable rental housing. As the table below shows, only 4.5% of the more than 23,505 rental units in the City are available to households with incomes at or below 50% AMI. The level of need for affordable rental units for households with incomes at or below 50% AMI is more than 22 times the available units, according to HUD CHAS data for 2015-2019.

		Available Affordable Units	Level of Need	GAP
Total Rental Units	23,505			
<=30% AMI		49	4,245	4,196
>30% AMI to <=50% AMI		558	3,640	3,082
<=50% AMI		532	5,520	4,988
Total		**1,139**	**13,405**	**12,266**

Unmet Service Needs of Qualifying Populations

Based on consultation with service providers in the City, the greatest unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations are expanded:

- Financial Assistance
- Outreach Services
- Case Management Services

Current Resources Available to Assist Qualifying Populations

Current available resources considered include:

1. Transitional Housing;
2. Supportive services;
3. Tenant-base rental assistance;
4. Emergency Rental Assistance; and
5. Affordable and permanent supportive housing
6. Housing Choice Vouchers

Current Resources: Transitional Housing

The City uses Community Development Block Grant (CDBG) monies to fund the Assisi House program. The Assisi House provides up to 24 months of transitional housing for single men and women and mothers with children. The program has the capacity to house up to 8 single men, 8 single women and 6 mothers and their children.

Current Resources: Supportive Services

The City is served by many local and regional organizations offering supportive services to the residents. The 2022-23 CDBG and ESG (Emergency Solutions Grant) allocations fund public service activities serving teens, domestic violence victims, and individuals and families experiencing homelessness

DRAFT

Current Resources: Tenant Based Rental Assistance

The City uses HOME Investment Partnership to funds a Tenant Based Rental Assistance Program. In PY 2021-22 the TBRA program assisted 38 households. TBRA is targeted specifically to homeless persons who can display prior permanent residency in the City.

Current Resources: Emergency Rental Assistance

In 2020, the City received an emergency allocations of Emergency Solutions Grant – CARES Act (ESG-CV) to respond to the impacts of the coronavirus pandemic. Using these funds, the City developed the Emergency Rent and Utility Assistance Program (ERUAP) to benefit households earning less than 50% of the AMI who had been notified of eviction within 21 days for non-payment of rent. In PY 21-22, ERUAP benefitted 116 households.

Current Resources: Affordable and Permanent Supportive Rental Housing

A total of 62 affordable housing units were acquired and rehabilitated by the City to be used as part of the City's local Continuum of Care. These units are at the following locations: 307-309-311 West Francis Street (15 units), 411/412 North Parkside Avenue (15 units), 209 North Begonia Avenue (4 units), 216 North Begonia Avenue (4 units), 217 North Begonia Avenue (4 units), 222 North Begonia Avenue (4 units), 223 North Begonia Avenue (4 units), 228 North Begonia Avenue (4 units), 231 North Begonia Avenue (4 units), and 305 North Begonia Avenue (4 units). These units provide a range of affordability levels for tenants. Currently there is no permanent supportive housing in the City.

Current Resources: Housing Choice Vouchers

Public housing programs in Ontario are conducted through an agreement with the Housing Authority of the County of San Bernardino. The HACSB manages approximately 747 Section 8 vouchers within Ontario. The City of Ontario worked in collaboration with HACSB and the Ontario Housing Authority to secure S+C funding. Twelve (12) S+C vouchers have been awarded to assist qualified S+C households through an application referred to as "Project Gateway."

Shelter, Housing and Service Delivery System Gaps

Shelter Gap

There is an estimated need for 105 additional shelter beds based on the 2022 PIT count. The PIT count found that there were 75 persons in emergency shelter in the City but 105 unsheltered persons in a variety of situations, including on the street, in makeshift shelters, or in cars, vans or RVs/campers. The 2022 PIT count does not define how many were individuals, in family units, or children.

Tenant-based Rental Assistance Gap

There is an estimated gap of 5,407 tenant-based rental assistance vouchers for households with income at or below 50% AMI and paying more than 50% of household income for rent, including utilities. The number of tenant-based rental assistance vouchers was calculated using HUD CHAS and is equal to the number of renter households with income at or below 50% AMI who are paying more than 50% of household income for rent, less the amount of TBRA vouchers currently in use.

Tenant-Based Rental Assistance Gap	
Renter Households with Income at or below 50% AMI paying more than 50% of income for rent, including utilities	5,445
TBRA Vouchers Available	38
TBRA Gap	**5,407**

Affordable and Permanent Supportive Rental Housing Gap

There is an estimated gap of 3,421 rental units affordable to renter households with income at or below 30% AMI and an estimated gap of 1,417 rental units affordable to renter households with income more than 30% and at or below 50% AMI.

The number of Affordable Rental Units was calculated using HUD CHAS Data Table 7 and is equal to the number of renter households paying more than 50% of household income for rent, including utilities. The Affordable Rental Unit gap was calculated by subtracting the amount of affordable housing units currently available households at these income levels by the amount of renter households at these income levels in the City.

Affordable Rental Unit Gap	
Renter Households with Income at or below 30% AMI paying more than 50% of income for rent, including utilities	3,470
Affordable Units for <=30% AMI Households	49
Affordable Rental Unit Gap	**3,421**
Renter Households with Income at or below 30% AMI paying more than 50% of income for rent, including utilities	1,975
Affordable Units for >30% AMI to <=50% AMI	558
Affordable Rental Unit Gap	**1,417**

According to the Southern California Association of Government's Regional Housing Needs Assessment (RHNA) for the 2021-2029 planning period, there is a need for 12,255 units of housing after adjustments for units just completed or being completed. That unit need includes 5,640 extremely-/very low-income units, 3,286 low-income units, and 3,329 moderate income units.

Permanent supportive rental housing is a subset of the affordable rental housing gap, primarily for households with income at or below 30% AMI. In addition to affordable rent, permanent supportive housing provides an array of services necessary to help people with disabilities and/or experiencing chronic homelessness to retain housing stability. There is an estimated gap of 280 permanent supportive housing units in the City.

The number of Permanent Supportive Rental Housing Units needed was calculated by multiplying the current population of the City, according to the California Census 2020, by the per capita need (.003182) as calculated by the Corporation for Supportive Housing.

Permanent Supportive Housing Gap	
Ontario Population	175,265
Per capita estimate of permanent supportive housing need	.003183
Estimated need for Permanent Supportive Housing	552
Permanent Supportive Housing Available	0
Total Permanent Supportive Housing Gap	**552**

Service Delivery System Gap

To identify gaps in the service delivery system, the City relied on its consultation with stakeholders and experience working with the organizations working in the City. The stakeholders believe that the most critical service gaps are in the areas of financial assistance in the form of rent and utility payments, housing search and counseling services, and outreach services. The stakeholders also believed there was a need for assistance with general administrative costs and capacity building among the service providers serving the City's qualifying populations.

Characteristics of Housing Associated with Increased Risk of Homelessness for Other Populations

For other populations, severe housing cost burden (paying more than 50% of household income for rent and utilities) is the primary characteristic of housing associated with the risk of homelessness in the City. The HUD CHAS Data Table 7 indicates there are 5,445 households at or below 50% AMI who are spending more than 50% of their household income on rent and utilities.

Priority Needs for Qualifying Populations

Homeless

An article on the website policyadvice.net, *The State of Homelessness in the US 2022*, uses PBS as a source for the following statistics:

- 25% of homeless people have a mental illness
- 38% have an alcohol abuse issue
- 26% have a drug abuse issue

That information, and other research, indicates that there is a need for mental health services and substance abuse services for the homeless in the City. Participants in the consultation process believed that homelessness was best served by the development of additional shelter beds, affordable housing, and TBRA assistance for housing. The priority needs for supportive services included housing search mental health services, financial assistance, and case management.

At Risk of Homelessness

One of the indicators of risk of homelessness is housing cost burden. According to the National Alliance to End Homelessness, in their State of Homelessness: 2021 Edition, households experiencing a severe housing cost burden and households "doubling up" or sharing housing are both at a greater risk of homelessness than they were in 2007. They used numbers from 2019, before the COVID-19 pandemic and project that reduced work hours and elevated unemployment will have increased those at risk. Participants in the consultation process believed those at risk of homelessness in the City would benefit

from additional rental assistance programs, expanded TBRA programming, and reinforced supportive services.

Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking

The National Resource Center on Domestic Violence reports that domestic violence is frequently an immediate cause or precursor to homelessness and housing instability and that more than a third of domestic violence survivors report becoming homeless immediately after separating from their partners. The national Institute of Justice reports that one homeless woman in four is homeless mainly because of her experiences with violence. That violence can include categories of domestic violence, dating violence, sexual assault, stalking or human trafficking.

Participants in the consultation process believed those dealing with fleeing unsafe relationships or living situations, would benefit from supportive services offering rental assistance, case management services, mental health services, affordable housing, and expanded TBRA.

Housing instability and homelessness prevention

Housing instability encompasses a number of challenges, such as difficulty paying rent, overcrowding, moving frequently, staying with friends or family, or rent burden. Those populations affected by housing instability can include children and people who have spent time in prison. According to the US Department of Health and Human Services, those affected by housing instability may live in substandard housing subjecting them to health and safety risks, live in overcrowded units, or may undergo forced moves that can result in homelessness.

Participants in the consultation process believed that housing instability, often caused by rent burden, and preventing homelessness was best addressed with affordable rental housing, rent assistance, expanded TBRA programming, and supportive services including fair housing, housing counseling, credit repair services, and eviction defense.

DRAFT

Home-ARP Activities

The City has surveyed service provider to assess their capacity to provide eviction prevention services and found that virtually all service providers are at their capacity due to staffing shortages. The City determined to administer eligible activities directly to the community and will not solicit any applications for funding. The City has the capacity and funding to create a program for medium term rental assistance and payment of back rent.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	$ 2,306,303		
Administration and Planning	$ 406,994	15 %	15%
Total HOME ARP Allocation	$ 2,713,297		

The City will utilize 100% of its HOME-ARP funding towards the implementation of a Medium Term Rental Assistance Eviction Prevention Program, with $2,306,303 towards TBRA, and $406,994 for program administration.

Rationale for Use of HOME-ARP Funding

Medium Term Rent Assistance The most recent data available from HUD estimates that there are 5,445 households with income at or below 50% AMI, paying more than 50% of household income for rent. This population is at risk of homelessness and the provision of rental assistance will yield greater housing stability. The City has previously used CDBG-CV and ESG-CV funds to administer similar rental assistance programs. Rising rental costs and an unstable job market has created a continued need for this type of program in the City. This plan allocates $2,306,303 towards a Medium Term Rental Assistance Program administered by the City of Ontario's Housing Department.

Administration and Planning This plan allocates $406,994 towards the administration and planning functions of the HOME-ARP funds at the statutory limit.

DRAFT

HOME-ARP Production Housing Goals

The City does not plan to develop housing units with the funds allocated by this plan.

Preferences

The City of Ontario will not provide preferences to any population or subpopulation.

HOME-ARP Refinancing Guidelines

The City of Ontario does not plan to use HOME-ARP funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. Therefore, refinancing guidelines pursuant to 24 CFR 92.206(b) are not applicable to this HOME-ARP Allocation

DRAFT



DRAFT

SECOND AMENDMENT TO THE 2021-22 ONE-YEAR ACTION PLAN

January 17, 2023

Prepared by the

City of Ontario Housing Department
303 East B. Street
Ontario, CA 91764
(909) 395-2006

Contents

Executive Summary i
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) i
The Process 1
PR-05 Lead & Responsible Agencies – 91.200(b) 1
AP-10 Consultation – 91.100, 91.200(b), 91.215(l) 2
AP-12 Participation – 91.105, 91.200(c) 9
Expected Resources 13
AP-15 Expected Resources – 91.220(c) (1, 2) 13
Annual Goals and Objectives 17
AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) 17
AP-35 Projects – 91.220(d) 23
Projects 24
AP-38 Projects Summary 24
Table 9 – Project Summary 41
AP-50 Geographic Distribution – 91.220(f) 43
Affordable Housing 46
AP-55 Affordable Housing – 91.220(g) 46
AP-60 Public Housing – 91.220(h) 46
AP-65 Homeless and Other Special Needs Activities – 91.220(i) 47
AP-75 Barriers to affordable housing – 91.220(j) 49
AP-85 Other Actions – 91.220(k) 50
Program Specific Requirements 52
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 52
Appendix A – Public Notices
Appendix B – Maps
Appendix C – Public Comments
Appendix D – SF424 Forms
Appendix E – Certifications
Appendix F – ESG Written Standards
Appendix G – Citizen Participation Pl
Appendix H – HOME-ARP Allocation Plan



2021-22 One Year Action Plan

Executive Summary

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

Ontario's Consolidated Plan identifies the City's overall housing and community development needs and outlines a strategy to address them. The primary purpose of the Consolidated Plan is to match HUD resources from Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) with the identified needs and strategies. The Consolidated Plan provides a centralized analysis of community needs coupled with a five-year strategy for addressing these needs. The current Consolidated Plan covers the period from July 1, 2020 through June 30, 2024.

The One-Year Action Plan identifies specific goals consistent with the Five-Year Strategy and lists projects, programs, and resources that will be used to implement the Strategy during Fiscal Year 2021-22. This plan covers the period from July 1, 2021 through June 30, 2022.

During FY 2021-22, the City of Ontario will receive the following federal funds:

Program	FY 2021-22
Community Development Block Grant Program (CDBG)	$1,909,738
Anticipated CDBG Program Income	$0
Available CDBG Contingency (Roll Over from Prior Year)	$197,777
HOME Investment Partnership Program (HOME)	$748,625
Anticipated HOME Program Income	$0
Available HOME Contingency (Roll Over from Prior Years)	$137,548
HOME-American Rescue Plan Act Allocation (HOME-ARP)	***$2,713,297***
Emergency Solutions Grant Program (ESG)	$159,018
Available ESG Contingency (Roll Over from Prior Year)	$0
TOTAL	***$5,866,003***

The table on the following page identifies the total recommended allocation of CDBG, HOME, and ESG resources and the specific recommended allocations for housing and community development projects and programs.

	PROPOSED PROGRAMS (CDBG, HOME AND ESG ALLOCATIONS)					
PROPOSED PRIORITIES	**PROPOSED PROGRAMS**	**CDBG**	**HOME**	***HOME-ARP***	**ESG**	**TOTAL**
	HOUSING STRATEGY					
	Goal #1: Expand affordable rental housing opportunities, particularly for low income persons.					
	Tenant Based Rental Assistance (TBRA)	$0	$280,734	***$0***	$0	**$280,734**
	HOME-ARP Rental and Utility Assistance Program	***$0***	***$0***	***$2,306,303***	***$0***	***$2,306,303***
	GOAL #1 SUBTOTAL	**$0**	**$280,734**	***$2,306,303***	**$0**	***$2,587,037***
	Goal #2: Create new, preserve and rehabilitate existing rental and owner-occupied housing units.					
	Community Improvement Team (Code Enforcement)	$100,000	$0	***$0***	$0	**$100,000**
	Single-Family/Multi-Family New Construction and Rehabilitation	$0	$0	***$0***	$0	**$0**
	Rehabilitation at 411 N. Parkside Ave.	$0	$418,283	***$0***	$0	**$418,283**
	GOAL #2 SUBTOTAL	**$100,000**	**$418,283**	***$0***	***$0***	**$518,283**
	Goal #3: Increase affordable homeownership opportunities, particularly for low and moderate income persons.					
	Community Housing Development Organizations (CHDOs) Housing Program	$0	$112,294	***$0***	$0	**$112,294**
	GOAL #3 SUBTOTAL	**$0**	**$112,294**	***$0***	**$0**	**$112,294**
						HOMELESS STRATEGY
	Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless.					
	Assisi House (Mercy House Living Centers)	$37,914	$0	***$0***	$0	**$37,914**
	Ontario Access Center (Mercy House Living Centers)	$0	$0	***$0***	$134,492	**$134,492**
	Family Stabilization Program at SOVA Program Center (Inland Valley Hope Partners)	$18,410	$0	***$0***	$0	**$18,410**
	Services for Battered Women and Their Children (House of Ruth)	$0	$0	***$0***	$12,600	**$12,600**
	Continuum of Care Manager (Community Life & Culture)	$150,936	$0	***$0***	$0	**$150,936**
	GOAL #1 SUBTOTAL	**$207,620**	**$0**	***$0***	**$147,092**	**$354,352**
	SPECIAL NEEDS STRATEGY					
	Goal #1: Provide supportive services for special needs populations.					
	Senior Support Services (Inland Fair Housing and Mediation Board)	$10,000	$0	***$0***	$0	**$10,000**
	GOAL #1 SUBTOTAL	**$10,000**	**$0**	***$0***	**$0**	**$10,000**

	PROPOSED PROGRAMS (CDBG, HOME AND ESG ALLOCATIONS)					
PROPOSED PRIORITIES	**PROPOSED PROGRAMS**	**CDBG**	**HOME**	***HOME-ARP***	**ESG**	**TOTAL**
	COMMUNITY DEVELOPMENT STRATEGY					
	Goal #1: Provide for needed infrastructure improvements in target lower- and moderate-income neighborhoods.					
	Pavement Management Rehabilitation (Engineering)	$300,000	$0	***$0***	$0	**$300,000**
	Alley Pavement Management Rehabilitation (Engineering)	$235,000	$0	***$0***	$0	**$235,000**
	LED Street Light Conversion Project (Engineering)	$100,000	$0	***$0***	$0	**$100,000**
	Wheelchair Ramp Installation (Community and Public Services)	$175,000	$0	***$0***	$0	**$175,000**
	GOAL #1 SUBTOTAL	**$810,000**	**$0**	***$0***	**$0**	**$810,000**
	Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.					
	Park Improvements Project (Public Works)	$404,108	$0	***$0***	$0	**$404,108**
	GOAL #2 SUBTOTAL	**$404,108**	**$0**	***$0***	**$0**	**$404,108**
	Goal #3: Provide needed community services to serve lower and moderate income residents.					
	Child Care, Family, and Youth Subsidies (Ontario-Montclair YMCA)	$22,000	$0	***$0***	$0	**$22,000**
	Ontario on the Go (Community, Life, & Culture)	$15,000	$0	***$0***	$0	**$15,000**
	GOAL #3 SUBTOTAL	**$37,000**	**$0**	***$0***	**$0**	**$37,000**
	Goal #4: Expand the City's economic base and promote greater employment opportunities.					
	Downtown Storefront Façade Improvement Program (Economic Development)	$125,000	$0	***$0***	$0	**$125,000**
	GOAL #4 SUBTOTAL	**$125,000**	**$0**	***$0***	**$0**	**$125,000**
	FAIR HOUSING STRATEGY					
Goal #1: Continue to implement the Fair Housing laws by providing funding to further fair housing.						
	Fair Housing (Inland Fair Housing and Mediation Board)	$22,000	$0	***$0***	$0	**$22,000**
	Landlord/Tenant Mediation (Inland Fair Housing and Mediation Board)	$10,200	$0	***$0***	$0	**$10,200**
	GOAL #1 SUBTOTAL	**$32,200**	**$0**	***$0***	**$0**	**$32,200**

	PROPOSED PROGRAMS (CDBG, HOME AND ESG ALLOCATIONS)					
PROPOSED PRIORITIES	**PROPOSED PROGRAMS**	**CDBG**	**HOME**	***HOME-ARP***	**ESG**	**TOTAL**
	ADMINISTRATION					
	City of Ontario	$376,400	$74,862	***$406,994***	$5,662	**$462,566**
	Mercy House Living Centers, Inc.	$0	$0	***$0***	$6,264	**$6,169**
ADMINISTRATION SUBTOTAL		**$381,947**	**$74,862**	***$406,994***	**$11,926**	**$468,735**
TOTAL		**$2,107,515**	**$748,625**	***$2,713,297***	**$159,018**	**$3,015,158**

FY 21-22 ALLOCATION	**$1,909,738**	**$748,625**	***$2,713,297***	**$159,018**	***$5,530,678***
ANTICIPATED PROGRAM INCOME	**$0**	**$0**	***$0***	**$0**	**$0**
AVAILABLE CONTINGENCY FROM PRIOR YEARS	**$197,777**	**$137,548**	***$0***	**$0**	**$335,325**
TOTAL	**$2,107,515**	***$886,173***	***$2,713,297***	**$159,018**	***$5,866,003***

Summarize the objectives and outcomes identified in the Plan

Based on the *Needs Assessment – Resident Survey*, community meetings, consultation with other organizations, individual interviews, housing market and needs study, and other factors, the City of Ontario has developed the following five-year strategies to address the priority needs found in the Consolidated Plan:

Housing Strategy

Goal #1: Preserve existing rental and owner-occupied housing resources.

Goal #2: Expand affordable rental housing opportunities, particularly for low income persons.

Goal #3: Increase affordable homeownership opportunities, particularly for low and moderate income persons.

Homeless Strategy

Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.

Special Needs Strategy

Goal #1: Provide supportive services for special needs populations.

Fair Housing Strategy

Goal # 1: Continue to implement the Fair Housing laws by providing funding to further fair housing.

Public Housing Strategy

Goal #1: Continue to support the on-going efforts of the Housing Authority of the County of San Bernardino and the Ontario Housing Authority to maximize the use of rental assistance subsidies and other resources in the City.

Lead Hazard Strategy

Goal #1: Reduce the number of housing units with lead paint hazards through education, inspection, and rehabilitation.

Community Development Strategy

Goal #1: Provide needed public infrastructure improvements in target lower and moderate income neighborhoods.

Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower and moderate income neighborhoods.

Goal #3: Provide needed community services to serve lower and moderate income residents.

Goal #4: Expand the City's economic base and promote greater employment opportunities.

Evaluation of past performance

The City was able to make progress toward achieving many of its short and long-term housing and community development goals established within the FY 2020-24 Consolidated Plan. These efforts were reflected in the creation and implementation of pro-active programs and projects designed to increase the availability of affordable housing, construction of a number of important infrastructure improvements, and preservation/expansion of public service programs and have been detailed in the annual submission of the Consolidated Annual Performance and Evaluation Reports.

Listed below is a brief summary of the goals and accomplishments from the FY 2020-24 Consolidated Plan. Please note the accomplishment data is through June 30, 2020.

A. Housing Strategy

Priority 1: Expand affordable rental housing opportunities, particularly for low-income persons.

Five-Year Total Goal: 202

Accomplishments through June 30, 2020: 114 households were assisted through the Tenant Based Rental Assistance Program

Evaluation: The demand for new affordable rental units remains high within Ontario. The City continuously seeks opportunities for funding for construction of additional affordable housing units, including funding that has recently become available through the State of California including the following programs: Affordable Housing and Sustainable Communities Program (AHSC), Veterans Housing and Homeless Prevention Program (VHHP), and other new possible State funding. The City implemented a Tenant Based Rental Assistance program targeted at chronically homeless individuals and families over the past year.

Priority 2: Preserve existing rental and owner-occupied housing resources.

Five-Year Total Goal: 1,563

Accomplishment through June 30, 2020: 337

Evaluation: Over the past year, the City implemented the following programs to address this priority:

- Conservation Home Improvement Program
- Multi-Family Rehabilitation and Monitoring Activities
- Community Improvement Team (Code Enforcement)

The programs implemented by the City over the past year had a significant impact on preserving the existing rental and owner-occupied housing stock within Ontario. The demand has remained high for these type of services is estimated to remain high for the next year.

Priority 3: Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.

Five-Year Total Goal: 0

Accomplishments through June 30, 2020: 157

Evaluation: The most successful homeownership programs in terms of number of households assisted were operated by private and non-profit housing service organizations. Ontario continues to partner with the private sector and non-profit housing service organizations to increase affordable homeownership opportunities within Ontario utilizing these federal and state programs that are already available to low- and moderate-income households.

B. Homeless Strategy

Priority 1: Preserve and improve the supply of supportive housing and public services for the homeless.

Five-Year Goal: 31,250 persons served

Accomplishments through June 30, 2020: 3,727 persons served

Evaluation: The City of Ontario over the past year continued to operate a comprehensive Continuum of Care Program within Ontario.

The demand for homeless programs and services is still strong. On a federal and state funding level, the availability of funding for transitional housing type products is dwindling. The federal and state funding has transitioned to “Housing First” type products. The City of Ontario is strategically investigating conversion of transitional housing programs into permanent supportive housing programs to ensure the viability of funding for housing options available to address the homeless within Ontario.

C. Special Needs Strategy

Priority 1: Preserve and improve the supply of supportive housing and public services to special needs populations.

Five-Year Goal: 750

Accomplishments through June 30, 2020: 157 persons served

Evaluation: Over the past year, the City of Ontario encouraged partnerships to deliver supportive housing services and public services to special needs population, including the following programs:

- Senior Services operated by Inland Fair Housing and Mediation Board
- Project Gateway, a supportive housing program to assist chronically homeless households with mental illness secure permanent housing with a myriad of supportive housing services. Project Gateway is a partnership with the Housing Authority of the County of San Bernardino, County of San Bernardino Department of Behavioral Health, Mercy House Living Centers, Ontario Housing Authority, and the City of Ontario.

The funding for the supportive housing programs that were implemented over the past year were successful and the City continues to see demand for these types of services.

D. Fair Housing Strategy

Priority 1: Continue to implement the Fair Housing laws by providing funding to further fair housing.

Five-Year Goals: 7,500 persons served

Accomplishments through June 30, 2020: 932 persons served

Evaluation: This program has continued to assist the City in meeting its obligations to affirmatively further fair housing choice within Ontario.

E. Public Housing Strategy

Priority 1: Continue to support the on-going efforts of the Housing Authority of the County of San Bernardino and the Ontario Housing Authority to maximize the use of Section 8 subsidies and other resources in the City.

Evaluation: The Housing Authority of the County of San Bernardino (HACSB) implements the public housing strategy within Ontario. The HACSB is a Moving-To-Work (MTW) Public Housing Authority. With this designation, the HACSB is permitted to seek exemption from many existing Public Housing and Housing Choice Voucher program rules found in the United States Housing Act of 1937 in pursuit of the three MTW statutory objectives:

- Reduce cost and achieve greater costs of effectiveness in Federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for low-income families.

The HACSB has implemented a variety of programs that have achieved the MTW statutory objectives listed above.

The City of Ontario continues to believe that a working partnership with the HACSB will provide the greatest opportunity to provide high quality services to Ontario residents with the public housing strategy.

F. Community Development Strategy

The Community Development Strategy did not have annual goals as the goals were generally focused on larger long-term needs. All four priorities will be discussed and evaluated together.

Priority 1: Provide needed infrastructure improvements in target lower- and moderate-income neighborhoods.

Priority 2: Provide for new community facilities, neighborhood enhancement activities, and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.

Priority 3: Provide needed community services to serve lower- and moderate-income residents.

Priority 4: Expand the City's economic base and promote greater employment opportunities.

Evaluation: Over the past year, the City has continued to invest in the City's infrastructure (water, street, sewers, parks, storm drains, and public facilities) and monitor the infrastructure needs. The City continues to thoughtfully focus resources through a Five-Year Capital Improvement Program (CIP). The CIP is used as a tool by the City to: (1) identify capital improvement needs, and (2) coordinate the financing and timing of those needs in a manner that assures the most responsible and efficient use of the City's limited resources.

The City will continue to utilize the CIP as a tool to identify needs throughout the community and focus resources to address those needs.

As it relates to the community services to serve lower- and moderate-income residents, the City has funded public service providers that have been focused on crime prevention and child care services. These programs consistently are identified as a high need through outreach to Ontario residents.

Lastly, the City continues to pursue activities to expand the City's economic base and promote greater employment opportunities. The City has actively pursued other funding sources for these activities other than utilizing CDBG for these type of activities.

Summary of Citizen Participation Process and consultation process

The City of Ontario Housing Department is the lead agency for the 2021-22 One-Year Action Plan. The City of Ontario Housing Department urges citizens to voice their concerns, share their ideas concerning federal programming, and welcomes comments and suggestions.

The One-Year Action Plan Participation section describes how residents and local organizations participated in the development of the One-Year Action Plan. The City of Ontario Department offered numerous opportunities for public input, comment, and review including the following:

- Two community forums/public hearings to garner citizen comments on the needs, strategies, actions, and projects in the One-Year Action Plan.
- Distribution of the draft One-Year Action Plan combined with a minimum 30-day public comment period.

Summary of Public Comments

No public comments were received during the community forum/public hearing conducted on January 21, 2021. Minutes from that meeting are included in Appendix C.

Comments were received relating to program descriptions from Pomona Valley Habitat for Humanity and House of Ruth during the community forum/public hearing conducted on April 1, 2021. Minutes from that meeting are included in Appendix C.

The Draft Second Amendment was available for public review on December 16, 2022. No public comments were received during the 30-day public review period from December 16, 2022 to January 16, 2023, for the approval of the Draft Second Amendment.



2021-22 One Year Action Plan

The Process

The Process

PR-05 Lead & Responsible Agencies – 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ONTARIO	Housing Department
HOME Administrator	ONTARIO	Housing Department
ESG Administrator	ONTARIO	Housing Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Ontario Housing Department is the lead agency in the administration of CDBG, HOME, and ESG funds and development of the Consolidated Plan. The City of Ontario is an entitlement community and receives CDBG, HOME, and ESG funds directly from HUD.

Consolidated Plan Public Contact Information

Hannah Mac Kenzie, Project Manager
City of Ontario
Housing Department
303 East B. Street
Ontario, CA 91764
Phone - (909) 395-2753 Fax (909) 395-2288
hmackenzie@ontarioca.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

As part of its research on the needs of low income residents, and the development of strategies to address those needs, the City of Ontario Housing Department consulted with a number of other organizations that provide services to Ontario residents.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Ontario Housing Department staff members work on a continual basis with a number of regional agencies, including non-profit agencies, affordable housing providers, San Bernardino County Department of Behavioral Health, the Housing Authority of the County of San Bernardino, and the Ontario Housing Authority. The coordination between the City and these agencies provides better service and resources to the public on programs and services available through a variety of agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City works in partnership with the County of San Bernardino Office of Homeless Services in support of the County's Continuum of Care to address homelessness on a regional basis. As part of this partnership, the Continuum of Care Manager regularly attends the County of San Bernardino's Interagency Homeless Policy Council. In addition, a staff member from the City is a board member of the West Valley Regional Steering Committee sponsored by the Office of Homeless Services. In 2009, the County of San Bernardino adopted a 10-Year Strategy to End Homelessness. The City supported the development and adoption of this document.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Staff members from the City of Ontario Housing Department work in cooperation with Continuum of Care lead agency staff continuously throughout the year. City staff members are members of the San Bernardino County Interagency Homeless Policy Council, the Coordinated Entry System Planning Group, and the HMIS Policy Advisory Group.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Ontario Housing Authority	PHA Other government - Local	Housing Need Assessment Public Housing Needs	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing affordable housing.
Neighborhood Partnership Housing Services, Inc. (NPHS)	Housing Services - Housing Regional organization Community Development Financial Institution	Housing Need Assessment	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination with first-time homebuyer and owner-occupied rehabilitation loan programs, and other programs and services relating to homebuyer education, financial literacy, and homeowner assistance. Coordination with a possible Community Housing Development Organization (CHDO).
AOF/Golden State Community Development Corp.	Housing Services - Housing	Housing Need Assessment	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with a possible Community Housing Development Organization (CHDO).
Mercy House Living Centers	Housing Services – Housing Services-Homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services and permanent supportive housing.
Inland Fair Housing and Mediation Board	Services-Elderly Persons Service-Fair Housing	Housing Need Assessment Non-Homeless Special Needs Fair Housing Strategy	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing increased services for senior citizens, fair housing services, landlord/tenant mediation services, fair housing education, testing, and enforcement, first time homebuyer education, and financial literacy programs.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
County of San Bernardino Office of Homeless Services	Services-homeless Other government - County Continuum of Care	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services in the region, HMIS services, Continuum of Care coordination, and coordinated assessment system.
Ontario-Montclair YMCA	Services-Children	Non-Housing Community Development Strategy	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of child care for affordable housing residents.
Ontario-Montclair School District	Services-Children Services-Homeless Services-Education	Homeless Needs - Families with children	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Identification and coordination of services for homeless families within the school district.
Ontario Senior Center	Services-Elderly Persons Grantee Department	Non-Homeless Special Needs	Invited to participate in community meeting/public hearing. Coordination of Homeowner Energy Assistance Program (HEAP) services and social services for senior residents within affordable senior housing projects.
Rolling Start, Inc.	Services-Persons with Disabilities	Non-Homeless Special Needs	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of Section 504 outreach and identifying potential participants for affirmative marketing outreach for affordable housing units.
San Bernardino County Department of Behavioral Health	Services-Persons with Disabilities Services-Health Health Agency Other government - County	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of Project Gateway (Shelter Plus Care vouchers) and proactively working together to secure additional resources to serve Ontario residents.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Foothill AIDS Project	Services-Persons with HIV/AIDS	Housing Need Assessment Homelessness Strategy	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination and identification of potential participants for affirmative marketing outreach for affordable housing units.
County of San Bernardino Children and Family Services	Services-Health Health Agency Child Welfare Agency Other government - County	Non-Housing Community Development Strategy	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination for potential bridge housing resources.
Inland Valley Hope Partners	Services-Homeless Services-Health	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing services for the homeless and those at-risk of homelessness and identification of potential participants for affirmative marketing outreach for affordable housing units.
House of Ruth, Inc.	Services-Victims of Domestic Violence	Homelessness Strategy Homeless Needs - Families with children	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of providing services for victims of domestic violence and potential identification of participants for affirmative marketing outreach for affordable housing units.
State of California Housing and Community Development	Other government - State	Housing Need Assessment	Participate in various programs that will fund identified community needs (Affordable Housing and Sustainable Communities (AHSC), Veteran Housing and Homeless Prevention (VHHP), Emergency Housing and Assistance Program Capital Development (EHAP-CD), and others). Actively support efforts to create permanent affordable housing funding sources.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Foothill Family Shelter	Services-Homeless	Homelessness Strategy Homeless Needs - Families with children	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services, transitional housing, and identification of potential participants for affirmative marketing outreach for affordable housing units.
Housing Authority of the County of San Bernardino	PHA	Public Housing Needs	Requested review of public housing needs section and a copy of the executive summary was provided for feedback and comments. Implement permanent supportive housing programs and work together to secure state and federal resources for the region.
SANBAG	Regional organization Planning organization	Economic Development Market Analysis	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination for AHSC funding program.
City of Chino	Other government - Local	Executive Summary	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Rancho Cucamonga	Other government - Local	Executive Summary	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Fontana	Other government - Local	Executive Summary	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Upland	Other government - Local	Executive Summary	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Pomona	Other government - Local	Executive Summary	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Ontario Economic Development Agency	Services-Employment Grantee Department	Economic Development	Consulted with agency for information related to the economic development delivery portions of the One Year Action Plan. Coordinate for Section 3 compliance, economic development activities, and workforce development.
Ontario Chamber of Commerce	Business Leaders Civic Leaders Business and Civic Leaders	Economic Development	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of outreach for services to business and economic development activities.
City of Ontario Innovation, Performance, and Audit Agency	Broadband Internet Service Providers	Executive Summary	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Ontario Fire Department	Emergency Management Agency	Executive Summary	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
Ontario Police Department	Services - Victims Grantee Department	Non-Housing Community Development Strategy	Consulted with this Agency for portions of the One Year Action Plan related to need for crime prevention/crime awareness programs and services provided by this agency.
City of Ontario Community, Life, and Culture Agency	***Services-homeless Continuum of Care***	***Executive Summary HOME-ARP Allocation Plan***	***Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments.***

Identify any Agency Types not consulted and provide rationale for not consulting

All agency types required for consultation were included in the development of this Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	San Bernardino County Continuum of Care	Activities to address homeless needs address the goal established in the Homeless Strategy.
The Ontario Plan	City of Ontario Planning Department	Activities are planned to be consistent with housing needs and goals, community development needs and goals, and local priorities.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City works in cooperation with Mercy House Living Centers, the County of San Bernardino Department of Behavioral Health, and the Housing Authority of the County of San Bernardino to implement the Project Gateway program to provide housing assistance and services for homeless persons. Project Gateway provides 12 Project Based Rental Assistance units at eight different locations throughout the City of Ontario for clients that are homeless and mentally ill, or dual diagnosed. The City of Ontario established the HOME Tenant-Based Rental Assistance ("TBRA") Program to help Ontario's chronically homeless individuals and families secure permanent housing through temporary rental subsidies with or without rental security deposits and/or utility deposits. The program is administered by Mercy House Living Centers.

In addition to Project Gateway and HOME TBRA, the City works in cooperation with Mercy House Living Centers, House of Ruth, and Inland Valley Hope Partners to provide additional housing assistance services to homeless persons and persons who were recently homeless but now live in permanent housing. These organizations provide a wide range of services including housing referrals, assistance in identifying and obtaining resources necessary to obtain housing, transitional housing programs, and emergency shelter. Mercy House also provides an aftercare services program to assist formerly homeless individuals now living in permanent housing to ensure ongoing housing stability.

AP-12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Ontario Housing Department encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs.

1. **Summary of Citizen Participation**

   The City of Ontario Housing Department developed the FY 2021-22 One Year Action Plan using substantial citizen participation and consultation. The process offered numerous opportunities for public input, comment, and review.

2. **Community Meetings**

   The City of Ontario Housing Department conducted a community forum/public hearing on January 21, 2021 and April 1, 2021. At the first meeting, an overview of entitlement programs was provided and applications for public service programs were released. The public review draft of the FY 2021-22 One Year Action Plan was presented at the second meeting along with the proposed projects and activities for FY 2021-22. Due to the coronavirus pandemic, the City of Ontario utilized the Waiver of Community Planning and Development Grant Program and Consolidated Plan Requirements to Allow for Virtual Public Hearings in the Preparation of FY 2021-22 Consolidated Plans and Annual Action Plans. Both meetings were held via Zoom at 6:00 p.m. Bilingual staff was available for translation, as needed.

   Legal and display advertisements were published on January 8, 2021 and January 15, 2021 for the January 21, 2021 meeting. Legal advertisement were published on March 19, 2021 and March 26, 2021 for the April 1, 2021 meeting. A legal advertisement was published on April 2, 2021 announcing the availability of the FY 2021-22 One-Year Action Plan for public review from April 2, 2021 through May 4, 2021. These advertisements were placed in the local newspaper, the Inland Valley Daily Bulletin.

   Legal advertisement was published on March 18, 2022 announcing the availability of the First Amendment to the FY 2021-22 One-Year Action Plan for public review from March 18, 2022 to April 19, 2022. This advertisement was placed in the local newspaper, the Inland Valley Daily Bulletin.

   Legal advertisement was published on December 16, 2022 announcing the availability of the Second Amendment to the FY 2021-22 One-Year Action Plan for public review from December 16, 2022 to January 16, 2023. This advertisement was placed in the local newspaper, the Inland Valley Daily Bulletin.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Legal and display advertisements were published in the Inland Valley Daily Bulletin on January 8, 2021 and January 15, 2021 to advertise the community meeting scheduled for January 21, 2021	No comments were received.		
2	Public Hearing	Non-targeted/broad community	Meeting held on January 21, 2021, at 6:00 p.m via Zoom webinar. A presentation was made providing an overview of entitlement programs and public service applications were released.	No comments were received.		
3	Newspaper Ad	Non-targeted/broad community	Legal advertisements were published in the Inland Valley Daily Bulletin on March 19, 2021 and March 26, 2021 to advertise the community meeting scheduled for April 1, 2021	No comments were received.		
4	Community Forum/public hearing	Non-targeted/broad community	Meeting held on April 1, 2021, at 6:00 p.m. via Zoom webinar. A presentation was made regarding proposed projects for FY 2021-22.	Program information was provided by Pomona Valley Habitat for Humanity and House of Ruth.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/broad community	Legal advertisement was published in the Inland Valley Daily Bulletin on April 2, 2021, to advertise the 30-day public review period.	No comments were received.		
6	Newspaper Ad	Non-targeted/broad community	Legal advertisement was published in the Inland Valley Daily Bulletin on March 18, 2022, to advertise the 30-day public review period for the First Amendment to the FY 2021-22 One Year Action Plan.	No comments were received.		
7	***Newspaper Ad***	***Non-targeted/broad community***	***Legal advertisement was published in the Inland Valley Daily Bulletin on December 16, 2022, to advertise the 30-day public review period for the Second Amendment to the FY 2021-22 One Year Action Plan..***	***No comments were received.***		
8	***Community Forum/public hearing***	***Non-targeted/broad community***	***Meeting held on January 17, 2023 at 6:00 p.m.. A presentation was made regarding the Draft HOME-ARP Allocation Plan.***	***No comments were received.***		

Table 4 – Citizen Participation Outreach



DRAFT

FY 2021-22

One-Year Action Plan

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The table on the following page identifies funds expected to be received and available for programming during FY 2021-22, which is the second year of this Consolidated Plan.

DRAFT

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,909,738	0	197,777	2,107,515	5,700,000	The CDBG allocation for FY 2021-22 is $1,909,738. A total of $197,777 unallocated CDBG funds is available from prior years. An estimated $1.9 million per year for the remaining three years of the Consolidated Plan is expected to be received.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	748,625	137,548	0	748,625	2,250,000	The HOME allocation for FY 2021-22 is $748,625. $137,548 of unallocated HOME funds are available from prior years. An estimated $750,000 per year for the remaining three years of the Consolidated Plan is expected to be received.
HOME-ARP	***public - federal***	***Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA***	***2,713,297***	***0***	***0***	***2,713,297***	***0***	***The HOME-ARP allocation as of April 8, 2021 is $2,713,297***

DRAFT

ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	159,018	0	0	159,018	$480,000	The ESG allocation for FY 2021-22 is $159,018. An estimated $160,000 per year for the remaining three years of the Consolidated Plan is expected to be received.

Table 5 - Expected Resources – Priority Table

DRAFT

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will seek available funding opportunities to leverage federal funds in meeting the goals established by this One Year Action Plan. Potential funding sources that could be used to leverage federal funds include Low Income Housing Tax Credits, Transformative Climate Communities (TCC) Grant, Affordable Housing and Sustainable Communities funds, CalHome funds, and local in-lieu fees for the development of affordable housing. HOME funds require a 25% match for each dollar spent. Ontario has previously been designated as a distressed community and anticipates receiving a 50% HOME match reduction for FY 2021-22. HOME match will be provided from available match on hand and from non-federal funding sources used for housing projects. ESG funds require a dollar for dollar match for each dollar spent. Ontario works in partnership with the agencies receiving ESG funds to provide match from eligible sources.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City and the Ontario Housing Authority identified and acquired land for future housing projects pending additional funding to make the projects feasible. At the time of publication, the publicly owned sites shown in the table below have been identified and proposed for future housing development.

Project Name/Property Address(es)	Assessor's Parcel Number(s)
221 N. Mountain Ave.	1010-521-28
Euclid In-fill (110 E. Maitland St., 1004 S. Euclid Ave., 1325 S. Euclid Ave., 1329 S. Euclid Ave.)	1049-511-03, 1049-563-10, 1049-531-02, 1049-531-01
Emporia and Fern Sites	1049-054-02, 1049-054-03, and 1049-054-06
905 E. Holt Blvd.	1048-481-08
4th and Cucamonga	1048-131-52

The City has entered into a Development and Disposition Agreement with Ontario Emporia II Housing Partners, L.P., an affiliate of Related California for a 50-unit project on the Emporia and Fern site which will consist of 6 one-bedroom units, 29 two-bedroom units, and 15 three-bedroom units restricted for tenants with household incomes from 30% AMI to 60% AMI with estimated rents ranging from $433 to $1,083.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Goal	Category	Geographic Area	Needs Addressed		Funding
Housing Strategy Goal #1	Affordable Housing	N/A	Affordable Housing – Rental Assistance		CDBG $ 0 HOME $ 280,734 ESG $ 0
	Start Year: 2021 End Year: 2022		Outcome: Affordability	Objective: Provide decent affordable housing	
	Description: Expand affordable rental housing opportunities, particularly for low-income persons.				
	Goal Outcome Indicator Tenant-based rental assistance/Rapid Rehousing		Quantity 20	Unit Households assisted	
Housing Strategy Goal #2	Affordable Housing	N/A	Affordable Housing – Rehabilitation of Existing Units		CDBG $ 100,000 HOME $ 418,283 ESG $ 0
	Start Year: 2021 End Year: 2022		Outcome: Affordability	Objective: Provide decent affordable housing	
	Description: Preserve existing rental and owner-occupied housing resources.				
	Goal Outcome Indicator Rental units rehabilitated		Quantity 8	Unit Household housing unit	
	Housing Code Enforcement		300	Household housing units	

DRAFT

Goal	Category	Geographic Area	Needs Addressed	Funding
Housing Strategy Goal #3	Affordable Housing	N/A	Affordable Housing – Production of new units	CDBG $ 0 HOME $ 112,294 ESG $ 0
	Start Year: 2021 End Year: 2022		Outcome: Affordability	Objective: Provide decent affordable housing
	Description: Increase affordable homeownership opportunities, particularly for low and moderate income persons.			
	Goal Outcome Indicator		Quantity	Unit
Homeless Strategy	Homeless	N/A	Homelessness - Outreach Homelessness - Emergency/Transitional Shelter Homelessness - Rapid Re-Housing Homelessness - Prevention	CDBG $ 207,260 ***HOME $ 2,306,303*** ESG $ 159,018
	Start Year: 2021 End Year: 2022		Outcome: Availability/Accessibility	Objective: Create suitable living environments
	Description: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.			
	Goal Outcome Indicator		Quantity	Unit
	Public service activities other than Low/Moderate Income Housing Benefit		1,700	Persons assisted
	Homeless Person Overnight Shelter		65	Persons assisted
	Homelessness Prevention		***2,800***	Persons assisted
Special Needs Strategy	Non-Homeless Special Needs	N/A	Community Development - Public Services	CDBG $ 10,000 HOME $ 0 ESG $ 0
	Start Year: 2021 End Year: 2022		Outcome: Availability/Accessibility	Objective: Create suitable living environments
	Description: Provide supportive services for special needs populations.			
	Goal Outcome Indicator		Quantity	Unit
	Public service activities other than low/moderate income housing benefit		600	Persons assisted

DRAFT

Goal	Category	Geographic Area	Needs Addressed		Funding
Fair Housing Strategy	Non-Housing Community Development	N/A	Community Development - Public Services		CDBG $ 32,200 HOME $ 0 ESG $ 0
	Start Year: 2021 End Year: 2022		Outcome: Availability/Accessibility	Objective: Create suitable living environments	
	Description: Continue to implement the Fair Housing laws by providing funding for further fair housing.				
	Goal Outcome Indicator Public service activities other than low/moderate income housing benefit		Quantity 1,500	Unit Persons assisted	
Community Development Strategy Goal #1	Non-Housing Community Development	N/A	Community Development - Public Infrastructure		CDBG $ 810,000 HOME $ 0 ESG $ 0
	Start Year: 2021 End Year: 2022		Outcome: Availability/accessibility	Objective: Create suitable living environments	
	Description: Provide needed public infrastructure improvements in target lower- and moderate-income neighborhoods.				
	Goal Outcome Indicator Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit Other		Quantity 39,140 70	Unit Persons assisted Public facilities	
Community Development Strategy Goal #2	Non-Housing Community Development	N/A	Community Development - Public Facilities		CDBG $ 404,108 HOME $ 0 ESG $ 0
	Start Year: 2021 End Year: 2022		Outcome: Availability/accessibility	Objective: Create suitable living environments	
	Description: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.				
	Goal Outcome Indicator Other		Quantity 1	Unit Public facilities	

DRAFT

Goal	Category	Geographic Area	Needs Addressed		Funding
Community Development Strategy Goal #3	Non-Housing Community Development	N/A	Community Development - Public Services		CDBG $ 37,000 HOME $ 0 ESG $ 0
	Start Year: 2021 End Year: 2022		Outcome: Availability/accessibility	Objective: Create suitable living environments	
	Description: Provide needed community services to serve lower and moderate income residents.				
	Goal Outcome Indicator Public service activities other than low/moderate income housing benefit		Quantity 12,305	Unit Persons assisted	
Community Development Strategy Goal #4	Non-Housing Community Development	N/A	Community Development - Economic Development		CDBG $ 125,000 HOME $ 0 ESG $ 0
	Start Year: 2021 End Year: 2022		Outcome: Availability/accessibility	Objective: Create suitable living environments	
	Description: Expand the City's economic base and promote greater employment opportunities.				
	Goal Outcome Indicator Businesses Assisted		Quantity 4	Unit Businesses Assisted	

Table 6 – Goals Summary

DRAFT

Goal Descriptions

Goal Name	Goal Description
Housing Strategy Goal #1	Expand affordable rental housing opportunities, particularly for low-income persons.
Housing Strategy Goal #2	Preserve existing rental and owner-occupied housing resources.
Housing Strategy Goal #3	Increase affordable homeownership opportunities, particularly for low and moderate income persons.
Homeless Strategy	Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.
Special Needs Strategy	Provide supportive services for special needs populations.
Fair Housing Strategy	Continue to implement the Fair Housing laws by providing funding for further fair housing.
Public Housing Strategy	Continue to support the on-going efforts of the Housing Authority of the County of San Bernardino and the Ontario Housing Authority to maximize the use of rental assistance subsidies and other resources in the City.
Lead Hazard Strategy	Reduce the number of housing units with lead paint hazards through education, inspection, and rehabilitation.
Community Development Strategy Goal #1	Provide needed public infrastructure improvements in target lower- and moderate-income neighborhoods.
Community Development Strategy Goal #2	Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.
Community Development Strategy Goal #3	Provide needed community services to serve lower and moderate income residents.
Community Development Strategy Goal #4	Expand the City's economic base and promote greater employment opportunities.

Table 7 – Goal Descriptions

DRAFT

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

HOME TBRA Program – Projected Total Assisted 20 persons

Under this program, HOME TBRA subsidies will be made available to homeless individuals and families meeting the TBRA definition of chronically homeless or the McKinney-Vento Education Programs definition of homeless. These homeless households must be in need of immediate financial assistance in order to obtain affordable housing. The intent of the program is to provide a mechanism to rapidly re-house homeless individuals and families.

DRAFT

AP-35 Projects – 91.220(d)

Introduction

Based upon the local priorities and available funding, the City Council has determined to distribute CDBG, HOME, and ESG funds to the following projects.

#	Project Name
1	Single Family/Multi-Family Housing Rehabilitation and New Construction
2	Community Improvement Team
3	Tenant Based Rental Assistance
4	Community Housing Development Organizations (CHDOs) Housing Program
5	Homeless Outreach, Shelter, Prevention, and Administration
6	Senior Support Services
7	Pavement Management Rehabilitation
8	Alley Pavement Management Rehabilitation
9	LED Street Light Conversion Project
10	Wheelchair Ramp Installation
11	Park Improvements Project
12	Child Care, Family, and Youth Subsidies
13	Ontario on the Go
14	Fair Housing (AFFH) Program
15	Landlord/Tenant Mediation Program
16	Expanded Downtown Façade Improvement Program
17	Administration
2016-05	Rehabilitation at 411 N. Parkside Ave. (additional funding)
18	***HOME-ARP Rental and Utility Assistance Program***

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects selected for funding represent programs designed to meet needs identified as medium or high within the FY 2021-22 Consolidated Plan. Funding is limited, so not all projects requesting funding were able to be funded. The City strives to have a broad spectrum of programs to meet the needs of as many populations throughout Ontario as possible.

Projects

AP-38 Projects Summary

Project Summary Information

1	**Project Name**	Single Family/Multi-Family Housing Rehabilitation and New Construction
	Target Area	
	Goals Supported	Housing Strategy Goal #2
	Needs Addressed	Affordable Housing – Production of New Units
	Funding	***$0***
	Description	This program will provide for the rehabilitation and/or construction of new single family or multi-family housing units for very low- and low-income households.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	***This funding is being programmed into the rehabilitation of 411 N. Parkside Ave.***
	Location Description	
	Planned Activities	

DRAFT

2	**Project Name**	Community Improvement Team
	Target Area	
	Goals Supported	Housing Strategy Goal #2
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	CDBG: $100,000
	Description	The Community Improvement Team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within eligible targeted low/mod areas that have been identified as deteriorated areas that are having significant impact on the existing neighborhoods. The boundaries of the area where CIT activities are eligible for CDBG funding are in the following census tracts/block groups CT 001400, BG 1 and 2; CT 001501, BG 1 and 2; CT 001503, BG 1 and 2; CT 001504, BG 1 and 2; CT 001600, BG 1, 3, 4, and 5; CT 001702, BG 1; CT 001706, BG 1, 2, and 3; CT 001702, BG 1; CT 001706, BG 1, 2, and 3; CT 001707, BG 1 and 2; CT 001812, BG 1 and 2; and CT 001813, BG 1 and 2. Costs incurred for inspections of code violations and the enforcement of code requirements for properties located within eligible focus block groups are eligible for CDBG funding. In addition, costs incurred for inspections to monitor the condition of restricted affordable housing units within Ontario. To ensure long term program solutions, the team coordinates the resources available with various City departments, including but not limited to: Police, Planning, Housing and Code Enforcement.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 housing units will be inspected under this program.
	Location Description	This project is restricted to Census Tracts CT 001400, BG 1 and 2; CT 001501, BG 1 and 2; CT 001503, BG 1 and 2; CT 001504, BG 1 and 2; CT 001600, BG 1, 3, 4, and 5; CT 001702, BG 1; CT 001706, BG 1, 2, and 3; CT 001702, BG 1; CT 001706, BG 1, 2, and 3; CT 001707, BG 1 and 2; CT 001812, BG 1 and 2; and CT 001813, BG 1 and 2.
	Planned Activities	Activities that can be funded under this project include inspections and related enforcement activities for serious code violations.

DRAFT

3	**Project Name**	Tenant Based Rental Assistance
	Target Area	
	Goals Supported	Housing Strategy Goal #1
	Needs Addressed	Affordable Housing - Rental Assistance
	Funding	HOME: $280,734
	Description	This program is designed to assist homeless individuals and families meeting the TBRA definition of chronically homeless or the McKinney-Vento Education Programs definition of homeless obtain and maintain permanent housing units. The program will provide direct financial assistance to each participant up to $20,000, including security and utility deposits. If the tenant is required to pay utilities, this would be deducted from the gross allowed rental cost to determine if the unit is eligible. Unit rental cost must be supported by a review of comparable rental costs of similar units within the neighborhood. Program is provided based upon determined preferences. Eligibility is restricted to households with incomes at or below 50% of area median income. Funding is as follows: 2021 HOME Funds - $280,734
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 households will be assisted through this program.
	Location Description	
	Planned Activities	Program will provide no more than a two month security deposit and minimum utility deposits. No pet security deposits or rental increases due to pet costs will be allowed. Assistance will be provided for 12 months with an option for a 12-month extension, dependent upon availability. All deposits will be provided as a grant to the tenant.

DRAFT

4	**Project Name**	Community Housing Development Organizations (CHDOs) Housing Program
	Target Area	
	Goals Supported	Housing Strategy Goal #3
	Needs Addressed	Affordable Housing - Production of New Units
	Funding	HOME: $112,294
	Description	This program is designed to preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation, and/or new construction activities through Community Housing Development Organizations (CHDOs). The Housing and Neighborhood Preservation Agency will accept applications for financial assistance from certified CHDOs for proposed high quality housing projects that will enhance the City's efforts to create and preserve a variety of housing opportunities for Ontario residents with a range of affordability requirements.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	At this time no units are proposed to be completed pending the submission of a proposed project from a qualified CHDO.
	Location Description	
	Planned Activities	

DRAFT

5	**Project Name**	Homeless Outreach, Shelter, Prevention, and Administration
	Target Area	
	Goals Supported	Homeless Strategy
	Needs Addressed	Homelessness - Outreach Homelessness - Emergency/Transitional Shelter Homelessness - Rapid Re-Housing Homelessness - Prevention
	Funding	CDBG: $207,2660 ESG: $159,018
	Description	This project represents four separate programs and related administration that provide services to the homeless and those at-risk for homelessness in Ontario. Improvements for hydration and hygiene will be provided at the Ontario Access Center. Mercy House operates a complete continuum of care within Ontario, including an Access Center, transitional housing, and affordable permanent housing designed to meet the needs of the homeless at every stage of their struggle. Inland Valley Hope Partners' Family Stabilization Program at SOVA Program Center helps families living in poverty maintain their health, stretch their food dollars, and avoid homelessness by providing emergency food, support services, and advocacy. House of Ruth is a non-profit domestic violence agency, serving battered women and their children for more than 35 years.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Mercy House's Continuum of Care will serve approximately 1,300 persons; Inland Valley Hope Partners' Family Stabilization Program at SOVA Program Center will serve approximately 3,000 persons; and House of Ruth's Services for Battered Women and Their Children will serve approximately 1,200 persons.
	Location Description	517/521/525 N. Virginia Ave., Ontario, California 435 S. Bon View Ave., Ontario, California 904 E. California St., Ontario, California

DRAFT

	Planned Activities	1. ASSISI HOUSE: Assisi House transitional shelter provides transitional housing and supportive services to single men, single women, and single mothers with their children. The affordable permanent housing programs, housing voucher programs, including the Shelter Plus Care program, and aftercare program in Ontario provide continued care and support to those in need, a lasting end to their homelessness. 2. ONTARIO ACCESS CENTER: The Ontario Access Center provides safety-net and housing stabilization services to the homeless and at-risk of homeless. Services at the Center include lockers, laundry facilities, food distribution, showers, and meeting spaces. Assisi House transitional shelter provides transitional housing and supportive services to single men, single women, and single mothers with their children. The affordable permanent housing programs, housing voucher programs, including the Shelter Plus Care program, and aftercare program in Ontario provide continued care and support to those in need, a lasting end to their homelessness. 3. FAMILY STABILIZATION AT SOVA PROGRAM CENTER: The program provides low and very low income and homeless individuals and families with emergency food supplies and support services. Participants are able to obtain a four or five day supply of basic staple foods, enough to provide approximately 10-15 meals for each family member, every 30 days. Clients are also able to access additional support, such as hygiene products, diapers, and paper products. Utility and rental assistance may be accessed, as well as 3-5 day emergency motel vouchers (when available). Information and referral resources are available, especially in the areas of health services, housing, and other food programs. 4. SERVICES FOR BATTERED WOMEN AND CHILDREN: Services are provided through the agency's 24-hour crisis hotline, at conveniently located walk-in centers in Ontario and Pomona, and at House of Ruth's emergency and transitional shelters. Safety and self-sufficiency are the focus of all of House of Ruth's programs. The hotline provides crisis counseling, intake to shelter and referral to community services. Women in both residential and non-residential programs are provided with case management, individual and group counseling, safety planning, assistance with accessing mainstream social services, assistance with filing a restraining order, and help with employment and housing needs. Their children may be referred to House of Ruth's Child Abuse Treatment program for therapeutic counseling. Women at the Emergency Shelter also receive emergency transportation, clothing, and all meals. Domestic violence

DRAFT

		prevention education brings awareness of domestic violence to local communities. 5. CONTINUUM OF CARE MANAGER: The City of Ontario Continuum of Care Manager will manage all aspects of the homeless services Continuum of Care, providing resources to assist individuals and families experiencing homelessness move into transitional and permanent housing, as well as leading the growth and development of future Continuum of Care initiatives and goals. 6. ADMINISTRATION: Funds will be utilized by the City and Mercy House Living Centers to pay for administrative costs related to the provision of programs and services funded by the ESG program.

DRAFT

6	**Project Name**	Senior Support Services
	Target Area	
	Goals Supported	Special Needs Strategy
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: $10,000
	Description	Inland Fair Housing and Mediation Board (IFHMB) has provided application-based services to seniors in the City of Ontario for the State of California's Home Energy Assistance Program (HEAP) for over 20 years. This project will allow for an expansion of the existing program and provide application assistance to senior citizens to complete and submit the HEAP application and all required documentation. IFHMB will also assist senior citizens with any complaints or information they may need during the workshop.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 unduplicated persons will benefit from this project.
	Location Description	
	Planned Activities	The Senior Program Coordinator ensures that only appropriate copies of sensitive documents are submitted to the State as part of the HEAP application, returns the original documents and a copy of the application to the senior, and mails the application to the State. Rebates are returned directly to the applicant.

DRAFT

7	**Project Name**	Pavement Management Rehabilitation
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $300,000
	Description	This project will renovate existing street surfaces with a rubber-polymer modified slurry seal coating extending the useful life of the street surface for more than 10 years.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 29,785 persons will benefit from these improvements.
	Location Description	This project is restricted to Census Tracts CT 001308, BG 1 and 2; CT 001309, BG 1 and 3; CT 001312, BG 2; CT 001400, BG 1 and 2; CT 001600, BG 1 and 2; CT 001803, BG 1; CT 001810, BG 1, 2, and 3; CT 001812, BG 2; and CT 001813, BG 1 and 2.
	Planned Activities	

DRAFT

8	**Project Name**	Alley Pavement Management Rehabilitation
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $235,000
	Description	This project will reconstruct alleys that are in very poor condition. The project includes brush and tree removal, repair of drainage issues, and general cleanup of alley areas. Reconstructed alleys are projected to last 20 to 25 years.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,890 persons will benefit from these improvements
	Location Description	Locations include alleys south of D Street and north of Holt Boulevard between San Antonio Avenue and Boulder Avenue.
	Planned Activities	

DRAFT

9	**Project Name**	LED Street Light Conversion Project
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $100,000
	Description	This project will include the conversion of over 60 existing decorative street lights throughout the CDBG-eligible areas to LED street lights. The project will result in up to 40% in energy savings over the life of the street light fixtures.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 street lights will be converted.
	Location Description	Location to be determined prior to project start.
	Planned Activities	

DRAFT

10	**Project Name**	Wheelchair Ramp Installation
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $175,000
	Description	This project will include the installation of approximately seventy (70) wheelchair ramps and replacement of adjoining sidewalks.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 wheelchair ramps will be installed.
	Location Description	This work will be done at various locations throughout the City, but locations within the TCC Boundary will be prioritized to coordinate with already planned pedestrian and transportation improvement projects.
	Planned Activities	

DRAFT

11	**Project Name**	Park Improvements Project
	Target Area	
	Goals Supported	Community Development Strategy Goal #2
	Needs Addressed	Community Development - Public Facilities
	Funding	CDBG: $404,108
	Description	This project will include various projects to make CDBG-eligible improvements to CDBG-eligible parks and community centers. Maintenance of parks and/or community centers is not eligible under this project. Typical projects would include community center capital improvements (i.e., improvements to community rooms, lobby areas, kitchen areas, roofing, mechanical systems, etc.). Additionally ADA improvements to replace or update existing restroom facilities or access to community centers could be funded under this project. Park improvements to recreation facilities, such as improvements to sporting facilities, park shelters, or playground equipment, installation of water conserving landscaping and irrigation systems, or installation of new sporting facilities would also be eligible under this project.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	One public facility+ will be upgraded as a result of this project.
	Location Description	Specific locations to be determined, but all activities will take place at parks whose service areas are CDBG-eligible.
	Planned Activities	Eligible parks based on service area include: Bon View Park/Dorothy Quesada Community Center, Cypress Park, De Anza Park and Community Center, Grove Memorial Park, James Bryant Park, James Galanis Park, John Galvin Park, Nugent's Park, and Sam Alba Park.

DRAFT

12	**Project Name**	Child Care, Family, and Youth Subsidies
	Target Area	
	Goals Supported	Community Development Strategy Goal #3
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: $22,000
	Description	The Ontario-Montclair YMCA provides a before and after school childcare program for school aged boys and girls, who come from families of low to moderate incomes in the Ontario-Montclair and Mountain View School Districts.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 unduplicated persons will be served by this project.
	Location Description	950 N. Elderberry St., Ontario, CA 91762 2825 E. Walnut St., Ontario, CA 91761
	Planned Activities	Children are provided with childcare before school, delivered to school, picked up after school, and transported to childcare sites in the afternoon. Throughout the year, programs for youth and families are provided that are both sport related and non-sport related. Families are not denied program entrance for their lack of ability to pay.

DRAFT

13	**Project Name**	Ontario on the Go
	Target Area	
	Goals Supported	Community Development Strategy Goal #3
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: $15,000
	Description	This project will offer mobile outreach that will provide positive educational activities and exciting programs to underserved neighborhoods locate within pre-designated areas in the City. This targeted outreach will build confidence in Ontario's youth through educational and physical activities such as arts and crafts, athletic skills classes, homework help, and literacy instruction. These pre-designated areas demonstrate a greater need due to distance from established community center and library facilities. Ontario On The Go will spread excitement and education resources in a safe and fun environment and ultimately will lead to a better and stronger community.
	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,000 persons will be served by this activity.
	Location Description	Ontario Neighborhood Preservation Strategy target neighborhoods and CDBG-eligible parks.
	Planned Activities	

DRAFT

14	**Project Name**	Fair Housing (AFFH) Program
	Target Area	
	Goals Supported	Fair Housing Strategy
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: $22,000
	Description	In collaboration HUD's new proposed rule, Inland Fair Housing and Mediation Board (IFHMB) will assist the City with the conversion from the Analysis of Impediments to the Assessment of Fair Housing tool, using HUD provided regional and national data that will improve fair housing assessment, planning, and decision-making; incorporate fair housing planning into existing planning processes; encourage and facilitate regional approaches to addressing fair housing issues, including effective incentives for collaboration across jurisdictions; bring people historically excluded because of characteristics protected by the Fair Housing Act into full and fair participation, and establish an approach to Affirmatively Furthering Fair Housing (AFFH) that calls for coordinated efforts to combat illegal discrimination, so individuals and families can make decisions about where to live, free from discrimination, with necessary information regarding housing options.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 people will benefit from this project.
	Location Description	
	Planned Activities	

DRAFT

15	**Project Name**	Landlord/Tenant Mediation Program
	Target Area	
	Goals Supported	Fair Housing Strategy
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: $10,200
	Description	It is from the landlord/tenant complaints that trained mediators at Inland Fair Housing and Mediation Board (IFHMB) assess the validity of the claims made to tenants by landlords (and vice-versa) to determine whether potential fair housing violations have occurred. IFHMB also investigates whether there are systemic elements in policies and procedures that compound the reported violations. These instances provide IFHMB the opportunity to educate landlords on their own rights and responsibilities, preventing future fair housing violations for renters and assisting renters in resolving their housing issues.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,400 persons will benefit from these services.
	Location Description	
	Planned Activities	

DRAFT

16	**Project Name**	Expanded Downtown Storefront Façade Revitalization Program
	Target Area	
	Goals Supported	Community Development Strategy Goal #4
	Needs Addressed	Community Development – Economic Development
	Funding	CDBG: $125,000
	Description	This project is intended to provide financial assistance to property owner and/or tenants to renovate commercial façade buildings and structures within the City's downtown area by matching the amount put into the renovation by the tenant/owner 1:1 up to $25,000. Eligible improvements include: removal of old signs and awnings, exterior painting, repair/replacement of exterior siding, installation of new entry doors to meet ADA accessibility requirements, installation of anti-graffiti display windows, installation of new canvas awnings, installation of new signs, installation of new exterior lighting, and installation of permanent landscaping.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Four businesses will be assisted through this program.
	Location Description	The program will operate in a TBD radius of the City's Downtown area.
	Planned Activities	

DRAFT

17	**Project Name**	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $381,947 HOME: $74,862
	Description	This activity will be used to pay for salaries and benefits for those persons administering the CDBG and HOME Programs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

DRAFT

2016-05	**Project Name**	Rehabilitation at 411 N. Parkside Ave.
	Target Area	
	Goals Supported	Housing Strategy Goal #1
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	HOME: $418,283 (additional funding)
	Description	This project will provide for a increased loan to Mercy House CHDO for the rehabilitation of the property located at 411 N. Parkside. The scope of work will include removal and replacement of existing roof and windows, and the installation of new HVAC systems.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	8 rental housing units will be rehabilitated under this project.
	Location Description	411 N. Parkside
	Planned Activities	Minor Rehabilitation at 411 N. Parkside

DRAFT

20	**Project Name**	***HOME-ARP Rental and Utility Assistance Program***
	Target Area	
	Goals Supported	***Homeless Strategy***
	Needs Addressed	***Homeless***
	Funding	***HOME-ARP: $2,306,303***
	Description	***This program will provide emergency grants, for up to twelve months of rent and utility assistance. Eligible households would be restricted to very-low income renters (50% or below of Area Median Income (AMI)). Eligible uses of funds include deferred rent payments to prevent eviction and deferred utility payments to prevent utility shut off. Payments will be paid directly to property owner and/or utility companies.***
	Target Date	***8/30/2030***
	Estimate the number and type of families that will benefit from the proposed activities	***Approximately 100 households will benefit from this program.***
	Location Description	***Citywide***
	Planned Activities	

Table 9 – Project Summary

DRAFT

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The specific location of housing and community development projects is a crucial issue. It is important that projects designed to clear blighting conditions are conducted in areas that are actually blighted, and that public service programs are provided at locations convenient to their clients. All HUD funded activities will be implemented in low- and moderate-income service areas, as defined by HUD, with the exception of some public service projects, which are intended to serve CDBG-eligible persons on a citywide basis.

The City has established as a high priority, the investment of CDBG funds into targeted neighborhoods to help the City eliminate slum and blight conditions and improve the living conditions of the residents.

In order for an area to be considered as deteriorated or deteriorating the following conditions shall be met:

- A significant number of the properties located within the area must contain visible code violations affecting the property values in the area (such as lack of or insufficient landscaping, deteriorated paint, accumulations of debris, evidence of deferred maintenance, etc.);
- Infrastructure conditions that require attention (such as lack of sidewalks or sidewalks in disrepair, streets in disrepair, lack of or unmaintained street trees, etc.);
- May contain areas designated as targeted project areas;
- At least three of the five identified factors contributing to deterioration available through Census data shall be met
    - % of population below the poverty level ≥ 20%
    - % of vacant structures ≥ 5%
    - % of total occupied housing units that are overcrowded ≥ 20%
    - % of units lacking complete plumbing and/or kitchen facilities ≥ 1%
    - % of renter and/or owner occupied units experiencing a cost burden ≥ 30%

Area must demonstrate that both public or private improvements and/or services will occur within the area.

Rationale for the priorities for allocating investments geographically

The City has reviewed proposed projects and designed a program to arrest the decline in qualified areas. This approach includes targeting several projects to a specific area to have the biggest impact on that neighborhood. By allocating CDBG funds geographically, the City is able to change the overall conditions within targeted areas and leverage the use of CDBG funds with other resources.

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The tables below delineate the affordable housing goals by population type and program type for FY 2021-22. The City will utilize several programs to achieve these goals, including the Tenant Based Rental Assistance (TBRA) program.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	***100***
Special-Needs	0
Total	***120***

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	**28**

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

It is anticipated that some participants assisted through the TBRA Program may qualify as special needs (elderly or disabled) households, however, without specific information the goal for special needs populations is estimated to be zero.

Introduction

The City will continue to support the HACSB Five-Year Goals/Accomplishments.

Actions planned during the next year to address the needs to public housing

Public housing programs in Ontario are conducted through an agreement with the HACSB. The HACSB manages approximately 747 Section 8 vouchers within Ontario. During FY 2021-22, the City of Ontario Housing Department will continue to monitor affordable housing units at risk for conversion to market rate. Accordingly, it is the objective of the City that all assisted housing units that are eligible for conversion to non-low-income housing should be preserved. In addition, the HACSB will continue to administer the Family Self-Sufficiency Program within the City during FY 2021-22. In this program, residents sign a five-year contract with the HACSB. As incomes rise with new employment, savings

DRAFT

accounts are established. After five years, the savings account is available to the household to pay for costs associated with independent living.

The City of Ontario worked in collaboration with HACSB and the Ontario Housing Authority to secure S+C funding. Twelve (12) S+C vouchers have been awarded to assist qualified S+C households through an application referred to as "Project Gateway." As stated earlier, the City and the Ontario Housing Authority are actively pursuing additional opportunities to secure project based vouchers to assist in neighborhood revitalization strategies that also support Ontario's Continuum of Care for the homeless.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City works closely with the HACSB and will provide marketing information when homeownership programs are available for the HACSB to distribute to appropriate public housing residents. In addition, HACSB has one of the most successful Public Housing Agency Homeownership programs on the west coast and continues to promote and progress this very successful program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The public housing authority is considered a high performer.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City supports a variety of activities to address the needs of homeless persons and the special needs of persons that are not homeless but require supportive housing and special assistance. As part of the One-Year Action Plan, the City will support several programs and projects conducted by non-profit social service providers. Each of these activities was specifically selected for funding through CDBG and ESG programs to address each step along the Continuum of Care. The City sought out proposals and applications from a variety of homeless and social service providers prior to allocating CDBG and ESG resources.

This region is fortunate to have a number of organizations, which serve both the general homeless population and specific special segments within the homeless community. In developing the funding allocation, the City supported a diverse selection of providers and cultivated cooperation among those groups in the delivery of their services.

During FY 2005-06, the City began implementing a new Continuum of Care program in coordination with Mercy House Living Centers to assist homeless individuals and families transition from homelessness to permanent housing. The Continuum provides a comprehensive homeless strategy to assist homeless individuals and families to become self-sufficient. The programs within the Continuum include the following services: the Ontario Access Center, 34 transitional housing units, permanent housing units,

and an aftercare program. To date, the City and Mercy House have completed comprehensive rehabilitation on the transitional housing units and 76 permanent housing units.

The City worked in collaboration with HACSB and the Ontario Housing Authority to secure Shelter Plus Care (S+C) funding. Twelve (12) S+C vouchers have been awarded to assist qualified S+C households through an application referred to as "Project Gateway."

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Ontario Access Center provides referral services, emergency shelter, food, lockers, laundry facilities, showers, clothing, restrooms, telephone, transitional shelter services, and supportive housing services.

The Family Stabilization Program at SOVA Program Center provides food, a service referral database, emergency and transitional shelter information and referrals, and client services.

House of Ruth provides emergency and transitional shelter services, client case management services, domestic violence counseling, and childcare.

Addressing the emergency shelter and transitional housing needs of homeless persons

Mercy House's Assisi House program provides a 34-bed transitional housing facility with program stays up to 24 months to homeless families to overcome problems and conditions causing homelessness, life skills, education, budgeting, parenting education, day care, and family support.

The House of Ruth provide shelter and special services for victims of domestic violence.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The multi-family housing program, Tenant Based Rental Assistance Program, and the Housing Choice Voucher program, administered by the HACSB, provide rental housing vouchers and affordable housing units. In addition, the City works with other agency partners that offer downpayment assistance homeownership programs for low- and moderate-income families.

The Mercy House Continuum of Care provides permanent affordable housing units with after-care services to assist formerly homeless individuals and families retain permanent housing. In addition, twelve Shelter Plus Care vouchers are available for use in Continuum of Care properties.

DRAFT

The Continuum of Care Manager position has been created to coordinate housing and services for individuals and families experiencing homelessness, and to oversee the daily activities and long-term planning of the Continuum of Care.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Several programs, including the Ontario Access Center, the Family Stabilization Program at SOVA Program Center, and House of Ruth, provide referral services, counseling, case management, and household goods to families at-risk of homelessness, especially those living in poverty or with extremely low incomes. The City works in partnership with the San Bernardino County Department of Behavioral Health, Social Services Department, and Parole and Probation Department to provide referrals and resources to these agencies to assist individuals who are being discharged from mental health facilities, health care facilities, and other institutions.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

In addition to the housing activities already discussed in the One-Year Action Plan, the City will address key fair housing recommendations and objectives identified in the Analysis of Impediments to Fair Housing Choice (AI).

The AI addresses five specific target groups, tenants and property purchasers, property owners and managers, realtors, lenders and local government. Recommendations, actions, and a time period for completion will be completed for each target group.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Although the City does not have control over a number of factors that present barriers to affordable housing, the City does implement many programs to help facilitate the construction of affordable housing and assist renters and homeowners.

The City implements various housing programs to reduce or modify development standards that add costs to constructing affordable housing. These may include modification of parking, open space, and other standards through administrative exceptions. Moreover, considerable fee reductions are offered in return for affordability agreements. Finally, developers of affordable housing are also able to secure density bonuses that work to increase the cash flow of a project and indirectly mitigate the cost of construction, land costs, and financing constraints.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

The City will continue to seek opportunities to obtain additional funding from other resources to leverage the use of HUD funds. The City monitors funding available from the State of California and other regional governmental entities to support the construction of affordable housing. In addition, the City utilizes other resources to fund public infrastructure and public facilities parks to enhance services provided to Ontario residents.

Actions planned to foster and maintain affordable housing

The City continues to monitor affordable housing units within Ontario to ensure ongoing affordability. In addition, the City seeks any available funding opportunities to add affordable housing units to its inventory.

Actions planned to reduce lead-based paint hazards

The City will continue to implement the HUD regulations concerning lead-based paint testing and abatement. Currently, City staff informs residents of activities in any housing rehabilitation program about lead-based paint hazards. This policy applies regardless of whether there are children present in the households. Furthermore, all rehabilitation projects are administered in compliance with HUD regulations concerning lead-based paint testing and abatement.

Most of Ontario's housing stock was constructed prior to the 1978 ban on lead-based paint. Therefore, most units potentially contain lead-based paint. The City will continue to identify specific neighborhoods and households, which may contain lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City has included an Anti-Poverty/Vision for the Future Strategy within the Five-Year Consolidated Plan. In FY 2021-22, the City will continue to aggressively implement programs and activities that will generate jobs and tax revenue to help reduce the number of persons that are currently below the poverty level.

Actions planned to develop institutional structure

The City does not anticipate any gaps in the delivery of service based on the institutional structure of the City government, departments, or agencies. The Housing Department participates in a number of coalitions and collaborations to enhance coordination between the public and private housing and social service agencies providing services to Ontario residents. These coalitions include but are not limited to the following: County of San Bernardino Homeless Coalition, Inter-Agency Council on Homeless, and the HMIS Policy Advisory Board, and Housing Policy Advisory Committee.

DRAFT

Actions planned to enhance coordination between public and private housing and social service agencies

The Housing Department consulted with other key City departments in developing this One-Year Action Plan. These departments included: City Manager's Office, Economic Development Department, Development Department, Planning Department, Public Works Agency, Parks Department, Police Department, Fire Department, and Community Improvement Department. City staff also consulted with the following adjacent jurisdictions during the development of the One-Year Action Plan by providing them with a copy of the Draft One-Year Action Plan during the public review period: Upland, Chino, Rancho Cucamonga, Pomona, Fontana, and County of San Bernardino. Other key public and quasi-public agencies contacted in preparation of the plan included the County of San Bernardino Housing Authority, Upland Housing Authority, Ontario Housing Authority, and Inland Fair Housing and Mediation Board.

City staff will continue to cooperate with other organizations in order to achieve housing and community development objectives. The following list identifies organizations that the City anticipates interacting with and, in some cases, providing funds to during the next fiscal year:

- Inland Fair Housing and Mediation Board
- Inland Valley Hope Partners
- House of Ruth
- Ontario-Montclair School District
- Mercy House
- County of San Bernardino Department of Behavioral Health
- Housing Authority of the County of San Bernardino
- County of San Bernardino Interagency Council on Homelessness

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Funding for CDBG programs is provided through evaluation of the City's infrastructure, public service, public improvement, and public facility needs, along with a competitive application process conducted every two years for public service projects. HOME funds are available for to non-profit developers, private developers, and Community Housing Development Organizations (CHDOs) on an over-the-counter basis as funding is available. Applications for HOME funding are available on the City's website. ESG funds are provided through a competitive application process conducted every two years.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

DRAFT

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   The City does not use HOME funds in any other manner than those described in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   The City will utilize recapture provisions for HOME-funded homebuyer activities. The City will recapture net proceeds after the homebuyer has recovered the homebuyer's entire investment (homebuyer's downpayment plus allowable expenditures for capital improvements made by the homebuyer). After the homebuyer's investment has been recovered, the City will then recapture the entire HOME loan amount or the portion remaining thereof in net proceeds. The amount subject to recapture is the direct subsidy made to the homebuyer. Capital improvements are permanent real property improvements and do not include maintenance items. The following items are examples of capital improvements: room addition, patio cover, in-ground pool and kitchen remodel. The following items are considered maintenance and would be ineligible for deduction: tools, annual flowers, and light bulbs. Painting and carpeting may be considered if the receipt is within five years and it adds to the overall value of the home.

   An example of the recapture calculation is shown below:
   HOME downpayment assistance = $10,000
   Homebuyer downpayment = $2,000
   Eligible capital improvements = $3,000
   Net proceeds = $12,000
   Net proceeds – Homebuyers Investment = Remaining net proceeds available for recapture ($12,000 - $5,000 = $7,000).
   In this example, the amount of HOME funds recaptured would be $7,000.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   The City will ensure that any property assisted with HOME funds complies with the periods of affordability requirement found at 24 CFR 92.254(a)(4) based on the level of HOME investment. Recapture provisions are utilized for HOME downpayment assistance loan programs, however the period of affordability remains unaffected, even if the funds are repaid prior to the expiration of the affordability period.

DRAFT

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The City has no plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

   Written standards for the provision of ESG assistance are attached in Appendix F.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

   The City is currently working in cooperation with the San Bernardino County Office of Homeless Services to implement the coordinated entry system established by the San Bernardino County Continuum of Care. The City also requires any subrecipients utilizing ESG funds to participate in the coordinated assessment system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

   The City has adopted a process and criteria for awarding ESG. This process is conducted as part of the overall Consolidated Plan process. The City advertises the availability of CDBG, HOME, and ESG funds in a newspaper of general circulation. The criteria to select recipients are as follows:

   1. Ability of service provider to meet the intended use of ESG funds;
   2. Proposal is eligible;
   3. Proposal is consistent with the Continuum of Care principals found in applications for funding; and
   4. Ability to meet time frames required for obligation.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

   The City consults with the Continuum of Care which has formerly homeless individuals as members.

DRAFT

5. Describe performance standards for evaluating ESG.

The City will enter into binding agreements with subrecipients. Elements of these agreements will include the following information:

1. Type of activity
2. Scope of services to be provided
3. Number of persons to be assisted
4. Budget
5. Reporting requirements
6. Other terms and conditions

The City will conduct annual on-site inspections to ascertain whether the organization is actually meeting their goals and objectives. The overall goal will be to identify any deficiencies and promote corrections in order to improve performance.

DRAFT



2021-22 One Year Action Plan

Appendix A
Public Notices

Inland Valley Daily Bulletin
(formerly The Daily Report)
9616 Archibald Avenue Suite 100
Rancho Cucamonga, CA 91730
909-987-6397
legals@inlandnewspapers.com

ONTARIO CITY OF-LEGAL
ATTN: CITY CLERKS OFFICE
303 EAST B STREET
ONTARIO, CA 91764

Account Number: 5028333

Ad Order Number: 0011434723

Customer's Reference / PO Number:

Publication: Inland Valley Daily Bulletin

Publication Dates: 01/08/2021, 01/15/2021

Total Amount: $515.60

Payment Amount: $0.00

Amount Due: $515.60

Invoice Text: **NOTICE OF COMMUNITY MEETING/PUBLIC HEARING NEEDS ASSESSMENT & APPLICATIONS FOR THE CITY OF ONTARIO**

Notice is hereby given that a community meeting/public hearing will be held on Thursday, January 21, 2021 at 6:00 p.m. via teleconference to solicit citizen participation in the development of the City 's One-Year Action Plan for Fiscal Year 2021-22. To join via Zoom, call in to (669) 900-9128, Webinar ID: 856 5419 6292. Alternatively, the Zoom link will be available on OntarioCA.gov/Housing on the meeting date. Please note: Zoom requires a name and email. In addition, the City will provide information on obtaining applications for Community Development Block Grant (CDBG) public service activities and Emergency Solutions Grant (ESG) activities at this meeting.

All persons interested are invited to attend via Zoom.

If you have any questions regarding this community meeting/public hearing, please contact Hannah K. Mac Kenzie, Project Manager with the Ontario Housing and Neighborhood Preservation Agency at (909) 395-2753.

Published: Friday, January 08, 2021 and Friday, January 15, 2021
Inland Valley Daily Bulletin Ad#11434723

Inland Valley Daily Bulletin
(formerly The Daily Report)
9616 Archibald Avenue Suite 100
Rancho Cucamonga, CA 91730
909-987-6397
legals@inlandnewspapers.com

(Space below for use of County Clerk Only)

5028333

Legal No. **0011434723**

ONTARIO CITY OF-LEGAL
ATTN: CITY CLERKS OFFICE
303 EAST B STREET
ONTARIO, CA 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily for the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/08/2021, 01/15/2021

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Rancho Cucamonga, San Bernardino Co., California, on this 27th day of January, 2021.

Evangelina Almeida

Signature

NOTICE OF COMMUNITY MEETING/PUBLIC HEARING NEEDS ASSESSMENT & APPLICATIONS FOR THE CITY OF ONTARIO

Notice is hereby given that a community meeting/public hearing will be held on Thursday, January 21, 2021 at 6:00 p.m. via teleconference to solicit citizen participation in the development of the City's One-Year Action Plan for Fiscal Year 2021-22. To join via Zoom, call in to (669) 900-9128, Webinar ID: 856 5419 6292. Alternatively, the Zoom link will be available on OntarioCA.gov/Housing on the meeting date. Please note: Zoom requires a name and email. In addition, the City will provide information on obtaining applications for Community Development Block Grant (CDBG) public service activities and Emergency Solutions Grant (ESG) activities at this meeting.

All persons interested are invited to attend via Zoom.

If you have any questions regarding this community meeting/public hearing, please contact Hannah K. Mac Kenzie, Project Manager with the Ontario Housing and Neighborhood Preservation Agency at (909) 395-2753.

Published: Friday, January 08, 2021 and Friday, January 15, 2021
Inland Valley Daily Bulletin **Ad#11434723**

Inland Valley Daily Bulletin
(formerly The Daily Report)
9616 Archibald Avenue Suite 100
Rancho Cucamonga, CA 91730
909-987-6397
legals@inlandnewspapers.com

ONTARIO CITY OF-LEGAL
ATTN: CITY CLERKS OFFICE
303 EAST B STREET
ONTARIO, CA 91764

Account Number:	5028333
Ad Order Number:	0011434709
Customer's Reference / PO Number:	
Publication:	Inland Valley Daily Bulletin
Publication Dates:	01/08/2021, 01/15/2021
Total Amount:	$1,648.00
Payment Amount:	$0.00
Amount Due:	$1,648.00
Invoice Text:	

Inland Valley Daily Bulletin
(formerly The Daily Report)
9616 Archibald Avenue Suite 100
Rancho Cucamonga, CA 91730
909-987-6397
legals@inlandnewspapers.com

5028333

ONTARIO CITY OF-LEGAL
ATTN: CITY CLERKS OFFICE
303 EAST B STREET
ONTARIO, CA 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily for the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/08/2021, 01/15/2021

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Rancho Cucamonga, San Bernardino Co., California, on this 27th day of January, 2021.

(Space below for use of County Clerk Only)

Legal **0011434**

CITY OF ONTARIO

NOTICE OF COMMUNITY MEETING/ PUBLIC HEARING

One-Year Annual Action Plan (CDBG-HOME-ESG)
For the City of Ontario

Notice is hereby given that a community meeting/public hearing will be held on Thursday, January 21, 2021 at 6:00 p.m. via teleconference, to solicit public comment from interested citizens, non-profit public service organizations and other public agencies as to the needs of the community. The information received will be used by the City in the development of the City's One-Year Annual Action Plan for Fiscal Year 2021-22 for the City's CDBG, HOME, and ESG Programs. In addition, the City will provide instruction on how to access applications for Community Development Block Grant (CDBG) public service activities and Emergency Solutions Grant (ESG) activities at this meeting.

All interested persons are invited to attend via teleconference.

Join or Watch on ZOOM
Call in (669) 900-9128
Webinar ID: 856 5419 6292
Teleconference link available on OntarioCA.gov/Housing

If you have any questions regarding this community meeting, please contact Hannah K. Mac Kenzie, Project Manager, with the City of Ontario Housing and Neighborhood Preservation Agency at (909) 395-2753.

Evangelina Almeida

Signat
ure

ING/
G

ESG)

l be held
cit public
nizations
ormation
One-Year
)ME, and
to access
c service
eeting.

e.

e contact
Housing

Inland Valley Daily Bulletin
(formerly The Daily Report)
9616 Archibald Avenue Suite 100
Rancho Cucamonga, CA 91730
909-987-6397
legals@inlandnewspapers.com

ONTARIO CITY OF-LEGAL
ATTN: CITY CLERKS OFFICE
303 EAST B STREET
ONTARIO, CA 91764

Account Number: 5028333

Ad Order Number: 0011449540

Customer's Reference / PO Number:

Publication: Inland Valley Daily Bulletin

Publication Dates: 03/19/2021, 03/26/2021

Total Amount: $462.50

Payment Amount: $0.00

Amount Due: $462.50

Invoice Text: **NOTICE OF COMMUNITY MEETING/PUBLIC HEARING NEEDS ASSESSMENT & APPLICATIONS FOR THE CITY OF ONTARIO**

Notice is hereby given that a community meeting/public hearing will be held on Thursday, April 1, 2021 at 6:00 p.m. via teleconference to solicit citizen participation in the development of the City 's One-Year Action Plan for Fiscal Year 2021-22. To join via Zoom, call in to (669) 900-9128, Webinar ID: 841 9023 8841. Alternatively, the Zoom link will be available on OntarioCA.gov/Housing on the meeting date. Please note: Zoom requires a name and email.

All persons interested are invited to attend via Zoom.

If you have any questions regarding this community meeting/public hearing, please contact Hannah K. Mac Kenzie, Project Manager with the Ontario Housing Department at (909) 395-2753.

Publish Friday, March 19, 2021 and Friday, March 26, 2021
Inland Valley Daily Bulletin Ad#11449540

Inland Valley Daily Bulletin
(formerly The Daily Report)
9616 Archibald Avenue Suite 100
Rancho Cucamonga, CA 91730
909-987-6397
legals@inlandnewspapers.com

(Space below for use of County Clerk Only)

5028333

Legal No. **0011449540**

ONTARIO CITY OF-LEGAL
ATTN: CITY CLERKS OFFICE
303 EAST B STREET
ONTARIO, CA 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily for the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

03/19/2021, 03/26/2021

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Rancho Cucamonga, San Bernardino Co., California, on this 19th day of April, 2021.

Evangelina Almeida

Signature

NOTICE OF COMMUNITY MEETING/PUBLIC HEARING NEEDS ASSESSMENT & APPLICATIONS FOR THE CITY OF ONTARIO

Notice is hereby given that a community meeting/public hearing will be held on Thursday, April 1, 2021 at 6:00 p.m. via teleconference to solicit citizen participation in the development of the City's One-Year Action Plan for Fiscal Year 2021-22. To join via Zoom, call in to (669) 900-9128, Webinar ID: 841 9023 8841. Alternatively, the Zoom link will be available on OntarioCA.gov/Housing on the meeting date. Please note: Zoom requires a name and email.

All persons interested are invited to attend via Zoom.

If you have any questions regarding this community meeting/public hearing, please contact Hannah K. Mac Kenzie, Project Manager with the Ontario Housing Department at (909) 395-2753.

Publish Friday, March 19, 2021 and Friday, March 26, 2021
Inland Valley Daily Bulletin **Ad#11449540**

Inland Valley Daily Bulletin
(formerly The Daily Report)
9616 Archibald Avenue Suite 100
Rancho Cucamonga, CA 91730
909-987-6397
legals@inlandnewspapers.com

ONTARIO CITY OF-LEGAL
ATTN: CITY CLERKS OFFICE
303 EAST B STREET
ONTARIO, CA 91764

Account Number:	5028333
Ad Order Number:	0011452847
Customer's Reference / PO Number:	
Publication:	Inland Valley Daily Bulletin
Publication Dates:	04/02/2021
Total Amount:	$1,643.08
Payment Amount:	$0.00
Amount Due:	$1,643.08

Inland Valley Daily Bulletin
(formerly The Daily Report)
9616 Archibald Avenue Suite 100
Rancho Cucamonga, CA 91730
909-987-6397
legals@inlandnewspapers.com

(Space below for use of County Clerk Only)

5028333

Legal No. **0011452847**

ONTARIO CITY OF-LEGAL
ATTN: CITY CLERKS OFFICE
303 EAST B STREET
ONTARIO, CA 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily for the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

04/02/2021

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Rancho Cucamonga, San Bernardino Co., California, on this 12th day of April, 2021.



Signature

NOTICE OF 30-DAY PUBLIC REVIEW FOR THE CITY OF ONTARIO
ONE-YEAR ACTION PLAN (2021-22)

NOTICE IS HEREBY GIVEN that the City of Ontario has prepared its One-Year Action Plan (2021-22).

The publication of this notice is the beginning of the 30-day public review period required under Federal Regulation 24 CFR 91.105(b)(2). The public review and written comment period begins Friday, April 2, 2021 and runs through Monday, May 3, 2021.

NOTICE IS HEREBY FURTHER GIVEN that the One-Year Action Plan (2021-22) will be presented to the City Council for approval on the following date:

DATE: Tuesday, May 4, 2021
LOCATION: City of Ontario, Council Chambers
303 East B Street
TIME: 6:30 PM

At this meeting, the City Council will (1) receive public comment on the draft One-Year Action Plan (2021-22), and (2) approve the submission of these documents to the Department of Housing and Urban Development (HUD).

BACKGROUND

Each year, the City of Ontario has participated in a variety of grant programs sponsored by the U.S. Department of Housing and Urban Development (HUD). HUD programs have included the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs. The City of Ontario anticipates receiving the following amounts for FY 2021-22 for these programs:

CDBG	$1,882,004
Prior year unallocated CDBG funds	$ 197,777
Estimated CDBG Program Income	$ 0
HOME	$ 748,625
Estimated HOME Program Income	$ 0
ESG	$ 159,018
TOTAL	**$2,987,424**

ONE YEAR ACTION PLAN (2021-22)

For the fiscal year beginning July 1, 2021 and ending June 30, 2022, the City of Ontario proposes the utilization of CDBG, HOME, and ESG funds to implement the programs listed below:

COMMUNITY DEVELOPMENT BLOCK GRANT

Proposed Programs	Implementing Agency	Amount
Administration	City of Ontario Housing	$ 376,400
Fair Housing	Inland Fair Housing and Mediation Board	$ 22,000
Housing Mediation	Inland Fair Housing and Mediation Board	$ 10,200
Senior Services	Inland Fair Housing and Mediation Board	$ 10,000
Mercy House Continuum of Care	Mercy House	$ 37,914
Continuum of Care Manager	City of Ontario Community, Life & Culture Agency	$ 146,776
Ontario on the Go	City of Ontario Community, Life & Culture Agency	$ 15,000
Community Improvement Team (CIT)	City of Ontario Housing	$ 100,000
Downtown Storefront Façade Improvement Program	City of Ontario Economic Development	$ 125,000
LED Street Light Conversion Project	City of Ontario Engineering	$ 100,000
Rubber-Polymer Modified Slurry Seal (RPMSS) Project	City of Ontario Engineering	$ 300,000
Alley Pavement Rehabilitation	City of Ontario Engineering	$ 235,000
Wheelchair Ramp Installation	City of Ontario Public Works Agency	$ 175,000
Park Improvements Project	City of Ontario Public Works Agency	$ 386,081
Family Stabilization at Sova Program Center	Inland Valley Hope Partners	$ 18,410
Child Care Subsidies	Ontario-Montclair YMCA	$ 22,000
	TOTAL	**$ 2,079,781**

HOME INVESTMENT PARTNERSHIP

Proposed Programs	Implementing Agency	Amount
Single Family/Multi-Family Housing Rehabilitation and New Construction	City of Ontario Housing	$ 280,735
Tenant Based Rental Assistance Program	City of Ontario Housing	$ 280,734
Community Housing Development Organizations (CHDOs) Housing Program	CHDOs	$ 112,294
Administration	City of Ontario Housing	$ 74,862
	TOTAL	**$ 748,625**

EMERGENCY SOLUTIONS GRANT PROGRAM

Proposed Programs	Implementing Agency	Amount

Administration	City of Ontario Housing	$	5,757
Administration	Mercy House	$	6,169
Services for Battered Women and Their Children	House of Ruth	$	12,600
Mercy House Continuum of Care	Mercy House	$	134,492
	TOTAL	**$**	**159,018**

PUBLIC COMMENT

Copies of the draft One-Year Action Plan (2021-22) will be available for public review at the following locations:

Ovitt Family Library
215 East "C" Street, Ontario

Records Management Department
Ontario City Hall, 303 East "B" Street, Ontario

The public is invited to submit written comments on the proposed projects designed to address housing, community and economic development needs as articulated in the One-Year Action Plan (2021-22). All comments relative to the draft One-Year Action Plan (2021-22) are to be submitted to the Housing Department no later than Monday, May 3, 2021.

Questions and written comments regarding the draft One-Year Action Plan (2019-20) may be addressed to the following:

Hannah Mac Kenzie, Project Manager
Ontario Housing Department
303 E. B Street, Ontario, CA 91764
(909) 395-2753

Please publish on Friday, April 2, 2021
Inland Valley Daily Bulletin **Ad#11452847**

INLAND VALLEY
DAILY BULLETIN
Local. News. Matters.
dailybulletin.com

Inland Valley Daily Bulletin - SB
3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397

HOUSING DEPT.
Bill to account: 52410-008-128

0011523187

CITY OF ONTARIO - HOUSING
303 EAST B STREET
ONTARIO, California 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Inland Valley Daily Bulletin - SB, a newspaper of general circulation, printed and published in the City of Ontario*, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of San Bernardino, State of California, under the date of [UNKNOWN DATE AND CASE NUMBER]. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

03/18/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ontario, California

On this 18th day of March, 2022.

Eva Almeida
Signature

*Inland Valley Daily Bulletin - SB circulation includes the following cities: [UNKNOWN LIST]

NOTICE OF 30-DAY PUBLIC REVIEW

CITY OF ONTARIO FIRST AMENDMENT TO THE CONSOLIDATED PLAN ANNUAL ACTION PLAN FOR THE 2021-22 PROGRAM YEAR

The Consolidated Plan FY 2021-22 One-Year Action Plan (AP) describes how the City of Ontario intends to spend the funds it receives from the U.S. Department of Housing and Urban Development (HUD) grant programs. The City is currently entitled to funds from the following three programs: Community Development Block Grant (CDBG); HOME Investment Partnership (HOME); and Emergency Solutions Grant (ESG).

The AP for Fiscal Year 2021-22 was approved by City Council on May 4, 2021 and was subsequently submitted to HUD before the required deadline. The City of Ontario is considering the following amendment as part of the First Amendment to the FY 2021-22 One-Year Action Plan:

Activity	Description	Additional Funding
411 N. Parkside	This project includes a loan to Mercy House CHDO, Inc. to acquire and rehabilitate the property located at 411 N. Parkside Ave. Additional funding is necessary to complete the rehabilitation's planned scope of work. This property provides affordable housing opportunities to households at or below 80% of the Area Median Income (AMI).	$418,282.87

The proposed amendment constitutes a substantial change to the AP, which necessitates a formal amendment to the AP. The proposed amendment is tentatively scheduled to be presented to City Council for approval on April 19, 2022 at the regularly scheduled City Council meeting beginning at 6:30 p.m. The City Council meeting will be located in the Council Chambers, located at 303 E. "B" Street, Ontario, CA 91764.

PUBLIC COMMENT

For a period of thirty (30) days beginning on Friday, March 18, 2022 and ending on Monday, April 18, 2022, in which the public is invited to submit written comments on the proposed amendment.

The proposed amendment is available on the City of Ontario website at https://www.onta rioca.gov/Housing/GrantProgramInformation.

Questions and written comments regarding the First Amendment to the FY 2021-22 One-Year Action Plan may be addressed to the following:

Hannah Mac Kenzie, Project Manager
City of Ontario
Housing Department
303 East B Street
Ontario, CA 91762
hmackenzie@ontarioca.gov – (909) 395-2753

Comments are to be submitted no later than Monday, April 18, 2022. Comments received after Monday, April 18, 2022, will not be considered in the amendment process.

Inland Valley Daily Bulletin - SB
Published: 3/18/22

INLAND VALLEY
DAILY BULLETIN
Local. News. Matters.
dailybulletin.com

3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397
ealmeida@scng.com

CITY OF ONTARIO - HOUSING
303 EAST B STREET
ONTARIO, California 91764

Account Number:	5028333
Ad Order Number:	0011576617
Customer's Reference/PO Number:	
Publication:	Inland Valley Daily Bulletin - SB
Publication Dates:	12/16/2022
Total Amount:	$306.18
Payment Amount:	$0.00
Amount Due:	$306.18
Notice ID:	0011576617
Invoice Text:	NOTICE OF PUBLIC HEARING SECOND AMENDMENT TO THE CONSOLIDATED PLAN ANNUAL ACTION PLAN FOR THE 2021-22 PROGRAM YEAR HOME-ARP ALLOCATION PLAN NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council at the City of Ontario Council Chambers, 303 East “B” Street, Ontario, CA, at 6:30 p.m., or as soon thereafter as the matter can be heard, on Tuesday, January 17, 2023, to consider the Second Amendment to the Consolidated Plan Annual Action Plan for Program Year 2021-22. This report is based on funding from the U.S. Department of Housing and Urban Development for the following programs: Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant. In addition, the Second Amendment to the Consolidated Plan Annual Action Plan for Program Year 2021-22 will consider the City’s HOME-ARP Allocation, awarded under the American Rescue Plan Act. Written comments may be submitted to the City Clerk prior to the hearing date, or persons may present oral comments in support or opposition at the time of the hearing. If you challenge any portion of this project 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 Clerk at or prior to the public hearing. ALL PERSONS INTERESTED are invited to be present.

INLAND VALLEY
DAILY BULLETIN
Local. News. Matters.
dailybulletin.com

Inland Valley Daily Bulletin - SB
3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397

0011576617

CITY OF ONTARIO - HOUSING
303 EAST B STREET
ONTARIO, California 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Inland Valley Daily Bulletin - SB, a newspaper of general circulation, printed and published in the City of Ontario*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

12/16/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ontario, California

On this 16th day of December, 2022.

Eva Almeida

Signature

*Inland Valley Daily Bulletin - SB circulation includes the following cities: [UNKNOWN LIST]

NOTICE OF PUBLIC HEARING
SECOND AMENDMENT TO THE CONSOLIDATED PLAN ANNUAL ACTION PLAN FOR THE 2021-22 PROGRAM YEAR
HOME-ARP ALLOCATION PLAN

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council at the City of Ontario Council Chambers, 303 East "B" Street, Ontario, CA, at 6:30 p.m., or as soon thereafter as the matter can be heard, on Tuesday, January 17, 2023, to consider the Second Amendment to the Consolidated Plan Annual Action Plan for Program Year 2021-22. This report is based on funding from the U.S. Department of Housing and Urban Development for the following programs: Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant. In addition, the Second Amendment to the Consolidated Plan Annual Action Plan for Program Year 2021-22 will consider the City's HOME-ARP Allocation, awarded under the American Rescue Plan Act.

Written comments may be submitted to the City Clerk prior to the hearing date, or persons may present oral comments in support or opposition at the time of the hearing. If you challenge any portion of this project 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 Clerk at or prior to the public hearing.

ALL PERSONS INTERESTED are invited to be present.

Inland Valley Daily Bulletin - SB
Published: 12/16/22

INLAND VALLEY
DAILY BULLETIN
Local. News. Matters.
dailybulletin.com

3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397
ealmeida@scng.com

CITY OF ONTARIO - HOUSING
303 EAST B STREET
ONTARIO, California 91764

Account Number:	5028333
Ad Order Number:	0011576690
Customer's Reference/PO Number:	
Publication:	Inland Valley Daily Bulletin - SB
Publication Dates:	12/16/2022
Total Amount:	$837.90
Payment Amount:	$0.00
Amount Due:	$837.90
Notice ID:	0011576690
Invoice Text:	NOTICE OF 30-DAY PUBLIC REVIEW CITY OF ONTARIO SECOND AMENDMENT TO THE CONSOLIDATED PLAN ANNUAL ACTION PLAN FOR THE 2021-22 PROGRAM YEAR HOME-ARP ALLOCATION PLAN The Consolidated Plan FY 2021-22 One-Year Action Plan (AP) describes how the City of Ontario intends to spend the funds it receives from the U.S. Department of Housing and Urban Development (HUD) grant programs. The City is currently entitled to funds from the following three programs: Community Development Block Grant (CDBG); HOME Investment Partnership (HOME); and Emergency Solutions Grant (ESG). In addition, The American Rescue Plan Act was signed by President Biden on March 11, 2021, to deliver direct relief to the American people, stabilize the American economy, and mitigate lasting impacts from the COVID-19 pandemic. The City of Ontario is entitled to receive funds from the HOME-ARP program. HOME-ARP funds must be used to primarily benefit individuals or families experiencing or at-risk of homelessness. The AP for Fiscal Year 2021-22 was approved by City Council on May 4, 2021 and was subsequently submitted to HUD prior to the required deadline. The City of Ontario is considering the following amendment as part of the Second Amendment to the FY 2021-22 One-Year Action Plan: Activity Description Funding HOME-ARP Rental Assistance Program Provide emergency grants, for up to twelve months of rent and utility assistance. Eligible households would be restricted to very-low income renters (50% or below of Area Median Income (AMI)). Eligible uses of funds include rent payments to prevent eviction and utility payments to prevent utility shut off. Payments will be paid directly to property owner and/or utility companies. $2,306,303 HOME-ARP Administration This program will pay for salaries and benefits for those staff members administering the HOME-ARP grant programs. $406,994 The proposed amendment constitutes a substantial change to the AP, which necessitates a formal amendment to the A...

INLAND VALLEY
DAILY BULLETIN
Local. News. Matters.
dailybulletin.com

Inland Valley Daily Bulletin - SB
3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397

0011576690

CITY OF ONTARIO - HOUSING
303 EAST B STREET
ONTARIO, California 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Inland Valley Daily Bulletin - SB, a newspaper of general circulation, printed and published in the City of Ontario*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

12/16/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ontario, California

On this 16th day of December, 2022.

Eva Almida

Signature

*Inland Valley Daily Bulletin - SB circulation includes the following cities: [UNKNOWN LIST]

NOTICE OF 30-DAY PUBLIC REVIEW

CITY OF ONTARIO SECOND AMENDMENT TO THE CONSOLIDATED PLAN ANNUAL ACTION PLAN FOR THE 2021-22 PROGRAM YEAR HOME-ARP ALLOCATION PLAN

The Consolidated Plan FY 2021-22 One-Year Action Plan (AP) describes how the City of Ontario intends to spend the funds it receives from the U.S. Department of Housing and Urban Development (HUD) grant programs. The City is currently entitled to funds from the following three programs: Community Development Block Grant (CDBG); HOME Investment Partnership (HOME); and Emergency Solutions Grant (ESG). In addition, The American Rescue Plan Act was signed by President Biden on March 11, 2021, to deliver direct relief to the American people, stabilize the American economy, and mitigate lasting impacts from the COVID-19 pandemic. The City of Ontario is entitled to receive funds from the HOME-ARP program. HOME-ARP funds must be used to primarily benefit individuals or families experiencing or at-risk of homelessness.

The AP for Fiscal Year 2021-22 was approved by City Council on May 4, 2021 and was subsequently submitted to HUD prior to the required deadline. The City of Ontario is considering the following amendment as part of the Second Amendment to the FY 2021-22 One-Year Action Plan:

Activity	Description	Funding
HOME-ARP Rental Assistance Program	Provide emergency grants, for up to twelve months of rent and utility assistance. Eligible households would be restricted to very-low income renters (50% or below of Area Median Income (AMI)). Eligible uses of funds include rent payments to prevent eviction and utility payments to prevent utility shut off. Payments will be paid directly to property owner and/or utility companies.	$2,306,303
HOME-ARP Administration	This program will pay for salaries and benefits for those staff members administering the HOME-ARP grant programs.	$406,994

The proposed amendment constitutes a substantial change to the AP, which necessitates a formal amendment to the AP. The proposed amendment is tentatively scheduled to be presented to City Council for approval on January 17, 2023, at the regularly scheduled City Council meeting beginning at 6:30 p.m. The City Council meeting will be located in the Council Chambers, located at 303 E. "B" Street, Ontario, CA 91764.

PUBLIC COMMENT

For a period of no less than thirty (30) days beginning on Friday, December 16, 2022 and ending on Monday, January 16, 2023, in which the public is invited to submit written comments on the proposed amendment.

The proposed amendment is available on the City of Ontario website at https://www.ontarioca.gov/Housing/GrantProgramInformation.

Questions and written comments regarding the Second Amendment to the FY 2021-22 One-Year Action Plan may be addressed to the following:

Hannah Mac Kenzie, Project Manager
City of Ontario
Housing Department
303 E. B Street
Ontario, CA 91764
hmackenzie@ontarioca.gov – (909) 395-2753

Comments are to be submitted no later than Monday, January 16, 2023. Comments received after Monday, January 16, 2023, will not be considered in the amendment process.

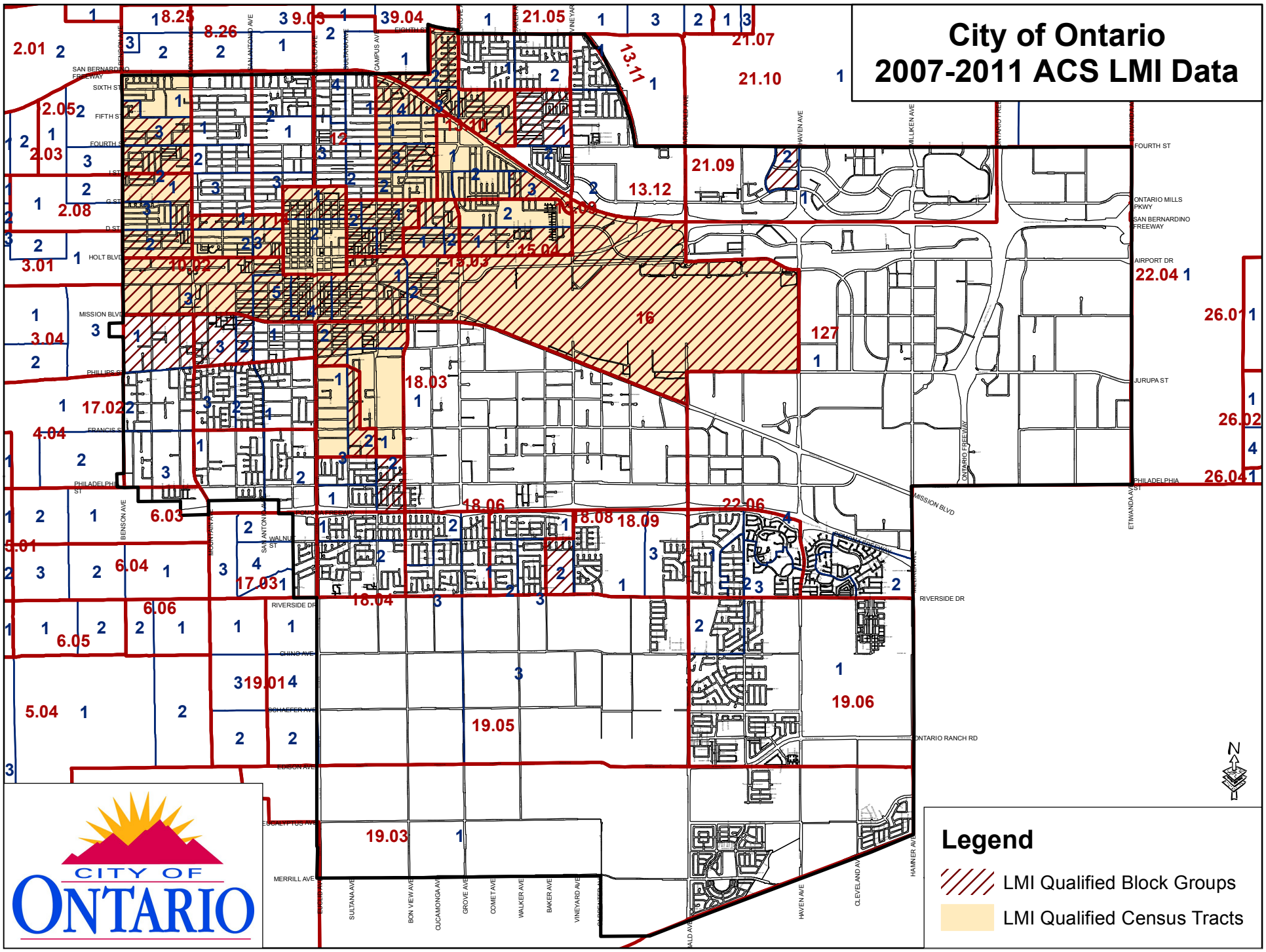
Inland Valley Daily Bulletin - SB
Published: 12/16/22



2021-22 One Year Action Plan

Appendix B

Maps


City of Ontario
2007-2011 ACS LMI Data
CITY OF ONTARIO
Legend
LMI Qualified Block Groups
LMI Qualified Census Tracts
N
SAN BERNARDINO FREEWAY
SIXTH ST
FIFTH ST
FOURTH ST
HOLT BLVD
MISSION BLVD
PHILLIPS ST
FRANCIS ST
PHILADELPHIA ST
RIVERSIDE DR
CHINO AVE
SCHAEFER AVE
EDISON AVE
MERRILL AVE
ONTARIO MILLS PKWY
AIRPORT DR
JURUPA ST
ONTARIO FREEWAY
ONTARIO RANCH RD
BENSON AVE
MOUNTAIN AVE
SAN ANTONIO AVE
WALNUT ST
CAMPUS AVE
ARCHIBALD AVE
HAVEN AVE
MILLIKEN AVE
ETIWANDA AVE
SULTANA AVE
BON VIEW AVE
CUCAMONGA AVE
GROVE AVE
COMET AVE
WALKER AVE
BAKER AVE
VINEYARD AVE
CLEVELAND AVE
HAMNER AVE



2021-22 One Year Action Plan

Appendix C
Public Comments

HOUSING DEPARTMENT

Community Forum/Public Hearing Minutes - Thursday, January 21. 2021

A Community Forum/Public Hearing was held on Thursday, January 21, 2021, via Zoom web-conference.

Meeting was called to order at 6:05 pm.

City Attendees: Katryna Gonzalez, Hannah Mac Kenzie

Hannah Mac Kenzie, Project Manager, provided an introduction and subsequently presented an overview of the CDBG, HOME, and ESG programs, and the FY 2020-21 estimated funding amounts. Ms. Mac Kenzie explained key points of the City's application process as follows:

- CDBG and ESG applications are one application to simplify the process;
- The City determines which funding is most appropriate for each program funded;
- All programs are required to provide matching funds; and
- A local service provider survey is required to be submitted with each application.

The timeline for the developing the One-Year Action Plan was provided. Applications are due for CDBG/ESG public service activities and non-City capital improvement projects no later than February 12, 2021 by 5:00 p.m. Staff indicated that on April 1 2021 at 6:00 p.m., a Community Forum/Public Hearing will be held to receive input on funding recommendations and kick-off the 30-day public review period for the FY 2021-22 One Year Action Plan.

HOUSING & NEIGHBORHOOD PRESERVATION AGENCY

Community Forum/Public Hearing Meeting Minutes - Thursday, April, 01, 2021

A Community Forum/Public Hearing Meeting was held on Thursday, April 1, 2021, via Zoom web-conference.

The meeting was called to order at 6:05 pm by Project Manager Hannah Mac Kenzie

An in-depth PowerPoint Presentation was presented by Ms. Mac Kenzie reviewing HUD Funding including CDBG, HOME, and ESG for the Fiscal Year 2021-22. Total funding is $2,789,647. Presentation also included proposed capital improvements, housing and economic development programs, public service programs, administrative programs, along with ESG and HOME proposed funding allocations.

Public Hearing/Comments:

Christine Charland, Pomona Valley Habitat for Humanity – described the programs and services offered by Pomona Valley Habitat for Humanity.

Pat Bell, House of Ruth – described the programs and services House of Ruth provides.

The public hearing was concluded.

Ms. Mac Kenzie indicated the draft FY 2021-22 One Year Action Plan will be available for a 30-day public review beginning tomorrow April 2, 2021 until May 3, 2021. All public comments are due by May 3, 2021 and must be submitted in writing. The draft FY 2021-22 One Year Action Plan will be available at the following locations:

- Ovitt Family Community Library at 215 W. C St. Ontario, CA 91764
- Records Management Department at 303 E. B St. Ontario, CA 91764

Meeting adjourned at 6:25pm.

SUMMARY OF PUBLIC COMMENTS

No public comments were received during the 30-day public review period between April 2 and May 3, 2021.

No comments were received during the City Council meeting to approve the One-Year Action Plan on May 4, 2021.



2021-22 One Year Action Plan

Appendix D

SF424 Forms

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 07/01/2021

4. Applicant Identifier: B-21-MC-06-0537

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Ontario

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000754

* c. Organizational DUNS: 0781362230000

d. Address:

* Street1: 303 E. B St.
Street2:
* City: Ontario
County/Parish:
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 91764

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.
* First Name: Hannah
Middle Name:
* Last Name: Mac Kenzie
Suffix:

Title: Project Manager

Organizational Affiliation:

* Telephone Number: (909) 395-2753
Fax Number: (909) 395-2288

* Email: hmackenzie@ontarioca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

N/A

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 43 * b. Program/Project: 43

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2021 * b. End Date: 06/30/2022

18. Estimated Funding ($):

* a. Federal	1,909,738.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	1,909,738.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Scott

Middle Name:

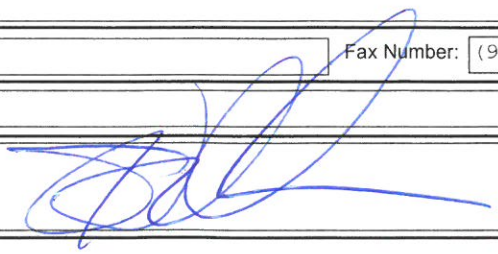
* Last Name: Ochoa

Suffix:

* Title: City Manager

* Telephone Number: (909) 395-2000 Fax Number: (909) 395-2570

* Email: sochoa@ontarioca.gov

* Signature of Authorized Representative:  * Date Signed: 05-04-2021

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Ontario	05-04-2021

SF-424D (Rev. 7-97) Back

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 07/01/2021

4. Applicant Identifier: M-21-MC-06-0524

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Ontario

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000754

* c. Organizational DUNS: 0781362230000

d. Address:

* Street1: 303 E. B St.

Street2:

* City: Ontario

County/Parish:

* State: CA: California

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 91764

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.

* First Name: Hannah

Middle Name:

* Last Name: Mac Kenzie

Suffix:

Title: Project Manager

Organizational Affiliation:

* Telephone Number: (909) 395-2753

Fax Number: (909) 395-2288

* Email: hmackenzie@ontarioca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

HOME Investment Partnerships Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME Investment Partnerships Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 43 * b. Program/Project: 43

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2021 * b. End Date: 06/30/2022

18. Estimated Funding ($):

* a. Federal	748,625.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	748,625.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Scott

Middle Name:

* Last Name: Ochoa

Suffix:

* Title: City Manager

* Telephone Number: (909) 395-2000 Fax Number: (909) 395-2570

* Email: sochoa@ontarioca.gov

* Signature of Authorized Representative: * Date Signed: 05-04-2021

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 07/01/2021

4. Applicant Identifier: E-21-MC-06-0537

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Ontario

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000754

* c. Organizational DUNS: 0781362230000

d. Address:

* Street1: 303 E. B St.

Street2:

* City: Ontario

County/Parish:

* State: CA: California

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 91764

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.

* First Name: Hannah

Middle Name:

* Last Name: Mac Kenzie

Suffix:

Title: Project Manager

Organizational Affiliation:

* Telephone Number: (909) 395-2753

Fax Number: (909) 395-2288

* Email: hmackenzie@ontarioca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grant Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

Emergency Solutions Grant Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Emergency Solutions Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 43 | * b. Program/Project: 43

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2021 | * b. End Date: 06/30/2022

18. Estimated Funding ($):

* a. Federal	159,018.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	159,018.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. | * First Name: Scott

Middle Name:

* Last Name: Ochoa

Suffix:

* Title: City Manager

* Telephone Number: (909) 395-2000 | Fax Number: (909) 395-2570

* Email: sochoa@ontarioca.gov

* Signature of Authorized Representative: | * Date Signed: 05-04-2021



2021-22 One Year Action Plan

Appendix E
Certifications

2021-22 One Year Action Plan

Appendix F
ESG Written Standards

City of Ontario
Written Standards for Provision of Emergency Solutions Grant (ESG) Assistance

The purpose of this document is to provide written standards for providing ESG assistance as required by 24 CFR 576.400(e)(1).

1. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.

   Per 24 CFR 576.401 ESG subrecipients must conduct an initial evaluation to determine each individual's or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing. These evaluations must be conducted in accordance with the centralized or coordinated assessment requirements set forth under §576.400(d) which is pending development by the San Bernardino County Continuum of Care (CoC).

   ESG subrecipients must re-evaluate the program participants eligibility and the types and amounts of assistance the participant needs not less than once every three months for participants who are receiving homelessness prevention assistance, and not less than once annually for participants who are receiving rapid re-housing assistance.

   At the subrecipient's discretion, re-evaluations may be conducted more frequently than required by 24 CFR 576.401(b)(1) and may also be incorporated into the case management process which must occur not less than monthly for homelessness prevention and rapid re-housing participants (see 24 CFR 576.401(e)(1)(i)). Regardless of which timeframe is used, re-evaluations must at a minimum establish that:

   a. The program participant does not have an annual income that exceeds 30% of median family income for the area, as determined by HUD; and the program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance. To determine if an individual or family is income eligible, the subrecipient must examine an individual's or family's annual income to ensure that it does not exceed the most current area income limits posted on HUD's website found at: http://www.huduser.org/portal/datasets/il.html.

      Note: Annual income must be below 30% at the time of initial evaluation and re-evaluation.

   b. When the program participant's income or other circumstances change (*e.g.*, changes in household composition) that affects the program participant's need for assistance under ESG, the subrecipient must re-evaluate the program participant's eligibility and the amount and types of assistance the program participant needs.

2. Standard for targeting and providing essential services related to street outreach.

   ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. For the purposes of this section, the

term “unsheltered homeless people” means individuals and families who qualify as homeless under paragraph (1)(i) of the “homeless” definition under 24 CFR 576.2.

As outlined in 24 CFR 576.101, essential services consist of:

a. Engagement;

b. Case management;

c. Emergency health services – only when other appropriate health services are inaccessible or unavailable within the area;

d. Emergency mental health services – only when other appropriate mental health services are inaccessible or unavailable within the area;

e. Transportation; and

f. Services for special populations.

ESG subrecipients must determine an individual’s or family’s vulnerability and unwillingness or inability to access emergency shelter, housing, or an appropriate health facility, prior to providing essential services under this component to ensure that ESG funds are used to assist those with the greatest need for street outreach assistance.

3. Policies and procedures for admission, diversion, referral, and discharge by emergency shelters.

   a. Emergency Shelter Definition (24 CFR 576.2) – Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. This definition excludes transitional housing. However, projects that were funded as an emergency shelter (shelter operations) under the FY 2010 Emergency Shelter Grants program may continue to be funded under the emergency shelter component under the Emergency Solutions Grant program, regardless of whether the project meets the revised definition.

   b. Admission, Diversion, Referral, and Discharge – Consistent with section (1) of this document, ESG subrecipients must conduct an initial evaluation of all individuals or families to determine if they should be admitted to an emergency shelter, diverted to a provider of other ESG funded components (*e.g.*, rapid re-housing or homelessness prevention assistance) and/or referred for other mainstream resources.

      ESG subrecipients must determine that individuals meet criteria (1), (2), (3), or (4) of the homeless definition under 24 CFR 576.2 and rate the individual’s or family’s vulnerability to ensure that only those individuals or families that have the greatest need for emergency shelter assistance receive ESG-funded assistance.

      Beyond basic eligibility and need as established by ESG regulations, ESG subrecipients may develop specific written policies regarding additional screening, such as substance abuse or criminal activity, to restrict its services and provide a safe environment for all clients. ESG subrecipients may also establish written policies for maximum length of stay.

ESG subrecipients must also reassess emergency shelter participants, on an ongoing basis, to determine the earliest possible time that they can be discharged to permanent housing.

c. Safety and Shelter Needs of Special Populations – ESG funds may be used to provide services for homeless youth, victim services, and services for people living with HIV/AIDS, so long as the costs of providing these services are eligible under the regulations of the emergency shelter component found at 24 CFR 576.102.

   Consistent with ESG recordkeeping and reporting requirements found at 24 CFR Part 576.500, ESG subrecipients must develop and apply written policies to ensure the safety of program participants through the following actions:

   i. All records containing personally identifying information (as defined in HUD's standards for participation, data collection, and reporting in a local HMIS) of any individual or family who applies for and/or receives ESG assistance will be kept secure and confidential.

   ii. The address or location of any domestic violence, dating violence, sexual assault, or stalking shelter project assisted under ESG will not be made public, except with written authorization of the person responsible for the operation of the shelter.

   iii. The address or location of any housing of a program participant, including youth, individuals living with HIV/AIDS, victims of domestic violence, dating violence, sexual assault, stalking, and individuals and families who have the highest barriers to housing will not be made public, except as provided under a pre-existing privacy policy of the subrecipient and consistent with state and local laws regarding privacy and obligations of confidentiality.

d. ESG subrecipients must adhere to the ESG shelter and housing standards found at 24 CFR 576.403 to ensure that shelter and housing facilities are safe, sanitary, and adequately maintained.

4. Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter.

   ESG funds may be used to provide essential services to individuals and families who are in an emergency shelter. Essential services for participants of emergency shelter assistance can include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

   ESG subrecipients are responsible to assess an individual's or family's need for emergency shelter and must reassess their need on an ongoing basis to ensure that only those individuals or families with the greatest need receive ESG-funded emergency shelter assistance.

   Upon completion and implementation of the CoC's centralized or coordinated entry system, ESG subrecipients shall be required to use that system to help determine an individual's or family's need for emergency shelter or other ESG-funded assistance.

5. Policies and procedures for coordination among emergency shelter providers, essential services providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

Coordination to assist the homeless and prevent homelessness will come from the leadership of the countywide CoC. Active engagement and membership in the CoC or a local homeless coalition is strongly encouraged for ESG subrecipients. ESG subrecipients shall be required to utilize the San Bernardino County HMIS tracking system to coordinate delivery of services.

6. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.

   The key to the success of any program is a screening and assessment process, which thoroughly explores a family's or individual's situation and pinpoints their unique housing and service needs. Based upon the assessment, families and individuals should be referred to the kinds of housing and services most appropriate to their situations and need.

   Once in place, a centralized or coordinated entry system will help to better match individuals and families with the most appropriate assistance. Under homelessness prevention assistance, funds are available to persons below 30% of Area Median Income who are homeless or at risk of becoming homeless.

   ESG funds can be used to prevent and individual or family from becoming homeless and/or regain stability in current housing or other permanent housing. Rapid re-housing funding will be available to those who are literally homeless to ultimately move into permanent housing and achieve housing stability.

7. Standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homelessness prevention or rapid re-housing assistance.

   Standards for both homelessness prevention and rapid re-housing for determining the share of rent and utilities costs that each program participant must pay, if any, will be based on the following:

   a. Rental assistance cannot be provided for a unit unless the rent for that unit is at or below the Fair Market Rent limit, established by HUD. A complete listing of Fair Market Rents can be found at http://www.huduser.org/portal/datasets/fmr.html.

   b. The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units (see 24 CFR 574.320).

   c. There must be a rental assistance agreement and lease between property manager and tenant as well as the owner of the property and ESG subrecipient.

   d. The rental unit must meet minimum habitability standards found at 24 CFR 576.403.

   e. No rental assistance may be made to an individual or family that is receiving rental assistance from another public source for the same time period.

   Per 24 CFR 576.106 (e), ESG subrecipients may make rental assistance payments only to an owner with whom the subrecipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that,

during the term of the agreement the owner must give the subrecipient a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.

The participant's portion of the amount of rent and utilities will be determined by the participant's ability to pay. Assistance provided will be up to one month of rental assistance. Other assistance, such as utility assistance will be evaluated on an as needed basis. Considerations will be made with regard to the presence, or absence, of other resources available in the community.

8. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of assistance will be adjusted over time.

   Subject to the general conditions under 24 CFR 576.103 and 24 CFR 576.104, ESG subrecipients may provide a program participant with up to 24 months of rental assistance during any three-year period. This assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of this assistance.

   Short-term rental assistance is assistance for up to three months of rent. Medium-term rental assistance is assistance for more than three months, but not more than 24 months of rent. Payment of rental arrears may consist of a one-time payment for up to six months of rent in arrears, including any late fees on those arrears.

   The maximum amount of rental assistance provided and an individual's or family's level of responsibility for rent payments over time shall be determined by the ESG subrecipient and shall be reflective of the individual's or family's need for rental assistance and the level of financial resources available to the ESG subrecipient. ESG subrecipients shall maintain written policies regarding their standards for the amount and duration of rental assistance as covered by this section.

9. Standards for determining type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on homelessness prevention or rapid re-housing assistance that each program participant may receive, such as maximum amount of assistance, maximum number of months the program participant may receive assistance, or the maximum number of times the program participant may receive assistance.

   Subject to the general conditions under 24 CFR 576.103 and 24 CFR 576.104, subrecipients may use ESG funds to pay housing owners, utility companies, and other third parties for some or all of the following costs:

   a. Rental application fees;

   b. Security deposits;

   c. Last month's rent;

   d. Utility deposits;

   e. Utility payments;

   f. Moving costs; and

   g. Some limited services costs.

Consistent with 24 CFR 576.105 (c), ESG subrecipients shall determine the type, maximum amount, and duration of housing stabilization and/or relocation services for individuals and families who are in need of homelessness prevention or rapid re-housing assistance through the initial evaluation, re-evaluation, and ongoing case management processes. ESG subrecipients shall be required to maintain written policies on the type, maximum amount, and duration of housing stabilization and/or relocation services provided with ESG funds.

Consistent with 24 CFR 576.105 (d), financial assistance for housing stabilization and/or relocation services cannot be provided to a program participant who is receiving the same type of assistance through other public sources or to a program participant who has been provided with replacement housing payments under the Uniform Relocation Act (URA) during the period of time covered by the URA payments.



2021-22 One Year Action Plan

Appendix G
Citizen Participation Plan

A. Purpose

The City of Ontario is an entitlement jurisdiction receiving Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds directly from the U.S. Department of Housing and Urban Development (HUD). Pursuant to the program regulations, the City is required to prepare a five-year Consolidated Plan, annual action plans to guide and report on the use of CDBG, HOME, and ESG funds, and annual reports of program performance, Consolidated Annual Performance and Evaluation Reports (CAPER). Beginning with the program year starting on July 1, 2020, the City will also be required to submit an Assessment of Fair Housing (AFH) every five years. The AFH replaces the Analysis of Impediments to Fair Housing (AI) to assist the City in identifying fair housing issues.

This Citizen Participation Plan sets forth the City of Ontario's policies and procedures for citizen participation in the development of the Consolidated Plan, One-Year Action Plan, CAPER, and AFH documents, and any subsequent amendments. The Citizen Participation Plan provides an opportunity for nonprofit service agencies and the community to work in partnership with the City to identify needs and allocate HUD funds. While this plan encourages the participation of all citizens, special assurances will be made to ensure the participation of the following: extremely low-, low-, and moderate-income persons; persons living in areas where federal funds are proposed to be used; residents of assisted housing; low income residents of target revitalization areas; minorities; non-English speaking persons; and persons with physical disabilities.

B. Definitions

For purposes of the CDBG, HOME, and ESG programs, the following definitions will apply:

Action Plan (AP) – A component of the Consolidated Plan Document which highlights the activities to be conducted during a single Program year in support of the priorities identified in the Consolidated Plan.

Consolidated Annual Performance and Evaluation Report (CAPER) – An annual performance report of all HUD-funded Community Planning and Development Programs (CDBG, HOME, ESG, and HOPWA).

Consolidated Plan Documents (CPD) - For the CDBG, HOME, and ESG programs for the City of Ontario, the Consolidated Plan Documents will include the following:

- Five-Year Consolidated Plan
- Five-Year Assessment of Fair Housing (AFH)
- Citizen Participation Plan
- One-Year Action Plan
- Consolidated Annual Performance Evaluation and Report (CAPER)

Consolidated Program Year (see also Program Year) - The 12-month period for implementing the CDBG, HOME, ESG, and HOPWA programs. The Program Year shall run for a 12-month period and begin on the first calendar day of the fiscal year.

Cost Burden – The extent to which gross housing costs, including utility costs exceed 30 percent of gross income, based on data available from the U.S. Census Bureau.

Elderly Person – A person who is at least 62 years of age.

Extremely Low-Income Household – A household whose income does not exceed 30% of the median family income for the county.

Large Family – Family of five or more persons.

Low-Income Household – A household whose income does not exceed 50% of the median family income for the County.

Low and Moderate Income Neighborhood – A census block group (s) in which a minimum of 51% of the residents have an income not exceeding 80% of the median income for the County.

Moderate-Income Household – A household whose income does not exceed 80% of the median family income for the County.

Program Year – The City has defined the Program Year as July 1 through June 30. The Program Year also corresponds with the City's fiscal Year.

Slum or Blighted Area - An area meeting the definition of a slum, blighted, deteriorated or deteriorating area under State or local law, typically identified as a Redevelopment Project Area, or where there are a substantial number of deteriorating or dilapidated buildings and/or improvements throughout the area.

C. Citizen Participation Strategy

The City of Ontario recognizes that CDBG, HOME, and ESG funds are federal tax funds returned to the City to be used primarily to benefit extremely low-, low-, and moderate-income persons. City staff and officials are stewards of this public money and will openly discuss all records, except those confidential records protecting a household's privacy. The City presents the following as its policy defining its Citizen Participation Strategy.

D. Decision Making Bodies

City Council: After reviewing the recommendations on capital outlay projects, administration, and public service projects made by Agency staff and considering public testimony and comments, the City Council shall make the final funding determinations for the CDBG, HOME and ESG funds.

E. Program Planning Process

The City of Ontario will adhere to the following citizen participation process when conducting program planning and reporting for the CDBG, HOME and ESG programs.

1. Five-Year Consolidated Plan/One-Year Action Plan

a. Plan Development

During the development of the Five-Year Consolidated Plan, and subsequent One-Year Action Plans, the City will consult with various services/agencies to solicit their input on housing and community development needs:

- Health Services Providers
- Social Services for: Children, Elderly, Disabled, Homeless, Persons With AIDS
- Local Continuums of Care providing services to homeless individuals and/or families
- State and Local Health Agencies
- Adjacent Local Governments
- Economic Development Interests
- Public Housing Agency

A variety of mechanisms may be utilized to solicit input from these persons/service providers/agencies. These include telephone or personal interviews, mail surveys, and consultation workshops.

Public Review and Comment: For Program Years 2019 and 2020, the City of Ontario will exercise the waiver afforded by the CARES Act (Public Law 116-136) and have a reduced public comment period of 5 days for the Consolidated Plan and One-Year Action Plan. In all other Program Years, the draft Consolidated Plan/Action Plan will be made available for public review for a 30-day period. Written comments will be accepted during the public review period. A summary of the comments and views, and City responses shall be attached to the Consolidated Plan/Action Plan. The plan will be available at a minimum on the City's website at www.ontarioca.gov and physical copies may be made available at the following locations: Records Management Department, 303 E. B St., Ontario, CA 91764; Ovitt Community Library, 215 E. C St., Ontario, CA 91764; and Housing and Neighborhood Preservation Agency, 208 W. Emporia St., Ontario, CA 91762, at the City's discretion.

Community Forums/Public Hearings: The City will conduct a minimum of two community forums/public hearings at different stages of each program year. One of the required community forums/public hearings will be conducted prior to the publication of the proposed Consolidated Plan/Action Plan.

At least one community forum/public hearing will be conducted to accept public input on community needs during the development stage of the Draft Consolidated Plan/Action Plan. This community forum/public hearing will be advertised at least once in a newspaper of local circulation at least 10 days prior to the meeting.

b. Plan Amendment

Substantial Change: The City will formally amend its approved Five-Year Consolidated Plan or One-Year Action Plan whenever a decision is made to propose a substantial change in allocation priorities or method of distribution of funds.

For the purpose of the Five-Year Consolidated Plan, a "substantial change" is defined as follows:

For CDBG or ESG Funded Projects:

- A net increase or decrease greater than 100% of the activity allocation if the allocation is $50,000 or more as listed in a published One-Year Action Plan, or as amended; or
- a net increase or decrease greater than $50,000 of the activity allocation if the allocation is less than $50,000 as listed in a published One Year Action Plan or amended; or
- A net increase or decrease in an activity allocation greater than $300,000; or
- A new activity not previously identified in the One Year Action Plan.

For HOME Funded Projects:

- A new activity not previously identified in the One Year Action Plan.
- In an effort to meet HOME timeliness and commitment requirements, HOME funds may be reallocated between Single-Family/Multi-Family New Construction/Rehabilitation Project and Tenant Based Rental Assistance Program activities without triggering a substantial amendment.

Public Review and Comment: For Program Years 2019 and 2020, the City of Ontario will exercise the waiver afforded by the CARES Act (Public Law 116-136) and have a reduced public comment period of 5 days for substantial amendments to the Consolidated Plan and One-Year Action Plan. In all other Program Years, substantial amendments to the Consolidated Plan/Action Plan will be made available for a 30-day public review. Written comments will be accepted during the public review period. The plan will be available at a minimum on the City's website at www.ontarioca.gov, and physical copies may be made available at the following locations: Records Management Department, 303 E. B St., Ontario, CA 91764; Ovitt Community Library, 215 E. C St., Ontario, CA 91764; and Housing and Neighborhood Preservation Agency, 208 W. Emporia St., Ontario, CA 91762, at the City's discretion. A summary of the comments and views, and City responses must be attached to the amendment.

City Council Review and Consideration: The City Council will review and consider the request for an amendment to the Consolidated Plan/Action Plan at a City Council meeting. At that time, the City Council can approve, approve with modifications, or deny the request for an amendment to the Consolidated Plan/Action Plan. At such meeting, staff will provide the City Council with all public input received on the proposed amendment to the Consolidated Plan/Action Plan. Upon City Council approval of the substantial amendment, the City will make the approved amendment public and will notify HUD. A copy of each substantial amendment will be sent to HUD as it occurs. Letters transmitting copies of substantial amendments will be signed by the official representative of the City authorized to take such action.

c. Submission of the Consolidated Plan to HUD

After the conclusion of the public review period, City Council will adopt the Consolidated Plan/Action Plan pursuant to HUD regulations and will direct staff to prepare a final Consolidated Plan/Action Plan or other relevant document. A summary of all comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan. The final Consolidated Plan/Action Plan will be submitted to HUD 45 days before the program year, or as otherwise permitted via waiver, pursuant to regulations.

2. Consolidated Annual Performance and Evaluation Report (CAPER)

a. Plan Development

Public Review and Comment: The Consolidated Annual Performance and Evaluation Report (CAPER) will be made available for a 15-day public review. Written comments will be accepted during the public review period. A summary of the comments and views, and City responses must be attached to the CAPER.

Public Hearing: The City Council will conduct a public hearing to accept public input on the Consolidated Annual Performance and Evaluation Report (CAPER).

Submission of the Performance Report to HUD: After the conclusion of the public review period, City Council will adopt the CAPER pursuant to HUD regulations and will direct staff to prepare a final CAPER or other relevant document. A summary of all comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final CAPER. The final CAPER will be submitted to HUD pursuant to regulations.

3. Five-Year Assessment of Fair Housing (AFH)

a. Plan Development

During the development of the Five-Year AFH, the City will consult the following groups/agencies to solicit their input on fair housing issues in the City:

- Fair Housing Organizations

- Other local governments
- Advocacy groups for special needs households
- Affordable housing providers
- Banks and other financial institutions
- Educational institutions

A variety of mechanisms may be utilized to solicit input from these groups/agencies. These include telephone or personal interviews, mail surveys, and consultation workshops.

HUD AFH Data: The City will make the HUD-provided data and any other supplemental information planned to be used in the development of the AFH available to the public via its website as soon as feasible after the release of the AFH document for public participation.

Public Review and Comment: The draft AFH will be made available for public review for a 30-day period. Written comments will be accepted during the 30-day public review. A summary of the comments and views, and City responses must be attached to the AFH.

Community Forums/Public Hearings: The City will conduct at least one community forum/public hearing to accept public input on fair housing issues during the development stage of the draft AFH.

b. AFH Plan Revisions

The City of Ontario will prepare a revision to a previously accepted AFH when any of the following occurs:

Material Change: A material change is a change in circumstances in the City to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances. These change in circumstances may be the result of a Presidentially declared disaster, significant demographic changes, new significant contributing factors, and civil rights findings, determinations, settlements, or court orders.

HUD Request: HUD's written notification specifying a material change that requires an AFH revision.

When an AFH revision is required, it will be completed within 12 months of the onset of the material change or by the date specified by HUD.

A summary of the comments and views, and City responses must be attached to the revised AFH.

Submission to HUD: The revised AFH will be submitted to HUD upon completion of the public review.

F. Public Notification

1. Public Meetings and Hearings

Staff will ensure adequate advance notice of all public meetings and hearings. Adequate noticing will include:

- Printing notices in the Inland Valley Daily Bulletin and/or other newspapers of general circulation in the City at least one time.
- Notices will be printed at least 10 days prior to the meeting date.

2. Documents for Public Review

Notices of availability of all draft Consolidated Plan Documents (CPD) for public review and a summary of the CPD will be published in a legal ad in the Inland Valley Daily Bulletin.

3. Access to Meetings

Public hearings will be conducted at various venues in the City, preferably in the low- and moderate-income target areas. Such hearing will be posted and advertised to allow sufficient notice to all interested persons.

Spanish translation is available at all public hearings if requested in advance at least 72 hours prior to the public hearing.

It is the intention of the City to comply with the Americans with Disabilities Act (ADA) in all respects. If an attendee or participant at a public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate these requests in every reasonable manner. The City Clerk must be notified at least 72 hours prior to the public hearing.

4. Availability of Documents for Public Review

The City will place draft copies of the Consolidated Plan Documents and substantial amendments to these documents for public review on the City's website at www.ontarioca.gov. Additionally, at the City's discretion, physical copies of the documents may be made available at the following locations:

Ontario City Library
215 East "C" Street, Ontario

Records Management Office
Ontario City Hall, 303 East "B" Street, Ontario

Housing and Neighborhood Preservation Agency
208 West Emporia Street, Ontario

The City will provide a reasonable number of free copies of the documents to citizens and groups upon request. Notices of Availability of draft documents for public review will be published as specified in the Citizen Participation Plan.

5. Access to Records

The City will ensure timely and reasonable access to information and records related to the development of the Consolidated Plan Documents (CPD), and the use of monies for programs funded by CDBG, HOME and ESG. Information to be made available will include budget and program performance information, meeting minutes, and comments received by the City during the development of the CPD.

Requests for information and records must be made to the City of Ontario in writing. Staff will respond to such requests within 10 working days or as soon as possible thereafter.

6. Technical Assistance

Upon request, staff will provide technical assistance to groups representing extremely-low, low-, and moderate-income persons to develop funding requests for CDBG, HOME and ESG eligible activities. Technical assistance will be provided as follows:

- Establish a bi-annual project proposal submission and review cycle (NOFA) that provides information, instructions, forms and advice to interested extremely low-, low- and moderate-income citizens or representative groups so that they can have reasonable access to the funding consideration process. Awards to agencies are regularly made through a renewable contract that can be extended for an additional one year period, at the discretion of the City.
- Provide self-explanatory project proposal forms and instructions to all persons who request them whether by telephone or by letter. The City's funding application form is designed to be easily understood and short, while still addressing all key items necessary to assess the proposed project. Statistics concerning specific areas of the City are furnished by City staff upon request.
- Answer, in writing, all written questions and answer verbally all verbal inquiries received from citizens or representative groups regarding how to write or submit eligible project proposals.
- Meet with groups or individuals as requested, to assist in identifying specific needs and to assist in preparing project proposal applications.
- Obtain information in the form of completed project proposal forms from citizens or non-profit agencies and assemble a list of proposals available for public review.

- Conduct a project eligibility analysis to determine, at an early stage, the eligibility of each project. In cases where only minor adjustments are needed to make proposals eligible or otherwise practical, City staff will advise the applicants on the options available and desired changes to the proposals.
- Provide bilingual translation on as needed basis.

7. Comments and Complaints

a. Comments

Citizens, as well as agencies providing services to the community, are encouraged to submit their comments in the development of the CPD and any amendments to the CPD. Written and verbal comments received at public hearings or during the comment period will be considered. Comments will be summarized and included as an attachment to the City's final CPD. Written comments should be addressed to:

City of Ontario
Housing and Neighborhood Preservation Agency
208 West Emporia Street
Ontario, CA 91762

A written response will be made to all written comments within ten working days, acknowledging the letter and identifying a plan of action, if necessary. Every effort will be made to send a complete response within 10 working days to those who submit written proposals or comments.

Copies of the complete final CPD and amendments to the CPD will be available to residents on the City's website at www.ontarioca.gov.

G. Complaints

A complaint regarding the CPD planning process and CPD amendments must be made within the advertised public review period. A written response will be made to all written complaints within 10 working days, acknowledging the letter and identifying a plan of action, if necessary.

The City will accept written complaints provided they specify:

- The description of the objection, and supporting facts and data.
- Provide name, address, telephone number, and a date of complaint.

H. Bilingual Opportunities

Wherever a significant number of extremely low- and low-income persons speak and read a primary language other than English, translation services at all public hearings will be provided in such language if translation services are requested in advance at least 72 hours prior to the public meeting.

I. Appeals

Appeals concerning the CPD, statements, or recommendations of the staff should be made to the following persons in the order presented:

- Executive Director of Housing and Neighborhood Preservation
- City Manager
- City Council
- Los Angeles Area Office of HUD (if concerns are not answered)

2021-22 One Year Action Plan

Appendix H
HOME-ARP Allocation Plan

HOME-ARP PLAN

January 17, 2023

Prepared by the

City of Ontario Housing Department
303 East B. Street
Ontario, CA 91764
(909) 395-2006

Contents

Executive Summary.....3

Consultation ..... **Error! Bookmark not defined.**

Public Participation ..... **Error! Bookmark not defined.**

Needs Assessment and Gap Analysis ..... **Error! Bookmark not defined.**

Proposed HOME-ARP Activities ..... **Error! Bookmark not defined.**

Preferences ..... **Error! Bookmark not defined.**

Affordable Housing ..... **Error! Bookmark not defined.**

Appendix

A. HOME-ARP Certifications

B. SF424

C. Public Notices

D.

DRAFT

Executive Summary

The City of Ontario has been allocated $2,713,297 of HOME-American Rescue Plan Act (HOME-ARP funding from the US Department of Housing and Urban Development (HUD). In order to receive the HOME-ARP allocation, the City must develop a HOME-ARP Allocation Plan that will become part of the City's PY 2021 HUD Annual Action Plan by substantial amendment. To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including a virtual consultation session, a survey of stakeholders, a 15-day public comment period, and a public hearing.

The needs assessment and gap analysis identified the following needs and gaps within the City:

- In January 2022, the annual Point in Time (PIT) count revealed that 88 people were residing in emergency housing, either in shelter or transitional housing. Another 105 people were unsheltered on the streets, in tents or makeshift shelters, or in cars, vans, RVs or campers.
- The 2015-2019 CHAS Data from HUD reported 6,100 households with incomes at or below 30% AMI are at risk of homelessness in the City.
- The 2015-2019 HUD CHAS data indicates there are 4,245 renter households with an annual income at or below 30% AMI with a cost burden that are at greatest risk of housing instability.
- The greatest need for supportive services is in the areas of affordable housing, financial assistance, homeless services, employment training services, and youth services.

To address these needs within the community, the City will utilize HOME-ARP funds to establish a tenant-based rental assistance program and administration and planning for the HOME-ARP program.

DRAFT

Consultation and Public Participation

HUD requires each HOME-ARP Participating Jurisdiction to consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations. Agencies that must, at a minimum, be consulted include the Continuum of Care serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address fair housing, civil rights, and the needs or persons with disabilities.

HUD also requires that each Participating Jurisdiction provide opportunities for the public to comment on the proposed Allocation Plan, including the amount of HOME-ARP funds that will be received and the range of activities that the City may undertake.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including a virtual consultation session, a community and stakeholder survey, a 15-day public comment period, and a public hearing.

Summarize the Consultation Process

The City of Ontario consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, addressing homelessness, and the provision of services to qualifying populations in preparing it's HOME-ARP Allocation Plan. These stakeholders have relevant knowledge that can speak to the needs, service gaps, and potential activities that would best benefit the qualifying populations.

Staff hosted a virtual session on December 1, 2022, with representatives from multiple agencies, groups, and organizations invited to attend. Those unable to attend were invited to submit written comments via emails or schedule a phone call to share their thoughts. The virtual consultation session included an overview of the HOME-ARP notice to inform attendees of the qualifying populations and eligible activities, an opportunity to ask clarifying questions, a request for input into needs, gaps, priority populations and activities, and an overview of the City's HOME-ARP Allocation Plan timeline and process.

A survey consisting of 11 questions was shared with the consulted agencies and the at large community with the intention of quantifying the preferred use of the HOME-ARP funds. The City received survey responses from November 14, 2022 until December 4, 2022. Preliminary survey results were shared during the virtual session on December 1, 2022.

The City's virtual session was attended by 11 representatives of 10 agencies. The survey received 54 responses from both community members and service agencies. All HOME-ARP required agency types were represented in either the virtual session or the online survey or by email.

DRAFT

List the Organizations Consulted

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
Ontario Housing Authority	PHA Other government - Local	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing affordable housing.
Neighborhood Partnership Housing Services, Inc. (NPHS)	Housing Services - Housing Regional organization Community Development Financial Institution	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination with first-time homebuyer and owner-occupied rehabilitation loan programs, and other programs and services relating to homebuyer education, financial literacy, and homeowner assistance. Coordination with a possible Community Housing Development Organization (CHDO).
AOF/Golden State Community Development Corp.	Housing Services - Housing	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with a possible Community Housing Development Organization (CHDO).
Mercy House Living Centers	Housing Services – Housing Services-Homeless	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services and permanent supportive housing.
Inland Fair Housing and Mediation Board	Services-Elderly Persons Service-Fair Housing	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing increased services for senior citizens, fair housing services, landlord/tenant mediation services, fair housing education, testing, and enforcement, first time homebuyer education, and financial literacy programs.
County of San Bernardino Office of Homeless Services	Services-homeless Other government - County Continuum of Care	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services in the region, HMIS services, Continuum of Care coordination, and coordinated assessment system.
Ontario-Montclair YMCA	Services-Children	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination with first-time homebuyer and owner-occupied rehabilitation loan programs, and other programs and services relating to homebuyer education, financial literacy, and homeowner assistance. Coordination with a possible Community Housing Development Organization (CHDO).
Ontario-Montclair School District	Services-Children Services-Homeless Services-Education	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Identification and coordination of services for homeless families within the school district.
Ontario Senior Center	Services-Elderly Persons Grantee Department	Invited to participate in community meeting/public hearing. Coordination of Homeowner Energy Assistance Program (HEAP) services and social services for senior residents within affordable senior housing projects.

DRAFT

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
Rolling Start, Inc.	Services-Persons with Disabilities	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of Section 504 outreach and identifying potential participants for affirmative marketing outreach for affordable housing units.
San Bernardino County Department of Behavioral Health	Services-Persons with Disabilities Services-Health Health Agency Other government - County	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of Project Gateway (Shelter Plus Care vouchers) and proactively working together to secure additional resources to serve Ontario residents.
Foothill AIDS Project	Services-Persons with HIV/AIDS	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination and identification of potential participants for affirmative marketing outreach for affordable housing units.
County of San Bernardino Children and Family Services	Services-Health Health Agency Child Welfare Agency Other government - County	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination for potential bridge housing resources.
Inland Valley Hope Partners	Services-Homeless Services-Health	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing services for the homeless and those at-risk of homelessness and identification of potential participants for affirmative marketing outreach for affordable housing units.
House of Ruth, Inc.	Services-Victims of Domestic Violence	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of providing services for victims of domestic violence and potential identification of participants for affirmative marketing outreach for affordable housing units.
State of California Housing and Community Development	Other government - State	Participate in various programs that will fund identified community needs (Affordable Housing and Sustainable Communities (AHSC), Veteran Housing and Homeless Prevention (VHHP), Emergency Housing and Assistance Program Capital Development (EHAP-CD), and others). Actively support efforts to create permanent affordable housing funding sources.

DRAFT

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
Foothill Family Shelter	Services-Homeless	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services, transitional housing, and identification of potential participants for affirmative marketing outreach for affordable housing units.
Housing Authority of the County of San Bernardino	PHA	Requested review of public housing needs section and a copy of the executive summary was provided for feedback and comments. Implement permanent supportive housing programs and work together to secure state and federal resources for the region.
SANBAG	Regional organization Planning organization	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination for AHSC funding program.
City of Chino	Other government - Local	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Rancho Cucamonga	Other government - Local	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Fontana	Other government - Local	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Upland	Other government - Local	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Pomona	Other government - Local	A copy of the executive summary was provided for feedback and comments. Coordinate delivery of services on a regional basis.
City of Ontario Economic Development Agency	Services-Employment Grantee Department	Consulted with agency for information related to the economic development delivery portions of the One Year Action Plan. Coordinate for Section 3 compliance, economic development activities, and workforce development.
Ontario Chamber of Commerce	Business Leaders Civic Leaders Business and Civic Leaders	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of outreach for services to business and economic development activities.
Ontario Police Department	Services - Victims Grantee Department	Consulted with this Agency for portions of the One Year Action Plan related to need for crime prevention/crime awareness programs and services provided by this agency.

DRAFT

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
City of Ontario Community, Life, and Culture Agency	Services-homeless Continuum of Care	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments.
City of Ontario Innovation, Performance, and Audit Agency	Broadband Internet Service Providers	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of expanding access to broadband services.
City of Ontario Fire Department	Emergency Management Agency	Invited to participate in community meeting/public hearing and a copy of the executive summary was provided for feedback and comments. Coordination of emergency management services.

DRAFT

Summary of Feedback Received from Consulted Organizations

Consultation revealed strong support for the following:

Tenant-Based Rental Assistance (TBRA) Virtual session attendees and survey respondents showed strong support for the provision of rental assistance programs to benefit those at risk of homelessness and those where the provision of such a program would

Provision of supportive services. Many examples of supportive services were mentioned in the virtual session including case management, fair housing, mental health services, credit repair services, housing counseling, substance abuse services, and eviction defense. Survey respondents were asked to rank what they believed is the current need for various services eligible under HOME-ARP. The activities with the most rankings for "high need" were mental health services (88%), landlord/tenant liaison (86%), housing search/counseling services (78%), childcare assistance and financial assistance (75%).

Provision of supportive services for victims of domestic violence Many examples of supportive services were mentioned in the virtual session including case management, fair housing, mental health services, credit repair services, housing counseling, substance abuse services, and eviction defense. Survey respondents were asked to rank what they believed is the current need for various services eligible under HOME-ARP. The activities with the most rankings for "high need" were mental health services (88%), landlord/tenant liaison (86%), housing search/counseling services (78%), childcare assistance and financial assistance (75%).

Public Participation

Public Comment Period: Start Date – 12/16/2022. End Date – 01/16/2023.
Public hearing: 01/17/2023.

The City published a public hearing notice in the Inland Valley Daily Bulleting on December 16, 2022 to notify the public of the Plan's availability for review and comment through January 16, 2023, and also to invite interested persons to the public hearing to approve the Plan scheduled for January 17, 2023. The public notice provided the following information to the public: description of the HOME-ARP program, amount of funds allocated to the City of Ontario, and the proposed use of funds.

Additionally, the City shared the availability of the HOME-ARP survey via the City's social media channels and website. The survey was made available to the broad community from November 14, 2022, to December 4, 2022.

Efforts to Broaden Public Participation

In an effort to broaden public participation in the development of the HOME-ARP Allocation Plan, the City followed citizen participation steps outlined in its Citizen Participation Plan. For public review, the Plan was made available at the following locations Monday through Friday (except for legal holidays) from 8:00 a.m. to 5:00 p.m., or otherwise during the Department's normal business hours:

Ovitt Family Community Library
215 E. C St.
Ontario CA, 91764

Ontario City Hall
303 E. B St.
Ontario, CA 91764

The Plan was also available for citizen review on the City's website at https://www.ontarioca.gov/Housing/GrantProgramInformation.

Finally, the public was invited to participate in the January 17, 2023, public hearing in person.

Public Comments and Recommendations Received

No comments were received during the public participation process including during the 30-day public comment period or at the public hearing on January 17, 2023.

Public Comments and Recommendations Not Accepted and Reasons Why

No comments were received during the public participation process including during the 30-day public comment period or at the public hearing on January 17, 2023.

Needs Assessment and Gaps Analysis

The needs assessment and gap analysis must evaluate the size and demographic composition of HOME-ARP qualifying populations, and unmet needs of HOME-ARP qualifying populations. In addition, the needs assessment and gap analysis must identify any gaps within its current shelter and housing inventory, and service delivery system. This needs assessment and gap analysis focuses on the following:

1. Sheltered and unsheltered homeless populations;
2. Currently housed populations at risk of homelessness;
3. Other families requiring services or housing to prevent homelessness; and
4. Those at greatest risk of housing instability or unstable housing situations.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	269	85	228		36								
Transitional Housing	221	65	221		24								
Permanent Supportive Housing	647	368	647		678								
Other Permanent Housing													
Sheltered Homeless							944						
Unsheltered Homeless							2,389	166	166				
Current Gap													

Suggested Data Sources: 1. SB County Point in Time Count (PIT); 2. SB County Continuum of Care Housing Inventory Count (HIC)

DRAFT

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	**Level of Need**	**Gap Analysis**
	# of Units	# of Households	# of Households
Total Rental Units	22,787		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	321		
Rental Units Affordable to HH at 50% AMI (Other Populations)	1,657		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		3,740	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		3,355	
Current Gaps			5,177

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

The U.S. Department of Housing and Urban Development (HUD) requires that all Continuum of Care jurisdictions across the country complete a biennial unsheltered count and an annual sheltered count of all individuals experiencing homelessness in the community on a single point in time. The February 2022 point-in-time (PIT) count of both sheltered and unsheltered homelessness published by San Bernardino County Continuum of Care, the lead Continuum of Care agency, is used for this analysis. The County's PIT does not report on family status.

Homeless

At the time of the PIT, there were 3,333 homeless persons in San Bernardino County. Of this total, 71.7% 2,389 persons) were unsheltered and 28.3% (944 persons) were sheltered.

Of the 2,389 unsheltered persons counted, 2,373 were adults and 16 were children under age 18 in families. White persons made up 61% of the total homeless population, 18% were Black or African American, 15% are listed in the Other category, 3% are American Indian or Alaska Native, and 1% were Asian. Hispanic or Latinos made up nearly 36% of the 2,373 unsheltered homeless persons. Additionally, there were 166 veterans, 56 transitional age youth (18-24 years old), and 166 persons experiencing homelessness due to fleeing domestic violence, dating violence, sexual assault, or stalking.

There were 944 people experiencing sheltered homelessness in the County at the time of the PIT. People are considered sheltered when they are residing in emergency shelter or transitional housing, but not when they are receiving rapid rehousing assistance or residing in permanent supportive housing. Among individuals experiencing sheltered homelessness, White persons made up 53% of the total sheltered

population, 32% were Black or African American, 10% are listed in the Other category, and 3% are American Indian or Alaska Native. 50% of the 944 sheltered homeless persons identified as Hispanic or Latino. Additionally, there were 29 veterans, 56 transitional age youth (18-24 years old), and 71 persons experiencing homelessness due to fleeing domestic violence, dating violence, sexual assault, or stalking.

At Risk of Homelessness

To account for persons at-risk of becoming homeless, the most recent (2015-2019) Comprehensive Housing Affordability Strategy (CHAS) data was analyzed. This data contains two particular characteristics of households that meets the definition of "at risk of homelessness" found in 24 CFR Part 91.5. First, the CHAS data breaks down occupied housing units by HUD Area Median Family Income (HAMFI), including 30% and below of HAMFI (HUD Area Median Family Income). Next, the CHAS data provides information on occupied housing units with households that are severely cost burdened; that is, they are spending more than 50% of their income on housing related expenses. For renters, that includes rent and utilities.

The CHAS data shows that of the 23,505 renter households in the City of Ontario, 4,245 or 18% are occupied by households earning 30% or less of the HAMFI. Further, of these households, 88% (3,740) have one or more housing problems, defined as housing units that: 1) lack complete kitchen facilities; 2) lack complete plumbing facilities; 3) are over overcrowded; and 4) are cost burdened. A household is said to have a housing problem if they have any one or more of these four problems.

CHAS data revealed that of the 4,245 households earning less than 30% HAMFI, 77% are severely cost-burdened. Severely cost burdened households are spending more than 50% of their income on housing related expenses, leaving the remaining 50% or less of their income available for other daily necessities such as food, gas, and healthcare. Households under this cost burden are often forced to choose between housing stability and other necessities putting them at a higher risk of homelessness.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

The State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction. In 2021, the local law enforcement agencies responded to a total of 746 calls related to domestic violence in the City.

Therefore, if each one of these calls represented a household with member(s) who required housing assistance, it can be estimated that there were up to 320 households in 2021 who were in need of some form of housing assistance. The form of housing assistance required may vary depending on the specific circumstances of each case.

In addition to those households above estimated to be in need of housing assistance, the 2022 San Bernardino County Point in Time count reported 166 unsheltered homeless persons and 71 sheltered homeless persons currently experiencing homelessness due to fleeing domestic violence, dating violence, sexual assault or stalking.

Other Populations

Other populations, as defined by HOME-ARP, include those who:

1. Are currently housed and at risk of repeat homelessness;
2. Have incomes at or below 30% AMI and are experiencing severe housing cost burden; and
3. Otherwise meet the definition of at risk of homelessness and have incomes of more than 30% and at or below 50% AMI.

Currently housed and at risk of repeat homelessness

The Homelessness Policy Research Institute indicates that up to 10.3% of individuals exiting emergency shelter or transitional housing in any given year will return to homelessness within 12 months. The San Bernardino County PIT showed that in 2022, 944 persons were in emergency shelters and transitional housing facilities, therefore the risk of repeat homelessness is approximately 85 people per year.

At greatest risk of housing instability – Households with incomes < 30% AMI and experiencing severe housing cost burden

Persons at greatest risk of housing instability are those that: 1) are earning 30% or below the HAMFI and are severely cost-burdened (paying 50% or more on housing); or 2) are earning 50% or less of HAMFI and meet one of the following conditions:

1. Has moved two or more times in the two months immediately preceding their application for homelessness prevention assistance.
2. Is living in the home of another because of economic hardship.
3. Has been formally notified of eviction within 21 days after the date of application for assistance.
4. Lives in a hotel or motel and the cost of staying at the hotel or motel is not borne by a federal, state, or local government program.
5. Lives in an over-crowded (more than one person per room) single-room occupancy (SRO) or efficiency apartment units, or lives in a severely overcrowded (more than 1.5 persons per room) larger housing unit.
6. Is exiting a publicly funded institution, or system of care (health care facility, mental health facility, foster care or other youth facility, or correction program or institution).
7. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Consolidated Plan.

For the first group of households at greatest risk of housing instability, 2015-2019 HUD CHAS data indicates there are 4,680 renter households with annual income less than 30% AMI that are severely cost burdened.

Information on each of the conditions listed above for the second category of persons at greatest risk of housing instability is not readily available, with the exception of data on overcrowding. The 2015-2019 CHAS data described 7,095 households in the City of Ontario earning 50% or less of the AMI, with at least 1 of 4 Housing Problems. As one of these Housing Problems is overcrowding, potentially, 30% of all 23,505 renter households within the City are at risk of housing instability.

At greatest risk of housing instability – Households with incomes 30-50% AMI that meet HUD's §91.5 definition of at risk of homelessness

Households in this category are those with incomes between 30% and 50% AMI that lack sufficient resources or support networks to prevent homelessness, and:

1. Have moved more than two times due to economic reasons in the past 60 days;
2. Are doubled up with another household due to economic hardship;
3. Will be evicted within 21 days;
4. Live in a hotel or motel without financial assistance from a nonprofit or government entity;
5. Live in an efficiency apartment and are overcrowded; or
6. Are exiting a publicly funded institution or system of care.

HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018 data Table 10 provides information on households that include more than one family, household income level and overcrowding. This CHAS data indicates there are approximately 15,685 households with incomes between 30% and 50% AMI that are at risk of homelessness in the City. 1

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

The City of Ontario is a recipient of the annual Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnership Act Program (HOME). Together, the City receives approximately $2.8 million from these entitlement programs to address affordable housing and low- and moderate-income community development needs. Additionally, the City received special allocations of CARES Act CDBG in the amount of $2.3 million and CARES Act ESG in the amount of $3.2 million in 2020 as a response to the COVID-19 pandemic.

Ontario uses it's federal funding on a variety of projects and programs that serve the qualifying populations already. For example, HOME funds are used to provide 38 lower income households a year with Tenant Based Rental Assistance (TBRA). TBRA is targeted specifically to homeless persons in the City who can demonstrate prior residency in the City. A majority of the recipients of the TBRA program would likely remain in homelessness without the financial assistance provided by the program.

Describe the unmet housing and service needs of qualifying populations:

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Enter narrative response here.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-

ARP allocation plan. These characteristics will further refine the definition of "other populations" that are "At Greatest Risk of Housing Instability," as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Enter narrative response here.

Identify priority needs for qualifying populations:

Enter narrative response here.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

Enter narrative response here.

HOME-ARP Activities

Template*:*

Describe the method(s)that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

Enter narrative response here.

Describe whether the PJ will administer eligible activities directly:

Enter narrative response here.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Enter narrative response here.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

DRAFT

Template:

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	$ #		
Acquisition and Development of Non-Congregate Shelters	$ #		
Tenant Based Rental Assistance (TBRA)	$ #		
Development of Affordable Rental Housing	$ #		
Non-Profit Operating	$ #	# %	5%
Non-Profit Capacity Building	$ #	# %	5%
Administration and Planning	$ #	# %	15%
Total HOME ARP Allocation	$ #		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

Enter narrative response here.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Enter narrative response here.

HOME-ARP Production Housing Goals

Template

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Enter narrative response here.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

Enter narrative response here.

DRAFT

Preferences

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

"Prioritization. In the context of the coordinated entry process, HUD uses the term "Prioritization" to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice."

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source**. If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan. For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population <u>if the limitation or preference is described in the PJ's HOME-ARP allocation plan</u>.** Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

<u>Template:</u>

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Enter narrative response here.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Enter narrative response here.

Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization <u>established by the PJ in its HOME-ARP allocation plan</u>. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

Template:

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

Enter narrative response here.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

Enter narrative response here.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Enter narrative response here.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Enter narrative response here.

Limitations in a HOME-ARP rental housing or NCS project

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population <u>if the limitation is described in the PJ's HOME-ARP allocation plan</u>.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

<u>Template</u>

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

Enter narrative response here.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Enter narrative response here.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Enter narrative response here.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under with the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***
  Enter narrative response here.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***
  Enter narrative response here.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***
  Enter narrative response here.

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***
  Enter narrative response here.

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***
  Enter narrative response here.

- ***Other requirements in the PJ's guidelines, if applicable:***
  Enter narrative response here.

DRAFT

CITY OF ONTARIO *Agenda Report* **January 17, 2023**	**SECTION:** **ADMINISTRATIVE REPORTS/DISCUSSION/ACTION**
Department: Human Resources Prepared By: Angela Lopez Staff Member Presenting: Angela C. Lopez, Executive Director Human Resources Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 20

SUBJECT: **MODIFY THE CLASSIFICATION TITLE AND SALARY RANGE FOR THE CHIEF DEPUTY FIRE CHIEF CLASSIFICATION, AND THE SALARY RANGE FOR THE CLASSIFICATION OF DEPUTY POLICE CHIEF**

RECOMMENDATION: That the City Council modify and approve the new classification title for Chief Deputy Fire Chief to Chief Deputy (Fire) including modifying the established salary ranges for this classification, as well as for the classification of Deputy Police Chief to minimize disparity with salary ranges while maintaining the City's competitiveness in attracting and retaining highly qualified individuals.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Maintain the Current High Level of Public Safety
Operate in a Businesslike Manner
Invest in the Growth and Evolution of the City's Economy

FISCAL IMPACT: The Fiscal Year (FY) 2022-23 Adopted Budget includes salary appropriations in the General Fund for the increase of approximately $76,806. Due to budget savings in personnel costs, there is not additional funding needed for this fiscal year. If approved, appropriations for future years will be included in subsequent years Operating Budget for City Council approval.

BACKGROUND & ANALYSIS: In the FY 2022-23 First Quarter Budget, the new sworn Department Head classification of Chief Deputy Fire Chief was approved. The proposed title and salary range was a preliminary estimate and contingent upon an external classification and compensation study. After further review, including an assessment of internal equity and external competitiveness, it is recommended that the title be adjusted to Chief Deputy and the monthly salary range be modified from $16,338 - $19,859 to $16,754 - $25,704.

Subsequently, Staff proposes adjusting the monthly salary range for the classification of Deputy Police Chief from $14,806 - $19,838 to $16,754 - $25,704 to further align with the classification of Chief Deputy's salary range. This adjustment will alleviate the gap in salary ranges between these two sworn classifications that are similar in responsibilities in managing the day-to-day operations of the Fire and Police Department, including the level of responsibility associated with each

classification in their respective Departments.

The City recognizes the importance of maintaining its fiscally conservative approach while attempting to provide a competitive compensation and benefits package to its employees to attract and retain a highly qualified and productive workforce committed to serving the community.