CITY OF ONTARIO

Regular City Council/Housing Authority Meeting
SEPTEMBER 16, 2025

City Hall
303 East B Street, Ontario, CA 91764

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

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

WELCOME TO A MEETING OF THE ONTARIO CITY COUNCIL

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

Anyone wishing to speak in person during public comment or on a particular item will be required to fill out a blue slip. Blue slips must be turned in prior to public comment beginning or before an agenda item is taken up. The Clerk will not accept blue slips after that time.

To submit written public comments by email, please send your name, the agenda item you are commenting on, and your comments to publiccomments@ontarioca.gov. The public comment submission window opens at the time the agenda is published and remains open until 4:00 p.m. on the day of the meeting. All comments received during this timeframe will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record.

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

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

Remarks from those seated or standing in the back of the chamber will not permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

ACCOMMODATIONS

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

ORDER OF BUSINESS

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

CALL TO ORDER *(OPEN SESSION)*

ROLL CALL

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

INFORMATION RELATIVE TO POSSIBLE CONFLICT OF INTEREST

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

CLOSED SESSION PUBLIC COMMENT

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

CLOSED SESSION

GC 54656.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION
Robles, et al. v. City of Ontario et al., Case No. CIVDS2007038

ATTACHMENT: 20250916 Closed Session

PLEDGE OF ALLEGIANCE

Council Member Macias

INVOCATION

Pastor Sean Thurin, Calvary Chapel Ontario

REPORT ON CLOSED SESSION

City Attorney

SPECIAL CEREMONIES

PROCLAMATION OF SEPTEMBER 2025 AS NATIONAL PREPAREDNESS MONTH

That the City Council proclaim the month of September 2025 as National Preparedness Month in the City of Ontario.

ATTACHMENT: National Preparedness Month Proclamation 2025.docx

PUBLIC COMMENTS 6:30 P.M.

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

To submit written public comments by email, please send your name, the agenda item you are commenting on, and your comments to publiccomments@ontarioca.gov. The public comment submission window opens at the time the agenda is published and remains open until 4:00 p.m. on the day of the meeting. All comments received during this timeframe will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record.

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.

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1. APPROVAL OF MINUTES

Minutes for the regular meetings of the City Council and Housing Authority of August 19, 2025, and approving same as on file in the Records Management Department.

ATTACHMENT: 20250819 Meeting Minutes (Not Official Until Approved)

2. BILLS & PAYROLL

Bills August 8, 2025 through August 28, 2025, and Payroll July 27, 2025 through August 9, 2025.

3. A RESOLUTION APPROVING A QUITCLAIM DEED LOCATED 800 FEET WEST OF BAKER AVENUE AND FIFTH STREET

That the City Council authorize the City Manager, or his designee, to execute a Quitclaim Deed to Fifth Ave Developments, LLC (Developer).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A QUITCLAIM DEED LOCATED 800 FEET WEST OF BAKER AVENUE AND FIFTH STREET.

ATTACHMENT: 20250916 PDEV21-006 01 EXH A.pdf
ATTACHMENT: 20250916 PDEV21-006 02 RESO RM
ATTACHMENT: 20250916 PDEV21-006 02 RESO EXH A and B.pdf

4. A PROJECT FUNDING AGREEMENT FOR THE STATE ROUTE 60/EUCLID AVENUE INTERCHANGE PHASED IMPROVEMENTS PROJECT

That the City Council approve a Funding Agreement between the City of Ontario and the San Bernardino County Transportation Authority (SBCTA) for the State Route 60 (SR-60)/Euclid Avenue Interchange Phased Improvements Project and authorize the City Manager, or his designee, to execute said Agreement and future amendments to the Agreement within the City Council approved budget.

ATTACHMENT: 25-1003336 Final Draft 08.20.25 Euclid Interchange AGR.docx

5. A RESOLUTION ADOPTING THE AMENDED MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2025-26 THROUGH 2029-30 AND A RESOLUTION ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2026-27 THROUGH 2030-31

That the City Council take the following actions:

A. Adopt an amended Resolution for the Fiscal Years 2025-26 through 2029-30 Measure I Five-Year Capital Project Needs Analysis (CPNA), and
B. Adopt a Resolution approving the Fiscal Years 2026-27 through 2030-31 Measure I Five-Year CPNA; and
C. Authorize the City Manager, or his designee, to approve changes to the plan as may be required by the City and/or San Bernardino County Transportation Authority (SBCTA).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE AMENDED MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2025-26 THROUGH 2029-30.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2026-27 THROUGH 2030-31.

ATTACHMENT: Measure I Five-Year Analysis 2025-26 Through 2029-30 01 RESO RM
ATTACHMENT: Exhibit A 2025-26 Through 2029-30 01A.pdf
ATTACHMENT: Measure I Five-Year Analysis 2026-27 Through 2030-31 02 RESO RM
ATTACHMENT: Exhibit A 2026-27 Through 2030-31 02A.pdf

6. ACCEPT WRITTEN PETITION TO CREATE A COMMUNITY FACILITIES DISTRICT; ADOPT A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES; AND ADOPT A RESOLUTION DECLARING IT NECESSARY TO INCUR BONDED INDEBTEDNESS

That the City Council consider and:

A. Accept written petition (on file with the Records Management Department) from KB Home Cal Management Services LLC. ("Landowner"), to create a Community Facilities District ("CFD") and to waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982;
B. Adopt a Resolution of Intention to establish City of Ontario Community Facilities District No. 76 (Compass Pointe), authorize the associated levy of special taxes therein; and set a public hearing for the formation of the CFD as part of the regularly scheduled City Council meeting on Tuesday, November 4, 2025; and
C. Adopt a Resolution Declaring it Necessary for the City of Ontario Community Facilities District No. 76 (Compass Pointe) to Incur Bonded Indebtedness.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT PROPOSED TO BE NAMED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING IT NECESSARY FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE) TO INCUR BONDED INDEBTEDNESS.

ATTACHMENT: CFD 76 Compass Pointe Intent to Establish 01 RESO RM
ATTACHMENT: CFD 76 (Compass Pointe) 01A EXH A Boundary Map.pdf
ATTACHMENT: CFD 76 (Compass Pointe) 01B EXH C RMA.pdf
ATTACHMENT: CFD 76 Compass Pointe Incur Bonded Indebtedness 02 RESO RM

7. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ATHENS INSURANCE SERVICE, INC. FOR THIRD-PARTY ADMINISTRATION SERVICES FOR WORKERS' COMPENSATION CLAIMS

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 3 to the Professional Services Agreement with Athens Insurance Service, Inc., of Concord, California, for third-party administration and training services for workers' compensation claims in the amount of $1,827,060 for a total not-to-exceed amount of $3,641,520.

ATTACHMENT: Amendment No. 3 Athens Insurance Service Inc.pdf

8. AUTHORIZE THE PURCHASE AND INSTALLATION OF MOBILE DATA COMPUTERS

That the City Council authorize the City Manager, or his designee, to purchase and install mobile data computers (MDC) from CDCE, Inc., of Yorba Linda, California, in the amount of $780,328.

ATTACHMENT: CDCE MDC Quote - City of Ontario.pdf

9. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH NATIONAL PUBLIC SAFETY GROUP, LLC., FOR PROJECT MANAGEMENT FOR THE PUBLIC SAFETY DISPATCH AND POLICE REPORT MANAGEMENT SYSTEM REPLACEMENT PROJECTS

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 5 to the Professional Services Agreement with National Public Safety Group (NPSG) LLC., of Aberdeen, North Carolina, for selection, procurement, and project management increasing the authorized contract amount by $301,059, for a total contract not-to-exceed amount of $1,264,693 and increase the term for an additional two years.

ATTACHMENT: NPSG Amendment 5.pdf

10. AUTHORIZE THE PURCHASE AND INSTALLATION OF FURNITURE WITH INFO-COM BUSINESS PRODUCTS FOR THE PROFESSIONAL BASEBALL STADIUM AND THE ONTARIO PROMISE CORPS PROGRAM SPACE AND MOBILITY HUB

That the City Council take the following actions:

A. Authorize a Cooperative Purchase Agreement for D&C23-011 Professional Baseball Stadium with Margaret C. Pett, Inc. DBA Info-Com Business Products (Info-Com), of Altadena, California, for the purchase and installation of furniture in the amount of $2,938,147 plus a 10% contingency of $293,815, for a total not-to-exceed contract amount of $3,231,962, consistent with the terms and conditions of the OMNIA Region 14 ESC – TXS Contract Number 07-97;
B. Authorize a Cooperative Purchase Agreement for D&C23-026 Ontario Promise Corps Program Space and Mobility Hub with Info-Com, of Altadena, California, for the purchase

and installation of furniture in the amount of $201,630 plus a 10% contingency of $20,163, for a total not-to-exceed contract amount of $221,793, consistent with the terms and conditions of the OMNIA Region 14 ESC – TXS Contract Number 07-97; and

C. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but is not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: Goods and Services Agreement- Info-Com Baseball Stadium.pdf
ATTACHMENT: Goods and Services Agreement- Info-Com Downtown Mobility Hub.pdf

11. AN ORDINANCE APPROVING FILE NO. PUD23-001, A PLANNED UNIT DEVELOPMENT ON 0.37-ACRE OF LAND LOCATED AT 111 NORTH MONTEREY AVENUE

That the City Council consider and adopt an Ordinance approving File No. PUD23-001, the Monterey Avenue Planned Unit Development, establishing development standards, design guidelines, and infrastructure requirements to facilitate a commercial development at 111 North Monterey Avenue.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD23-001, A PLANNED UNIT DEVELOPMENT TO ESTABLISH DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR PROPERTY LOCATED AT 111 NORTH MONTEREY AVENUE, WITHIN LUA-3 (HOLT BOULEVARD) OF THE MU-1 (DOWNTOWN MIXED USE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF —APN: 1048-523-15.

ATTACHMENT: File No. PUD23-001 02 ORD RM
ATTACHMENT: File Nos. PUD23-001 PDEV23-018 03 PUD.pdf

PUBLIC HEARINGS

Pursuant to Government Code Section 65009, if you challenge the City's zoning, planning or any other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the public hearing. Affidavits of posting compliance, for all items below, are on file with the Records Management Department.

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12. A PUBLIC HEARING TO CONSIDER FILE NO. PUD23-003, A PLANNED UNIT DEVELOPMENT ON 2.07 ACRES OF LAND LOCATED AT 1389 EAST HOLT BOULEVARD

That the City Council introduce and waive further reading of an Ordinance Approving File No. PUD23-003, the Holt Residential Planned Unit Development, establishing development standards, design guidelines, and infrastructure requirements to facilitate a residential development at 1389 East Holt Boulevard.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING

FILE NO. PUD23-003, A PLANNED UNIT DEVELOPMENT TO ESTABLISH PLANNING AND DESIGN PRINCIPLES, DEVELOPMENT REGULATIONS, AND PERFORMANCE STANDARDS TO GOVERN FUTURE DEVELOPMENT OF 2.07 ACRES OF LAND, LOCATED AT 1389 EAST HOLT BOULEVARD, WITHIN THE MU-6 (EAST HOLT MIXED USE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0110-071-02

ATTACHMENT: 20250916 File No PUD23-003 PC Back-up.pdf
ATTACHMENT: 20250916 File No. PUD23-003 02 ORD RM
ATTACHMENT: 20250916 File No. PUD23-003 03 PUD.pdf

13. A PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENTS TO THE FISCAL YEAR 2023-24 AND 2024-25 HUD ONE-YEAR ACTIONS PLANS

That the City Council take the following actions:

A. Conduct a Public Hearing and receive comments related to the First Amendments to the Fiscal Year 2023-24 and 2024-25 One-Year Action Plans;
B. Approve the First Amendments to the Fiscal Year 2023-24 and 2024-25 One-Year Action Plans; and
C. Authorize the City Manager, or his designee, to execute any related documents and agreements necessary to implement the amendments.

ATTACHMENT: First Amendment 2023-24 One year.pdf
ATTACHMENT: First Amendment 2024-25 One-Year Action Plan-9-16-25.pdf

14. A PUBLIC HEARING TO CONSIDER ADOPTION OF THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR 2024-25

That the City Council take the following actions:

A. Conduct a public hearing and receive comments on the draft Fiscal Year 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER);
B. Authorize staff to submit the final Fiscal Year 2024-25 CAPER to the U.S. Department of Housing and Urban Development (HUD); and
C. Authorize the City Manager, or his designee, to execute all documents necessary to submit the CAPER.

ATTACHMENT: CAPER FY 2024-25 - 9-04-2025.pdf
ATTACHMENT: CAPER Executive Summary - FY 2024-25.pdf

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

15. AN ORDINANCE AMENDING SECTION 4-6.1305 OF THE ONTARIO MUNICIPAL CODE RELATING TO PERMIT PARKING ZONES ON RESIDENTIAL STREETS

That the City Council introduce an Ordinance amending Section 4-6.1305 of the Ontario Municipal Code relating to permit parking zones on residential streets.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING

SECTION 4-6.1305 OF THE ONTARIO MUNICIPAL CODE RELATING TO PERMIT PARKING ZONES ON RESIDENTIAL STREETS.

ATTACHMENT: 20250916 Ordinance Amending Permit Parking Zones ORD RM

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT

CITY OF ONTARIO
CLOSED SESSION REPORT
City Council // Housing Authority // Other // *(GC 54957.1)*
September 16, 2025

ROLL CALL: Wapner _, Bowman _, Porada _, Macias _, Mayor / Chairman Leon _.

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

In attendance: Wapner _, Bowman _, Porada _, Macias _, Mayor / Chairman Leon _.

- GC 54656.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION Robles, et al. v. City of Ontario et al., Case No. CIVDS2007038

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

Reported by:

_____
City Attorney / City Manager / Executive Director

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **SPECIAL CEREMONIES**
Department: Fire Department Prepared By: Joseph Ramos Staff Member Presenting: Mike Gerken, Fire Chief Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No:

SUBJECT: PROCLAMATION OF SEPTEMBER 2025 AS NATIONAL PREPAREDNESS MONTH

RECOMMENDATION: That the City Council proclaim the month of September 2025 as National Preparedness Month in the City of Ontario.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Maintain the Current High Level of Public Safety

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

BACKGROUND & ANALYSIS: Since 2004 the Federal Emergency Management Agency (FEMA) has observed September as National Preparedness Month (NPM). The goal of NPM is to build awareness and encourage the community to prepare for emergencies in their homes, businesses, schools, workplaces, and communities.

National Preparedness Month is managed and sponsored by FEMA's Ready Campaign. This year's theme focuses on getting back to the essentials of teaching "Preparedness Starts at Home". Staff, through the Ready Ontario initiative, provide resources to residents to prepare at home with family and neighbors. National Preparedness Month is an opportunity for all residents and business owners to build preparedness skills to increase resiliency.

Residents and businesses can help their families and neighbors prepare by:
1) creating a communication plan
2) planning for transportation needs
3) planning for food, water, and essentials for themselves and pets.

Please visit visit www.ReadyOntario.org to learn more and find resources that make these three actions simple and easy. During this month, residents and businesses are reminded to register their cell phones with AlertOntario, the City's emergency notification system, by texting "ONTARIO" to 888777 and visit the www.ReadyOntario.org website for trainings and resources.

PROCLAMATION OF SEPTEMBER 2025
AS NATIONAL PREPAREDNESS MONTH

WHEREAS, the City of Ontario is committed to ensuring the safety and security of all those living and visiting the city, and is dedicated to raising the awareness of all employees, residents, schools, and businesses about the importance of being prepared for potential disasters; and

WHEREAS, emergency preparedness is the responsibility of every resident of the City of Ontario, California, and all residents are urged to make preparedness a priority and work together to ensure that individuals, families, and communities are prepared for disasters and emergencies of any type; and

WHEREAS, the Federal Emergency Management Agency (FEMA) is focused on promoting and improving our Nation's ability to respond to emergencies and strongly supports efforts by cities to safeguard their communities by encouraging them to implement simple measures that will mitigate potential hazards and prevent damage to land and property; and

WHEREAS, the City of Ontario is proud to join with the FEMA in this nationwide effort and pledge their support for emergency preparedness by encouraging everyone, especially older adults, in the community to create an emergency plan for themselves and their family and friends, to equip themselves with the necessary supplies to care for themselves and their families for at least 72 hours, to register themselves and their family for the mass notification tool AlertOntario, and become informed about the different threats that may affect them;

NOW, THEREFORE, the City of Ontario, its City Council and staff members do declare the month of September 2025 as:

NATIONAL PREPAREDNESS MONTH

GIVEN UNDER THE CORPORATE SEAL OF THE CITY OF ONTARIO, CALIFORNIA this 16th day of September 2025.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
AUGUST 19, 2025
(Not Official Until Approved)

JOINT MEETINGS

The regular meetings of the Ontario City Council and Housing Authority were held on Tuesday, August 19, 2025, at Ontario City Hall, 303 E. B Street Ontario, California.

OPEN MEETING CALLED TO ORDER

Mayor Leon called the joint meetings to order at 6:00 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 Porada, and Daisy Macias
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.

INFORMATION RELATIVE TO POSSIBLE CONFLICTS OF INTEREST

There were no conflicts of interest reported.

CLOSED SESSION

Mayor Leon inquired whether persons were present who wished to speak to the Closed Session items. Hearing no one, City Attorney Duran announced the matters for discussion as listed on the agenda. Mayor Leon recessed to Closed Session at 5:30 p.m., with Mayor pro Tem Wapner recused from the first matter. Mayor pro Tem Wapner joined Closed Session at 5:41 p.m. for the discussion of the second item.

GC 54957, PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APNs: 1053-521-01, 1053-521-02, 1053-591-01, 1053-591-02, 1053-601-01, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, 1054-301-02; 14389 East Edison Avenue, 7511 East Eucalyptus Avenue, 7388 East Eucalyptus Avenue, 7280 East Eucalyptus Avenue, 7566 East Eucalyptus Avenue, 7634 East Eucalyptus Avenue, 0 East Eucalyptus Avenue, 0 South Bon View

Avenue, 0 East Merrill Avenue; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: County of San Bernardino; Under negotiation: Price and terms of payment.

OPEN MEETING CALLED TO ORDER

Mayor Leon reconvened the meetings at 6:30 p.m. for the regular session.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Bowman.

INVOCATION

Invocation was led by Pastor Robert Rocha Jr. from Voz Church.

REPORT ON CLOSED SESSION

City Attorney Duran reported regarding the Public Employee Discipline/Dismissal/Release matter stating City Council upheld the arbitrator's termination decision by a vote of 4-0, with Mayor pro Tem Wapner having recused himself from the matter. There was no other reportable action.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa had no announcements.

PUBLIC COMMENT

Assistant City Clerk Isbell announced there were 6 written comments:
Malika Spellman, regarding utility billing practices.
Jessica Salib-Valdez, regarding safety in public parks.
Jose Garcia, regarding speed limit enforcement.
Naitie Tam, regarding street sweeping.
Armando Nolasco, regarding parking enforcement and street cleaning.
Joseph Anthony DePice, regarding Immigration and Customs Enforcement concerns.

Mayor Leon called upon the first speaker:
Javier Gomez, spoke regarding Immigration and Customs Enforcement concerns.
Andrew Custodio, spoke regarding Immigration and Customs Enforcement concerns.
Tina Silva, spoke regarding Immigration and Customs Enforcement concerns.
Bryan Sanchez, spoke regarding Immigration and Customs Enforcement concerns.
Lauren, spoke regarding Immigration and Customs Enforcement concerns.
Martha Aragon, spoke regarding Immigration and Customs Enforcement concerns.
Russell Jauregui, spoke regarding Immigration and Customs Enforcement concerns.
Brad Neumann, spoke regarding his personnel grievance.
Roxana Bautista, spoke regarding Immigration and Customs Enforcement concerns.

Anthony DePice, spoke regarding Immigration and Customs Enforcement concerns.
Randy Bekendam, spoke regarding regenerative farming.

PRESENTATION

The City Council received an update on Measure I from Otis Greer with the San Bernardino County Transit Authority.

CONSENT CALENDAR

MOTION: Moved by Council Member Porada, seconded by Council Member Macias and carried by a unanimous vote of 5-0, to approve the consent calendar as presented, with Item 6 pulled for a separate vote.

1. APPROVAL OF MINUTES

Approved minutes for the regular meetings of the City Council and Housing Authority of July 15, 2025, and approving same as on file in the Records Management Department.

2. BILLS & PAYROLL

Approved bills July 18, 2025 through July 31, 2025, in the amount of $78, 942,096.85 and payroll June 29, 2025 though July 12, 2025, in the amount of $6,384,580.91.

3. ACCEPT WRITTEN PETITIONS TO CREATE A COMMUNITY FACILITIES DISTRICT; ADOPT A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 69 (SOUTH ONTARIO LOGISTICS CENTER SERVICES) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES

The City Council took the following actions:

A. Accepted written petitions (on file with the Records Management Department) from GLV Landowner LP and GLV Building 6 LP ("Landowners"), to create a Community Facilities District ("CFD") and to waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982; and
B. Adopted a Resolution of Intention to establish City of Ontario Community Facilities District No. 69 (South Ontario Logistics Center Services), authorized the associated levy of special taxes therein; and set a public hearing for the formation of the CFD as part of the regularly scheduled City Council meeting on Tuesday, October 7, 2025.

RESOLUTION NO. 2025-132 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT PROPOSED TO BE NAMED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 69 (SOUTH ONTARIO

LOGISTICS CENTER SERVICES) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN

4. A CONSTRUCTION CONTRACT WITH ROY ALLAN SLURRY SEAL, INC. FOR THE FY 2025-26 ANNUAL MAINTENANCE SLURRY SEAL, CAPE SEAL, AND PAVEMENT MANAGEMENT PROJECT

The City Council took the following actions:

A. Authorized the City Manager, or his designee, to execute a construction contract with Roy Allan Slurry Seal, Inc., of Santa Fe Springs, California, for the FY 2025-26 Annual Maintenance Slurry Seal, Cape Seal, and Pavement Management Project in the amount of $1,007,775, plus a 10% contingency of $100,778 for a total not-to-exceed contract amount of $1,108,553; and
B. Authorized the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but is not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

5. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING SPECIAL TAXES WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 74 (REMINGTON APG LLC SERVICES)

The City Council adopted an Ordinance authorizing the levy of special taxes within City of Ontario Community Facilities District No. 74 (Remington APG LLC Services). First reading and introduction took place at the regular meeting of the City Council on July 15, 2025.

ORDINANCE NO. 3309 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING A SPECIAL TAX WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 74 (REMINGTON APG LLC SERVICES)

7. AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH CLEAN ENERGY FOR MAINTENANCE OF THE COMPRESSED NATURAL GAS FUELING STATION

The City Council authorized the City Manager, or his designee, to execute Amendment No. 4 to the Maintenance Services Agreement with Clean Energy, of Newport Beach, California, for the maintenance of the compressed natural gas (CNG) fueling station in the amount of $150,000 increasing the contract amount from $325,000 to a total not-to-exceed contract amount of $475,000 and extend the agreement for an additional one-year term.

8. AUTHORIZE THE PURCHASE OF FLEET VEHICLES WITH PEORIA FORD

The City Council authorized the City Manager, or his designee, to approve the purchase and delivery of 14 Ford Police Interceptor Utility Pursuit Vehicles for the Police Department in the amount of $824,000 plus a 10% contingency of $82,400 for a total not-to-exceed amount of $906,400 from PFVT Motors LLC (Peoria Ford), of Peoria, Arizona, consistent with the terms and conditions of the Arizona State Cooperative Contract No. CTR059322-4.

9. AWARD PROFESSIONAL SERVICES AGREEMENT FOR COST ALLOCATION PLAN, CERTIFIED OMB PLAN, AND INTERNAL SERVICE FUNDS RATE PLANS FOR VARIOUS CITY FUNDS

The City Council awarded a Professional Services Agreement for Cost Allocation Plan, Certified OMB Plan, and Internal Service Funds rate plans to Aptemiz, Inc., for a three-year term for an amount not-to-exceed $180,000 with the option to extend the Agreement for two additional one-year terms for $60,000 per fiscal year; and authorize the City Manager, or his designee, to execute the Agreement.

10. UPDATE OF AUTHORIZED AGENT RESOLUTION PERTAINING TO FEDERAL AND/OR STATE FINANCIAL GRANT ASSISTANCE

The City Council, by Resolution, rescinded Resolution No. 2021-077, authorized certain officials as the City of Ontario's ("City") agents for purposes of applying for and obtaining federal and/or state financial grant assistance, authorized said agents to execute Emergency Management and Department of Homeland Security grant agreements and other required documents ("Eligible Grants"), and take any actions necessary to implement such grant agreements and other required documents, effective for three years from adoption of the revised Resolution.

RESOLUTION NO. 2025-133 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING PERSONS HOLDING CERTAIN DESIGNATED POSITIONS TO EXECUTE EMERGENCY MANAGEMENT AND HOMELAND SECURITY GRANT DOCUMENTS FOR AND ON BEHALF OF THE CITY OF ONTARIO FOR THE PURPOSE OF OBTAINING CERTAIN FEDERAL FINANCIAL ASSISTANCE AND/OR STATE FINANCIAL ASSISTANCE AND RESCINDING RESOLUTION NO. 2021-077.

11. DESIGNATION OF VOTING DELEGATES FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE GENERAL ASSEMBLY MEETING

The City Council designated Council Member Debra Porada as the City's voting delegate and Mayor Paul Leon as an alternate for the League of California Cities Annual Conference General Assembly scheduled for October 8 through October 10, 2025.

12. A CONSTRUCTION CONTRACT WITH NORSTAR PLUMBING & ENGINEERING INC., A PROFESSIONAL SERVICES AGREEMENT WITH ARDURRA GROUP

INC., AND AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH NINYO & MOORE INC., FOR THE DOWNTOWN WATER MAIN IMPROVEMENT PROJECT

The City Council took the following actions:

A. Approved the plans and specifications and award Contract No. UT 1066 Downtown Water Main Improvements project to Norstar Plumbing & Engineering Inc., of Alta Loma, California, in the amount of $7,734,413 plus a 15% contingency of $1,160,161 for a total not-to-exceed amount of $8,894,574, a term of 183 calendar days after issuance of notice to proceed, and authorized 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.
B. Authorized the City Manager, or designee to execute a Professional Services Agreement with Ardurra Group Inc., of Newport Beach, California, for a total not-to-exceed amount of $179,479 for construction engineering services and a term from August 19, 2025 to August 19, 2027.
C. Authorized the City Manager, or designee to execute Amendment No. 1 to the Professional Services Agreement with Ninyo & Moore Inc., of San Diego, California, for $141,136 for a total not-to-exceed amount of $291,136 for geotechnical and material testing services and a term from May 2, 2023 to May 2, 2027.

13. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH STETSON ENGINEERING INC. FOR THE EVALUATION OF AN ADVANCED WATER PURIFICATION FACILITY ALTERNATIVE SUPPLY PROGRAM PROJECT

The City Council authorized the City Manager, or designee, to execute Amendment No. 3 to the Professional Services Agreement with Stetson Engineering Inc., of Covina, California, for the Evaluation of an Advanced Water Purification Facility Alternative Supply Program Project in the amount of $45,000 for a new total not-to-exceed contract amount of $381,148 and a term from July 19, 2022 to January 1, 2026.

14. AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH THIRTIETH STREET ARCHITECTS, INC. FOR ON-GOING HISTORIC PRESERVATION CONSULTATION

The City Council authorized the City Manager or his designee to execute Amendment No. 8 to the Design Services Agreement with Thirtieth Street Architects, Inc., of Costa Mesa, California, for the on-going historic preservation consultation in Downtown Ontario in the amount of $210,000 for a total not-to-exceed contract amount of $1,136,600; and extend the Agreement expiration date to June 30, 2026.

15. AUTHORIZE THE RENEWAL OF THE CITY'S ESIGNATURE AND ONLINE FORMS PLATFORM, GOVOS, INC.

The City Council authorized the City Manager, or his designee, to execute the renewal with GovOS, Inc., of Austin, TX, for licensing and maintenance, for a total contract not-to-exceed amount of $244,969 for an additional one-year term.

16. A DEVELOPMENT CODE AMENDMENT (FILE NO. PDCA25-001) REVISING AND CLARIFYING CERTAIN PROVISIONS OF THE CITY OF ONTARIO DEVELOPMENT CODE

The City Council adopted an Ordinance approving File No. PDCA25-001, a Development Code Amendment revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), 8.0 (Sign Regulations), and 9.0 (Definitions and Glossary) of the City of Ontario Development Code. First reading and introduction took place at the special meeting of the City Council on August 5, 2025.

ORDINANCE NO. 3312 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA25-001, A DEVELOPMENT CODE AMENDMENT REVISING AND CLARIFYING CERTAIN PROVISIONS OF CHAPTERS 2.0 (ADMINISTRATION AND PROCEDURES), 5.0 (ZONING AND LAND USE), 6.0 (DEVELOPMENT AND SUBDIVISION REGULATIONS), 8.0 (SIGN REGULATIONS), AND 9.0 DEFINITIONS AND GLOSSARY OF THE CITY OF ONTARIO DEVELOPMENT CODE, AND MAKING FINDINGS IN SUPPORT THEREOF

17. A GOODS AND EQUIPMENT PURCHASE AGREEMENT FOR WATER METERS AND REPAIR PARTS AND A MAINTENANCE SERVICES AGREEMENT FOR ADVANCED METERING INFRASTRUCTURE SYSTEMS WITH HYDROPRO SOLUTIONS

The City Council took the following actions:

A. Approved a Goods and Equipment Purchase Agreement with HydroPro Solutions, of Ontario, California, for new water meters, equipment, and repair parts in the amount $2,900,000 from August 19, 2025 to June 30, 2026, with the option to extend the agreement for up to four (4) successive one (1) year periods for a total not-to-exceed aggregate amount of $16,024,331.
B. Approved a Maintenance Services Agreement with HydroPro Solutions of Ontario, California, for water meter software network preventative maintenance and repairs in the amount of $74,085 from August 19, 2025 to June 30, 2026, with the option to extend the agreement for up to four (4) successive one (1) year periods for a total not-to-exceed amount of $446,138.

ITEM PULLED: Mayor Leon pulled Item No. 6 for a separate vote.

6. ADOPTION OF ORDINANCES APPROVING A NEW CHAPTER REGULATING UNMANNED AIRCRAFT SYSTEMS (UAS) AND AMENDMENTS TO VARIOUS SECTIONS OF THE ONTARIO MUNICIPAL CODE RELATED TO PARKING VIOLATIONS, CAMPING AND STORAGE REGULATIONS, TRESPASSING ENFORCEMENT, AND AIRPORT RULES

The City Council took the following actions:

A. Adopted an Ordinance establishing regulations governing the use of Unmanned Aircraft Systems (UAS), commonly known as drones; and
B. Adopted an Ordinance amending Volume I of the Ontario Municipal Code by:
   1. Revising the Code to specify that all violations are punishable as misdemeanors—unless otherwise expressly stated or unless the citing officer or prosecuting attorney determines that prosecution as an infraction better serves the interests of justice—in order to enhance the safety, health, and general welfare of residents, visitors, and businesses;
   2. Authorizing any Police Officer to enforce all provisions of the Municipal Code and to arrest individuals in violation of said provisions; and
   3. Updating regulations related to camping and the storage of personal property in public areas.

First reading and introduction took place at the regular meeting of the City Council on July 15, 2025.

ORDINANCE NO. 3310 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 1 OF TITLE 7 TO VOLUME I OF THE ONTARIO MUNICIPAL CODE BY ADOPTING REGULATIONS REGARDING THE USE OF UNMANNED AIRCRAFT SYSTEMS COMMONLY KNOWN AS DRONES

ORDINANCE NO. 3311 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING THE ONTARIO MUNICIPAL CODE BY REVISING THE PENALTY AND ENFORCEMENT PROVISIONS, AND REVISING THE CAMPING AND STORAGE OF PERSONAL PROPERTY PROVISIONS

Public Comment
Mayor Leon called upon the speakers:
Kizzee, spoke in support.
William Torres, spoke in opposition.
Monica Ibarra, spoke in support.
Karen May, spoke in opposition.

MOTION: Moved by Council Member Porada, seconded by Council Member Macias and carried by a unanimous vote of 5-0, to adopt Ordinance Nos. 3310 and 3311.

STAFF MATTERS

City Manager Ochoa made no announcements.

COUNCIL MATTERS

Council Member Porada thanked Staff for recent landscaping and cement work.

Mayor pro Tem Wapner had no comments.

Council Member Bowman had no comments.

Council Member Macias had no comments.

Mayor Leon announced the upcoming concert at Town Square.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 7:18 p.m., and announced the next regular meeting was scheduled for September 2, 2025.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
PAUL S. LEON, MAYOR/CHAIRMAN

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **CONSENT CALENDAR**
Department: Public Works Prepared By: David Zurita Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Andrea Ampig, Khoi Do, Bonnie Tam Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 3

SUBJECT: A RESOLUTION APPROVING A QUITCLAIM DEED LOCATED 800 FEET WEST OF BAKER AVENUE AND FIFTH STREET

RECOMMENDATION: That the City Council authorize the City Manager, or his designee, to execute a Quitclaim Deed to Fifth Ave Developments, LLC (Developer).

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)

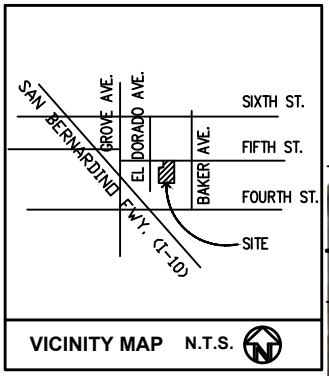
FISCAL IMPACT: There is not a direct fiscal impact associated with this action. There will be no revenue as a result of the reconveyance. The Developer has paid all applicable fees at its sole cost.

BACKGROUND & ANALYSIS: The applicant, Fifth Avenue Developments, LLC, has requested that the City quitclaim three existing easements, as shown on Exhibit A, for firefighting apparatus access to facilitate the development of the area. The easements are not needed for any present or future use and have been determined to be excess.

SCALE: 1"= 70'

EXHIBIT A

EASEMENTS TO BE QUITCLAIMED



VICINITY MAP N.T.S.

EGL Associates, Inc.

11819 Goldring Road, Unit A
Arcadia, CA 91006
e-mail: mail@egl88.com
Tel: (626) 263-3588
Fax: (626) 263-3599

PREPARED FOR:

FIFTH AVE DEVELOPMENT, LLC

PROJECT LOCATION:

1446 & 1480 E. FIFTH STREET
ONTARIO, CA 91764
APN 0108-511-16 AND -17

DRAWN	KY
CHECKED	HJ
DATE	09/09/2024
JOB NO.	19-114-012
SCALE	1"=70'
SHEET	1 OF 1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A QUITCLAIM DEED LOCATED 800 FEET WEST OF BAKER AVENUE AND FIFTH STREET.

WHEREAS, Easements for firefighting apparatus access recorded June 15, 1972 and September 4, 1973, filed in Book 7955 Page 812 and Book 8260 Pages 468-469, respectively; the easements are not needed for any present or future use and have been determined to be excess.; and

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

1. That the above recitals are true and correct.

2. That title to the above-described said property, more specifically described in Exhibit A and depicted on Exhibit B attached hereto, shall be vacated.

3. That the City Clerk of the City of Ontario, California, shall cause a copy of this Resolution to be recorded in the office of the County Recorder of San Bernardino County, California.

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

PASSED, APPROVED, AND ADOPTED this 16th day of September, 2025.

_____
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 Resolution No. 2025- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held September 16, 2025 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. 2025- duly passed and adopted by the Ontario City Council at their regular meeting held September 16, 2025.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION
QUITCLAIM

EASEMENT A:

THE EAST 12 FEET OF THE WEST 350 FEET OF THE NORTH 371.14 FEET OF LOT 27, SECTION 16, T1S, R7W OF SAN BERNARDINO AND MERIDIAN PER MAP OF CUCAMONGA LANDS, RECORDED IN BOOK 4 PAGE 9, RECORDS OF SAN BERNARDINO COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF WITHIN FIFTH STREET, 66 FEET WIDE.

AS DESCRIBED IN BOOK 7955, PAGE 812, OFFICIAL RECORDS RECORDED JUNE 15, 1972.

CONTAINING OF AN AREA OF APPROXIMATELY 4,058 SQUARE FEET.

EASEMENT B:

THE EASTERLY 7 FEET OF PARCEL 1, AS SHOWN PARCEL MAP NO. 509, AS RECORDED IN PARCEL MAP BOOK 8 PAGE 25, RECORDS OF SAN BERNARDINO COUNTY.

AS DESCRIBED IN BOOK 8260, PAGE 468, OFFICIAL RECORDS RECORDED SEPTEMBER 4, 1973.

CONTAINING OF AN AREA OF APPROXIMATELY 2,948 SQUARE FEET.

EASEMENT C:

THE WESTERLY 18 FEET OF THE NORTHERLY 353 FEET, AND THE WESTERLY 5 FEET OF THE SOUTHERLY 68.14 FEET OF PARCEL 2 AS SHOWN PARCEL MAP NO. 509, AS RECORDED IN PARCEL MAP BOOK 8 PAGE 25, RECORDS OF SAN BERNARDINO COUNTY.

AS DESCRIBED IN BOOK 8260, PAGE 469, OFFICIAL RECORDS RECORDED SEPTEMBER 4, 1973.

CONTAINING OF AN AREA OF APPROXIMATELY 6,695 SQUARE FEET.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART OF HEREOF.

PREPARED BY ME OR
UNDER MY DIRECTION

05/08/2025

LICENSED LAND SURVEYOR
NEAL MCPHERSON
No. 8892
EXP. 12-31-25
STATE OF CALIFORNIA

1446 AND 1480 EAST 5TH
STREET, ONTARIO, CA 91764

SCALE: 1"= 70'

EXHIBIT "B"

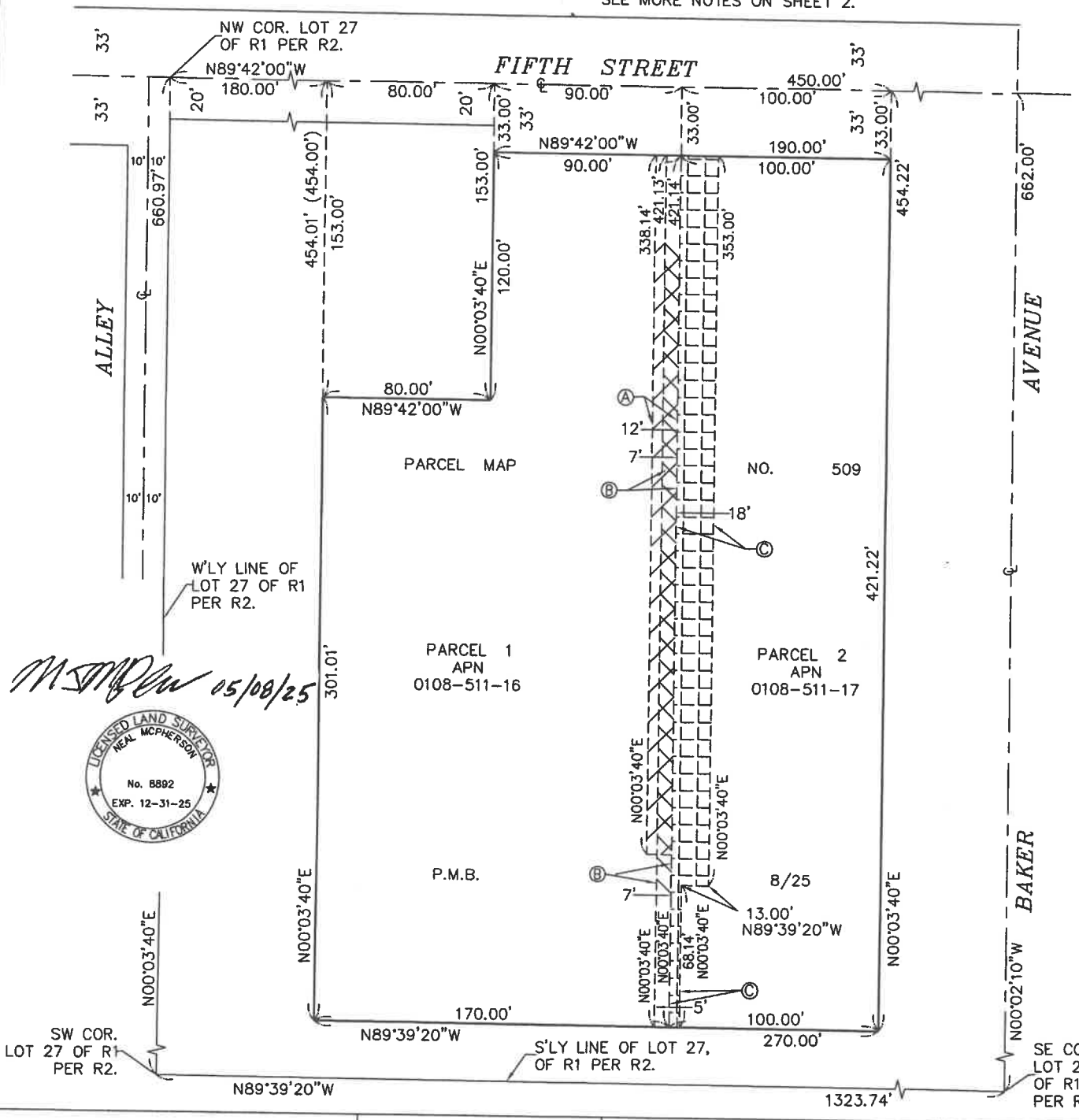
EASEMENTS TO BE QUITCLAIMED

LEGEND:

- 12' WIDE EASEMENT Ⓐ
- 7' WIDE EASEMENT Ⓑ
- 18' & 5' WIDE EASEMENT Ⓒ
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EX. LOT LINE
- CENTERLINE

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 5TH STREET SHOWN AS N89°42'00"W ON THE PARCEL MAP NO. 509 RECORDED IN BOOK 8, PAGE 25, OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY.

NOTE:
THIS DRAWING IS BASED ON PARCEL MAP NO. 509, P.M.B. 8/25.
SEE MORE NOTES ON SHEET 2.



05/08/25

LICENSED LAND SURVEYOR
NEAL MCPHERSON
No. 8892
EXP. 12-31-25
STATE OF CALIFORNIA

EGL Associates, Inc. 11819 Goldring Road, Unit A Arcadia, CA 91006 e-mail: mail@egl88.com Tel: (626) 263-3588 Fax: (626) 263-3599	PREPARED FOR: FIFTH AVE DEVELOPMENT, LLC	PROJECT LOCATION: **1446 & 1480 E. FIFTH STREET** **ONTARIO, CA 91764** **APN 0108-511-16 AND -17**	DRAWN: KY CHECKED: HJ DATE: 09/09/2024 JOB NO.: 19-114-012 SCALE: 1"=70' SHEET: 1 OF 1

EXHIBIT "B"
NOTES

REFERENCE:

R1: SEC. 16, T1S, R7W MAP OF CUCAMONGA LANDS, MB 4 PAGE 9, RECORDS OF COUNTY OF SAN BERNARDINO.

R2: PARCEL MAP NO. 509, P.M.B. 8/25.

EASEMENT NOTES:

EASEMENTS OF CITY OF ONTARIO FOR FIREFIGHTING APPARATUS ACCESS TO BE QUITCLAIMED:

Ⓐ 12' WIDE, REC. 6/15/1972 IN BOOK 7955, PAGE 812, O.R.
Ⓑ 7' WIDE, REC. 9/4/1973 IN BOOK 8260, PAGE 468, O.R.
© 18' & 5' WIDE, REC. 9/4/1973 IN BOOK 8260, PAGE 469, O.R.

ABBREVIATIONS:

APN – ASSESSOR'S PARCEL NUMBER
C.L. – CENTERLINE
COR. – CORNER
O.R. – OFFICIAL RECORD
P.M.B. – PARCEL MAP BOOK
R7W. – RANGE 7 WEST
SEC. – SECTION
T1S. – TOWNSHIP 1 SOUTH
NW – NORTHWEST
SW – SOUTHWEST
NE – NORTHEAST
SE – SOUTHEAST

05/08/25

LICENSED LAND SURVEYOR
NEAL MCPHERSON
No. 8892
EXP. 12-31-25
STATE OF CALIFORNIA

1446 AND 1480 EAST 5TH STREET, ONTARIO, CA 91764

SHEET 2 OF SHEETS 2

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **CONSENT CALENDAR**
Department: Public Works Prepared By: Tricia Maruki Department: Prepared By: Jay Bautista Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Khoi Do, Andrea Ampig, Bonnie Tam Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 4

SUBJECT: **A PROJECT FUNDING AGREEMENT FOR THE STATE ROUTE 60/EUCLID AVENUE INTERCHANGE PHASED IMPROVEMENTS PROJECT**

RECOMMENDATION: That the City Council approve a Funding Agreement between the City of Ontario and the San Bernardino County Transportation Authority (SBCTA) for the State Route 60 (SR-60)/Euclid Avenue Interchange Phased Improvements Project and authorize the City Manager, or his designee, to execute said Agreement and future amendments to the Agreement within the City Council approved budget.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The Funding Agreement with SBCTA will utilize Measure I San Bernardino Valley Freeway Interchange Program Funds on a reimbursement basis for the Project Approval and Environmental Documentation (PA&ED); Plans, Specifications and Estimate (PS&E); and construction phases of the project. SBCTA's share will be 55.5% of the actual expenses on a reimbursement basis with a not-to-exceed amount of $3,346,822. The City's share is 44.5% of the actual expenses, estimated to be $2,683,487 from Ontario Ranch Regional Street Development Impact Fee (OR DIF) funds. The funding split is in accordance with SBCTA's approved Measure I Nexus Study. The total estimated project cost is $6,030,309.

Funding for the project will be phased over several years and if approved, appropriations will be included in a future quarterly budget update to City Council for approval as needed.

BACKGROUND & ANALYSIS: The SR-60/Euclid Interchange Phased Improvements Project includes adding northbound dual left-turn lanes at the westbound on-ramps and southbound dual left-turn

lanes at the eastbound on-ramps. These improvements will be accomplished in two phases. Phase 1 will involve the extension of the existing northbound and southbound single left-turn pockets. Phase 2 will involve full implementation of the northbound and southbound dual left-turn lanes and any associated improvements to the westbound and eastbound on-ramps.

Existing truck traffic from Euclid Avenue to SR-60 is currently causing congestion issues, with trucks occasionally blocking nearby intersections. As industrial activities increase in the southwestern area of Ontario Ranch, truck traffic is expected to increase. As a result, expanding the capacity at the interchange is necessary to accommodate both current and future demand.

PROJECT FUNDING AGREEMENT NO. 25-1003336

FOR

STATE ROUTE 60/EUCLID AVENUE INTERCHANGE PHASED IMPROVEMENTS PROJECT

(CITY OF ONTARIO)

THIS Project Funding Agreement ("AGREEMENT") is made and entered into by and between the San Bernardino County Transportation Authority ("SBCTA") and the City of Ontario ("CITY") for construction of State Route 60 (SR-60) Euclid Avenue Interchange Phased Improvements (Phases B and C) Project ("PROJECT"). Improvements include adding northbound dual left turn lanes at the westbound ramps and southbound dual left turn lanes at the eastbound ramps. SBCTA and CITY are each a "Party" or collectively "Parties."

RECITALS

A. On December 7, 2016, the SBCTA Board of Directors adopted an update to Measure I Strategic Plan Policy 40005 – Valley Freeway Interchange (VFI) Program to incorporate the Valley Interchange Phasing Program; and

B. PROJECT, which is the second and third phase of improvements (Phases B and C) at SR-60 Euclid Avenue Interchange, is identified as eligible for funding under the Valley Interchange Phasing Program; and

C. The SBCTA VFI Program Policy 40005 limits the total PROJECT cost to $10 Million; and

D. The Nexus Study identifies the public share of PROJECT as 55.5%; and

E. On February 29, 2024, CITY submitted a formal request for consideration of inclusion of PROJECT in the Valley Interchange Phasing Program; and

F. CITY identified a need of $3,346,822 to complete the Project Approval and Environmental Documentation (PA&ED), Plans, Specifications, and Estimate (PS&E), and Construction Phases of PROJECT ("PROJECT WORK");

G. On February, 5 2025, the SBCTA Board of Directors approved the 2025 Update to the 10-Year Delivery Plan, which identified an SBCTA contribution of $3,346,822 to PROJECT WORK; and

H. Parties desire to enter into an agreement to define roles, responsibilities, and funding commitments for PROJECT WORK; and

I. This Agreement is to be carried out in accordance with the policies in the Measure I 2010-2040 Strategic Plan including the use of Development Impact Fees by CITY to pay its share of PROJECT WORK costs; and

J. The CITY desires to proceed with PROJECT WORK in a timely manner; and improvements for the PROJECT will be accomplished in two phases. Phase 1 will involve the extension of the northbound and southbound left turn pockets. Phase 2 will involve full implementation of the northbound and southbound dual left turn lanes and any associated improvements to the westbound and eastbound on-ramps; and

K. This Agreement is intended to delineate the duties and funding responsibilities of the Parties for the PROJECT; and

L. SBCTA and CITY are entering into this Agreement with the understanding that SBCTA will reimburse CITY for eligible PROJECT WORK expenditures with Measure I Valley Freeway Interchange Program funds.

NOW, THEREFORE, the Parties agree to the following:

SECTION I

SBCTA AGREES:

1. To reimburse CITY for the 55.5% public share of the actual cost of PROJECT WORK, as described more fully in Attachment A, not to exceed $3,346,822 in Measure I Valley Freeway Interchange Program funds. SBCTA shall have no further responsibilities to provide any funding for PROJECT WORK exceeding this amount without a written amendment to this AGREEMENT. A cost estimate for the PROJECT WORK is provided in Attachment B.

2. To reimburse CITY within thirty (30) days after CITY submits an electronic copy of the signed invoices in the proper form covering those actual allowable PROJECT WORK expenditures that were incurred by CITY up to a maximum amount identified in Section I, Paragraph 1 of this AGREEMENT, consistent with the invoicing requirements of the Measure I 2010-2040 Strategic Plan, including backup information. Invoices may be submitted to SBCTA as frequently as monthly.

3. When conducting an audit of the costs claimed under the provisions of this AGREEMENT, to rely to the maximum extent possible on any prior audit of CITY performed pursuant to the provisions of State and Federal laws. In the absence of such an audit, work of other auditors will be relied upon to the extent that work is acceptable to SBCTA when planning and conducting additional audits.

4. To assign a project liaison for the purpose of attending Project Development Team (PDT) meetings.

SECTION II

CITY AGREES:

1. To be the lead agency for PROJECT WORK and to diligently undertake and complete in a timely manner the Scope of Work for the PROJECT WORK as shown in Attachment A.

2. To be responsible for expending that portion of allocated Measure I Valley Freeway Interchange Program funds on eligible PROJECT WORK expenses in an amount not to exceed that identified in Section I, Paragraph 1, unless this AGREEMENT is amended and approved increasing PROJECT WORK costs. Reimbursement by SBCTA shall be in accordance with Section I, Paragraph 2. Additionally, expenses relative to time spent on the PROJECT WORK by CITY staff are considered eligible PROJECT expenses and may be charged to the PROJECT, subject to SBCTA's guidelines.

3. To abide by all applicable SBCTA, CITY, State and Federal laws, regulations, policies and procedures pertaining to the PROJECT WORK.

4. To prepare and submit to SBCTA an electronic copy of signed invoices for reimbursement of eligible PROJECT WORK expenses. Invoices may be submitted to SBCTA as frequently as monthly.

5. To maintain all source documents, books and records connected with its performance under this AGREEMENT for a minimum of five (5) years from the date of the Final Report of Expenditures submittal to SBCTA or until audit resolution is achieved, whichever is later, and to make all such supporting information available for inspection and audit by representatives of SBCTA during normal business hours at CITY offices. Copies will be made and furnished by CITY upon written request by SBCTA.

6. To establish and maintain an accounting system conforming to Generally Accepted Accounting Principles (GAAP) to support CITY's requests for reimbursement, payment vouchers, or invoices which segregate and accumulate costs of PROJECT WORK elements and produce monthly reports which clearly identify reimbursable costs, matching fund costs, indirect cost allocation, and other allowable expenditures by CITY.

7. To prepare a Final Report of Expenditures, including a final invoice reporting the actual eligible PROJECT WORK costs expended for those activities described in the work activities, and to submit that Final Report of Expenditures and final invoice no later than one hundred twenty (120) days following the completion of those expenditures funded under this AGREEMENT. The Final Report of Expenditures shall be submitted to SBCTA and must state that these PROJECT WORK funds were used in conformance with this AGREEMENT and for those PROJECT WORK-specific work activities described.

8. To cooperate in having a PROJECT-specific audit completed by SBCTA, at SBCTA's option and expense, upon completion of the PROJECT WORK. The audit must state that all funds expended on the PROJECT WORK were used in conformance with this AGREEMENT.

9. To repay to SBCTA any reimbursement for Measure I costs that are determined by subsequent audit to be unallowable within one hundred twenty (120) days of CITY receiving notice of audit findings, which time shall include an opportunity for CITY to respond to and/or resolve the findings. Should the findings not be otherwise resolved and CITY fail to reimburse moneys due SBCTA within one hundred twenty (120) days of audit findings, or within such other period as may be agreed between both Parties, SBCTA reserves the right to withhold future payments due CITY from any source under SBCTA's control.

10. To include SBCTA in Project Development Team (PDT) meetings if and when such meetings are held and in related communications on PROJECT WORK progress, to provide at least quarterly schedule updates to SBCTA, and to consult with SBCTA on critical issues relative to the PROJECT WORK.

11. As an eligible PROJECT WORK expense, to post signs at the boundaries of the PROJECT noting that PROJECT is funded with Measure I funds. Signs shall bear the logos of SBCTA and CITY.

12. To include in all contracts between CITY and the City's contractors for the PROJECT WORK the requirement that SBCTA be named as an additional insured under general liability insurance policies maintained by the contractor for the PROJECT.

SECTION III

IT IS MUTUALLY AGREED:

1. To abide by all applicable Federal, State and Local laws and regulations pertaining to the PROJECT WORK, including policies in the applicable program in the Measure I 2010-2040 Strategic Plan, as amended, as of the Effective Date of this AGREEMENT.

2. The final PROJECT WORK cost may ultimately exceed current estimates of PROJECT WORK cost. Any additional eligible costs resulting from unforeseen conditions over the estimated total of the PROJECT WORK cost shall be borne by CITY unless prior authorization has been approved by the SBCTA Board of Directors pursuant to Section III, Paragraph 3 of this AGREEMENT.

3. In the event CITY determines PROJECT WORK costs may exceed the not-to-exceed amount identified in Section I, Paragraph 1, CITY shall inform SBCTA of this determination and thereafter the Parties shall work together in an attempt to agree upon an amendment to the PROJECT WORK amounts identified in this AGREEMENT. In no event, however, shall SBCTA be responsible for PROJECT WORK costs in excess

of the amounts identified herein absent a written amendment to this AGREEMENT that is approved and signed by both Parties.

4. Eligible PROJECT WORK reimbursements shall include only those costs incurred by CITY for PROJECT WORK-specific work activities that are described in this AGREEMENT and shall not include escalation or interest.

5. Neither SBCTA nor any officer or employee thereof is responsible for any injury, damage or liability occurring or arising by reason of anything done or omitted to be done by CITY under or in connection with any work, authority or jurisdiction delegated to CITY under this AGREEMENT. It is understood and agreed that, pursuant to Government Code Section 895.4, CITY shall fully defend, indemnify and save harmless SBCTA, its officers and employees from all claims, suits or actions of every name, kind and description brought for or on account of injury (as defined by Government Code Section 810.8) occurring by reason of anything done or omitted to be done by CITY under or in connection with any work, authority or jurisdiction delegated to CITY under this AGREEMENT. CITY's indemnification obligation applies to SBCTA's "active" as well as "passive" negligence but does not apply to SBCTA's "sole negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.

6. Neither CITY nor any officer or employee thereof is responsible for any injury, damage or liability occurring or arising by reason of anything done or omitted to be done by SBCTA under or in connection with any work, authority or jurisdiction delegated to SBCTA under this AGREEMENT. It is understood and agreed that, pursuant to Government Code Section 895.4, SBCTA shall fully defend, indemnify and save harmless CITY, its officers and employees from all claims, suits or actions of every name, kind and description brought for or on account of injury (as defined by Government Code Section 810.8) occurring by reason of anything done or omitted to be done by SBCTA under or in connection with any work, authority or jurisdiction delegated to SBCTA under this AGREEMENT. SBCTA's indemnification obligation applies to CITY's "active" as well as "passive" negligence but does not apply to CITY's "sole negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.

7. In the event CITY and/or SBCTA is found to be comparatively at fault for any claim, action, loss or damage which results from their respective obligations under this AGREEMENT, CITY and/or SBCTA shall indemnify the other to the extent of its comparative fault.

8. This AGREEMENT will be considered terminated upon completion of the PROJECT WORK and full reimbursement of eligible costs by SBCTA, provided that the provisions of Paragraphs 5, 6, 7, 8, and 9 of Section II, and Paragraphs 5, 6 and 7 of Section III, shall survive the termination of this AGREEMENT. The AGREEMENT may also be terminated by SBCTA, in its sole discretion, in the event the PROJECT WORK described in Attachment A has not been initiated by CITY within twelve (12) months of the Effective Date of this AGREEMENT.

DRAFT

9. SBCTA may terminate this AGREEMENT if CITY fails to perform according to the terms of this AGREEMENT and if this failure jeopardizes the delivery of the PROJECT WORK according to the terms herein.

10. The Recitals to this AGREEMENT are true and correct and are incorporated into this Agreement.

11. Attachment A (Description of Project and Milestones) and Attachment B (Summary of Estimated Costs) are attached to and incorporated into this AGREEMENT.

12. The AGREEMENT may be signed in counterparts, each of which shall constitute an original.

13. This AGREEMENT is effective and shall be dated on the date executed by SBCTA ("Effective Date").

DRAFT

IN WITNESS WHEREOF, the Parties have executed this AGREEMENT by their authorized signatories below.

SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY

By: _____
Rick Denison, President
Board of Directors

Date: _____

APPROVED AS TO FORM

By: _____
Julianna K. Tillquist
SBCTA General Counsel

Date: _____

CITY OF ONTARIO

By: _____
Scott Ochoa
City Manager

Date: _____

APPROVED AS TO FORM

By: _____
Ruben Duran
City Attorney

Date: _____

ATTEST:

By: _____
Sheila Mautz
City Clerk

Date: _____

DRAFT

ATTACHMENT A

STATE ROUTE 60/EUCLID AVENUE INTERCHANGE PHASED IMPROVEMENTS PROJECT

Description of Project and Milestones

Project Title		
SR60/Euclid Avenue Interchange Phased Improvements Project		
Location, Project Limits, Description, Scope of Work, Legislative Description		
This Project consists of the Second and Third Phases of State Route 60/Euclid Avenue Interchange Improvements (listed as SR-60/Euclid-B and SR-60/Euclid-C in the Interchange Phasing Program and governed by VFI-36). These phases include adding northbound dual left turn lanes at the westbound ramps and southbound dual left turn lanes at the eastbound ramps. The improvements for B and C will be accomplished in two phases. Phase 1 will involve the extension of the northbound and southbound left turn pockets. Phase 2 will involve full implementation of the northbound and southbound dual left turn lanes and any associated improvements to the westbound and eastbound on-ramps.		
Project Milestone	**Proposed Phase I**	**Proposed Phase 2**
Begin Environmental (PA&ED) Phase	12/01/2025	01/01/2026
End Environmental Phase (PA&ED Milestone)	01/01/2026	07/07/2027
Begin Design (PS&E) Phase	01/01/2026	01/01/2026
End Design Phase (Ready to List for Advertisement Milestone)	01/01/2027	01/01/2028
Begin Right of Way Phase	N/A	N/A
End Right of Way Phase (Right of Way Certification Milestone)	N/A	N/A
Begin Construction Phase (Contract Award Milestone)	06/01/2027	06/01/2028
End Construction Phase (Construction Contract Acceptance Milestone)	01/01/2028	01/01/2030
Begin Closeout Phase	01/02/2028	01/02/2030
End Closeout Phase (Closeout Report)	12/31/2028	12/31/2031

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ATTACHMENT B

STATE ROUTE 60/EUCLID AVENUE INTERCHANGE PHASED IMPROVEMENTS PROJECT

Summary of Estimated Costs

Phase	Total Cost	SBCTA Funds (1) (55.5%)	CITY Funds (44.5%)
PHASE 1			
Project Approval and Environmental Documentation	$74,000	$41,070	$32,930
Plans, Specifications, and Estimate	$126,000	$69,930	$56,070
Construction	$1,800,000	$999,000	$801,000
PHASE 1 SUBTOTAL	**$2,000,000**	**$1,110,000**	**$890,000**
PHASE 2			
Project Approval and Environmental Documentation	$196,400	$109,002	$87,398
Plans, Specifications, and Estimate	$252,560	$140,171	$112,389
Construction	$3,581,349	$1,987,649	$1,593,700
PHASE 2 SUBTOTAL	**$4,030,309**	**$2,236,822**	**$1,793,487**
TOTAL PROJECT			
Project Approval and Environmental Documentation	$270,400	$150,072	$120,328
Plans, Specifications, and Estimate	$378,560	$210,101	$168,459
Construction	$5,381,349	$2,986,649	$2,394,700
GRAND TOTAL	**$6,030,309**	**$3,346,822**	**$2,683,487**

Additional Notes:

1. SBCTA's Share can be from sources under control of SBCTA including but not limited to Measure I Valley Freeway Interchange Program (VFI), State Transportation Improvement Program (STIP), Surface Transportation Program (STP), or other funds without necessitating an amendment of this agreement. Funding can be moved between phases without necessitating an amendment of this agreement.

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **CONSENT CALENDAR**
Department: Public Works Prepared By: Khoi Do Department: Engineering Prepared By: Khoi Do Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Bonnie Tam, Andrea Ampig Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 5

SUBJECT: **A RESOLUTION ADOPTING THE AMENDED MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2025-26 THROUGH 2029-30 AND A RESOLUTION ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2026-27 THROUGH 2030-31**

RECOMMENDATION: That the City Council take the following actions:

A. Adopt an amended Resolution for the Fiscal Years 2025-26 through 2029-30 Measure I Five-Year Capital Project Needs Analysis (CPNA), and
B. Adopt a Resolution approving the Fiscal Years 2026-27 through 2030-31 Measure I Five-Year CPNA; and
C. Authorize the City Manager, or his designee, to approve changes to the plan as may be required by the City and/or San Bernardino County Transportation Authority (SBCTA).

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
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. The CPNA is a tool to assist the SBCTA Board of Directors and Staff in programming available and projected Measure I Fund revenues. The CPNA is not a budget commitment. The individual projects listed in the CPNA are either currently identified in the Fiscal Year 2025-26 Adopted City of Ontario Capital Improvement Program (CIP) Budget or will be identified in the CIP at the time that the local fund share is needed and approved by the City Council.

BACKGROUND & ANALYSIS: San Bernardino County voters approved passage of a thirty-year extension (2010-2040) to the Measure I program in November 2004, authorizing San Bernardino

Associated Governments, now SBCTA, to impose a one-half percent sales tax on retail transactions and use tax in the incorporated and unincorporated territories of the County of San Bernardino. Revenue from the tax can only be used for transportation improvements and traffic management programs authorized in the 2010-2040 Measure I Expenditure Plan set forth in Ordinance No. 04-1 of the Authority. The Expenditure Plan for the San Bernardino Valley Subarea, of which Ontario is a part, requires that Measure I revenue be applied to the following programs:

Freeways	29%
Freeway Interchanges	11%
Major Streets	20%
Local Streets (per capita pass through)	20%
Metrolink/Passenger Rail	8%
Senior/Disabled Transit Service	8%
Express Bus/Bus Rapid Transit Service	2%
Traffic Management Systems	2%

The 2010-2040 Measure I Strategic Plan requires each local jurisdiction applying for revenue from the Measure I Major Street Arterial sub-program to annually adopt and update a Five-Year CPNA. The Five-Year CPNA is not a funding commitment by either SBCTA or the City, but a tool to assist SBCTA Staff and their Board of Directors in programming available Measure I Fund revenues. The CPNA is not a wish list but a financially constrained, realistic schedule of the projects for which the agency intends to use Measure I dollars. "Financially constrained" means that the required local Development Impact Fee (DIF) match contribution will be available before the project begins or the DIF match requirement has been met by an internal Measure I loan arranged with SBCTA in accordance with the Measure I Strategic Plan.

The Five-Year CPNA covers projects in the Measure I Major Street Arterial sub-program.

The Fiscal Years 2025-26 through 2029-30 Measure I Five-Year CPNA has been amended to include the following projects: Grove Avenue/Holt Boulevard intersection widening; Mountain Avenue/Holt Boulevard intersection widening; Etiwanda Avenue/Airport Drive intersection improvements; and Vineyard Avenue from Riverside Drive to Chino Avenue.

This year's Five-Year CPNA includes the following projects: Grove Avenue/Holt Boulevard intersection widening; Etiwanda Avenue/Airport Drive intersection improvements; and Vineyard Avenue from Riverside Drive to Chino Avenue.

The process requires that the City Council approve the CPNA by Resolution. Staff anticipates that there may need to be changes to the CPNA during the fiscal year. Therefore, Staff is recommending that the City Manager, or his designee, be given the authority to approve changes to the CPNA as requested by SBCTA and/or Staff, provided the changes do not conflict with the approved budget.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE AMENDED MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2025-26 THROUGH 2029-30.

WHEREAS, San Bernardino County voters approved passage of Measure I in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 04-1 of the Authority; and

WHEREAS, the Strategic Plan requires each local jurisdiction applying for revenue from certain Measure I Programs to annually adopt and update a Five-Year Capital Project Needs Analysis; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ontario, State of California, that the Measure I Five-Year Capital Project Needs Analysis for Fiscal Years 2025-26 through 2029-30, attached to this resolution as Exhibit A, is hereby adopted.

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

PASSED, APPROVED, AND ADOPTED this 16th day of September, 2025.

_____
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 Resolution No. 2025- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held September 16, 2025 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. 2025- duly passed and adopted by the Ontario City Council at their regular meeting held September 16, 2025.

_____
SHEILA MAUTZ, CITY CLERK

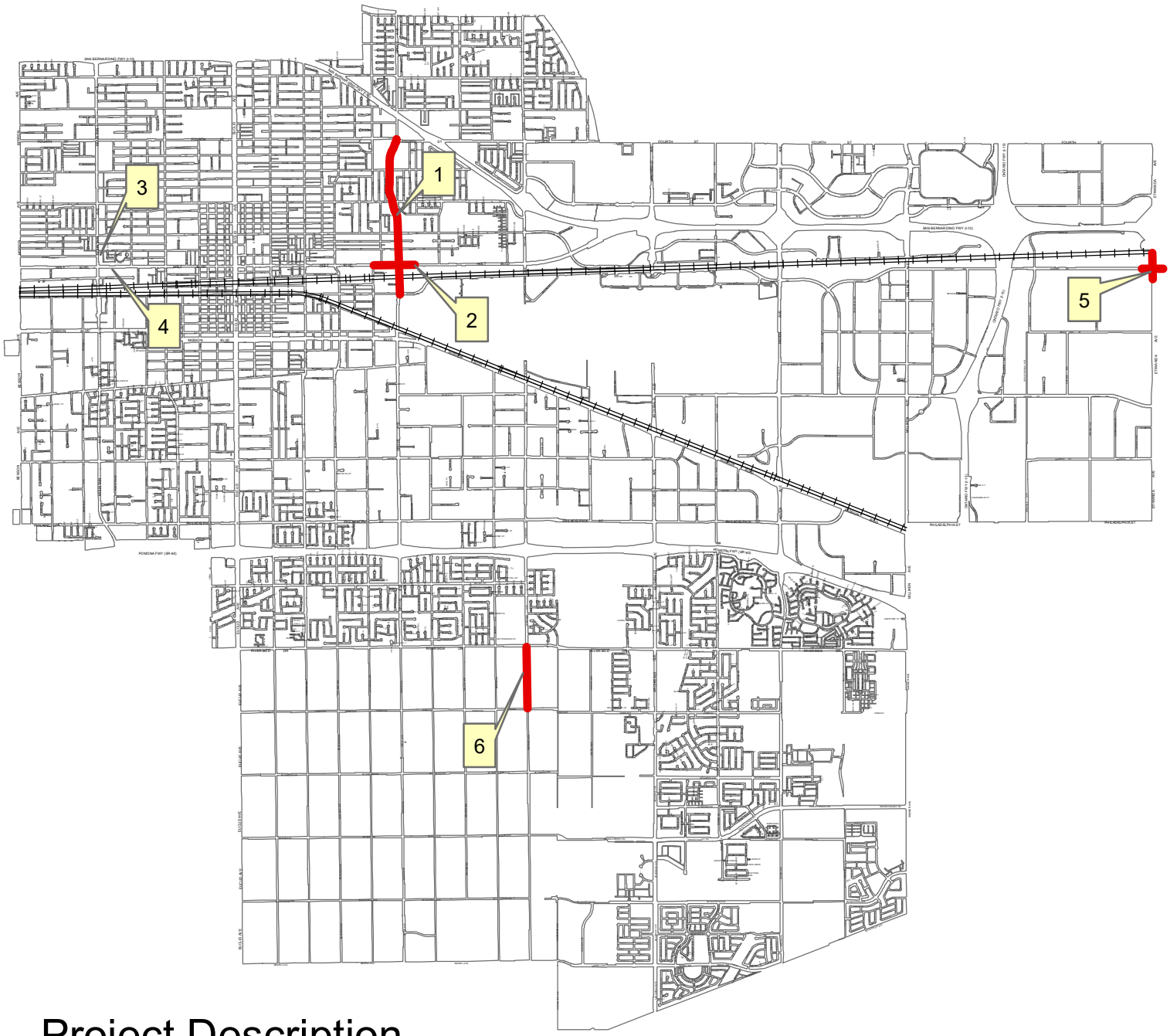
(SEAL)

EXHIBIT A
Measure I Five-Year Capital Project Needs Analysis for Fiscal Years 2025-26 through 2029-30

Exhibit A

Five-Year Capital Project Needs Analysis

2025/2026 - 2029/2030



Project Description

1 Widen Grove Ave. from Fourth St. to Airport Dr. from 4 to 6 lanes.

2 Widen Holt Blvd. from 750 ft. west of to 750 ft. east of Grove Ave.from 4 to 6 lanes.

3 Widen Mountain Ave. between Brooks St. and Vesta St. from 4 to 6 lanes.

4 Widen Holt Blvd. from 750 ft. west of to 750 Ft. east of Mountain Ave. from 4 to 6 lanes.

5 Etiwanda Ave. and Airport Dr. Intersection Improvements.

6 Vineyard Ave. from Riverside Dr. to Chino Ave.

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August 11, 2025
By: Johnson Hua
S:\Engineering\TRAFFIC & TRANSPORTATION\TRAFFIC OPERATIONS\
Maps\Five-Year Capital Project Needs Analysis Grove 2025/2026 - 2029/2030.pdf

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	$ 32,200,000
Dev. Loan?	No
5-Year Advance?	No
Public Share:	55.6%
Dev. Share:	44.40%

Project Information	Phase	Funding	PRIOR*	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FUTURE
Project Name: Grove Corridor Widening (Fourth St to Airport Dr) and Holt Blvd/Grove Ave Intersection Widening Project Desrip: Widen Grove Ave from I-10 to Holt Blvd from 4 to 6 lanes, W. Cuc. Crk Bridge	**PA&ED**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$570,016.28**							
$9,143,990.32	**Fund Type:**	MSI Arterial	$ 316,929.05	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 253,087.23	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$4,797,885.67		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$446,706.00**							
	Fund Type:	MSI Arterial	$ 248,368.54	$ -	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 198,337.46	$ -	$ -	$ -	$ -	$ -	$ -
Costs include PA&ED of the Grove Corridor project; and PS&E, ROW and CON for the Grove portion of the Holt/Grove intersection project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$7,612,568.50**							
	Fund Type:	MSI Arterial	$ 2,116,294.04	$ 2,116,294.04	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 1,689,990.21	$ 1,689,990.21	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2024/2025 expenses.

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	**$ 48,817,215**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FUTURE
Project Name: Widen Holt Blvd. from 750 ft. west to 750 ft. east of Grove Ave. from 4 to 6 lanes	**PA&ED**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Description: Widen Holt Blvd from Benson Ave to Vineyard Ave from 4 to 6 lanes		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$570,016.28**							
$9,143,990.32	**Fund Type:**	MSI Arterial	$ 316,929.05	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 253,087.23	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	.	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$4,797,885.67		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$446,706.00**							
	Fund Type:	MSI Arterial	$ 248,368.54	$ -	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 198,337.46	$ -	$ -	$ -	$ -	$ -	$ -
This is a portion of Nexus Project "Widen Holt Blvd from Benson Ave to Vineyard Ave from 4 to 6 lanes". Costs include the PS&E, ROW and CON for the Holt portion of the Holt/Grove intersection project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$7,612,568.50**							
	Fund Type:	MSI Arterial	$ 2,116,294.04	$ 2,116,294.04	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 1,689,990.21	$ 1,689,990.21	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2024/2025 expenses.

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	**$ 2,631**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FUTURE
Project Name: Widen Mountain Ave. between Brooks and Vesta Streets from 4 to 6 lanes	**PA&ED**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Description: Widen Mountain Ave from Sixth Street to s/o Holt Blvd		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$0.00**							
$5,074,509.06	**Fund Type:**	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$77,840.00		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$140,000.00**							
	Fund Type:	MSI Arterial	$ 77,840.00	$ -	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 62,160.00	$ -	$ -	$ -	$ -	$ -	$ -
This is a portion of Nexus Project "Widen Mountain Ave from Sixth Street to s/o Holt Blvd". Costs include the PS&E, ROW and CON for the Mountain portion of the Holt/Mountain intersection project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2024/2025 expenses.

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	**$ 2,631**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information

Project Name: Widen Holt Blvd. from 750 ft. west of to 750 ft. east of Mountain Ave. from 4 to 6 lanes

Project Description: Widen Holt Blvd from Benson Ave to Vineyard Ave from 4 to 6 lanes

Current Total Project Cost Estimate:

$5,074,509.06

Total Measure I Request:

$77,840.00

(Summation of Measure I)

Comments:

This is a portion of Nexus Project "Widen Holt Blvd from Benson Ave to Vineyard Ave from 4 to 6 lanes". Costs include PS&E, ROW and CON for the Holt portion of the Holt/Mountain intersection project.

Phase	Funding	PRIOR*	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FUTURE
PA&ED								
Total Cost:	**$0.00**							
Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PS&E								
Total Cost:	**$0.00**							
Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	DEV FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
ROW								
Total Cost:	**$140,000.00**							
Fund Type:	MSI Arterial	$ 77,840.00	$ -	$ -	$ -	$ -	$ -	$ -
	DEV FEE	$ 62,160.00	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CONST								
Total Cost:	**$0.00**							
Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	DEV FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2024/2025 expenses.

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	**$ 5,270,000**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FUTURE
Project Name: Etiwanda Avenue and Airport Drive Intersection Improvements	**PA&ED**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Description: Spot Widen Airport Dr from Kettering to Etiwanda Ave from 2 to 4 lanes, including intersection at		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$1,860,596.00		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$100,000.00**							
	Fund Type:	MSI Arterial	$ 55,600.00	$ -	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 44,400.00	$ -	$ -	$ -	$ -	$ -	$ -
City of Fontana is the lead agency on the project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$2,165,346.00**							
	Fund Type:	MSI Arterial	$ 1,579,371.50	$ 225,624.50	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 180,175.00	$ 180,175.00	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2024/2025 expenses.

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	**$ 14,370,409**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FUTURE
Project Name: Vineyard Ave Roadway Improvements (Riverside Dr to Chino Ave)	**PA&ED**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Description: Construction of Vineyard Ave roadway improvements (6-lanes) from Riverside Dr to Chino Ave		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$0.00**							
$15,782,678.36	**Fund Type:**	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$8,775,169.17		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Comments:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
The Vineyard Avenue Roadway Improvements Project will be included in the next Nexus Study update.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$15,782,678.36**							
	Fund Type:	MSI Arterial	$ -	$ 8,336,410.71	$ 438,758.46	$ -	$ -	$ -	$ -
		DEV FEE	$ -	$ 6,657,133.73	$ 350,375.46	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2023/2024 expenses.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2026-27 THROUGH 2030-31.

WHEREAS, San Bernardino County voters approved passage of Measure I in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 04-1 of the Authority; and

WHEREAS, the Strategic Plan requires each local jurisdiction applying for revenue from certain Measure I Programs to annually adopt and update a Five-Year Capital Project Needs Analysis; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ontario, State of California, that the Measure I Five-Year Capital Project Needs Analysis for Fiscal Years 2026-27 through 2030-31, attached to this resolution as Exhibit A, is hereby adopted.

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

PASSED, APPROVED, AND ADOPTED this 16th day of September, 2025.

_____
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 Resolution No. 2025- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held September 16, 2025 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. 2025- duly passed and adopted by the Ontario City Council at their regular meeting held September 16, 2025.

_____
SHEILA MAUTZ, CITY CLERK

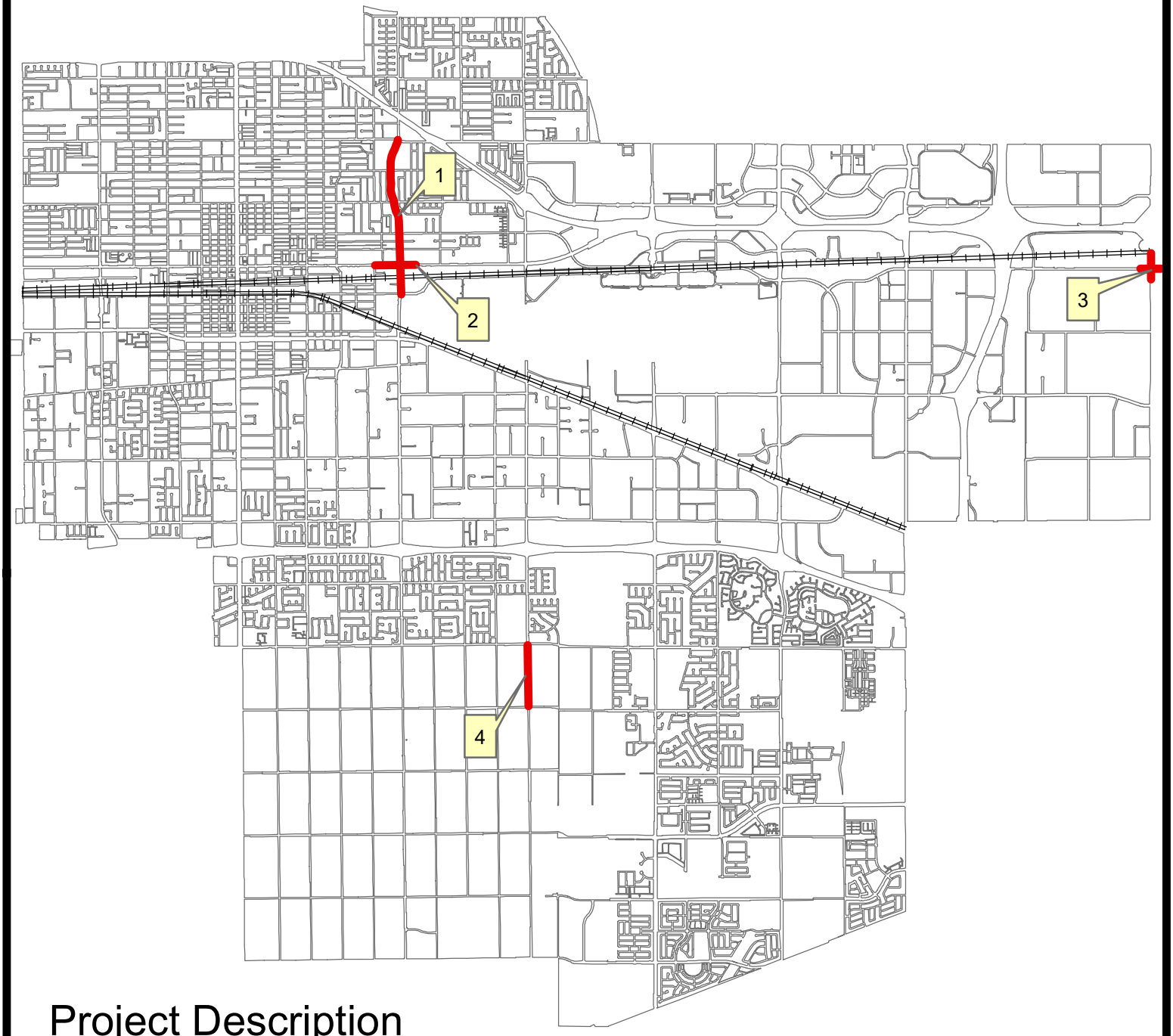
(SEAL)

EXHIBIT A
Measure I Five-Year Capital Project Needs Analysis for Fiscal Years 2026-27 through 2030-31

Exhibit A

Five-Year Capital Project Needs Analysis

2026/2027 - 2030/2031



Project Description

1 Widen Grove Ave. from Fourth St. to Airport Dr. from 4 to 6 lanes.

2 Widen Holt Blvd. from 750 ft. west of to 750 ft. east of Grove Ave.from 4 to 6 lanes.

3 Etiwanda Ave. and Airport Dr. Intersection Improvements.

4 Vineyard Ave. from Riverside Dr. to Chino Ave.

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August 7, 2025
By: Johnson Hua
S:\Engineering\TRAFFIC & TRANSPORTATION\TRAFFIC OPERATIONS\
Maps\Five-Year Capital Project Needs Analysis Grove 2026/2027 - 2030/2031.pdf

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	**$ 32,200,000**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FUTURE
Project Name: Grove Corridor Widening (Fourth St to Airport Dr) and Holt Blvd/Grove Ave Intersection Widening	**PA&ED**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Desrip: Widen Grove Ave from I-10 to Holt Blvd from 4 to 6 lanes, W. Cuc. Crk Bridge		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$570,016.28**							
$9,143,990.32	**Fund Type:**	MSI Arterial	$ 316,929.05	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 253,087.23	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$4,797,885.67		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$446,706.00**							
	Fund Type:	MSI Arterial	$ 248,368.54	$ -	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 198,337.46	$ -	$ -	$ -	$ -	$ -	$ -
Costs include PA&ED of the Grove Corridor project; and PS&E, ROW and CON for the Grove portion of the Holt/Grove intersection project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$7,612,568.49**							
	Fund Type:	MSI Arterial	$ 3,597,699.87	$ 634,888.21	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 2,872,983.35	$ 506,997.06	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2023/2024 expenses.

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	**$ 48,817,215**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FUTURE
Project Name: Widen Holt Blvd. from 750 ft. west to 750 ft. east of Grove Ave. from 4 to 6 lanes	**PA&ED**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Description: Widen Holt Blvd from Benson Ave to Vineyard Ave from 4 to 6 lanes		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$570,016.28**							
$9,143,990.32	**Fund Type:**	MSI Arterial	$ 316,929.05	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 253,087.23	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$4,797,885.67		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$446,706.00**							
	Fund Type:	MSI Arterial	$ 248,368.54	$ -	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 198,337.46	$ -	$ -	$ -	$ -	$ -	$ -
This is a portion of Nexus Project "Widen Holt Blvd from Benson Ave to Vineyard Ave from 4 to 6 lanes". Costs include the PS&E, ROW and CON for the Holt portion of the Holt/Grove intersection project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$7,612,568.49**							
	Fund Type:	MSI Arterial	$ 3,597,699.87	$ 634,888.21	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 2,872,983.35	$ 506,997.06	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2023/2024 expenses.

Capital Project Needs Analysis

City of Ontario
Valley Arterial Sub-Program

Nexus Project Cost	**$ 5,270,000**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FUTURE
Project Name: Etiwanda Avenue and Airport Drive Intersection Improvements	**PA&ED**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Description: Spot Widen Airport Dr from Kettering to Etiwanda Ave from 2 to 4 lanes, including intersection at		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$0.00**							
$0.00	**Fund Type:**	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$1,860,596.00		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$100,000.00**							
	Fund Type:	MSI Arterial	$ 55,600.00	$ -	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 44,400.00	$ -	$ -	$ -	$ -	$ -	$ -
City of Fontana is the lead agency on the project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$2,165,346.00**							
	Fund Type:	MSI Arterial	$ 1,579,371.50	$ 225,624.50	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 180,175.00	$ 180,175.00	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2023/2024 expenses.

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	**$ 14,370,409**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information

Project Name: Vineyard Ave Roadway Improvements (Riverside Dr to Chino Ave

Project Description: Construction of Vineyard Ave roadway improvements (6-lanes) from Riverside Dr to Chino Ave

Current Total Project Cost Estimate:

$15,782,678.36

Total Measure I Request:

$8,775,169.17

(Summation of Measure I)

Comments:

The Vineyard Avenue Roadway Improvements Project will be included in the next Nexus Study update.

Phase	Funding	PRIOR*	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FUTURE
PA&ED								
Total Cost:	**$0.00**							
Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PS&E								
Total Cost:	**$0.00**							
Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
ROW								
Total Cost:	**$0.00**							
Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CONST								
Total Cost:	**$15,782,678.36**							
Fund Type:	MSI Arterial	$ 8,336,410.71	$ 438,758.46	$ -	$ -	$ -	$ -	$ -
	DEV FEE	$ 6,657,133.73	$ 350,375.46	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2023/2024 expenses.

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **CONSENT CALENDAR**
Department: Financial Services Prepared By: Stephanie Castro Staff Member Presenting: Armen Harkalyan, Executive Director of Finance Reviewed By: Claudia Hernandez, Matthew Hernandez Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 6

SUBJECT: **ACCEPT WRITTEN PETITION TO CREATE A COMMUNITY FACILITIES DISTRICT; ADOPT A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES; AND ADOPT A RESOLUTION DECLARING IT NECESSARY TO INCUR BONDED INDEBTEDNESS**

RECOMMENDATION: That the City Council consider and:

A. Accept written petition (on file with the Records Management Department) from KB Home Cal Management Services LLC. ("Landowner"), to create a Community Facilities District ("CFD") and to waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982;
B. Adopt a Resolution of Intention to establish City of Ontario Community Facilities District No. 76 (Compass Pointe), authorize the associated levy of special taxes therein; and set a public hearing for the formation of the CFD as part of the regularly scheduled City Council meeting on Tuesday, November 4, 2025; and
C. Adopt a Resolution Declaring it Necessary for the City of Ontario Community Facilities District No. 76 (Compass Pointe) to Incur Bonded Indebtedness.

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)
Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch

FISCAL IMPACT: Mello-Roos financing in the Compass Pointe residential development is projected to generate approximately $385,485 per year, at build-out, to fund administrative fees and municipal services; and approximately $14.9 million in bond proceeds to be used to fund a portion

of the public infrastructure improvements needed to serve the project. Mello-Roos bonds are not a direct obligation of the City and are paid from special taxes levied on each taxable parcel in the district; therefore, there is no fiscal impact on the General Fund from the issuance of Mello-Roos bonds. City Council approval will be required to process annual special tax levies in future years.

BACKGROUND & ANALYSIS: The Mello-Roos Community Facilities Act of 1982 provides local government, with the consent from a majority of the property owners, the authority to establish community facilities districts for the purpose of levying special taxes to finance various kinds of public infrastructure facilities and municipal services. Municipal services that may be funded by a community facilities district include: police protection services, fire protection and suppression services, ambulance and paramedic services, maintenance and lighting of parks, parkways, streets, roads, open space, flood and storm drain protection services, maintenance and operation of fiber optic telecommunication, wireless communication and public safety camera systems and maintenance and operation of any real property or tangible property with an estimated useful life of five or more years that is owned by the governmental entity. Under the Mello-Roos Act, the initial steps in the formation of a community facilities district to finance public improvements and municipal services are to adopt a Resolution declaring the intention to establish a community facilities district, authorize the levy of special tax and issue bonds.

In the First Amended and Restated Agreement for the Financing and Construction of Limited Infrastructure Improvements to Serve an Easterly portion of the New Model Colony ("First Amended and Restated Construction Agreement") between the City of Ontario and NMC Builders, LLC, the City agreed to cooperate with the members of NMC Builders, LLC in the formation of community facilities districts to assist in the financing of the public improvements included in the agreement. KB Home Cal Management Services LLC has provided a written petition to the City requesting the formation of a community facilities district, along with a deposit pursuant to a Deposit Agreement dated April 1, 2025, to be used to pay costs incurred in creating the Community Facilities District and the incurrence of bonded indebtedness and provides for the repayment to KB Home Cal Management Services LLC from the proceeds from any bonded indebtedness by the Community Facilities District. The Compass Pointe project addresses the development of approximately 51.1 gross acres located south of Eucalyptus Avenue, north of Parkview Street, east of Archibald Avenue, and west of Haven Avenue. As proposed, the project is anticipated to include 350 residential units consisting of 67 single-family units and 283 attached units at build-out.

Included, as part of the Resolution of Intention, is the proposed Rate and Method of Apportionment of Special Tax for the district. Under the proposed Rate and Method of Apportionment, the portion of the maximum annual special tax rates which will be used to fund debt service payments on the bonds is fixed and will not increase over time. As proposed, the amount of bonds authorized for the district ($60 million) is set intentionally higher than the current estimated bond amount (approximately $14.9 million) in order to allow future City Councils, the option, without increasing the amount of the annual special taxes, to issue additional bonds to replace and/or construct new public infrastructure improvements in the future, or to fund municipal services. The term and structure of the Rate and Method of Apportionment of Special Tax for the Compass Pointe project is consistent with those of previously adopted Rates and Methods of Apportionment for Ontario Ranch community facilities districts. This ensures that the special tax rates levied on all residential property owners in community facilities districts in Ontario Ranch are developed in a consistent

and equivalent manner. In addition, under the provisions of the Mello-Roos Act, to ensure that home buyers are making an informed decision, all residential builders in the Ontario Ranch community facilities districts will be required to disclose the maximum annual special tax amount to each homeowner before entering into a sales contract.

List of infrastructure that may be financed:

- Water and Recycled Water System Facilities
- Sewer System Facilities
- Storm Drain System Facilities
- Streets and Traffic Circulation System Facilities
- Fiber Optic System Facilities

Staff has discussed the proposed Rate and Method of Apportionment of Special Tax with the landowners. As proposed, the Resolution of Intention to establish the district and to levy special taxes will set a public hearing date on the formation of the community facilities district for the regularly scheduled City Council meeting on Tuesday, November 4, 2025, to consider the matter.

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT PROPOSED TO BE NAMED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN

WHEREAS, Section 53318 of the Mello-Roos Community Facilities Act of 1982 (the "Act") provides that proceedings for the establishment of a community facilities district shall be instituted by a legislative body of a local agency when a petition requesting the institution of the proceedings signed by the owners of not less than 10% of the area of land proposed to be included within the community facilities district and not proposed to be exempt from the special tax, describing the boundaries of the territory that is proposed for inclusion in the area and specifying the type or types of facilities and services to be financed by the community facilities district is filed with the clerk of the legislative body; and

WHEREAS, Section 53318 of the Act further provides that such a petition may not be acted upon until the payment of a fee in an amount that the legislative body determines, within 45 days of receiving such petition, is sufficient to compensate the legislative body for all costs incurred in conducting proceedings to create a community facilities district pursuant to the Act; and

WHEREAS, the City Council (the "City Council") of the City of Ontario (the "City") has received from KB HOME Cal Management Services LLC (the "Landowner") a written petition (the "Petition"), requesting the City Council to institute proceedings pursuant to the Act to establish a community facilities district (the "Community Facilities District") and to authorize the Community Facilities District to levy a special tax within the Community Facilities District, describing the boundaries of the territory that is proposed for inclusion in the Community Facilities District and specifying the types of facilities and services to be financed by the Community Facilities District; and

WHEREAS, in connection with such request to institute proceedings to establish the Community Facilities District, the Landowner paid a fee in an amount that the City Council has determined is sufficient to compensate the City Council for all cost incurred in conducting proceedings to create the Community Facilities District pursuant to the Act; and

WHEREAS, the Landowner has represented and warranted to the City Council that the Landowner is the owner of 100% of the area of land proposed to be included within the Community Facilities District and not proposed to be exempt from the special tax; and

WHEREAS, Section 53314.9 of the Act provides that, at any time either before or after the formation of a community facilities district, the legislative body may accept advances of funds from any source, including, but not limited to, private persons or

private entities and may provide, by resolution, for the use of those funds for any authorized purpose, including, but not limited to, paying any cost incurred by the local agency in creating a community facilities district; and

WHEREAS, Section 53314.9 of the Act further provides that the legislative body may enter into an agreement, by resolution, with the person or entity advancing the funds, to repay all or a portion of the funds advanced, as determined by the legislative body, with or without interest, under all the following conditions: (a) the proposal to repay the funds is included in both the resolution of intention to establish a community facilities district adopted pursuant to Section 53321 of the Act and in the resolution of formation to establish a community facilities district pursuant to Section 53325.1 of the Act, (b) any proposed special tax is approved by the qualified electors of the community facilities district pursuant to the Act, and (c) any agreement shall specify that if the qualified electors of the community facilities district do not approve the proposed special tax, the local agency shall return any funds which have not been committed for any authorized purpose by the time of the election to the person or entity advancing the funds; and

WHEREAS, the City and the Landowner have entered into the Deposit and Reimbursement Agreement, dated as of April 1, 2025 (the "Deposit Agreement"), which provides for the advancement of funds by the Landowner to be used to pay costs incurred in creating the Community Facilities District and the incurrence of bonded indebtedness thereby, and provides for the repayment to the Landowner of such funds advanced, without interest, from the proceeds of any such bonded indebtedness incurred by the Community Facilities District; and

WHEREAS, the City desires to include in this Resolution, in accordance with Section 53314.9 of the Act, the proposal to repay funds pursuant to the Deposit Agreement;

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

SECTION 1. The foregoing recitals are true and correct, and the City Council so finds and determines.

SECTION 2. The City Council hereby finds that the Petition is signed by the landowners owning the requisite area of land proposed to be included within the Community Facilities District and not proposed to be exempt from the Special Tax.

SECTION 3. The City Council proposes to establish the Community Facilities District under the terms of the Act. The boundaries of the territory proposed for inclusion in the Community Facilities District are described in the map showing the proposed Community Facilities District (the "Boundary Map") on file in the office of the City Clerk of the City (the "City Clerk"), a copy of which is attached hereto as Exhibit A, which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to sign the original Boundary Map and record, or cause to be recorded, the Boundary Map with all proper

endorsements thereon in the office of the San Bernardino County Recorder within 15 days of the date of adoption of this Resolution, all as required by Section 3111 of the California Streets and Highways Code.

SECTION 4. The name proposed for the Community Facilities District is "City of Ontario Community Facilities District No. 76 (Compass Pointe)."

SECTION 5. The public facilities (the "Facilities") proposed to be financed by the Community Facilities District pursuant to the Act are described under the caption "Facilities" on Exhibit B hereto, which is by this reference incorporated herein. Those Facilities proposed to be purchased as completed public facilities are identified under the caption "Facilities to be Purchased" on Exhibit B hereto. The services (the "Services") proposed to be financed by the Community Facilities District pursuant to the Act are described under the caption "Services" on Exhibit B hereto. The incidental expenses proposed to be incurred are identified under the caption "Incidental Expenses" on Exhibit B hereto. All or any portion of the Facilities may be financed through a financing plan, including, but not limited to, a lease, lease-purchase or installment-purchase arrangement.

SECTION 6. The City Council proposes that, except where funds are otherwise available, the Community Facilities District be authorized to annually levy within the Community Facilities District a special tax (the "Special Tax") sufficient to pay for all Facilities and Services, secured by recordation of a continuing lien against all nonexempt real property in the Community Facilities District. The rate, method of apportionment and manner of collection of the Special Tax in sufficient detail to allow each landowner or resident within the proposed Community Facilities District to estimate the maximum amount that he or she will have to pay, is specified in the Rate and Method of Apportionment of Special Tax (the "Rate and Method") attached hereto as Exhibit C, which is by this reference incorporated herein. The conditions under which the obligation to pay the Special Tax to be levied to pay for Facilities may be prepaid and permanently satisfied are specified in the Rate and Method. The Special Tax will be collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as the City Council shall determine, including direct billing of the affected property owners.

SECTION 7. The Special Tax may only finance the Services to the extent that they are in addition to those provided in the territory of the Community Facilities District before the Community Facilities District is created. The Services may not supplant services already available within that territory when the Community Facilities District is created. Bonds of the Community Facilities District may not be issued to fund any of the Services.

SECTION 8. The tax year after which no further Special Tax to pay for Facilities shall be levied against any parcel used for private residential purposes is specified in the Rate and Method. Under no circumstances shall the Special Tax to pay for Facilities in any fiscal year against any parcel used for private residential purposes be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the Community Facilities District by more than 10%

above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. For purposes of this paragraph, a parcel shall be considered "used for private residential purposes" not later than the date on which an occupancy permit for private residential use is issued. The Special Tax to pay for Services will be levied in perpetuity, as provided in the Rate and Method.

SECTION 9. Pursuant to Section 53344.1 of the Act, the City Council hereby reserves to itself the right and authority to allow any interested owner of property within the Community Facilities District, subject to the provisions of said Section 53344.1 and to those conditions as it may impose, and any applicable prepayment penalties as prescribed in the bond indenture or comparable instrument or document, to tender to the Community Facilities District treasurer in full payment or part payment of any installment of the Special Tax or the interest or penalties thereon that may be due or delinquent, but for which a bill has been received, any bond or other obligation secured thereby, the bond or other obligation to be taken at par and credit to be given for the accrued interest shown thereby computed to the date of tender.

SECTION 10. The City Council hereby fixes Tuesday, November 4, 2025, at 6:30 p.m., or as soon thereafter as the City Council may reach the matter, at 303 East B Street, Ontario, California, as the time and place when and where the City Council will conduct a public hearing on the establishment of the Community Facilities District; provided, that, in the event the November 4, 2025 City Council meeting is held via teleconference and/or videoconference only, the means by which the public may observe such public hearing and offer public comment shall be prescribed in the notice and agenda for such City Council meeting.

SECTION 11. The City Clerk is hereby directed to publish, or cause to be published, a notice of said public hearing one time in a newspaper of general circulation published in the area of the proposed Community Facilities District. Publication of said notice shall be completed at least seven days prior to the date herein fixed for said public hearing. Said notice shall contain all of the information prescribed by Section 53322 of the Act.

SECTION 12. The authorization to levy the Special Tax shall be submitted to the qualified electors of the Community Facilities District at a special election. The proposed voting procedure shall be a vote by the landowners in the Community Facilities District conducted by mail or hand-delivered ballots, with each owner having one vote for each acre or portion of an acre such owner owns in the Community Facilities District.

SECTION 13. Each officer of the City who is or will be responsible for providing one or more of the proposed types of Facilities or Services is hereby directed to study, or cause to be studied, the proposed Community Facilities District and, at or before said public hearing, file a report with the City Council containing a brief description of the Facilities and Services by type that will in his or her opinion be required to adequately meet the needs of the Community Facilities District, and his or her estimate of the cost of providing the Facilities and Services. Such officers are hereby also directed to estimate the fair and reasonable cost of the Facilities proposed

to be purchased as completed public facilities and of the incidental expenses proposed to be paid. Such report shall be made a part of the record of said public hearing.

SECTION 14. The Landowner has heretofore advanced certain funds, and may advance additional funds, that have been or may be used to pay costs incurred in connection with the creation of the Community Facilities District and the incurrence of bonded indebtedness thereby. The City Council proposes to repay all or a portion of such funds so advanced, without interest, solely from the proceeds of such bonded indebtedness, pursuant to the Deposit Agreement. The Deposit Agreement is hereby incorporated herein as though set forth in full herein.

SECTION 15. All actions heretofore taken by the officers, employees and agents of the City with respect to the establishment of the Community Facilities District, or in connection with or related to any of the matters referred to herein, are hereby approved, confirmed and ratified.

SECTION 16. The officers, employees and agents of the City are hereby authorized and directed to take all actions and do all things that they, or any of them, may deem necessary or desirable to accomplish the purposes of this Resolution and not inconsistent with the provisions hereof.

SECTION 17. This Resolution shall take effect immediately upon its adoption.

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

PASSED, APPROVED, AND ADOPTED this 16th day of September, 2025.

_____
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 Resolution No. 2025- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held September 16, 2025 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. 2025- duly passed and adopted by the Ontario City Council at their regular meeting held September 16, 2025.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

EXHIBIT A

BOUNDARY MAP

EXHIBIT B

FACILITIES, SERVICES AND INCIDENTAL EXPENSES

Facilities

The types of public facilities to be financed by the Community Facilities District are street and bridge improvements, including grading, paving, curbs and gutters, sidewalks, street signalization and signage, street lights and parkway and landscaping related thereto, domestic and recycled water distribution facilities, sewer collection facilities, solid waste facilities, storm drainage facilities, park and recreation facilities and equipment, aquatic facilities and equipment, fire facilities and equipment, police facilities and equipment, library facilities and equipment, fiber optic telecommunication, wireless communication and public safety camera facilities and equipment, general governmental office, administrative and meeting facilities, and land, rights-of-way and easements necessary for any of such facilities.

Facilities to be Purchased

The types of public facilities to be purchased as completed facilities are street and bridge improvements, including grading, paving, curbs and gutters, sidewalks, street signalization and signage, street lights and parkway and landscaping related thereto, domestic and recycled water distribution facilities, sewer collection facilities, solid waste facilities, storm drainage facilities, and land, rights-of-way and easements necessary for any of such facilities.

Services

The types of City services to be financed by the Community Facilities District are police protection services, fire protection and suppression services, ambulance and paramedic services, maintenance and lighting of parks, parkways, streets, roads and open space, flood and storm protection services, maintenance and operation of fiber optic telecommunication, wireless communication and public safety camera systems and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City.

Incidental Expenses

The incidental expenses proposed to be incurred include the following:

(a) the cost of planning and designing public facilities to be financed, including the cost of environmental evaluations of those facilities;

(b) the costs associated with the creation of the Community Facilities District, issuance of bonds, determination of the amount of taxes, collection of taxes, payment of taxes, or costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District; and

(c) any other expenses incidental to the construction, completion, and inspection of the authorized work.

EXHIBIT C

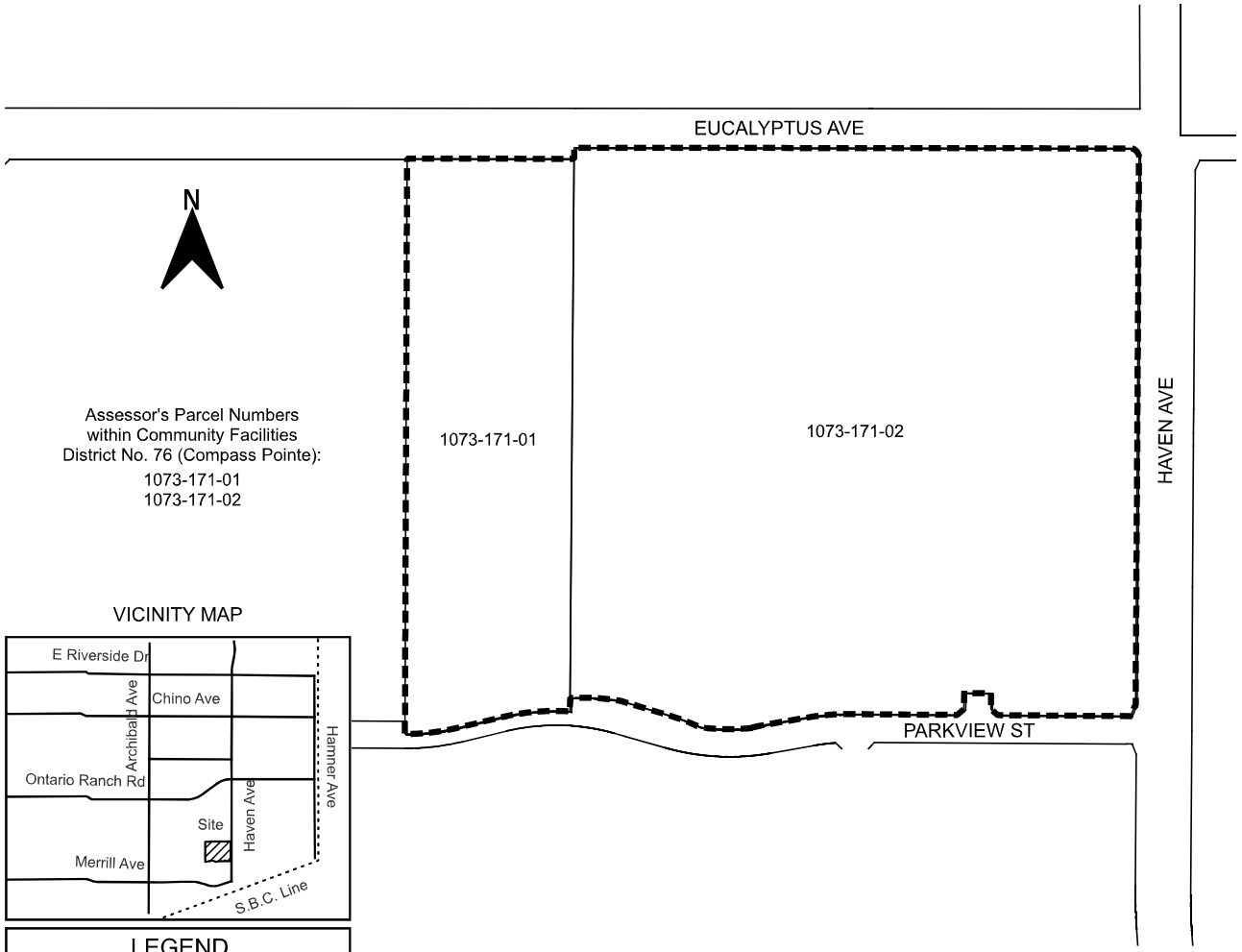
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

SHEET 1 OF 1

PROPOSED BOUNDARIES OF

CITY OF ONTARIO
COMMUNITY FACILITIES DISTRICT NO. 76
(COMPASS POINTE)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



Assessor's Parcel Numbers
within Community Facilities
District No. 76 (Compass Pointe):
1073-171-01
1073-171-02

VICINITY MAP

LEGEND

City of Ontario Community Facilities District No. 76 (Compass Pointe)

NOTE: Reference is hereby made to the Assessor Maps of the County of San Bernardino for a description of the lines and dimensions of any parcels shown hereon.

(1) Filed in the office of the Clerk of the City of Ontario this _____ day of_____, 2025.

_____
Sheila Mautz,
Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 76 (Compass Pointe), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the _____ day of _____, 2025, by its Resolution No. _____.

_____
Sheila Mautz,
Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number _____, this _____ day of _____, 2025, at _____.m, in Book _____ of Maps of Assessment and Community Facilities Districts at page _____, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $_____.

Josie Gonzales
Assessor-Recorder
San Bernardino County

By: _____
Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

CITY OF ONTARIO
COMMUNITY FACILITIES DISTRICT NO. 76
(COMPASS POINTE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Special Taxes shall be levied on all Assessor's Parcels in the City of Ontario Community Facilities District No. 76 (Compass Pointe) ("CFD No. 76") and collected each Fiscal Year, commencing in Fiscal Year 2026-27, in an amount determined by the City Council of the City of Ontario through the application of the Rate and Method of Apportionment, as described below. All of the real property in CFD No. 76, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Subdivision Map, parcel map, condominium plan, or other recorded County map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 76: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or CFD No. 76 or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City or CFD No. 76 of complying with arbitrage rebate requirements; the costs to the City or CFD No. 76 of complying with City, CFD No. 76, or obligated persons disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City or CFD No. 76 related to the analysis and reduction, if any, of the Special Tax A on Single Family Property in accordance with Section C.1 herein; the costs of the City or CFD No. 76 related to an appeal of the Special Tax; the costs associated with the release of funds from any escrow account; the City's administration fees and third party expenses; the costs of City staff time and reasonable overhead relating to CFD No. 76; and amounts estimated or advanced by the City or CFD No. 76 for any other administrative purposes of the CFD, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means, with respect to an Assessor's Parcel, that number assigned to such Assessor's Parcel by the County for purposes of identification.

"Assigned Special Tax A" means the Special Tax A for each Land Use Class of Developed Property, as determined in accordance with Section C.1.a.2 below.

"Backup Special Tax A" means the Special Tax A for each Land Use Class of Developed Property, as determined in accordance with Section C.1.a.3 below.

"Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act) issued by CFD No. 76 under the Act and payable from Special Tax A.

"Buildable Lot" means an individual lot, within a Final Subdivision Map or an area expected by CFD No. 76 to become Final Mapped Property, such as the area within a Tentative Tract Map, for which a building permit may be issued without further subdivision of such lot.

"CFD Administrator" means an official of the City responsible for determining the Special Tax A Requirement and Special Tax B Requirement, providing for the levy and collection of the Special Taxes, and performing the other duties provided for herein.

"CFD No. 76" means City of Ontario Community Facilities District No. 76 (Compass Pointe).

"City" means the City of Ontario, California.

"City Council" means the City Council of the City, acting as the legislative body of CFD No. 76.

"Contractual Impositions" means (a) a voluntary contractual assessment established and levied on an Assessor's Parcel pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code (commencing with Section 5898.10 *et seq.*), as amended from time to time, (b) a special tax established and levied on an Assessor's Parcel pursuant to Section 53328.1 of the California Government Code and related provisions of the Act, as amended from time to time, and (c) any other fee, charge, tax, or assessment established and levied on an individual Assessor's Parcel pursuant to a contractual agreement or other voluntary consent by the owner thereof (e.g., property owner association assessments).

"County" means the County of San Bernardino.

"Designated Buildable Lot" means a Buildable Lot for which a building permit has not been issued by the City as of the date of calculation of the Backup Special Tax A.

"Developed Property" means for each Fiscal Year, all Taxable Property, exclusive of Final Mapped Property, Taxable Property Owner Association Property, and Taxable Public Property, for which a building permit or other applicable permit for new construction was issued after January 1, 2025, and before May 1 of the prior Fiscal Year.

"Expected Residential Lot Count" means 154 Buildable Lots or Units of Single Family Attached Property and 196 Buildable Lots of Single Family Detached Property, or, as determined by the CFD Administrator, the number of Buildable Lots or Units of Single Family Property based on the most recent Tentative Tract Map(s) or most recently recorded Final Subdivision Map(s) or modified Final Subdivision Map(s).

"Facilities" means the public facilities authorized to be financed, in whole or in part, by CFD No. 76.

"Final Mapped Property" means, for each Fiscal Year, all Taxable Property, exclusive of Developed Property, Taxable Property Owner Association Property, and Taxable Public Property, which as of January 1 of the previous Fiscal Year was located within a Final Subdivision Map. The term Final Mapped Property shall include any parcel map or Final Subdivision Map, or portion thereof, that creates individual lots for which a building permit may be issued, including Parcels that are designated as a remainder Parcel (i.e., one where the size, location, etc., precludes any further subdivision or taxable use).

"Final Subdivision Map" means a final tract map, parcel map, or lot line adjustment approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or a condominium plan recorded pursuant to California Civil Code Section 4285 that, in either case, creates individual lots for which building permits may be issued without further subdivision.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Gated Community Attached Dwelling Unit" means, with respect to Special Tax B, a Unit within any residential building containing two or more dwelling units (including attached condominiums, townhouses, duplexes, triplexes, and apartments) within a gated community that, within such community, is primarily served by private interior streets.

"Indenture" means the indenture, fiscal agent agreement, resolution, or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time.

"Land Use Class" means any of the classes listed in Tables 1 and 2 below.

"Lower Income Household Welfare Exemption Property" means, for each Fiscal Year, an Assessor's Parcel within the boundaries of CFD No. 76 that is subject to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and

Taxation Code (or any successor statute), as indicated in the most recent County assessor's roll finalized prior to such Fiscal Year.

"Maximum Special Tax A" means, with respect to an Assessor's Parcel of Taxable Property, the Maximum Special Tax A determined in accordance with Section C.1 below that can be levied in any Fiscal Year on such Assessor's Parcel of Taxable Property.

"Maximum Special Tax B" means, with respect to an Assessor's Parcel of Taxable Property, the Maximum Special Tax B determined in accordance with Section C.2 below that can be levied in any Fiscal Year on such Assessor's Parcel of Taxable Property.

"Minimum Sale Price" means the minimum price at which Units of a given Land Use Class have sold or are expected to be sold in a normal marketing environment and shall not include prices for such Units that are sold at a discount to expected sales prices for the purpose of stimulating the initial sales activity with respect to such Land Use Class.

"Multiple Family Dwelling Unit" means, with respect to Special Tax B, a Unit within any residential building containing two or more dwelling units, including attached condominiums, townhomes, duplexes, triplexes, and apartments, but excluding Gated Community Attached Dwelling Units.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit was issued by the City permitting the construction of one or more non-residential structures or facilities.

"Other Residential Property" means, with respect to Special Tax A, all Assessor's Parcels of Developed Property for which a building permit was issued by the City for purposes of constructing Units, excluding Single Family Attached Property and Single Family Detached Property.

"Outstanding Bonds" means all Bonds which are outstanding under and in accordance with the provisions of the Indenture.

"Price Point Consultant" means any consultant or firm of such consultants selected by CFD No. 76 that (a) has substantial experience in performing price point studies for residential units within community facilities districts established under the Act or otherwise estimating or confirming pricing for residential units in such community facilities districts, (b) has recognized expertise in analyzing economic and real estate data that relates to the pricing of residential units in such community facilities districts, (c) is in fact independent and not under the control of CFD No. 76 or the City, (d) does not have any substantial interest, direct or indirect, with or in (i) CFD No. 76, (ii) the City, (iii) any owner of real property in CFD No. 76, or (iv) any real property in CFD No. 76, and (e) is not connected with CFD No. 76 or the City as an officer or employee thereof, but who may be regularly retained to make reports to CFD No. 76 or the City.

"Price Point Study" means a price point study or a letter updating a previous price point study prepared by the Price Point Consultant pursuant to Section C herein.

"Property Owner Association Property" means, for each Fiscal Year, any property within the boundaries of CFD No. 76 that was owned by a property owner association, including any master or sub-association, as of January 1 of the prior Fiscal Year.

"Proportionately" means (a) for Developed Property in the first step of Section D.1 below, that the ratio of the actual Special Tax A levy to the Maximum Special Tax A is equal for all Assessor's Parcels of Developed Property; however, for Developed Property in the fourth step of Section D.1 below, Proportionately means that the amount of the increase above the Assigned Special Tax A, if necessary, is equal for all Assessor's Parcels of Developed Property, except that if the Backup Special Tax A limits the increase on any Assessor's Parcel(s), then the amount of the increase shall be equal for the remaining Assessor's Parcels; (b) with respect to Special Tax B, that the ratio of the actual Special Tax B levy to the Maximum Special Tax B is equal for all Assessor's Parcels of Developed Property; (c) for Final Mapped Property, that the ratio of the actual Special Tax A levy to the Maximum Special Tax A is equal for all Assessor's Parcels of Final Mapped Property; (d) for Undeveloped Property, that the ratio of the actual Special Tax A levy to the Maximum Special Tax A is equal for all Assessor's Parcels of Undeveloped Property; (e) for Taxable Property Owner Association Property, that the ratio of the actual Special Tax A levy to the Maximum Special Tax A is equal for all Assessor's Parcels of Taxable Property Owner Association Property; and (f) for Taxable Public Property, that the ratio of the actual Special Tax A levy to the Maximum Special Tax A is equal for all Assessor's Parcels of Taxable Public Property.

"Public Property" means, for each Fiscal Year, property within the boundaries of CFD No. 76 that is (a) owned by, irrevocably offered to, or dedicated to the federal government, the State, the County, the City, or any local government or other public agency or (b) encumbered by an easement for purposes of public or utility right-of-way that makes impractical its use for any purpose other than that set forth in such easement; provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use.

"Rate and Method of Apportionment" means this Rate and Method of Apportionment of Special Tax.

"Residential Floor Area" means all of the Square Footage of living area within the perimeter of a Unit, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be as set forth in the building permit(s) issued for such Assessor's Parcel, or as set forth in other official records maintained by the City's Building Department or other appropriate means selected by CFD No. 76. The actual Square Footage shall be rounded up to the next whole square foot. Once such determination has been made for an Assessor's Parcel, it shall remain fixed in all future Fiscal Years unless an appeal pursuant to Section F below is approved that results in a change in the actual Square Footage.

"Residential Property" means, for each Fiscal Year, an Assessor's Parcel for which a building permit for new construction of one or more Units was issued after January 1, 2025, and before May 1 of the prior Fiscal Year.

"Services" means the services authorized to be financed, in whole or in part, by CFD No. 76.

"Single Family Attached Property" means all Assessor's Parcels of Developed Property for which a building permit or use permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor's Parcel Numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit), including such residential structures within a condominium project as defined in Civil Code Section 4125.

"Single Family Detached Dwelling Unit" means, with respect to Special Tax B, a Unit of Single Family Detached Property.

"Single Family Detached Property" means all Assessor's Parcels of Developed Property for which a building permit was issued for construction of a Unit, on one legal lot, that does not share a common wall with another Unit.

"Single Family Property" means all Assessor's Parcels of Single Family Attached Property and Single Family Detached Property.

"Special Taxes" means, collectively, Special Tax A and Special Tax B.

"Special Tax A" means the special tax authorized by the qualified electors of CFD No. 76 to be levied within the boundaries of CFD No. 76 to pay for Facilities and Services.

"Special Tax A Requirement" means for any Fiscal Year that amount required, after taking into account available amounts held in the funds and accounts established under the Indenture, for CFD No. 76 to: (i) pay debt service on all Outstanding Bonds which is due in the calendar year that commences in such Fiscal Year; (ii) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds; (iii) pay a pro rata share of Administrative Expenses; (iv) provide any amounts required to establish or replenish any reserve fund for the Bonds; (v) pay directly for acquisition or construction of Facilities, or the cost of Services, to the extent that the inclusion of such amounts does not increase the Special Tax A levy on Final Mapped Property or Undeveloped Property; and (vi) provide an amount equal to Special Tax A delinquencies based on the historical delinquency rate for Special Tax A as determined by the CFD Administrator.

"Special Tax B" means the special tax authorized by the qualified electors of CFD No. 76 to be levied within the boundaries of CFD No. 76 to pay for Services.

"Special Tax B Requirement" means for any Fiscal Year that amount required, after taking into account available amounts in any funds and accounts established to pay for Services, to pay the cost of Services, a pro rata share of Administrative Expenses, and an

amount equal to Special Tax B delinquencies based on the historical delinquency rate for Special Tax B as determined by the CFD Administrator.

"Square Footage" or **"Sq. Ft."** means the floor area square footage reflected on the original construction building permit, or as set forth in other official records maintained by the City's Building Department or other appropriate means selected by CFD No. 76, issued for construction of Residential Property or Non-Residential Property, plus any square footage subsequently added to a building of Non-Residential Property after issuance of a building permit for expansion or renovation of such building.

"State" means the State of California.

"Taxable Property" means, for each Fiscal Year, all of the Assessor's Parcels within the boundaries of CFD No. 76 that are not exempt from the Special Taxes pursuant to law or Section E below.

"Taxable Property Owner Association Property" means, for each Fiscal Year, all Assessor's Parcels of Property Owner Association Property that are not exempt from the Special Taxes pursuant to Section E below.

"Taxable Public Property" means, for each Fiscal Year, all Assessor's Parcels of Public Property that are not exempt from the Special Taxes pursuant to law or Section E below.

"Tentative Tract Map" means a map: (i) showing a proposed subdivision of an Assessor's Parcel(s) and the conditions pertaining thereto; (ii) that may or may not be based on a detailed survey; and (iii) that is not recorded by the County to create legal lots.

"Total Tax Burden" means, for a Unit within a Land Use Class, for the Fiscal Year in which the Total Tax Burden is being calculated, the sum of (a) the Assigned Special Tax A for such Land Use Class for such Fiscal Year, plus (b) the Special Tax B for such Land Use Class for such Fiscal Year, plus (c) the *ad valorem* property taxes, special assessments, special taxes for any overlapping community facilities districts, and any other governmental fees, charges (other than fees or charges for services such as sewer and trash), taxes, and assessments (which do not include Contractual Impositions) collected by the County on *ad valorem* tax bills, plus (d) property owner association assessments (but excluding the refuse collection portion of such assessments), and that the CFD Administrator estimates would be levied or imposed on such Unit in such Fiscal Year if the residential dwelling unit thereon or therein had been completed and sold, and was subject to such fees, charges, taxes, and assessments in such Fiscal Year.

"Trustee" means the trustee or fiscal agent under the Indenture.

"TTM 20472" means Tentative Tract Map No. 20472, the area of which is located within CFD No. 76.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Final Mapped Property, Taxable Public Property, or Taxable Property Owner Association Property.

"Unit" means an individual single-family detached or attached home, townhome, condominium, apartment, or other residential dwelling unit, including each separate living area within a half-plex, duplex, triplex, fourplex, or other residential structure.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, beginning with Fiscal Year 2026-27, all Taxable Property within CFD No. 76 shall be classified as Developed Property, Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, or Undeveloped Property, and shall be subject to Special Taxes in accordance with the Rate and Method of Apportionment as determined pursuant to Sections C and D below.

Assessor's Parcels of Developed Property shall be further classified as: Single Family Property (and further classified as Single Family Attached Property or Single Family Detached Property, as needed) or Other Residential Property (for Special Tax A); Single Family Detached Dwelling Unit, Multiple Family Dwelling Unit, or Gated Community Attached Dwelling Unit (for Special Tax B); or Non-Residential Property. For Special Tax A, Assessor's Parcels of Single Family Attached Property shall be assigned to Land Use Classes 1 through 6, and Single Family Detached Property shall be assigned to Land Use Classes 7 through 13, as listed in Table 1 below based on the Residential Floor Area of the Units on such Assessor's Parcels. Also for Special Tax A, Other Residential Property and Non-Residential Property shall be assigned to Land Use Classes 14 and 15, respectively.

C. MAXIMUM SPECIAL TAX

1. Special Tax A

At least 30 days prior to the issuance of Bonds, the Assigned Special Tax A on Developed Property (set forth in Table 1 below) shall be analyzed in accordance with and subject to the conditions set forth in this Section C. At such time, CFD No. 76 shall select and engage a Price Point Consultant and the CFD Administrator shall request the Price Point Consultant to prepare a Price Point Study setting forth the Minimum Sale Price of Units within each Land Use Class.

If based upon such Price Point Study the CFD Administrator calculates that the Total Tax Burden applicable to Units within one or more Land Use Classes of Single Family Attached Property to be constructed within CFD No. 76 exceeds 2.55% of the Minimum Sale Price of Units of Single Family Attached Property, the Assigned Special Tax A shall be reduced to the extent necessary to cause the Total Tax Burden that shall apply to Units within such Land Use Class(es) not to exceed 2.55% of the Minimum Sale Price of such Units.

In addition, if based upon such Price Point Study the CFD Administrator calculates that the Total Tax Burden applicable to Units within one or more Land Use Classes of Single Family Detached Property to be constructed within CFD No. 76 exceeds 2.15% of the Minimum Sale Price of Units of Single Family Detached Property, the Assigned Special Tax A shall be reduced to the extent necessary to cause the Total Tax Burden that shall apply to Units within such Land Use Class(es) not to exceed 2.15% of the Minimum Sale Price of such Units.

Finally, if based upon such Price Point Study the CFD Administrator calculates that the Total Tax Burden, excluding property owner association assessments, applicable to Units within one or more Land Use Classes of Single Family Property to be constructed within CFD No. 76 exceeds 1.95% of the Minimum Sale Price of such Units, the Assigned Special Tax A shall be reduced to the extent necessary to cause the Total Tax Burden, excluding property owner association assessments, that shall apply to Units within such Land Use Class(es) not to exceed 1.95% of the Minimum Sale Price of such Units.

Each Assigned Special Tax A reduction for a Land Use Class shall be calculated by the CFD Administrator separately, and it shall not be required that such reduction be proportionate among Land Use Classes. In connection with any reduction in the Assigned Special Tax A, the Backup Special Tax A shall also be reduced by the CFD Administrator based on the percentage reduction in Maximum Special Tax A revenues within the Tentative Tract Map area(s) where the Assigned Special Tax A reductions occurred. Upon determining the reductions, if any, in the Assigned Special Tax A and Backup Special Tax A required pursuant to this Section C, the CFD Administrator shall complete the Certificate of Modification of Special Tax substantially in the form attached hereto as Exhibit A (the "Certificate of Modification"), shall execute such completed Certificate of Modification, and shall deliver such executed Certificate of Modification to CFD No. 76. Upon receipt thereof, if in satisfactory form, CFD No. 76 shall execute such Certificate of Modification. The reduced Assigned Special Tax A and Backup Special Tax A specified in such Certificate of Modification shall become effective upon the execution of such Certificate of Modification by CFD No. 76.

The Special Tax A reductions required pursuant to this section shall be reflected in an amended notice of Special Tax lien, which CFD No. 76 shall cause to be recorded with the County Recorder as soon as practicable after execution of the Certificate of Modification by CFD No. 76. The reductions in this section apply to Single Family Property, but not to Other Residential Property or Non-Residential Property.

a. Developed Property

1) *Maximum Special Tax A*

The Maximum Special Tax A that may be levied in any Fiscal Year for each Assessor's Parcel classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax A or (ii) the amount derived by application of the Backup Special Tax A. The Maximum Special Tax A shall not increase in future years, other than as calculated pursuant to Section C.1.a.3 below.

2) *Assigned Special Tax A*

The Assigned Special Tax A that may be levied in any Fiscal Year for each Land Use Class is shown below in Table 1.

TABLE 1
ASSIGNED SPECIAL TAX A – DEVELOPED PROPERTY

Land Use Class	Description	Residential Floor Area (Square Footage)	Assigned Special Tax A
1	Single Family Attached Property	< 1,301	$1,194 per Unit
2	Single Family Attached Property	1,301 – 1,400	$1,623 per Unit
3	Single Family Attached Property	1,401 – 1,500	$1,841 per Unit
4	Single Family Attached Property	1,501 – 1,600	$2,001 per Unit
5	Single Family Attached Property	1,601 – 1,700	$2,379 per Unit
6	Single Family Attached Property	> 1,700	$2,807 per Unit
7	Single Family Detached Property	< 1,951	$3,954 per Unit
8	Single Family Detached Property	1,951 – 2,150	$4,326 per Unit
9	Single Family Detached Property	2,151 – 2,350	$4,916 per Unit
10	Single Family Detached Property	2,351 – 2,550	$5,355 per Unit
11	Single Family Detached Property	2,551 – 2,750	$5,840 per Unit
12	Single Family Detached Property	2,751 – 2,950	$5,981 per Unit
13	Single Family Detached Property	> 2,950	$6,407 per Unit
14	Other Residential Property		$57,987 per Acre
15	Non-Residential Property		$57,987 per Acre

3) Backup Special Tax A

The Backup Special Tax A shall be $2,058 per Unit of Single Family Attached Property and $5,181 per Unit of Single Family

Detached Property. However, if the Expected Residential Lot Count for Single Family Attached Property does not equal 154 and for Single Family Detached Property does not equal 196, and the City has not issued Bonds, then the Backup Special Tax A for Designated Buildable Lots of Single Family Attached Property and Single Family Detached Property shall be calculated according to the following formulas:

Attached = $316,904 ÷ Expected Residential Lot Count for Single Family Attached Property

Detached = $1,015,455 ÷ Expected Residential Lot Count for Single Family Detached Property

If any portion of a Final Subdivision Map, or any area expected by CFD No. 76 to become Final Mapped Property – such as the area within TTM 20472, or any other Tentative Tract Map – changes any time after the City has issued Bonds, causing an adjustment to the number of Designated Buildable Lots, then the Backup Special Tax A for all Designated Buildable Lots of Single Family Property subject to the change shall be calculated according to the following steps:

Step 1: Determine the total Backup Special Tax A that could have been collected from Designated Buildable Lots of Single Family Attached Property or Single Family Detached Property prior to the Final Subdivision Map or expected Final Mapped Property change.

Step 2: Divide the amount determined in Step 1 by the number of Designated Buildable Lots of Single Family Attached Property or Single Family Detached Property that exists after the Final Subdivision Map or expected Final Mapped Property change.

Step 3: Apply the amount determined in Step 2 as the Backup Special Tax A per Unit for Single Family Attached Property or Single Family Detached Property.

The Backup Special Tax A for an Assessor's Parcel shall not change once an Assessor's Parcel is classified as Developed Property.

b. Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, and Undeveloped Property

The Maximum Special Tax A for Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, and Undeveloped Property shall be $57,987 per Acre, and shall not be subject to increase or reduction and, therefore, shall remain the same in every Fiscal Year.

2. Special Tax B

The Maximum Special Tax B for each Assessor's Parcel classified as Developed Property shall be determined by reference to Table 2 below.

TABLE 2
MAXIMUM SPECIAL TAX B – DEVELOPED PROPERTY

Land Use Class	Maximum Special Tax B Fiscal Year 2026-27
Residential Property	
Single Family Detached Dwelling Unit	$1,426.38 per Unit
Multiple Family Dwelling Unit	$1,236.46 per Unit
Gated Community Attached Dwelling Unit	$1,036.38 per Unit
Non-Residential Property	$0.260110 per Sq. Ft.

On January 1 of each Fiscal Year, commencing January 1, 2027, the Maximum Special Tax B to be applied in the next Fiscal Year shall be subject to an automatic increase at a rate equal to 4.0% of the amount in effect for the prior Fiscal Year.

3. Multiple Land Use Classes on an Assessor's Parcel

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax A levied on such Assessor's Parcel shall be the sum of the Maximum Special Tax A for all Units of Single Family Property and Acres of Other Residential Property and Non-Residential Property (based on the pro rata share of Square Footage between Other Residential Property and Non-Residential Property, according to the applicable building permits, Final Subdivision Map, parcel map, condominium plan, or other recorded County map) located on that Assessor's Parcel. The Maximum Special Tax B levied on such Assessor's Parcel shall be the sum of the Maximum Special Tax B for all Units of Residential Property and all Square

Footage of Non-Residential Property (based on the applicable building permits, Final Subdivision Map, parcel map, condominium plan, or other recorded County map) located on that Assessor's Parcel.

4. Developed Property Special Tax Obligation

Once an Assessor's Parcel has been taxed in any Fiscal Year as Developed Property, the Assessor's Parcel shall continue to be taxed as Developed Property regardless of changes to or expiration of the original building permit, and regardless of revisions to or destruction of the structure that was, or was expected to be, constructed pursuant to the original building permit.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

1. Special Tax A

Each Fiscal Year, beginning with Fiscal Year 2026-27, the CFD Administrator shall determine the Special Tax A Requirement for such Fiscal Year. The Special Tax A shall then be levied as follows:

First: If needed to satisfy the Special Tax A Requirement, Special Tax A shall be levied Proportionately on each Assessor's Parcel of Developed Property up to 100% of the applicable Assigned Special Tax A;

Second: If additional monies are needed to satisfy the Special Tax A Requirement after the first step has been completed, then Special Tax A shall be levied Proportionately on each Assessor's Parcel of Final Mapped Property up to 100% of the Maximum Special Tax A for Final Mapped Property;

Third: If additional monies are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, then Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax A for Undeveloped Property;

Fourth: If additional monies are needed to satisfy the Special Tax A Requirement after the first three steps have been completed, then the levy of Special Tax A on each Assessor's Parcel of Developed Property whose Maximum Special Tax A is determined through the application of the Backup Special Tax A shall be increased Proportionately from the Assigned Special Tax A up to the Maximum Special Tax A for each such Assessor's Parcel;

Fifth: If additional monies are needed to satisfy the Special Tax A Requirement after the first four steps have been completed, then Special Tax A shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property up to the Maximum Special Tax A for Taxable Property Owner Association Property;

Sixth: If additional monies are needed to satisfy the Special Tax A Requirement after the first five steps have been completed, then Special Tax A shall be levied Proportionately

on each Assessor's Parcel of Taxable Public Property up to the Maximum Special Tax A for Taxable Public Property.

Notwithstanding the above, under no circumstances shall Special Tax A levied in any Fiscal Year on any Assessor's Parcel of Single Family Property or Other Residential Property for which an occupancy permit for private residential use has been issued be increased as a result of delinquency or default by the owner or owners of any other Assessor's Parcel or Assessor's Parcels within CFD No. 76 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

2. Special Tax B

Each Fiscal Year, beginning with Fiscal Year 2026-27, the CFD Administrator shall determine the Special Tax B Requirement. The Special Tax B shall then be levied Proportionately on each Assessor's Parcel of Developed Property up to 100% of the applicable Maximum Special Tax B for such Assessor's Parcel, until the Special Tax B Requirement is satisfied. However, the Special Tax B levied in any Fiscal Year shall not increase by more than 4.0% of the amount of the Special Tax B levied in the prior Fiscal Year.

E. EXEMPTIONS

No Special Tax shall be levied on up to 10.97 Acres of Public Property and up to 14.55 Acres of Property Owner Association Property. Tax-exempt status will be assigned by the CFD Administrator in the chronological order in which property becomes Public Property or Property Owner Association Property.

Property Owner Association Property or Public Property that is not exempt from the Special Tax A under this section shall be subject to the levy of Special Tax A and shall be taxed Proportionately as part of the fifth or sixth step, respectively, in Section D above, up to 100% of the applicable Maximum Special Tax A for Taxable Property Owner Association Property and Taxable Public Property. No Special Tax A shall be levied in any Fiscal Year on Assessor's Parcels that have fully prepaid the Special Tax A obligation pursuant to the formula set forth in Section H.

No Special Tax shall be levied on Lower Income Household Welfare Exemption Property; provided, however, that if, in any Fiscal Year, applicable law does not require that Lower Income Household Welfare Exemption Property be exempt from some portion, or all, of the Special Tax, such portion, or all, of the Special Tax shall be levied on such property in accordance with this Rate and Method of Apportionment based on the Land Use Class to which the Assessor's Parcel is assigned.

F. APPEALS

Any property owner may file a written appeal of the Special Tax with CFD No. 76 claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Tax that is

disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the City Council whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD Administrator or subsequent decision by the City Council requires the Special Tax to be modified or changed in favor of the property owner, then the CFD Administrator shall determine if sufficient Special Tax revenue is available to make a cash refund. If a cash refund cannot be made, then an adjustment shall be made to credit future Special Tax levy(ies).

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

G. MANNER OF COLLECTION

The Special Taxes shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the Special Taxes may be collected in such other manner as the City Council shall determine, including direct billing of affected property owners.

H. PREPAYMENT OF SPECIAL TAX A

The following definitions apply to this Section H:

"CFD Public Facilities" means $16,638,000 for each Prepayment Period, or such lower number as determined by the City Council to be sufficient to fund the Facilities and Services to be provided by CFD No. 76.

"Expenditures Fund" means funds or accounts, regardless of their names, that are established to hold moneys that are available to acquire or construct Facilities and to fund Services.

"Future Facilities Costs" means the CFD Public Facilities minus (i) Facilities and Services costs previously paid from the Expenditures Fund during the Prepayment Period in which the prepayment is being made, (ii) moneys currently on deposit in the Expenditures Fund from deposits made during the Prepayment Period in which the prepayment is being made, and (iii) moneys currently on deposit in an escrow fund that are expected to be available to finance Facilities costs. In no event shall the amount of Future Facilities Costs be less than zero.

"Prepayment Period" means one of three periods of time during which a Special Tax prepayment may be made.

"Prepayment Period 1" means July 1, 2026, through June 30, 2060.

"Prepayment Period 2" means July 1, 2060, through June 30, 2093.

"Prepayment Period 3" means July 1, 2093, through June 30, 2127.

Only Special Tax A may be prepaid; Special Tax B shall continue to be levied on an annual basis on all Developed Property in CFD No. 76.

1. Prepayment in Full

The obligation of an Assessor's Parcel to pay the Special Tax A may be prepaid as described herein, provided that a prepayment may be made only for Assessor's Parcels for which a building permit for new construction was issued after January 1, 2025, and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax A obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount for such Assessor's Parcel. The CFD Administrator may charge a fee for providing this service. Prepayment in any six month period must be made not less than 45 days prior to the next occurring date that notice of redemption of Bonds from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture.

The Special Tax A Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

Bond Redemption Amount	
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
Total	Prepayment Amount

As of the proposed date of prepayment, the Special Tax A Prepayment Amount (defined below) shall be calculated by the CFD Administrator as follows:

Paragraph No.

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel, and determine the Prepayment Period for the proposed prepayment.

2. Compute the Assigned Special Tax A and Backup Special Tax A for the Assessor's Parcel to be prepaid based on the Developed Property Special Tax A which is, or could be, charged in the current Fiscal Year. For Assessor's Parcels of Final Mapped Property (for which a building permit has been issued but which is not yet classified as Developed Property) to be prepaid, compute the Assigned Special Tax A and Backup Special Tax A for that Assessor's Parcel as though it was already designated as Developed Property, based upon the building permit which has already been issued for that Assessor's Parcel.

3. (a) Divide the Assigned Special Tax A computed pursuant to Paragraph 2 by the total estimated Assigned Special Tax A for CFD No. 76 based on the Developed Property Special Tax A which could be charged in the current Fiscal Year on all expected development through buildout of CFD No. 76, excluding any Assessor's Parcels which have been prepaid, and

   (b) Divide the Backup Special Tax A computed pursuant to Paragraph 2 by the estimated total Backup Special Tax A at buildout of CFD No. 76, excluding any Assessor's Parcels which have been prepaid.

4. Multiply the larger quotient computed pursuant to Paragraph 3(a) or 3(b) by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").

5. Multiply the Bond Redemption Amount computed pursuant to Paragraph 4 by the applicable redemption premium (e.g., the redemption price minus 100%), if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").

6. Compute the Future Facilities Costs for the applicable Prepayment Period.

7. Multiply the larger quotient computed pursuant to Paragraph 3(a) or 3(b) by the amount determined pursuant to Paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").

8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

9. Determine the Special Tax A levied on the Assessor's Parcel in the current Fiscal Year which has not yet been paid.

10. Add the amounts computed pursuant to Paragraphs 8 and 9 to determine the "Defeasance Amount".

11. Verify the administrative fees and expenses of CFD No. 76, including the costs to compute the prepayment, the costs to invest the prepayment proceeds, the costs to redeem Bonds, and the costs to record any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "Reserve Fund Credit"). No Reserve Fund Credit shall be granted if reserve funds are below 100% of the reserve requirement on the prepayment date or the redemption date.

13. The Special Tax A prepayment is equal to the sum of the amounts computed pursuant to Paragraphs 4, 5, 7, 10, and 11, less the amount computed pursuant to Paragraph 12 (the "Prepayment Amount").

14. From the Prepayment Amount, the amounts computed pursuant to Paragraphs 4, 5, 10, and 12 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to Paragraph 7 shall be deposited into the Expenditures Fund. The amount computed pursuant to Paragraph 11 shall be retained by CFD No. 76.

The Special Tax A Prepayment Amount may be sufficient to redeem other than a $5,000 increment of Bonds. In such cases, the increment above $5,000, or integral multiple thereof, will be retained in the appropriate fund established under the Indenture to be used with the next prepayment of Bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax A levy as determined under Paragraph 9 (above), the CFD Administrator shall remove the current Fiscal Year's Special Tax A levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid during Prepayment Period 3, the CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act to indicate that Special Tax A has been prepaid and that the obligation of such Assessor's Parcel to pay Special Tax A shall cease.

With respect to Special Tax A for any Assessor's Parcel that is prepaid during Prepayment Period 1 or Prepayment Period 2, the obligation of such Assessor's Parcel to pay Special Tax A shall be tolled, or suspended, through the end of such Prepayment Period, but shall resume in the first Fiscal Year of the subsequent Prepayment Period. The CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act to indicate that Special Tax A has been satisfied for the remainder of the applicable Prepayment Period but has not been permanently satisfied and the obligation to pay Special Tax A will resume in the first Fiscal Year of the Prepayment Period following the Prepayment Period in which the prepayment was made. Once the obligation of an Assessor's Parcel to pay Special Tax A resumes, Special Tax A for the then applicable Prepayment Period may be prepaid.

Notwithstanding the foregoing, no Special Tax A prepayment shall be allowed unless the amount of Maximum Special Tax A that may be levied on Taxable Property within CFD No. 76 (after excluding 10.97 Acres of Public Property and 14.55 Acres of Property Owner Association Property) both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

2. Prepayment in Part

The Special Tax A on an Assessor's Parcel for which a building permit for new construction was issued after January 1, 2025, may be partially prepaid. The amount of the prepayment shall be calculated as in Section H.1, except that a partial prepayment shall be calculated by the CFD Administrator according to the following formula:

$$PP = (PF - AE) \times \% + AE.$$

The terms above have the following meaning:

PP = the partial prepayment
PF = the Prepayment Amount (full prepayment) for Special Tax A calculated according to Section H.1
AE = the Administrative Fees and Expenses determined pursuant to paragraph 11 above
% = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying Special Tax A

The Special Tax A partial prepayment amount must be sufficient to redeem at least a $5,000 increment of Bonds.

The owner of any Assessor's Parcel who desires such prepayment shall notify the CFD Administrator of such owner's intent to partially prepay Special Tax A and the percentage by which Special Tax A shall be prepaid. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of Special Tax A for an Assessor's Parcel within thirty (30) days of the request and may charge a fee for providing this service. With respect to any Assessor's Parcel that is partially prepaid, the CFD Administrator shall (i) distribute the remitted prepayment funds according to Section H.1, and (ii) indicate in the records of CFD No. 76 that there has been a partial prepayment of Special Tax A and that a portion of Special Tax A with respect to such Assessor's Parcel, equal to the outstanding percentage (100% - "%", as defined above) of the Maximum Special Tax A, shall continue to be levied on such Assessor's Parcel pursuant to Section D during the Prepayment Period in which the partial prepayment is made.

For partial prepayments made during Prepayment Period 1 or Prepayment Period 2, the full amount of Special Tax A shall resume in the first Fiscal Year of the Prepayment Period following the Prepayment Period in which the partial prepayment was made. Once the obligation of an Assessor's Parcel to pay Special Tax A resumes, Special Tax A for the then applicable Prepayment Period may be prepaid.

I. TERM OF SPECIAL TAX

The Fiscal Year after which no further Special Tax A shall be levied or collected is Fiscal Year 2126-2127, except that Special Tax A that was lawfully levied in or before such Fiscal Year and that remains delinquent may be collected in subsequent years. Special Tax B shall continue to be levied indefinitely on an annual basis on all Developed Property in CFD No. 76.

EXHIBIT A

CERTIFICATE OF MODIFICATION OF SPECIAL TAX A
(PAGE 1 OF 3)

CITY OF ONTARIO AND CFD NO. 76 CERTIFICATE

1. Pursuant to Section C.1 of the Rate and Method of Apportionment of Special Tax (the "Rate and Method") for City of Ontario Community Facilities District No. 76 (Compass Pointe) ("CFD No. 76"), the Assigned Special Tax A and the Backup Special Tax A for Developed Property within CFD No. 76 has been modified.

    a. The information in Table 1 below relating to Assigned Special Tax A for Developed Property within CFD No. 76, as stated in Section C.1.a.2 of the Rate and Method of Apportionment, has been modified as follows:

TABLE 1
ASSIGNED SPECIAL TAX A – DEVELOPED PROPERTY

Land Use Class	Description	Residential Floor Area (Square Footage)	Assigned Special Tax A
1	Single Family Attached Property	< 1,301	$[ ] per Unit
2	Single Family Attached Property	1,301 – 1,400	$[ ] per Unit
3	Single Family Attached Property	1,401 – 1,500	$[ ] per Unit
4	Single Family Attached Property	1,501 – 1,600	$[ ] per Unit
5	Single Family Attached Property	1,601 – 1,700	$[ ] per Unit
6	Single Family Attached Property	> 1,700	$[ ] per Unit
7	Single Family Detached Property	< 1,951	$[ ] per Unit
8	Single Family Detached Property	1,951 – 2,150	$[ ] per Unit
9	Single Family Detached Property	2,151 – 2,350	$[ ] per Unit
10	Single Family Detached Property	2,351 – 2,550	$[ ] per Unit
11	Single Family Detached Property	2,551 – 2,750	$[ ] per Unit
12	Single Family Detached Property	2,751 – 2,950	$[ ] per Unit
13	Single Family Detached Property	> 2,950	$[ ] per Unit
14	Other Residential Property		$[ ] per Acre
15	Non-Residential Property		$[ ] per Acre

b. The Backup Special Tax for Developed Property, as stated in Section C.1.a.3, shall be modified as follows:

> The Backup Special Tax A shall be $[ ] per Unit of Single Family Attached Property and $[ ] per Unit of Single Family Detached Property. However, if the Expected Residential Lot Count for Single Family Attached Property does not equal 154 and for Single Family Detached Property does not equal 196, and the City has not issued Bonds, then the Backup Special Tax A for Designated Buildable Lots of Single Family Attached Property and Single Family Detached Property shall be calculated according to the following formulas:
>
> Attached = $[ ] ÷ Expected Residential Lot Count for Single Family Attached Property
>
> Detached = $[ ] ÷ Expected Residential Lot Count for Single Family Detached Property

2. The Special Tax A for Developed Property may only be modified prior to the first issuance of CFD No. 76 Bonds.

3. Upon execution of this certificate by CFD No. 76, CFD No. 76 shall cause an amended notice of Special Tax lien for CFD No. 76 to be recorded reflecting the modifications set forth herein.

EXHIBIT A

CERTIFICATE OF MODIFICATION OF SPECIAL TAX A
(PAGE 3 OF 3)

Capitalized undefined terms used herein have the meanings ascribed thereto in the Rate and Method. The modifications set forth in this Certificate have been calculated by the CFD Administrator in accordance with the Rate and Method.

GOODWIN CONSULTING GROUP, INC.
CFD ADMINISTRATOR

By:_____ Date:_____

The undersigned acknowledges receipt of this Certificate and of the modification of the Assigned Special Tax A and Backup Special Tax A for Developed Property as set forth in this Certificate.

CITY OF ONTARIO
COMMUNITY FACILITIES DISTRICT NO. 76
(COMPASS POINTE)

By:_____ Date:_____

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING IT NECESSARY FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE) TO INCUR BONDED INDEBTEDNESS

WHEREAS, the City Council (the "City Council") of the City of Ontario (the "City"), pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), has this date adopted a resolution entitled "A Resolution of the City Council of the City of Ontario, California, of Intention to Establish a Community Facilities District Proposed to be Named City of Ontario Community Facilities District No. 76 (Compass Pointe) and to Authorize the Levy of a Special Tax Therein," stating its intention to establish City of Ontario Community Facilities District No. 76 (Compass Pointe) (the "Community Facilities District") and to authorize the Community Facilities District to levy a special tax within the Community Facilities District for the purpose of financing certain public facilities (the "Facilities") and services; and

WHEREAS, the City Council deems it necessary for the Community Facilities District to incur bonded indebtedness;

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

SECTION 1. The foregoing recitals are true and correct, and the City Council so finds and determines.

SECTION 2. The City Council declares it necessary for the Community Facilities District to incur bonded indebtedness.

SECTION 3. The proposed debt will be incurred for the purpose of financing the costs of the Facilities, including all costs and estimated costs incidental to, or connected with, the accomplishment of said purpose, including, but not limited to, such costs and estimated costs as are described in Section 53345.3 of the Act.

SECTION 4. The maximum amount of the proposed debt is $60,000,000.

SECTION 5. The City Council hereby fixes Tuesday, November 4, 2025, at 6:30 p.m., or as soon thereafter as the City Council may reach the matter, at 303 East B Street, Ontario, California, as the time and place when and where the City Council will conduct a public hearing on the proposed debt authorization; provided, that, in the event the November 4, 2025 City Council meeting is held via teleconference and/or videoconference only, the means by which the public may observe such public hearing and offer public comment shall be prescribed in the notice and agenda for such City Council meeting.

SECTION 6. The City Clerk of the City is hereby directed to publish, or cause to be published, a notice of said public hearing one time in a newspaper of general circulation published in the area of the proposed Community Facilities District. Publication of said notice shall be completed at least seven days prior to the date herein fixed for said public hearing. Said notice shall contain all of the information prescribed by Section 53346 of the Act.

SECTION 7. All actions heretofore taken by the officers, employees and agents of the City with respect to the incurrence of bonded indebtedness by the Community Facilities District, or in connection with or related to any of the matters referred to herein, are hereby approved, confirmed and ratified.

SECTION 8. The officers, employees and agents of the City are hereby authorized and directed to take all actions and do all things that they, or any of them, may deem necessary or desirable to accomplish the purposes of this Resolution and not inconsistent with the provisions hereof.

SECTION 9. This Resolution shall take effect immediately upon its adoption.

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

PASSED, APPROVED, AND ADOPTED this 16th day of September, 2025.

_____
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 Resolution No. 2025- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held September 16, 2025 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. 2025- duly passed and adopted by the Ontario City Council at their regular meeting held September 16, 2025.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **CONSENT CALENDAR**
Department: Human Resources Prepared By: Amanda Elias Department: Prepared By: Amanda Elias Staff Member Presenting: Angela C. Lopez, Executive Director Human Resources Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 7

SUBJECT: **AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ATHENS INSURANCE SERVICE, INC. FOR THIRD-PARTY ADMINISTRATION SERVICES FOR WORKERS' COMPENSATION CLAIMS**

RECOMMENDATION: That the City Council authorize the City Manager, or his designee, to execute Amendment No. 3 to the Professional Services Agreement with Athens Insurance Service, Inc., of Concord, California, for third-party administration and training services for workers' compensation claims in the amount of $1,827,060 for a total not-to-exceed amount of $3,641,520.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Maintain the Current High Level of Public Safety

FISCAL IMPACT: The proposed Amendment No. 3 increases the Agreement amount by $1,827,060 for a revised total not-to-exceed amount of $3,641,520 for the three-year term. If approved, additional appropriations will be included in the Worker's Compensation fund at a future quarterly budget update to City Council for approval as needed.

BACKGROUND & ANALYSIS: The City of Ontario operates a self-insured workers' compensation program managed by Athens Insurance Service, Inc., a third-party administrator. Athens provides claims management, bill review, medical coordination, and supervisor training services on behalf of the City. On September 3, 2024, following a competitive Request for Proposal process, the City Council authorized a Professional Services Agreement with Athens Insurance for a not-to-exceed amount of $1,814.460.

On January 28, 2025, Amendment No. 1 was executed to update Exhibit B, Compensation, to reflect an updated comprehensive cost proposal. Due to a rise in workers' compensation claims, there was an operational need to utilize the authorized amounts for years four and five. Therefore, on August 11, 2025, Amendment No. 2 was executed to enable the use of the $762,910 specifically allocated for the fourth and fifth years of the Agreement, still within the original not-to-exceed amount of $1,814,460.

The original Agreement set a caseload structure for managing workers' compensation claims, including an estimate of 130 Indemnity Claims, 51 Future Medical Only Claims, and 6 Medical Only Claims to be handled by one full-time Senior Claims Examiner, one designated Claims Examiner, and one designated Assistant Claims Examiner. As the City has grown and developed, it has experienced an increase in claims. The current caseload includes 218 Indemnity Claims, 145 Future Medical Only Claims, and 20 Medical Only Claims.

Amendment No. 3 proposes an increase in total compensation to address the need for additional dedicated staffing from Athens to support the increased claim volume. Adding the two additional Senior Claims Examiners, bringing the total to three, will significantly reduce the Indemnity Claim caseload for each of the three Senior Claims Examiners to approximately 75 open cases per examiner.

As the "Employer of Choice", having this case load for each Senior Claims Examiner will provide a more “hands-on” claim care and exceptional customer service with each injured employee. Staffing increases are essential for ensuring timely and responsive service standards for Staff by expediting claims processing, reducing delays in case administration, and enhancing the City's ability to respond to claims more efficiently. The City is committed to providing the highest level of service to Staff, ensuring prompt access to workers’ compensation benefits.

Staff recommends that the City Council approve Amendment No. 3 to effectively manage claim volume, minimize liabilities, promote employee health and safety, and ensure adequate staffing resources for efficient, employee-centered workers’ compensation administration.

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND ATHENS INSURANCE SERVICE, INC.

1. Parties and Date.

This Amendment **No. 3** to the Agreement (as defined herein) is made and entered as of _____, by and between the City of Ontario ("City") and **Athens Insurance Service, Inc. an S Corporation (Consultant)**. City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties."

2. Recitals.

2.1 Agreement. The City and Consultant have entered into an agreement entitled **"workers' compensation third-party claims administration services"** dated **September 3, 2024** ("Agreement").

2.2 Amendment Purpose. The City and Consultant desire to amend the Agreement to increase compensation by $1,827,060 for a new not-to-exceed amount of $3,641,520. The parties hereto entered into an Agreement, dated September 3, 2024, for a not-to-exceed amount of $1,051,550. The parties have hereto entered Amendment No. 1 dated January 28, 2025, to replace Exhibit "B" Schedule of Services. The parties have hereto entered Amendment No. 2 dated August 8, 2025, to increase the dollar value of the Agreement by $762,910, for a new total not-to-exceed amount of $1,814,460.

2.3 Amendment Authority. This Amendment No. 3 is authorized pursuant to Section 3.7.14 of the Agreement.

3. Terms.

3.1 Amendment. Section 3.2.1 of the Agreement is hereby amended in it entirety to read as follows:

3.2.1 "Compensation. Consultant shall receive compensation, including authorized reimbursement, for all Services rendered under this Agreement at the rates set forth in Exhibit "B" is attached hereto and incorporated herein by reference. The total compensation amount shall be **increased by one million eight hundred twenty-seven thousand sixty dollars ($1,827,060)** and **not to exceed the contract amount of three million six hundred forty-one thousand five hundred twenty dollars ($3,641,520)** without the written approval of the City Council or City Manager, as applicable. Extra work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement."

Attachment "A" Schedule of Services is hereby deleted in its entirety and replaced with Exhibit "B" Schedule of Services attached hereto and incorporated herein by reference.

Exhibit "C" Compensation is hereby deleted in its entirety and replaced with Exhibit "C" Compensation attached hereto and incorporated herein by reference.

3.2 Continuing Effect of Agreement. Except as amended by this Amendment No. 3, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Amendment No. 3. From and after the date of this Amendment No. 3, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. 3.

3.3 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 3.

3.4 Severability. If any portion of this Amendment No. 3 is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5 Integration. This Amendment represents the entirety of the Parties' understanding relating to the subject of this Amendment, including written or verbal communications between the Parties, which shall have no relevance unless expressly incorporated herein. This is an integrated Amendment.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR AMENDMENT NO. 3 TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND AHTENS INSURANCE SERVICE, INC.

IN WITNESS WHEREOF, the Parties have entered into this Amendment No. 3 as of the day and year first above written.

CITY OF ONTARIO

Approved By:

_____
Scott Ochoa
City Manager

Approved as to Form:

_____
Best Best & Krieger LLP
City Attorney

Attested By:

_____
City Clerk

ATHENS INSURANCE SERVICE, INC.

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

EXHIBIT "B"
SCHEDULE OF SERVICES

Pricing Option 1 - FLAT ANNUAL FEE			OPTION - 9.3.25
Program Year 2	11/1/2025	10/31/2026	$756,035
Program Year 3	11/1/2026	10/31/2027	$782,496
Program Year 4	11/1/2027	10/31/2028	$809,884
Program Year 5	11/1/2028	10/31/2029	$838,230

POSITION	
Senior Claim Examiner	3 Fully Dedicated
Future Medical Claim Examiner	Not Applicable
Assistant Claim Examiner	1 Designated

POSITION		STAFFING
Senior Claim Examiner	3 Fully Dedicated	1 Fully Dedicated + 1 Designated (.60%)
Future Medical Claim Examiner	Not Applicable	1 Designated
Assistant Claim Examiner	1 Designated	1 Designated

PRICING NOTES

1) Fully Bundled Pricing contemplates Athens providing both claim administration and managed care services.

2) Full Claims Admin. Pricing contemplates annual new claim

Indemnity	107
Medical Only	53
Info. Only/Report Only	10

3) Full Claims Admin. Pricing contemplates the takeover of the following open historical claims.

Indemnity	218
Future Medical	145
Medical Only	20

4) New Annual Claim Volume: In the event that new annual claim volume exceeds the stated assumptions noted above than each claim above the stated number will be charged at the per claim fees noted withing the terms of this proposal.

ADDITIONAL SERVICES

Annual Administration Fee - Includes the noted services below:	$5,000
Banking - includes management of (1) bank account with monthly escrow replenishment. Each additional account will be charged at a rate of $600 per month.	Included
Data Management	Included
Account Management	Included
Claim Reporting (web, fax, telephonic)	Included
Dash Board Risk Management Web Site	Included
On-Line System Access (Up to 5 Users)	Included
Annual Stewardship Report	Included
Electronic Delivery of Monthly Loss Runs	Included

MEDICAL BILL REVIEW[1]		
Medical Fee Schedule Reduction (OMFS)	$8.75	Per Bill
(Includes: Medical, Pharmacy and Supplies)		
Hospital In Patient and Hospital Out Patient Fee Schedule Reductions	$600.00	Per Bill
PPO Network & Specialty Bill Negotiations	23.00%	of Savings
Duplicate Bills	No Charge	

UTILIZATION REVIEW, CASE MANAGEMENT AND PHYSICIAN REVIEW[1]	
Utilization Review	
Concurrent, Prospective and Retrospective Review	$160 Flat Fee
UR appeals: Peer to Peer	$300 Per Hour
Authorization Only	$45 Flat Rate
Case Management	
Telephonic Nurse Case Management	$125 Per Hour
Field Case Management	$135 Per Hour + Travel and Mileage
Catastrophic Case Management	$145 Per Hour + Travel and Mileage
Peer Review	
Physician Peer Review	$350 Flat Fee
Records Review	$250 Per Hour

[1] *Medical Bill Review, Utilization Review, Case Mgmt. & Peer Review Fees are subject to 3.5% annual increases on the anniversary date of the agreement.*

ADDITIONAL RELATED SERVICES	
Pharmacy Benefits Management (PBM)	Included
Claim Reporting	Included
Predictive Modeling	Included
Jarvis Claim Communication System	Included
New Loss Text Messaging to Injured Workers	Included
CMS Reporting (Verisk)	Included
Pharmacy Drug Review	$125 Per Hour
Central Index Bureau & First and Subsequent Report of Incident Reporting	$25 Per
Subrogation Recovery	25% of Gross Recovery
MPN (Only applies if MPN is in place)	$5.75 Per Bill
IT Special Projects (i.e., Custom report creation, API feeds & special conversions)	$180 Per Hour
Nurse Triage	$175 Per Claim

1) Athens Administrators will invoice company for all basic fees on a monthly basis and such invoice shall be paid by company upon receipt of invoice.

2) Claims will be handled for the life of the contract with no additional per claim fees. If you should decide to non-renew with Athens Administrators, the existing open files can be handled in one of two ways.
   a) Athens Administrators could continue to handle open files at our prevailing rates per year per open file.
   b) Athens Administrators would return the files to the client at the clients expense

3) **Claim Volume Protection Clause**: In the flat annual fee scenario if annual new claim inventory increases in any year beyond the noted annual inventory assumption in our pricing proposal then each claim beyond that number will be billed at the following per claim rate.:
   Indemnity = $1,000 — Medical Only = $165
   Indemnity (Covid Related) = $500

4) Account Administration includes the following:
   a) Detailed status reports — c) Banking Administration
   b) Settlement authority set at $10,000 — d) Scheduled meetings/claim reviews

   Data Management includes the following:
   a) Monthly claim reporting by e-mail or website
   b) Carrier report package by e-mail or website

6) Claim Reporting
   a) Telephonic 800# — c) Web Reporting
   b) Via Fax

7) Custom Report Creation: Access to Athens' complete report library is standard and included in fees. In the event client requires custom reports to be created there will be a charge of $180 per hour to create custom

Definition of Allocated Expense: Shall include, but not be limited to:	
Legal fees	Managed care expenses
Professional photographs	Medical examinations
Extraordinary cost for witness statements	Extraordinary travel made at client's request
Medical records	Court reports
Experts' rehabilitation costs	Accident reconstruction
Fees for service of process	Collection cost payable to third parties
Architects, Contractors and Engineers	Outside investigations
Police, fire, coroner, weather, or other such	Subrogation at 15% gross recovery
Property damage appraisals	Property damage appraisals
Sub rosa investigations	Index bureau filings
Official documents and transcripts	Chemist
Pre-and post-judgment interest paid	Claim intake fees

EXHIBIT "C"
COMPENSATION

The total compensation shall not exceed **three million six hundred forty-one thousand five hundred twenty dollars ($3,641,520)** for the three-year period from November 1, 2024, to October 31, 2027.

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **CONSENT CALENDAR**
Department: Information Technology Prepared By: Samantha Robles Staff Member Presenting: Colin Fernandes, Executive Director Information Technology Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 8

SUBJECT: AUTHORIZE THE PURCHASE AND INSTALLATION OF MOBILE DATA COMPUTERS

RECOMMENDATION: That the City Council authorize the City Manager, or his designee, to purchase and install mobile data computers (MDC) from CDCE, Inc., of Yorba Linda, California, in the amount of $780,328.

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

FISCAL IMPACT: The Fiscal Year 2025-26 Adopted Budget includes appropriations from the Information Technology Fund of $93,925 and the Federal Asset Forfeiture Fund of $686,403 for consulting services and equipment purchases. The proposed equipment and installation include the purchase and installation of 100 MDCs for a total not-to-exceed amount of $780,328. The fixed billing rates specified in the current Agreement will determine the amount charged for services and reflect the actual services provided. If approved, appropriations will be added to the future years' budgets consistent with the annual adoption process.

BACKGROUND & ANALYSIS: The Police Department currently uses older Panasonic CF-31 laptops as Mobile Data Computers (MDCs) in patrol vehicles. These devices have outdated displays that differ from the newer Panasonic FZ-40 MDCs the City has been transitioning to since 2023.

The difference in display formats impacts how the new Computer Aided Dispatch (CAD) system will appear in patrol vehicles. This inconsistency creates officer safety concerns, as the placement of buttons and critical functions can vary between devices. Ensuring all patrol vehicles use the same MDC model will provide consistency and familiarity for all officers, regardless of what patrol vehicle they are assigned.

To address this issue, Staff recommends replacing the remaining CF-31 MDCs with FZ-40 MDCs. Ordering the new equipment now is important because of the long lead times to receive and install the devices across the fleet.

CDCE has been identified as the recommended vendor due to their experience with Panasonic MDCs, proven expertise with installations, and their ability to securely hold stock until installation. This approach ensures continuity, reduces logistical challenges, and supports the timely

deployment of upgraded MDCs to enhance officer safety and operational efficiency. Staff requests City Council approval for the MDC purchase in the amount not-to-exceed $780,328.

CDCE, Inc.
22641 Old Canal Road
Yorba Linda, CA 92887

Telephone: 800-373-5353

Sales Quote

Sales Quote No.	123918-J
Customer No.	CIONTAROPD

Bill To	**Ship To**
City of Ontario Police Department Attn: Fiscal Serv Vendor#000012653 303 E. B Street Ontario, CA 91764 United States	City of Ontario IT Administration 303 E. B Street Ontario, CA 91764 United States
Contact: Accounts Payable **Telephone:** 909-395-2027 **E-mail:** InvoicesOntarioAP@ontarioca.gov; IT_Invoices	**Contact:** Pascal Pangestu **Telephone:** 909-395-2012 **E-mail:** PPangestu@ontarioca.gov

Quote Date	Ship Via	F.O.B.	Customer PO Number
08/22/25	Drop Ship	Destination	

Entered By	Salesperson	Ordered By	Payment Method
Crystal Beach	Shane Williams	Errik Guzman	Net 30

Line Item	Order Qty	Part #	Description	Unit Price	Extended Price
1	100	FZ-40GZ-0DBM	Panasonic Toughbook FZ-40 (see details below) BSKU, Win11 Pro, Intel Core Ultra 7 165H vPro (up to 5.0GHz), AMT, 14.0 FHD Gloved Multi Touch, 32GB, 512GB OPAL SSD, Intel Wi-Fi 7, Bluetooth, 4G EM7690, GPS, COM Splitter, Quad Pass (BIOS Selectable), Mic and Infrared 5MP Webcam, Standard Battery, TPM 2.0, Emissive Backlit Keyboard, Flat, CF-SVCLTNF3YR - 3 Year Protection Plus Warranty, CF-SVC512SSD3Y - 3 Year No Return of Defective Drive, CF-SVCPDEP3Y - 3 Year Premier Deployment, FZ-SVCFESGEN10 - Field Engineering Support	5,300.00	530,000.00
2	100	FEE-100001	Recycle Fee for Monitors 4"-15"	4.00	400.00
3	100	WR-105014	PANASONIC: 4th and 5th years Public Safety Service Bundle Add on (Year 4 & 5 only). Must be purchased in conjunction with PS bundle base unit. Includes Premier, Protection Plus, Disk Image Management.	600.00	60,000.00

Print Date	08/18/25
Print Time	12:51:32 PM
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Continued on Next Page

CDCE, Inc.
22641 Old Canal Road
Yorba Linda, CA 92887

Telephone: 800-373-5353

Sales Quote

Sales Quote No.	123918-J
Customer No.	CIONTAROPD

Bill To	**Ship To**
City of Ontario Police Department Attn: Fiscal Serv Vendor#000012653 303 E. B Street Ontario, CA 91764 United States	City of Ontario IT Administration 303 E. B Street Ontario, CA 91764 United States
Contact: Accounts Payable **Telephone:** 909-395-2027 **E-mail:** InvoicesOntarioAP@ontarioca.gov; IT_Invoices	**Contact:** Pascal Pangestu **Telephone:** 909-395-2012 **E-mail:** PPangestu@ontarioca.gov

Quote Date	Ship Via	F.O.B.	Customer PO Number
08/22/25	Drop Ship	Destination	

Entered By	Salesperson	Ordered By	Payment Method
Crystal Beach	Shane Williams	Errik Guzman	Net 30

Line Item	Order Qty	Part #	Description	Unit Price	Extended Price
4	97	PR-320155	Havis FZ-40 Lite Vehicle Dock (no pass). USB-A (3), USB-C (3), Serial, Ethernet (2). Includes diagnostic LED, one front USB-C, rear USB-C's are 10Gbps and 1.5A, MFG Part Number: HA-40LVDS0	820.00	79,540.00
5	97	PS-202013	Lind 120 Watt FZ-40 DC Cig Adapter	155.00	15,035.00
6	97	LAB-320001	Installation Customer Site 82x Ford Police Interceptor Utility (PIU) CDCE will remove existing CF-31, dock and lind. CDCE will install new Havis dock and Lind along with FZ-40.	399.00	38,703.00

Estimated Delivery Date: 45 - 90 days ARO.

Panasonic Warranty Contact: TBD

Purchase orders must include the following:
CDCE Quote#
All part numbers
Part Descriptions
Quantities and price
Sales Tax & Freight
Bill to/Ship To
Payment Terms

*****This quote is valid for 30 days from the stated Quote Date*****

Print Date	08/18/25
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Subtotal	723,678.00
Freight	1,999.00
8.750 % **Sales Tax**	54,650.31
Order Total	780,327.31

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **CONSENT CALENDAR**
Department: Information Technology Prepared By: Samantha Robles Staff Member Presenting: Colin Fernandes, Executive Director Information Technology Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 9

SUBJECT: **AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH NATIONAL PUBLIC SAFETY GROUP, LLC., FOR PROJECT MANAGEMENT FOR THE PUBLIC SAFETY DISPATCH AND POLICE REPORT MANAGEMENT SYSTEM REPLACEMENT PROJECTS**

RECOMMENDATION: That the City Council authorize the City Manager, or his designee, to execute Amendment No. 5 to the Professional Services Agreement with National Public Safety Group (NPSG) LLC., of Aberdeen, North Carolina, for selection, procurement, and project management increasing the authorized contract amount by $301,059, for a total contract not-to-exceed amount of $1,264,693 and increase the term for an additional two years.

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

FISCAL IMPACT: The Fiscal Year 2025-26 Adopted Budget includes appropriations from the Information Technology Capital Improvement Program Fund for consulting services and project management. The proposed Amendment No. 5 to the Professional Services Agreement increases the authorized contract by $301,059 for a not-to-exceed contract amount of $1,264,693 and extends the Agreement for an additional two-year term. The fixed billing rates specified in the current Agreement will determine the amount charged for services and reflect the actual services provided. If approved, appropriations will be added to the future years' budgets consistent with the annual adoption process.

BACKGROUND & ANALYSIS: In 2021, the City began investing in the modernization of its public safety technology systems to ensure timely, reliable, and coordinated emergency response. A key component of this modernization is the transition from the City's existing Computer-Aided Dispatch (CAD) and Records Management System (RMS) platforms to the Hexagon CAD and RMS systems. The City engaged National Public Safety Group (NPSG), a third-party vendor specializing in public safety technology consulting and project management, to support this transition. NPSG provides expert guidance to public safety departments by assisting with system configuration, coordinating with vendors, ensuring data integrity during migration, and managing project timelines.

In 2023, the City renewed its engagement with NPSG, and their services have been critical in bridging operational needs with technical implementation, reducing project risks, and helping ensure the successful deployment of the new CAD system. With the impending start of the Police RMS project, NPSG's assistance will be needed to ensure that the RMS system is successfully deployed. Staff requests City Council approval to amend the Agreement to increase the contract amount not-to-exceed $1,264,693 and increase the term for an additional two years.

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

AMENDMENT NO. 5 TO THE PROFESSIONAL SERVICES BETWEEN THE CITY OF ONTARIO AND NATIONAL PUBLIC SAFETY GROUP, LLC.

1. Parties and Date.

This Amendment No. 5 to the Agreement (as defined herein) is made and entered as of _____, by and between the City of Ontario ("City") and National Public Safety Group (NPSG), a Limited Liability Corporation ("Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties."

2. Recitals.

2.1 Agreement. The City and Consultant have entered into an agreement entitled "Professional Services Agreement" dated December 15, 2020 ("Agreement").

2.2 Amendment Purpose. The City and Consultant desire to amend the Agreement to extend the terms, provide additional compensation, and add the police report management system replacement (RMS) project. Parties have heretofore entered into that Amendment No. 1, dated June 3, 2021; Amendment No. 2, dated November 21, 2022; Amendment No. 3, dated February 21, 2023; and Amendment No. 4, dated November 21, 2023.

2.3 Amendment Authority. This Amendment No. 5 is authorized pursuant to Section 2.2 Project, Section 3.12 Term, and 3.2.1 Compensation of the Agreement.

3. Terms.

3.1 Amendment. Section 2.2 Project of the Agreement is hereby amended in its entirety to read as follows:

"City desires to engage Consultant to render such professional services for the Selection, Procurement and Project Management for the Police and Fire Computer

Aided Dispatch (CAD) replacement project and the police report management systems (RMS) replacement project ("Project") as set forth in the Agreement."

Section 3.1.2 Term of the Agreement is hereby amended in its entirety to read as follows:

"The term of this Agreement shall be from December 15, 2020, to December 14, 2027, unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services."

Section 3.2.1 Compensation of the Agreement is hereby amended in its entirety to read as follows:

" Consultant shall receive compensation, including authorized reimbursement, for all Services rendered under this Agreement at the rates set forth in Exhibit "E" attached hereto and incorporated herein by reference. The total compensation amount shall be increased by **three hundred one thousand, six hundred thirty-four ($301,059),** and a total not to exceed the contract amount of one million, **two hundred sixty-four thousand, six hundred and ninety-three dollars ($1,264,693)** without the written approval of Council or City Manager, as applicable. Extra work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in the Agreement."

3.2 Continuing Effect of Agreement. Except as amended by this Amendment No. 5, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Amendment No. 5. From and after the date of this Amendment No. 5, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. 5.

3.3 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No.5.

3.4 Severability. If any portion of this Amendment No. 5 is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5 Integration. This Amendment represents the entirety of the Parties' understanding relating to the subject of this Amendment, including written or verbal communications between the Parties, which shall have no relevance unless expressly incorporated herein. This is an integrated amendment.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR AMENDMENT NO. 5 TO PROFESSIONAL SERVICE AGREEMENT BETWEEN THE CITY OF ONTARIO AND NATIONAL SAFETY PUBLIC GROUP, LLC.

IN WITNESS WHEREOF, the Parties have entered into this Amendment No. 5 as of the day and year first above written.

CITY OF ONTARIO

Approved By:

_____
Scott Ochoa
City Manager

Approved as to Form:

_____
Best Best & Krieger LLP
City Attorney

Attested By:

_____
City Clerk

NATIONAL SAFETY PUBLIC GROUP, LLC.

By: _____

Its: _____

Printed Name: _____

EXHIBIT "E"

Exhibit B
Cost Proposal

National Public Safety Group Proposal

Proposal Services for: *NPSG Project Management*

Proposal for:	**Ontario Police Department**		
Contact:	**Choon Vu Lam**	**Date:**	8/7/2025
	Information Technology Manager	**Valid:**	2/3/2026
Division:	Information Technology Agency		
Email:	clam@ontarioca.gov	**Phone:**	909.395.2064
NPSG Contact:	Dennis Vrooman	**Email:**	dvrooman@npsg.org

Item	Length of Project	Total
Needs Assessment		NA
Selection		NA
Procurement		NA
Project Management		$301,059
	Total Consulting Services:	$301,059

Item		Total
Consulting as a Service	*Not chosen*	$0
Legal Fee	*Not chosen*	$0

Total Cost: $301,059

NOTES

This document should not be shared unless the proper FOIA laws have been met.
This proposal includes services for this project for this many months after effective date: 24

See full agreement for all terms and conditions

Travel

Travel is included in the above consulting fees, and will not be charged separately.

The following number of trips are included in the above travel.

	*Up to this many days onsite	For
Project Management	1	Per Month until Training and Go-Live
	10	Training
	6	Go-Live

** Does not include travel days*

Payment terms						
Month	Milestone	Begin/End	Percentage	Unit Cost	Payment	Paid to Date
	* Projected Project Length:	24				
1	Effective Date	Begin	4%	$301,059	$17,041.07	$17,041
2	Monthly payment		4%	$301,059	$17,041.07	$34,082
3	Monthly payment		4%	$301,059	$17,041.07	$51,123
4	Monthly payment		4%	$301,059	$17,041.07	$68,164
5	Monthly payment		4%	$301,059	$17,041.07	$85,205
6	Monthly payment		4%	$301,059	$11,360.72	$96,566
7	Monthly payment		4%	$301,059	$11,360.72	$107,927
8	Monthly payment		4%	$301,059	$11,360.72	$119,288
9	Monthly payment		4%	$301,059	$11,360.72	$130,648
10	Monthly payment		4%	$301,059	$11,360.72	$142,009
11	Monthly payment		4%	$301,059	$11,360.72	$153,370
12	Monthly payment		4%	$301,059	$11,360.72	$164,730
13	Monthly payment		4%	$301,059	$11,360.72	$176,091
14	Monthly payment		4%	$301,059	$11,360.72	$187,452
15	Monthly payment		4%	$301,059	$11,360.72	$198,813
16	Monthly payment		4%	$301,059	$11,360.72	$210,173
17	Monthly payment		4%	$301,059	$11,360.72	$221,534
18	Monthly payment		4%	$301,059	$11,360.72	$232,895
19	Monthly payment		4%	$301,059	$11,360.72	$244,255
20	Monthly payment		4%	$301,059	$11,360.72	$255,616
21	Monthly payment		4%	$301,059	$11,360.72	$266,977
22	Monthly payment		4%	$301,059	$11,360.72	$278,338
23	Monthly payment		4%	$301,059	$11,360.72	$289,698
24	Monthly payment		4%	$301,059	$11,360.72	$301,059
				Total Payments:	$301,058.95	

*Projected project length is listed above and below. We will continue to provide services for the below number of months.

Term of the Agreement

This is a fixed-fee agreement paid over monthly payments for up to: 24 months.

If project is completed before the projected time, the balance of unpaid payments will be due and invoiced for payment.

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **CONSENT CALENDAR**
Department: Public Works Prepared By: Daniel P Beers Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Bonnie Tam, Andrea Ampig Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 10

SUBJECT: **AUTHORIZE THE PURCHASE AND INSTALLATION OF FURNITURE WITH INFO-COM BUSINESS PRODUCTS FOR THE PROFESSIONAL BASEBALL STADIUM AND THE ONTARIO PROMISE CORPS PROGRAM SPACE AND MOBILITY HUB**

RECOMMENDATION: That the City Council take the following actions:

A. Authorize a Cooperative Purchase Agreement for D&C23-011 Professional Baseball Stadium with Margaret C. Pett, Inc. DBA Info-Com Business Products (Info-Com), of Altadena, California, for the purchase and installation of furniture in the amount of $2,938,147 plus a 10% contingency of $293,815, for a total not-to-exceed contract amount of $3,231,962, consistent with the terms and conditions of the OMNIA Region 14 ESC – TXS Contract Number 07-97;
B. Authorize a Cooperative Purchase Agreement for D&C23-026 Ontario Promise Corps Program Space and Mobility Hub with Info-Com, of Altadena, California, for the purchase and installation of furniture in the amount of $201,630 plus a 10% contingency of $20,163, for a total not-to-exceed contract amount of $221,793, consistent with the terms and conditions of the OMNIA Region 14 ESC – TXS Contract Number 07-97; and
C. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but is not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
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

FISCAL IMPACT: **Furniture for the Professional Baseball Stadium Project**
The recommended contract amount for the purchase and installation of furniture for the Professional Baseball Stadium project with Info-Com is in the amount of $2,938,147 plus a 10%

contingency of $293,815, for a total not-to-exceed contract amount of $3,231,962. The Fiscal Year 2025-26 Adopted Budget includes appropriations in the Capital Projects-Measure Q Fund for the Professional Baseball Stadium project.

Furniture for the Ontario Promise Corps Program Space and Mobility Hub Project

The recommended contract amount for the purchase and installation of furniture for the Ontario Promise Corps Program Space and Mobility Hub project with Info-Com is in the amount of $201,630 plus a 10% contingency of $20,163, for a total not-to-exceed contract amount of $221,793. If approved, appropriations in the Capital Projects Fund will be requested at a future quarterly budget update to the City Council for approval as needed for the Ontario Promise Corps Program Space and Mobility Hub project.

BACKGROUND & ANALYSIS: Furniture for the Professional Baseball Stadium Project

On August 6, 2024, the City Council approved the Environmental Impact Report for the Ontario Regional Sports Complex. The Ontario Regional Sports Complex includes a new Professional Baseball Stadium located at the northwest corner of Riverside Drive and Hellman Avenue. On September 17, 2024, the City Council awarded the structural steel and grading contracts for the Professional Baseball Stadium at the Ontario Regional Sports Complex. On October 15, 2024, the City Council awarded 24 construction contracts for the Professional Baseball Stadium. The construction is underway, and the Professional Baseball Stadium will be open in March 2026. If approved, Info-Com will supply and install all the furniture for the Professional Baseball Stadium including office furniture, dining chairs and tables, bar stools, and picnic tables.

Furniture for the Ontario Promise Corps Program Space and Mobility Hub Project

On September 17, 2024, the City Council approved a Construction Contract with Loengreen, Inc. and Amendment No. 7 to the Design Services Agreement with Thirtieth Street Architects, Inc. for the construction and design of the Ontario Promise Corps Program Space and Mobility Hub. If approved, Info-Com will supply the furnishings, fixtures, and equipment for the Ontario Promise Corps Program Space and Mobility Hub including furniture for office spaces, children’s areas, outdoor seating, and storage areas.

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

CITY OF ONTARIO
GOODS & SERVICES AGREEMENT

This Agreement is made and entered into as of _____, by and between the City of Ontario, a municipal corporation organized under the laws of the State of California with its principal place of business at 303 East "B" Street, Ontario, California 91764-4196, County of San Bernardino, State of California ("City") and **Margaret C. Pett, Inc. DBA Info-Com Business Products**, a Corporation with its principal place of business at 1472 Morada Place, Altadena, CA 91001 ("Vendor"). City and Vendor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. Vendor desires to perform and assume responsibility for the provision of certain services and goods required by the City on the terms and conditions set forth in this Agreement. Vendor represents that it is experienced in providing similar services and goods to public clients, that it and its employees or subcontractors have all necessary licenses and permits to perform the services in the State of California and that is familiar with and understands the needs of City.

B. City desires to engage Vendor to sell to City the materials and/or equipment and/or render such services as more particularly described in this Agreement.

TERMS

1. SCOPE OF SERVICES.

1.1 General Scope of Services. Vendor promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the **Professional Baseball Stadium** ("Services") which are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

1.2 Goods. Vendor agrees to sell to City and City agrees to purchase the materials and/or equipment ("Goods") as specified and per the specifications attached hereto and

incorporated herein as Exhibit "A." Unless specifically stated otherwise, the Goods shall be new and unused and of the current production year.

2. TERM.

2.1 The term of this Agreement shall be from **September 16, 2025,** to **June 02, 2026**, unless earlier terminated as provided herein. Vendor shall provide all Goods and complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the work.

3. FEES AND PAYMENTS.

3.1 Compensation. Vendor shall receive compensation, including authorized reimbursements, for all Goods provided and Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **Two Million Nine Hundred Thirty-Eight Thousand One Hundred Forty-Seven Dollars ($2,938,147)** without written approval of City's Manager. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2 Payment of Compensation. Vendor shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Vendor and Goods provided. The statement shall describe the amount of Services and Goods provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all non-disputed and approved charges thereon.

3.3 Reimbursement for Expenses. Vendor shall not be reimbursed for any expenses unless authorized in writing by City.

3.4 Extra Work. At any time during the term of this Agreement, City may request that Vendor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Goods and Services, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Vendor shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

3.5 Automated Clearing House ("ACH") payments. It is the City's policy to pay its consultant invoices via electronic fund transfers through the ACH network. All payments due and owing pursuant to a properly issued and correct invoice or under this Agreement shall be made through electronic ACH transfers, unless otherwise agreed upon by both Parties in writing. Vendor shall provide the City with ACH payment details whereby the City shall initiate the ACH transfers to Vendor in the amount required pursuant to a properly issued and correct invoice or under this Agreement. Each Party shall undertake any and all required actions and execute any required documents, instruments, or agreements required to effectuate the requirements of this Section. In the event the City erroneously deposits funds into an account, or otherwise deposits funds to which Vendor is not entitled: (1) Vendor shall immediately notify the City and the financial institution; (2) Vendor shall not withdraw any of the funds which were erroneously deposited or to which Vendor is not entitled; and (3) Vendor authorizes both the City and financial institution to

take all actions necessary to correct the error and return to the City all funds erroneously deposited or to which Vendor is not entitled.

4. RESPONSIBILITIES OF VENDOR.

4.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Vendor or under its supervision. Vendor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Vendor on an independent contractor basis and not as an employee. Vendor retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Vendor shall also not be employees of City and shall at all times be under Vendor's exclusive direction and control. Neither City, or any of its officials, officers, directors, employees or agents shall have control over the conduct of Vendor or any of Vendor's officers, employees or agents, except as set forth in this Agreement. Vendor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of providing Goods and Services under this Agreement and as required by law. Vendor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

4.2 Schedule of Services.

4.2.1 Vendor shall perform the Services and provide Goods expeditiously, within the term of this Agreement, and in accordance with the Schedule of Goods and Services set forth in Exhibit "B" attached hereto and incorporated herein by reference ("Performance time"). Upon request of City, Vendor shall provide a more detailed schedule of anticipated performance to meet the Schedule of Goods and Services. Vendor agrees that if the Goods are not provided and/or the Services are not completed within the Performance Time, it is understood, acknowledged and agreed that the City will suffer damage.

4.2.2 Neither City nor Vendor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the services, only to the extent such strikes and other organized labor action are beyond the control of Vendor and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this Section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the Agreement.

4.2.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Vendor to any additional compensation.

Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

4.3 Conformance to Applicable Requirements. All work prepared by Vendor shall be subject to the approval of City.

4.4 Acceptance. The Goods shall be received subject to City's inspection and right of rejection. The Goods shall not be considered accepted until inspection, testing and/or use of the Goods is found to be in accordance with the City's specifications. Final inspection of the Goods shall be at the location specified herein, unless otherwise agreed in writing. If the Goods are found at any time to be defective in material or workmanship, or otherwise not in conformance with specifications, City shall have the right, in addition to any other rights which it may have under warranties or otherwise, to reject such Goods in whole or in part. Rejected Goods shall be held at Vendor's risk for a reasonable time thereafter and shall be returned or disposed of at Vendor's expense. No rejected Goods shall be replaced by Vendor without written instruction or authorization from City.

4.5 Coordination of Services. Vendor agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

4.6 Standard of Care; Performance of Employees. Vendor shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Vendor represents and maintains that it is skilled in the professional calling necessary to perform the Services. Vendor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them. Vendor represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City business license, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Vendor shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Vendor's failure to comply with the standard of care provided for herein. Any employee of the Vendor or its sub-Vendors who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Services, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed by the Vendor and shall not be re-employed to perform any of the Services provided under this Agreement.

4.7 Warranty. In addition to all warranties which may be provided by law, Vendor warrants that the Goods delivered hereunder shall, (a) be free from defect of material or workmanship and conform strictly to the specifications, drawings, or sample specified or furnished; (b) conform to drawings, plans, specifications, samples or other descriptions furnished, specified, accepted or approved by City; and (c) be merchantable and fit for the purposes intended. The warranty shall be for a period of one (1) year, or such longer period as provided by a manufacturer's warranty or as agreed to by Vendor and City, from the date of final written acceptance of the Goods by City. This warranty shall survive any inspection, delivery, acceptance, or payment by City of the Goods. Vendor, at its own expense, shall repair or replace, at the option of City, any defective Goods within two (2) business days after receipt of notice from City or within four (4) hours in case of emergency, as determined by City. Vendor also warrants

that the Goods are free and clear of all liens and encumbrances whatsoever, that Vendor is conveying good and marketable title to same, and that Vendor owns or has a valid license for all of the proprietary technology and intellectual property incorporated within the Goods. Vendor agrees to indemnify, defend and hold City harmless against any and all third party claims resulting from the breach or inaccuracy of any of the foregoing warranties.

4.8 Reserved.

4.9 Disputes. Should any dispute arise respecting the true value of any work done, of any work omitted, or of any extra work which Vendor may be required to do or respecting the size of any payment to Vendor during the performance of this Contract, Vendor shall continue to perform the Work while said dispute is decided by the City. If Vendor disputes the City's decision, Vendor shall have such remedies as may be provided by law.

4.10 Laws and Regulations; Employee/Labor Certifications. Vendor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting its performance under this Agreement, including all Cal/OSHA requirements, and shall give all notices required by law. Vendor shall be liable for all violations of such laws and regulations in connection with this Agreement. If the Vendor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Vendor shall be solely responsible for all costs arising therefrom. City is a public entity of the State of California subject to certain provisions of the Health & Safety Code, Government Code, Public Contract Code, and Labor Code of the State. It is stipulated and agreed that all provisions of the law applicable to the public contracts of a municipality are a part of this Agreement to the same extent as though set forth herein and will be complied with. These include but are not limited to the payment of prevailing wages, the stipulation that eight (8) hours' labor shall constitute a legal day's work and that no worker shall be permitted to work in excess of eight (8) hours during any one calendar day except as permitted by law. Vendor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

4.10.1 Employment Eligibility; Vendor. By executing this Agreement, Vendor verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time. Such requirements and restrictions include, but are not limited to, examination and retention of documentation confirming the identity and immigration status of each employee of the Vendor. Vendor also verifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement. Vendor shall avoid any violation of any such law during the term of this Agreement by participating in an electronic verification of work authorization program operated by the United States Department of Homeland Security, by participating in an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, or by some other legally acceptable method. Vendor shall maintain records of each such verification, and shall make them available to the City or its representatives for inspection and copy at any time during normal business hours. The City shall not be responsible for any costs or expenses related to Vendor's compliance with the requirements provided for in Section 4.10 or any of its sub-sections.

4.10.2 Employment Eligibility; Subcontractors, and Consultants. To the same extent and under the same conditions as Vendor, Vendor shall require all of its subcontractors, and consultants performing any work relating to this Agreement to make the same verifications and comply with all requirements and restrictions provided for herein.

4.10.3 Employment Eligibility; Failure to Comply. Each person executing this Agreement on behalf of Vendor verifies that they are a duly authorized officer of Vendor, and understands that any of the following shall be grounds for the City to terminate the Agreement for cause: (1) failure of Vendor or its subcontractors, or consultants to meet any of the requirements provided for in Sections 4.10.1 or 4.10.2; (2) any misrepresentation or material omission concerning compliance with such requirements (including in those verifications provided to the Vendor under Section 4.10.2); or (3) failure to immediately remove from this contract any person found not to be in compliance with such requirements.

4.10.4 Labor Certification. By its signature hereunder, Vendor certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

4.10.5 Equal Opportunity Employment. Vendor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Vendor shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

4.10.6 Air Quality. Vendor must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the California Air Resources Board (CARB). Vendor shall specifically be aware of the CARB limits and requirements' application to "portable equipment", which definition is considered by CARB to include any item of equipment with a fuel-powered engine. Vendor shall indemnify City against any fines or penalties imposed by CARB or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Vendor, its subcontractors, or others for whom Vendor is responsible under its indemnity obligations provided for in this Agreement.

4.10.7 Water Quality.

4.10.7.1 Management and Compliance. To the extent applicable, Vendor's Services must account for, and fully comply with, all local, state and federal laws, rules and regulations that may impact water quality compliance, including, without limitation, all applicable provisions of the Federal Water Pollution Control Act (33 U.S.C. §§ 1300); the California Porter-Cologne Water Quality Control Act (Cal Water Code §§ 13000-14950); laws, rules and regulations of the Environmental Protection Agency, the State Water Resources Control Board and the Santa Ana Regional Water Quality Control Board; the City's ordinances regulating discharges of storm water; and any and all regulations, policies, or permits issued pursuant to any such authority regulating the discharge of pollutants, as that term is used in the Porter-Cologne Water Quality Control Act, to any ground or surface water in the State.

4.10.7.2 Liability for Non-Compliance. Failure to comply with the laws, regulations and policies described in this Section is a violation of law that may subject Vendor or City to penalties, fines, or additional regulatory requirements. Vendor shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from and against any and all fines, penalties, claims or other regulatory requirements imposed as a result of Vendor's non-compliance with the laws, regulations and policies described in this Section, unless such non-compliance is the result of the sole negligence or willful misconduct of the City, its officials, officers, agents, employees or authorized volunteers.

4.10.7.3 Training. In addition to any other standard of care requirements set forth in this Agreement, Vendor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them without impacting water quality in violation of the laws, regulations and policies described in this Section. Vendor further warrants that it, its employees and subcontractors will receive adequate training, as determined by City, regarding the requirements of the laws, regulations and policies described in this Section as they may relate to the Services provided under this Agreement. Upon request, City will provide Vendor with a list of training programs that meet the requirements of this paragraph.

5. PROJECT MANAGEMENT

5.1 City's Representative. The City hereby designates Daniel Beers, Design & Construction Director, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Agreement. Vendor shall not accept direction or orders from any person other than the City's Representative or his or her designee.

5.2 Vendor's Representative. Vendor hereby designates Margaret Pett, Project Manager or his or her designee, to act as its representative for the performance of this Agreement ("Vendor's Representative"). Vendor's Representative shall have full authority to represent and act on behalf of the Vendor for all purposes under this Agreement. The Vendor's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all work required under this Agreement.

6. INSURANCE.

6.1 Time for Compliance. Vendor shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this Section. In addition, Vendor shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to the City that the subcontractor has secured all insurance required under this Section.

6.2 Minimum Requirements. Vendor shall, at its expense, procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Vendor, its agents, representatives, employees or subcontractors. Vendor shall also require all of its subcontractors to procure and maintain the same insurance for the duration of the Agreement. Such insurance shall meet at least the following minimum levels of coverage:

6.2.1 Minimum Scope of Insurance. Coverage shall be at least as broad as the latest version of the following: (1) *General Liability*: Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001); (2) *Automobile Liability*: Insurance Services Office Business Auto Coverage form number CA 0001, code 1 (any auto); and (3) *Workers' Compensation and Employer's Liability*: Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance. The policy shall not contain any exclusion contrary to the Agreement, including but not limited to endorsements or provisions limiting coverage for (1) contractual liability (including but not limited to ISO CG 24 26 or 21 29); or (2) cross liability for claims or suits by one insured against another.

6.2.2 Minimum Limits of Insurance. Vendor shall maintain limits no less than: (1) *General Liability:* $2,000,000 MINIMUM per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with general aggregate limit is used including, but not limited to, form CG 2503, either the general aggregate limit shall apply separately to this Agreement/location or the general aggregate limit shall be twice the required occurrence limit; (2) *Automobile Liability:* $1,000,000 MINIMUM per accident for bodily injury and property damage; and (3) *Workers' Compensation and Employer's Liability:* Workers' Compensation limits as required by the Labor Code of the State of California. Employer's Liability limits of $1,000,000 MINIMUM per accident for bodily injury or disease. Defense costs shall be paid in addition to the limits.

6.2.3 Notices; Cancellation or Reduction of Coverage. At least fifteen (15) days prior to the expiration of any such policy, evidence showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or materially reduced, Vendor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, the City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by the City will be promptly reimbursed by Vendor or the City may withhold amounts sufficient to pay premium from Vendor payments. In the alternative, the City may suspend or terminate this Agreement.

6.2.4 Additional Insured. The City of Ontario, its directors, officials, officers, employees, agents, and volunteers shall be named as additional insureds on Vendor's and its subcontractors' policies of commercial general liability and automobile liability insurance using the endorsements and forms specified herein or exact equivalents.

6.3 Insurance Endorsements. The insurance policies shall contain the following provisions, or Vendor shall provide endorsements on forms supplied or approved by the City to add the following provisions to the insurance policies:

6.3.1 General Liability. The general liability policy shall include or be endorsed (amended) to state that: (1) using ISO CG forms 20 10 and 20 37, or endorsements providing the exact same coverage, the City of Ontario, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insured with respect to the Services or ongoing and complete operations performed by or on behalf of the Vendor, including materials, parts or equipment furnished in connection with such work; and (2) using ISO form 20 01, or endorsements providing the exact same coverage, the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Vendor's scheduled underlying

coverage. Any excess insurance shall contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of the City, before the City's own primary insurance, deductible, or self-insurance shall be called upon to protect it as a named insured. Any insurance, deductible, or self-insurance maintained by the City, its directors, officials, officers, employees, agents, and volunteers shall be excess of the Vendor's insurance and shall not be called upon to contribute with it in any way. Notwithstanding the minimum limits set forth in Section 6.2.2, any available insurance proceeds in excess of the specified minimum limits of coverage shall be available to the parties required to be named as additional insureds pursuant to this Section 6.3.1.

6.3.2 Automobile Liability. The automobile liability policy shall include or be endorsed (amended) to state that: (1) the City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Vendor or for which the Vendor is responsible; and (2) the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Vendor's scheduled underlying coverage. Any insurance, deductible, or self-insurance maintained by the City, its directors, officials, officers, employees, agents, and volunteers shall be excess of the Vendor's insurance and shall not be called upon to contribute with it in any way. Policy shall contain or be endorsed to contain such provisions. Notwithstanding the minimum limits set forth in Section 6.2.2, any available insurance proceeds in excess of the specified minimum limits of coverage shall be available to the parties required to be named as additional insureds pursuant to this Section 6.3.2.

6.3.3 Workers' Compensation and Employer's Liability Coverage. The insurer shall agree to waive all rights of subrogation against the City, its directors, officials, officers, employees, agents, and volunteers for losses paid under the terms of the insurance policy which arise from work performed by the Vendor.

6.3.4 All Coverages. Each insurance policy required by this Agreement shall be endorsed to state that: (A) coverage shall not be suspended, voided, reduced or canceled except after thirty (30) days (10 days for nonpayment of premium) prior written notice by certified mail, return receipt requested, has been given to the City; and (B) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the City, its directors, officials, officers, employees, agents, and volunteers. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officials, officers, employees, agents and volunteers, or any other additional insureds.

6.4 Separation of Insureds; No Special Limitations; Waiver of Subrogation. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the City, its directors, officials, officers, employees, agents, and volunteers. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. All policies shall waive any right of subrogation of the insurer against the City, its officials, officers, employees, agents, and volunteers, or any other additional insureds, or shall specifically allow Vendor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Vendor hereby waives its own right of recovery against City, its officials, officers, employees, agents, and volunteers, or any other

additional insureds, and shall require similar written express waivers and insurance clauses from each of its subcontractors.

6.5 Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. Vendor shall guarantee that, at the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its directors, officials, officers, employees, agents, and volunteers; or (2) the Vendor shall procure a bond guaranteeing payment of losses and related investigation costs, claims and administrative and defense expenses.

6.6 Subcontractor Insurance Requirements. Vendor shall not allow any subcontractors to commence work on any subcontract relating to the work under the Agreement until they have provided evidence satisfactory to the City that they have secured all insurance required under this Section. If requested by Vendor, the City may approve different scopes or minimum limits of insurance for particular subcontractors. The Vendor and the City shall be named as additional insureds on all subcontractors' policies of Commercial General Liability using ISO form 20 38, or coverage at least as broad.

6.7 Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating no less than A:VIII, licensed to do business in California, and satisfactory to the City.

6.8 Verification of Coverage. Vendor shall furnish City with original certificates of insurance and endorsements effecting coverage required by this Agreement on forms satisfactory to the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the City if requested. All certificates and endorsements must be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

6.9 Reporting of Claims. Vendor shall report to the City, in addition to Vendor's insurer, any and all insurance claims submitted by Vendor in connection with the Services under this Agreement.

7. INDEMNIFICATION.

7.1 Scope of Indemnity. To the fullest extent permitted by law, Vendor shall defend, indemnify and hold the City, its officials, employees, agents and volunteers free and harmless from any and all claims, demands, causes of action, suits, actions, proceedings, costs, expenses, liability, judgments, awards, decrees, settlements, loss, damage or injury of any kind, in law or equity, regardless of whether the allegations are false, fraudulent, or groundless, to property or persons, including wrongful death, (collectively, "Claims") in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Vendor, its officials, officers, employees, subcontractors, consultants or agents arising out of or in connection with the Services, the Goods or this Agreement, including without limitation the payment of all expert witness fees, attorneys' fees and other related costs and expenses. Notwithstanding the foregoing, to the extent required by Civil Code section 2782, Vendor's indemnity obligation shall not apply to such loss or damage which is caused by the sole negligence or willful misconduct of the City.

7.2 Additional Indemnity Obligations. Vendor shall defend, with counsel of City's choosing and at Vendor's own cost, expense and risk, any and all Claims covered by this section that may be brought or instituted against City or its officials, employees, agents and volunteers. In addition, Vendor shall pay and satisfy any judgment, award or decree that may be rendered against City or its officials, employees, agents and volunteers as part of any such claim, suit, action or other proceeding. Vendor shall also reimburse City for the cost of any settlement paid by City or its officials, employees, agents and volunteers as part of any such claim, suit, action or other proceeding. Such reimbursement shall include payment for City's attorney's fees and costs, including expert witness fees. Vendor shall reimburse City and its officials, employees, agents and volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Vendor's obligation to indemnify shall survive expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by the City, its officials, employees, agents and volunteers.

8. CALIFORNIA LABOR CODE

8.1 Prevailing Wages. Vendor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Since the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, since the total compensation is $1,000 or more, Vendor agrees to fully comply with such Prevailing Wage Laws. City shall provide Vendor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Vendor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Vendor's principal place of business and at the project site. Vendor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Vendor shall therefore comply with such Labor Code sections to the fullest extent required by law.

8.2 Registration. Since the Services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Vendor and all subcontractors must be registered with the Department of Industrial Relations. Vendor shall maintain registration for the duration of this Agreement and require the same of any subcontractor. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

8.3 Compliance Monitoring. This Agreement is also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Vendor's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Vendor or any subcontractor that affect Vendor's performance of Services, including any delay, shall be Vendor's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Vendor caused delay and shall not be compensable by the City. Vendor shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim

or liability arising out of stop orders issued by the Department of Industrial Relations against Vendor or any subcontractor.

9. SAFETY.

Vendor shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its services, the Vendor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

10. ACCOUNTING RECORDS.

Vendor shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Vendor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Vendor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

11. TERMINATION OF AGREEMENT.

11.1 Grounds for Termination. City may, by written notice to Vendor, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Vendor of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Vendor shall be compensated only for those Services and Goods which have been adequately rendered to City, and Vendor shall be entitled to no further compensation. If terminated for cause because the Vendor refused or failed to deliver the Goods, the City may obtain Goods by whatever method it may deem expedient. If City's cost of obtaining the Goods, including compensation for additional managerial and administrative services, will exceed the unpaid balance of the Goods, Vendor will be liable for and will pay the difference to City. Vendor may not terminate this Agreement except for cause. The rights and remedies of the City provided in this Section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

11.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Vendor to provide all finished or unfinished documents and data and other information of any kind prepared by Vendor in connection with the performance of the Services under this Agreement. Vendor shall be required to provide such document and other information within fifteen (15) days of the request.

11.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, goods and services similar to those terminated.

12. GENERAL PROVISIONS.

12.1 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Vendor:

Info -Com Business Products
1472 Morada Place
Altadena, CA 91001
Attn: Margaret Pett, Project Manager

City:

City of Ontario
303 East "B" Street
Ontario, CA 91764-4196
Attn: Daniel Beers, Design & Construction Director

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

12.2 Subcontracting. Vendor shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

12.3 Governing Law; Government Code Claim Compliance. This Agreement shall be governed by the laws of the State of California. Venue shall be in San Bernardino County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Vendor must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Vendor. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Vendor shall be barred from bringing and maintaining a valid lawsuit against the City.

12.4 Time of Essence. Time is of the essence for each and every provision of this Agreement.

12.5 City's Right to Employ Other Vendors. City reserves right to employ other Vendors in connection with the Goods and Services provided under this Agreement.

12.6 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

12.7 Assignment or Transfer. Vendor shall not assign, hypothecate or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

12.8 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Vendor include all personnel, employees, agents, and subcontractors of Vendor, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content or intent of this Agreement.

12.9 Amendment; Modification. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

12.10 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

12.11 No Third Party Beneficiaries. Except to the extent expressly provided for in Section 12.7, there are no intended third party beneficiaries of any right or obligation assumed by the Parties.

12.12 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

12.13 Prohibited Interests. Vendor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Vendor, to solicit or secure this Agreement. Further, Vendor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Vendor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Vendor further agrees to file, or shall cause its employees or subcontractors to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

12.14 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

12.15 Authority to Enter Agreement. Vendor has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

12.16 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

12.17 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

SIGNATURES ON NEXT PAGE

SIGNATURE PAGE FOR GOODS & SERVICES AGREEMENT
BETWEEN THE CITY OF ONTARIO
AND MARGARET C. PETT, INC. DBA INFO – COM BUISNESS PRODUCTS

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the day and year first above written.

CITY OF ONTARIO

Approved By:

_____
Tito Haes
Executive Director Public Works

Approved as to Form:

_____
Best Best & Krieger LLP
City Attorney

Attested By:

_____
Assistant City Clerk

Margaret C. Pett, Inc. dba Info – Com Business Products

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

EXHIBIT "A"

SCOPE OF SERVICES

Proposal 24-12-5-OSF rev 1
Ontario Baseball Stadium FF+E
8-7-25 Revised
Prepared by: Info-Com Business Products
Contact: Margaret Pett 626-818-2312
margaret@infocombp.com

FF+E Proposal

AREA USED	#	QTY	CODE	TYPE	MANUFACTURER	MODEL	DESCRIPTION	CONTRACT
FIELD LEVEL SECTOR A A11-1A		2	CG-01	GUEST CHAIR	BOSS STORE	SQUARE BACK CARESOFT DIAMOND CHAIR	STACKING ARM GUEST CHAIR	N/A
		28	CR-01A	TEAM CHAIR/WITH LOGO	SPEC SEATING	DS100 SPECTATOR SERIES - INDOOR/OUTDOOR	TEAM LOCKER ROOM SUPPORT CHAIR	N/A
		8	CT-01	TASK CHAIR	VIA	4U UPHOLSTERED/GENIE FLEX	TASK CHAIR ON CASTERS	OMNIA # 07-126
		6	DF-01	STOOL	DENVER MODERN	VAIL STOOL	COUNTER HEIGHT STOOL	N/A
		2	DF-02	CAFE TABLE	EMU	MARIS OUTDOOR CAFE TABLE 30"h	32" SQUARE TABLE	N/A
		4	DF-03	DINING CHAIR	SANDLER SEATING	ANN 1.1	STACKABLE WOOD AND METAL CHAIR	TIPS CONTRACT: 230301
		3	DF-06	HIGH TOP TABLE	RAD FURNITURE	CAFE TABLE 41"H	HIGH TOP ROUND SPUN ALUMINUM	TIPS CONTRACT: 23080101
		12	DF-07	BAR STOOL	RAD FURNITURE	DUO HIGH STOOL	ROUND HIGH TOP BAR STOOL	TIPS CONTRACT: 23080101
		6	DF-20	DINING CHAIR	RAD FURNITURE	SIGNATURE ARM CHAIR	PERFORATED METAL OUTDOOR CHAIR	TIPS CONTRACT: 23080101
		1	DX-04	DESK L-SHAPED	AIS	CALIBRATE	DESK WITH RETURN, STORAGE	OMNIA R240101
		3	LB-01	OTTOMAN	SOURCE	MELLO 120 SMALL OTTOMAN	SMALL 20" ROUND UPHOLSTERED OTTOMAN	OMNIA 07-121
		2	LB-02	OTTOMAN	SOURCE	MELLO 124 LARGE OTTOMAN	LARGE 42" ROUND UPHOLSTERED OTTOMAN	OMNIA 07-121
		2	LC-01	LOUNGE CHAIR	WEST ELM	VIV SWIVEL CHAIR	UPHOLSTERED ROUND SWIVEL CHAIR	N/A
		2	LS-01	SOFA	ETHNICRAFT	N701	3 SEATER SOFA MODULAR	N/A
FIELD LEVEL SECTOR B A11-1B		2	CG-01	GUEST CHAIR	BOSS STORE	SQUARE BACK CARESOFT DIAMOND CHAIR	STACKING ARM GUEST CHAIR	N/A
		24	CR-01A	TEAM CHAIR/WITH LOGO	SPEC SEATING	DS100 SPECTATOR SERIES - INDOOR/OUTDOOR	TEAM LOCKER ROOM SUPPORT CHAIR	N/A
		2	CS-01	STOOL	KEILHAUER	SKY STOOL	PNEUMATIC STOOL W/ CASTERS	TIPS 230301
		8	CT-01	TASK CHAIR	VIA	4U UPHOLSTERED/GENIE FLEX	TASK CHAIR ON CASTERS	OMNIA # 07-126
		4	CT-04		9TO5	ACCLAIM CONFERENCE CHAIR	HIGHBACK CONFERENCE CHAIR ON CASTERS	OMNIA # 07-73
		30	DF-05	LOCKER CHAIR	FLASH FURNITURE	HF3-MC-309AS-BK-GG HERCULES	METAL FOLDING CHAIR	N/A
		7	DF-06	HIGH TOP TABLE	RAD FURNITURE	CAFE TABLE 41"H	HIGH TOP ROUND SPUN ALUMINUM	TIPS CONTRACT: 23080101

Page 1

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AREA USED	#	QTY	CODE	TYPE	MANUFACTURER	MODEL	DESCRIPTION	CONTRACT
		12	DF-07	BAR STOOL	RAD FURNITURE	DUO HIGH STOOL	ROUND HIGH TOP BAR STOOL	TIPS CONTRACT: 23080101
		6	DF-20	DINING CHAIR	RAD FURNITURE	SIGNATURE ARM CHAIR	PERFORATED METAL OUTDOOR CHAIR	TIPS CONTRACT: 23080101
		1	DX-01	DESK	AIS	CALIBRATE	SINGLE POSITION, STORAGE RIGHT DESK	OMNIA R240101
		1	TC-07	MEETING TABLE	NUCRAFT	TWO4SIX	36X84 MEETING TABLE	OMNIA/NCPA #07-110
FIELD LEVEL SECTOR C A11-1C		3	BS-02	COMPANION CHAIR	SPEC SEATING	CS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		2	CS-01	STOOL	KEILHAUER	SKY STOOL	PNEUMATIC STOOL W/ CASTERS	TIPS 230301
		4	DF-04	CAFE TABLE	KFI SEATING	30" SQUARE MODE CAFE TABLE 29"H	CAFE TABLE	OMNIA #11-18
		40	DF-05	LOCKER CHAIR	FLASH FURNITURE	HF3-MC-309AS-BK-GG HERCULES	METAL FOLDING CHAIR	N/A
		2	LS-02	SOFA	OCI SEATING	TUX 563 SOFA; WOOD LEGS	FAUX LEATHER SOFA; WOOD LEGS	TIPS 250303
		1	TB-01	COFFEE TABLE	PANGEA HOME	MILEY MODERN COFFEE TABLE	RECTANGULAR METAL TABLE	N/A
CONCOURSE LEVEL SECTOR A A11-2A		6	BS-02	COMPANION CHAIR	SPEC SEATING	CS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		14	BS-03	OUTDOOR STOOL	RAD FURNITURE	SIGNATURE STOOL	SLATTED METAL OUTDOOR BAR STOOL	TIPS CONTRACT: 23080101
		8	CR-01B	TEAM CHAIR/NO LOGO	SPEC SEATING	DS100 SPECTATOR SERIES - INDOOR/OUTDOOR	TEAM LOCKER ROOM SUPPORT CHAIR	N/A
		4	DF-04	CAFE TABLE	KFI SEATING	30" SQUARE MODE CAFE TABLE 29"H	CAFE TABLE	OMNIA #11-18
		15	DF-08	OUTDOOR STOOL	DAVIS FURNITURE	ARIEL BAR STOOL	OUTDOOR WELDED STEEL STOOL	OMNIA 07-84
		16	DF-40	OUTDOOR TABLE	4TOPPS	TABLE POWDER COATED ALUMINUM	BOLTED 60" HALF ROUND - DINING HEIGHT	N/A
		64	DF-42	OUTDOOR SEATING	4TOPPS	MESH CASTERED CHAIR WITH LOGO	MOBILE OUTDOOR SEATING	N/A
		1	LB-01	OTTOMAN	SOURCE	MELLO 120 SMALL OTTOMAN	SMALL 20" ROUND UPHOLSTERED OTTOMAN	OMNIA 07-121
		1	LB-02	OTTOMAN	SOURCE	MELLO 124 LARGE OTTOMAN	LARGE 42" ROUND UPHOLSTERED OTTOMAN	OMNIA 07-121
		2	LC-01	LOUNGE CHAIR	WEST ELM	VIV SWIVEL CHAIR	UPHOLSTERED ROUND SWIVEL CHAIR	N/A
		1	LS-01	SOFA	ETHNICRAFT	N701	3 SEATER SOFA MODULAR	N/A
		2	TL-02	SIDE TABLE	BLUE DOT	CIRCULA SIDE TABLE	SMALL ROUND SIDE TABLE	N/A
CONCOURSE LEVEL SECTOR B A11-2B		130	BS-01a	OUTDOOR MOBILE SEATING	RAD	CUSTOM	HOMEPLATE BOX SEAT WITH OUTDOOR CUSHION	TIPS CONTRACT: 23080101
		24	BS-01b	OUTDOOR MOBILE DIVIDER	RAD	CUSTOM	HOMEPLATE BOX SEATING SCREEN VINYL LOGO	TIPS CONTRACT: 23080101
		69	BS-01c	OUTDOOR MOBILE TABLE	FERMOB	PIAPOLO STOOL	HOMEPLATE BOX SEATING TABLE	TIPS CONTRACT: 23080101
		2	BS-02	COMPANION CHAIR	SPEC SEATING	CS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		4	CG-01	GUEST CHAIR	BOSS STORE	SQUARE BACK CARESOFT DIAMOND CHAIR	STACKING ARM GUEST CHAIR	N/A
		2	CG-03	GUEST CHAIR	BOSS STORE	SQUARE BACK CARESOFT DIAMOND CHAIR	LARGE STACKING ARM GUEST CHAIR	N/A
		24	CR-01B	TEAM CHAIR/NO LOGO	SPEC SEATING	DS100 SPECTATOR SERIES - INDOOR/OUTDOOR	TEAM LOCKER ROOM SUPPORT CHAIR	N/A
		2	CS-01	STOOL	KEILHAUER	SKY STOOL	PNEUMATIC STOOL W/ CASTERS	TIPS 230301
		5	CT-01	TASK CHAIR	VIA	4U UPHOLSTERED/GENIE FLEX	TASK CHAIR ON CASTERS	OMNIA # 07-128
		12	CT-02	TASK CHAIR	STEELCASE	MASSAUD MID-BACK	CONFERENCE CHAIR	N/A
		12	DF-04	CAFE TABLE	KFI SEATING	30" SQUARE MODE CAFE TABLE 29"H	CAFE TABLE	OMNIA #11-18
		2	DF-07	BAR STOOL	RAD FURNITURE	DUO HIGH STOOL	ROUND HIGH TOP BAR STOOL	TIPS CONTRACT: 23080101
		3	DF-08	OUTDOOR STOOL	DAVIS FURNITURE	ARIEL BAR STOOL	OUTDOOR WELDED STEEL STOOL	OMNIA 07-84
		16	DF-09	OUTDOOR STOOL	DAVIS FURNITURE	ARIEL BAR STOOL	OUTDOOR WELDED STEEL STOOL	OMNIA 07-84
		4	DF-10	OUTDOOR STOOL	DAVIS FURNITURE	ARIEL COUNTER STOOL	OUTDOOR WELDED STEEL STOOL	OMNIA 07-84
		14	DF-11	CAFE TABLE BAR HEIGHT	RAD FURNITURE	CAFE TABLE 27"D X 41"H	ROUND TOP, WEIGHTED BASE CAFE TABLE	TIPS CONTRACT: 23080101
		1	DX-01	DESK	AIS	CALIBRATE	SINGLE POSITION, STORAGE RIGHT DESK	OMNIA R240101
		2	DX-05A	HAT DESK SURFACE	AIS	CALIBRATE	HEIGHT ADJUSTABLE DESK SURFACE 72X30	OMNIA R240101
		2	DX-05B	HEIGHT ADJUSTABLE BASES	ESI/FELLOWES	ERGO	HEIGHT ADJUSTABLE TABLE BASE	R191817
		2	DX-06	DESK SHELL	AIS	CALIBRATE	FIXED DESK SHELL 72X30	OMNIA R240101
		1	LC-02	LOUNGE CHAIR	LAZBOY CONTRACT	K-KOMFORT GLIDER CHAIR	UPHOLSTERED GLIDER CHAIR	N/A

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		2	LC-05a	LOUNGE CHAIR	NAUGHTONE	HUGH LOW CHAIR	UPHOLSTERED LOUNGE CHAIR WOOD LEGS	N/A
		2	SF-02	STORAGE	GREAT OPENINGS	MOBILE PEDESTAL	MOBILE B/F PEDESTAL	TIPS 210305
		1	SF-01	STORAGE	GREAT OPENINGS	LATERAL FILE CABINET	2 DRAWER 36"W FILING CABINET W/LOCK	TIPS 210305
		1	TC-01	CONFERENCE TABLE	NUCRAFT	TWO48IX TABLE	POWERED RECTANGULAR TABLE W/METAL POST LEG 42X132	OMNIA/NCPA #07-110
		1	TL-01	SIDE TABLE	RAD FURNITURE	DRUM SIDE TABLE	METAL SIDE TABLE 17"DX17"H	TIPS CONTRACT: 23080101
		1	TL-02	SIDE TABLE	BLUE DOT	CIRCULA SIDE TABLE	SMALL ROUND SIDE TABLE	N/A
		2	AC-01	4 SCREEN MONITOR ARMS	ESI/FELLOWES	ERGO	QUAD MONITOR ARM	R191817
CONCOURSE LEVEL SECTOR C A11-2C		6	BS-02	COMPANION CHAIR	SPEC SEATING	CS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		45	BS-03	OUTDOOR STOOL	RAD FURNITURE	SIGNATURE STOOL	SLATTED METAL OUTDOOR BAR STOOL	TIPS CONTRACT: 23080101
		2	CG-01	GUEST CHAIR	BOSS STORE	SQUARE BACK CARESOFT DIAMOND CHAIR	STACKING ARM GUEST CHAIR	N/A
		3	CT-01	TASK CHAIR	VIA	4U UPHOLSTERED/GENIE FLEX	TASK CHAIR ON CASTERS	OMNIA # 07-128
		1	DX-01	DESK	AIS	CALIBRATE	SINGLE POSITION, STORAGE RIGHT DESK	OMNIA R240101
		2	SF-03	STORAGE	GREAT OPENINGS	LATERAL FILE CABINET	4 DRAWER 36"W FILING CABINET W/LOCK	TIPS 210305
CONCOURSE LEVEL SECTOR C A11-2D		3	BS-02	COMPANION CHAIR	SPEC SEATING	CS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		11	BS-03	OUTDOOR STOOL	RAD FURNITURE	SIGNATURE STOOL	SLATTED METAL OUTDOOR BAR STOOL	TIPS CONTRACT: 23080101
		2	CT-01	TASK CHAIR	VIA	4U UPHOLSTERED/GENIE FLEX	TASK CHAIR ON CASTERS	OMNIA # 07-128
		20	DF-40	OUTDOOR TABLE	4TOPPS	TABLE POWDER COATED ALUMINUM	BOLTED 60" HALF ROUND - DINING HEIGHT	N/A
		4	DF-41	OUTDOOR TABLE	4TOPPS	TABLE POWDER COATED ALUMINUM	BOLTED 30" HALF ROUND - DINING HEIGHT	N/A
		88	DF-42	OUTDOOR SEATING	4TOPPS	MESH CASTERED CHAIR WITH LOGO	MOBILE OUTDOOR SEATING	N/A
		2	SF-03	STORAGE	GREAT OPENINGS	LATERAL FILE CABINET	4 DRAWER 36"W FILING CABINET W/LOCK	TIPS 210305
CONCOURSE LEVEL SECTOR E A11-2E		7	BS-02	COMPANION CHAIR	SPEC SEATING	CS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		5	BS-03	OUTDOOR STOOL	RAD FURNITURE	SIGNATURE STOOL	SLATTED METAL OUTDOOR BAR STOOL	TIPS CONTRACT: 23080101
CONCOURSE LEVEL SECTOR F A11-2F		2	BS-02	COMPANION CHAIR	SPEC SEATING	CS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		5	BS-03	OUTDOOR STOOL	RAD FURNITURE	SIGNATURE STOOL	SLATTED METAL OUTDOOR BAR STOOL	TIPS CONTRACT: 23080101
CONCOURSE LEVEL SECTOR G A11-2G		3	BS-02	COMPANION CHAIR	SPEC SEATING	CS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		94	BS-04	OUTDOOR STOOL	GRAND RAPIDS CHAIR CO.	OPLA STOOL	METAL BAR HEIGHT	OMNIA 07-92
		4	DF-12	CAFE TABLE	GRAND RAPIDS CHAIR CO.	OPLA TABLE	OUTDOOR METAL TABLE 30"D	OMNIA 07-92
		21	DF-13	DINING CHAIR	GRAND RAPIDS CHAIR CO.	OPLA CHAIR	OUTDOOR ARMLESS DINING CHAIR	OMNIA 07-92
CONCOURSE LEVEL SECTOR H A11-2H		2	BS-02	COMPANION CHAIR	SPEC SEATING	CS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		1	BS-03	OUTDOOR STOOL	RAD FURNITURE	SIGNATURE STOOL	SLATTED METAL OUTDOOR BAR STOOL	TIPS CONTRACT: 23080101
		48	EF-01	PICNIC TABLE	PARKTASTIC	SQUARE PICNIC TABLE	46IN PEDESTAL PICNIC TABLE	N/A
		6	EF-01B	PICNIC TABLE (ADA)	PARKTASTIC	SQUARE PICNIC TABLE; ADA	46IN PEDESTAL PICNIC TABLE; ADA	N/A
CONCOURSE LEVEL SECTOR K A11-2K		6	DF-14	HIGH TOP TABLE	RAD FURNITURE	101 DINING TABLE 60X32X41"H	MEADIUM OUTDOOR BAR HEIGHT TABLE	TIPS CONTRACT: 23080101
		16	DF-15	OUTDOOR STOOL	RAD FURNITURE	SIGNATURE STOOL	SLATTED METAL OUTDOOR BAR STOOL	TIPS CONTRACT: 23080101
		18	DF-16	DINING TABLE	RAD FURNITURE	CAFE TABLE	RECTANGULAR TOP, 30"X24"X30"H WEIGHTED BASE	TIPS CONTRACT: 23080101
		54	DF-17	DINING CHAIR	RAD FURNITURE	SIGNATURE DINING CHAIR	STANDARD ARMLESS DINING CHAIR	TIPS CONTRACT: 23080101
		9	DF-18	DINING TABLE	RAD FURNITURE	101 DINING TABLE	PERFORATED LARGE OUTDOOR TABLE 72X32X30"H	TIPS CONTRACT: 23080101
		36	DF-19	DINING CHAIR	RAD FURNITURE	SIGNATURE ARM CHAIR	METAL OUTDOOR CHAIR	TIPS CONTRACT: 23080101
		16	DF-21	HIGH TOP TABLE	RAD FURNITURE	CAFE TABLE	OUTDOOR ROUND TOP, WEIGHTED BASE 27DX41"H	TIPS CONTRACT: 23080101

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AREA USED	#	QTY	CODE	TYPE	MANUFACTURER	MODEL	DESCRIPTION	CONTRACT
		12	EF-01	PICNIC TABLE	PARKTASTIC	SQUARE PICNIC TABLE	46IN PEDESTAL PICNIC TABLE	N/A
		1	EF-01B	PICNIC TABLE (ADA)	PARKTASTIC	SQUARE PICNIC TABLE; ADA	46IN PEDESTAL PICNIC TABLE; ADA	N/A
CLUB LEVEL SECTOR A A11-3A		25	CR-02	PRESS CHAIR	SPEC SEATING	DS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING PRESSBOX CHAIR, CUSHIONED	N/A
		4	DF-04	CAFE TABLE	KFI SEATING	30" SQUARE MODE CAFE TABLE 29"H	CAFE TABLE	OMNIA #11-18
		8	DF-05	LOCKER CHAIR	FLASH FURNITURE	HF3-MC-309AS-BK-GG HERCULES	METAL FOLDING CHAIR	N/A
		9	DF-06	HIGH TOP TABLE	RAD FURNITURE	CAFE TABLE 41"H	HIGH TOP ROUND SPUN ALUMINUM	TIPS CONTRACT: 23080101
		43	DF-07	BAR STOOL	RAD FURNITURE	DUO HIGH STOOL	ROUND HIGH TOP BAR STOOL	TIPS CONTRACT: 23080101
CLUB LEVEL SECTOR B A11-3B		4	BS-02	COMPANION CHAIR	SPEC SEATING	CS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		26	CG-02	GUEST CHAIR	COALESSE	MARIEN 152 GUEST CHAIR W/ WOOD BASE	GUEST CHAIR	N/A
		7	CR-02	PRESS CHAIR	SPEC SEATING	DS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING PRESSBOX CHAIR, CUSHIONED	N/A
		12	CS-02	STOOL	STEELCASE COALESSE	ENEA ALTZO 943; STOOL; BAR HEIGHT, NON-UPHOLSTERED	WORKING STOOL	N/A
		29	CT-01	TASK CHAIR	VIA	4U UPHOLSTERED/GENIE FLEX	TASK CHAIR ON CASTERS	OMNIA # 07-128
		8	CT-02	TASK CHAIR	STEELCASE	MASSAUD MID-BACK	CONFERENCE CHAIR	N/A
		1	CT-03	TASK CHAIR	KEILHAUER	PONDER	SIDE CHAIR ON CASTERS	TIPS 230301
		3	DF-24	DINING TABLE	NUCRAFT	42"DIAM, 30"H TAPERED CONE	WOOD ROUND PEDESTAL DINING TABLE	OMNIA/NCPA #07-110
		32	DF-25	DINING CHAIR	SANDLER SEATING	JUMP 2.1	MONTBEL COLLECTION UPHOLSTERED CHAIR	TIPS 230301
		8	DF-26	DINING TABLE	TIERRA	CUSTOM W/ WALNUT WOOD TOP	HALF ROUND TABLE W/ 4 LEGS	N/A
		19	DF-27	BAR STOOL	BERNHARDT	DARBY BAR HEIGHT STOOL	WOOD FRAME UPHOLSTERD SEAT	N/A
		6	DF-28	HIGH TOP TABLE	SANDLER SEATING	MESA 36"	BAR HEIGHT TABLE W/ STEEL ROUND BASE 40"H	TIPS 230301
		36	DF-29	BAR STOOL	SANDLER SEATING	CLASSY 1092M	ET AL COLLECTION BAR STOOL	TIPS 230301
		2	DF-30	DINING TABLE	WEST ELM	CHROMA RESTAURANT TABLE	ROUND DINING TABLE	N/A
		12	DF-31	DINING TABLE	TIERRA	RECTANGULAR TABLE	32"WX24"DX29"H	N/A
		13	DF-32	DINING CHAIR	SOURCE	290-WDL MARTINI CHAIR	CUSTOM 2-TONE UPHOLSTERED DINING CHAIR; WOOD LEG; OPEN BACK	OMNIA
		10	DF-33	DINING CHAIR	DIVISION TWELVE	GOLDI	CLASSIC CAFE CHAIR W/WHITE OAK BACK + UPHOLSTERED SEAT GRADE F	TIPS 230301
		12	DF-34	DINING CHAIR	SOURCE	291 WDL MARTINI; FULL BACK; FOUR LEG WOOD BASE;	UPHOLSTERED DINING CHAIR; TWO TONE UPHOLSTERY	OMNIA 07-121
		3	DF-35	HIGH TOP TABLE	GRAND RAPIDS CHAIR CO.	ONESIMA PEDESTAL TABLE	D-SHAPED HIGH TOP TABLE 30X36	OMNIA 07-92
		1	DF-36	DINING TABLE	RAD FURNITURE	RADIUS OUTDOOR DINING TABLE RA-DTAB4	BAR HEIGHT RECTANGULAR METAL TABLE 90"X34"X41"H	TIPS CONTRACT: 23080101
		8	DF-37	COUNTER STOOL	DIVISION TWELVE	BENDER STOOL	COUNTER HEIGHT STOOL	TIPS 230301
		6	DF-38	OUTDOOR CHAIR	HIGHTOWER DESIGN	HARI OUTDOOR CHAIR	POWDER COAT METAL WITH BACK	NCPA/OMNIA 07-94
		1	DX-02A-D	DESK	AIS	MATRIX	20 STATIONS; RECT.HEIGHT ADJUSTABLE DESK SYSTEM, LATERAL, CUSHION, OVERHEAD SLIDING DOOR	OMNIA R240101
		5	DX-03A	DESK - SMALL U SHAPED	INDIANA FURNITURE	PRIVATE OFFICE DESK COLLECTION	HEIGHT ADJUSTABLE U-SHAPED CONFIGURATION	OMNIA 07-97
		4	DX-03B	DESK - LARGE U SHAPED	INDIANA FURNITURE	PRIVATE OFFICE DESK COLLECTION	HEIGHT ADJUSTABLE U-SHAPED CONFIGURATION	OMNIA 07-97
		1	LC-02	LOUNGE CHAIR	LAZBOY CONTRACT	K-KOMFORT GLIDER CHAIR	UPHOLSTERED GLIDER CHAIR	N/A
		2	LC-04	LOUNGE CHAIR	OXFORD GARDEN	NETTE	OUTDOOR UPHOLSTERED LOUNGE CHAIR	N/A
		2	LC-05B	LOUNGE CHAIR	NAUGHTONE	HUSH LOW CHAIR	UPHOLSTERED LOUNGE CHAIR WOOD LEGS	N/A
		2	LC-06	LOUNGE CHAIR	WEST ELM	LUCUS HEALTHCARE SWIVEL	UPHOLSTERED AND ALUMINUM X BASE LOUNGE CHAIR	N/A
		4	LC-07	LOUNGE CHAIR	STYLEX	OKO LOUNGE	UPHOLSTERED AND WOOD ROUND LOUNGE CHAIR	TIPS 230301
		2	LC-08	LOUNGE CHAIR	NAUGHTONE	LASSO STOOL	STOOL W/ATTACHED ROUND TABLE	N/A
		1	LS-03	LOVESEAT	CUSTOM	TEAK CUSTOM 69"L x 32"D x 35.5"H w/18"SH	OUTDOOR LOVESEAT	N/A
		1	LS-04-7	LOUNGE SOFA	STYLEX	LUNA PLINTH LOW BACK	ROUND OUTSIDE CORNER	TIPS 230301
		1	TB-02	OUTDOOR COFFEE TABLE	TIERRA	55X20X18	STEEL BASE WITH CORIAN TOP COFFEE TABLE	N/A
		1	TB-03	COFFEE TABLE	STYLEX	OBAIR	42"D COFFEE TABLE	TIPS 230301
		1	TC-03	CONFERENCE TABLE	NUCRAFT	TWO4SIX TABLE	POWERED RECTANGULAR TABLE W/METAL LEG	OMNIA/NCPA #07-110
		2	TC-04	CONFERENCE TABLE	KEILHAUER	11055 AWLA	HIGH TOP TABLE; 36X90X42H	TIPS 230301

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FF+E Proposal

AREA USED	#	QTY	CODE	TYPE	MANUFACTURER	MODEL	DESCRIPTION	CONTRACT
		5	TC-05	DINING TABLE	DIVISION TWELVE	FUNK TABLE	36" DINING TABLE	TIPS 230301
		4	TC-06	MEETING TABLE	INDIANA	CANVAS GESSO	36"D MEETING TABLE ROUND TABLE TOP KNIF EDGE	OMNIA 07-97
		4	TC-06A	MEETING TABLE	TIERRA	MALIBU	ROUND DISK BASE FOR 36"D ROUND TOP	N/A
		3	TL-02	SIDE TABLE	BLUE DOT	CIRCULA SIDE TABLE	SMALL ROUND SIDE TABLE	N/A
		1	TL-03	SIDE TABLE	DIVISION TWELVE	FUNK TABLE	24" ROUND CAFE TABLE 29"H	TIPS 230301
		29	AC-02	DUAL MONITOR ARMS	ESI/FELLOWS	ERGO	DUAL MONITOR ARM	R191817
		29	AC-03	POWER CLAMPS	ESI/FELLOWS	FLEX	DESKTOP POWER (2) AC Power and (1) USB-A Outlet, (1) USB-C Outlet	R191817
CLUB LEVEL SECTOR C A11-3C		72	DF-29	BAR STOOL	SANDLER SEATING	CLASSY 1092M	ET AL COLLECTION BAR STOOL	TIPS 230301
		12	DF-36	DINING TABLE	RAD FURNITURE	RADIUS OUTDOOR DINING TABLE RA-DTAB4	BAR HEIGHT RECTANGULAR METAL TABLE 90"X34"X41"H	TIPS CONTRACT: 23080101
		70	DF-38	OUTDOOR CHAIR	HIGHTOWER DESIGN	HARI OUTDOOR CHAIR	POWDER COAT METAL WITH BACK	NCPA/OMNIA 07-94
		1	DF-39	DINING TABLE	RAD FURNITURE	RADIUS OUTDOOR DINING TABLE RA-DTAB2XX-1C-TT	60x34 OUTDOOR	TIPS CONTRACT: 23080101
		22	LC-04	LOUNGE CHAIR	OXFORD GARDEN	NETTE	OUTDOOR UPHOLSTERED LOUNGE CHAIR	N/A
		11	LS-03	LOVESEAT	CUSTOM	TEAK CUSTOM 69"L x 32"D x 35.5"H w/18"SH	OUTDOOR LOVESEAT	N/A
		11	TB-02	OUTDOOR COFFEE TABLE	TIERRA	55X20X18	STEEL BASE WITH CORIAN TOP COFFEE TABLE	N/A
		11	TL-03	SIDE TABLE	DIVISION TWELVE	FUNK TABLE	24" ROUND CAFE TABLE 29"H	TIPS 230301
A11-1B (1), A11-1C (1), A11-2B (16) , A11-3B (6)		1	AC-05	LAUNDRY CARTS	STEELE CANVAS	3BU TRUCK GREY VINYL w/ GREY VINYL	NATURAL W/ 2" CASTERS; GREY VINYL	N/A
		6	AC-04	LAUNDRY CARTS	STEELE CANVAS	14BU PERMANENT FLATWORK TRUCK GREY VINYL	GREY VINYL	N/A
		24	AC-05A	SHARPS CONTAINER	BEMIS	175-030 5 QT SHARPS CONTAINER	5 QT (PACK OF 32 CONTAINERS)	N/A
A11-1B (1), A11-1C (1), A11-2B (16) , A11-3B (6)		3	AC-05B	SHARPS BRACKET	BEMIS	445-020 MOUNTING BRACKET & KEY SET)	FOR 5 QT AND 2 GAL CONTAINERS (CASE OF 10)	N/A
		6	AC-07	BIOWASTE	ULINE	H-5192	BIOHAZARD STEP-ON WASTE CAN - 14 GAL	N/A
		6	AC-08	BIOWASTE	TOTER	H-10759	BIOHAZARD TRASH CAN W/ WHEELS 96 GAL	N/A
		1	MISC	CUSTOM FABRIC	KRAVET/WOLF GORDON/BERNHARDT	COM/COL MATERIALS	CUSTOM MATERIAL FOR APPLICATION TO SEATING	N/A
		1	MISC	HARDWARE		HARDWARE		N/A
EXTRA PRODUCT/ ATTIC STOCK		2	BS-01a	OUTDOOR MOBILE SEATING	RAD	CUSTOM	HOMEPLATE BOX SEAT WITH OUTDOOR CUSHION	TIPS CONTRACT: 23080101
		1	BS-01b	OUTDOOR MOBILE DIVIDER	RAD	CUSTOM	HOMEPLATE BOX SEATING SCREEN VINYL LOGO	TIPS CONTRACT: 23080101
		1	BS-01c	OUTDOOR MOBILE TABLE	FERMOB	PIAPOLO STOOL	HOMEPLATE BOX SEATING TABLE	TIPS CONTRACT: 23080101
		2	BS-01a	OUTDOOR MOBILE SEATING	RAD	CUSTOM	HOMEPLATE OUTDOOR CUSHION ONLY	TIPS CONTRACT: 23080101
		2	BS-02	COMPANION CHAIR	SPEC SEATING	DS100 SPECTATOR SERIES - INDOOR/OUTDOOR	FOLDING COMPANION CHAIR NO LOGO	N/A
		4	CR-01A	TEAM CHAIR/WITH LOGO	SPEC SEATING	DS100 SPECTATOR SERIES - INDOOR/OUTDOOR	TEAM LOCKER ROOM SUPPORT CHAIR	N/A
		2	CR-01A			DS100 SPECTATOR SERIES - SET OF CUSHION REPLACMENTS - WITH LOGO	REPLACEMENT SEATS	N/A
		4	CR-01B	TEAM CHAIR/NO LOGO	SPEC SEATING	DS100 SPECTATOR SERIES - INDOOR/OUTDOOR	TEAM LOCKER ROOM SUPPORT CHAIR	N/A
		2	CR-01B			DS100 SPECTATOR SERIES - SET OF CUSHION REPLACMENTS - NO LOGO	REPLACEMENT SEATS	N/A
		10	DF-05	LOCKER CHAIR	FLASH FURNITURE	HF3-MC-309AD-BK-GG HERCULES	METAL FOLDING CHAIR	N/A
		1	MISC	FOLDING CHAIR RACK	ULINE	H-2789		
		2	DF-25	DINING CHAIR	SANDLER SEATING	JUMP 2.1	MONTBEL COLLECTION UPHOLSTERED CHAIR	TIPS 230301
		2	DF-27	BAR STOOL	BERNHARDT	DARBY BAR HEIGHT STOOL	WOOD FRAME UPHOLSTERD SEAT	N/A
		3	DF-29	BAR STOOL	SANDLER SEATING	CLASSY 1092M	ET AL COLLECTION BAR STOOL	TIPS 230301
		2	DF-32	DINING CHAIR	SOURCE	290-WDL MARTINI CHAIR	CUSTOM 2-TONE UPHOLSTERED DINING CHAIR; WOOD LEG; OPEN BACK	OMNIA
		6	DF-38	OUTDOOR CHAIR	HIGHTOWER DESIGN	HARI OUTDOOR CHAIR	POWDER COAT METAL WITH BACK	NCPA/OMNIA 07-94
		1	EF-01	PICNIC TABLE	PARKTASTIC	SQUARE PICNIC TABLE	46IN PEDESTAL PICNIC TABLE	N/A
		1	EF-01B	PICNIC TABLE (ADA)	PARKTASTIC	SQUARE PICNIC TABLE; ADA	46IN PEDESTAL PICNIC TABLE; ADA	N/A
		2	LC-04	LOUNGE CHAIR	OXFORD GARDEN	NETTE	OUTDOOR UPHOLSTERED LOUNGE CHAIR	N/A
		1	LS-03	LOVESEAT	CUSTOM	TEAK CUSTOM 69"L x 32"D x 35.5"H w/18"SH	OUTDOOR LOVESEAT	N/A
		1	TB-02	OUTDOOR COFFEE TABLE	TIERRA	55X20X18	STEEL BASE WITH CORIAN TOP COFFEE TABLE	N/A

Proposal 24-12-5-OSF rev 1
Ontario Baseball Stadium FF+E
8-7-25 Revised
Prepared by: Info-Com Business Products
Contact: Margaret Pett 626-818-2312
margaret@infocombp.com

FF+E Proposal

AREA USED	#	QTY	CODE	TYPE	MANUFACTURER	MODEL	DESCRIPTION	CONTRACT
		1	TL-02	SIDE TABLE	BLUE DOT	CIRCULA SIDE TABLE	SMALL ROUND SIDE TABLE	N/A
		1	MISC	FABRIC			REPLACEMENT YARDAGE; VARIES	

FURNITURE TOTAL	$2,279,334.23
INSTALLATION/PROJECT MANAGEMENT	$192,525.00
SUBTOTAL	$2,471,859.23
8.75% SALES TAX	$216,287.68
ESTIMATED FREIGHT	$120,000.00
ESTIMATED PERFORMANCE & PAYMENT BONDS	$130,000.00
PROJECT TOTAL	**$2,938,146.91**

EXHIBIT "B"

SCHEDULE OF SERVICES

September 16, 2025 to June 02, 2026

EXHIBIT "C"

COMPENSATION

NTE $2,938,147

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

CITY OF ONTARIO
GOODS & SERVICES AGREEMENT

This Agreement is made and entered into as of _____, by and between the City of Ontario, a municipal corporation organized under the laws of the State of California with its principal place of business at 303 East "B" Street, Ontario, California 91764-4196, County of San Bernardino, State of California ("City") and **Margaret C. Pett, Inc. DBA Info-Com Business Products**, a Corporation with its principal place of business at 1472 Morada Place, Altadena, CA 91001 ("Vendor"). City and Vendor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. Vendor desires to perform and assume responsibility for the provision of certain services and goods required by the City on the terms and conditions set forth in this Agreement. Vendor represents that it is experienced in providing similar services and goods to public clients, that it and its employees or subcontractors have all necessary licenses and permits to perform the services in the State of California and that is familiar with and understands the needs of City.

B. City desires to engage Vendor to sell to City the materials and/or equipment and/or render such services as more particularly described in this Agreement.

TERMS

1. SCOPE OF SERVICES.

1.1 General Scope of Services. Vendor promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the furniture to **Downtown Mobility Hub Project** ("Services") which are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

1.2 Goods. Vendor agrees to sell to City and City agrees to purchase the materials and/or equipment ("Goods") as specified and per the specifications attached hereto and

incorporated herein as Exhibit "A." Unless specifically stated otherwise, the Goods shall be new and unused and of the current production year.

2. TERM.

2.1 The term of this Agreement shall be from **September 16, 2025,** to **February 16, 2026**, unless earlier terminated as provided herein. Vendor shall provide all Goods and complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the work.

3. FEES AND PAYMENTS.

3.1 Compensation. Vendor shall receive compensation, including authorized reimbursements, for all Goods provided and Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **Two Hundred One Thousand Six Hundred Thirty Dollars ($201,630)** without written approval of City's Manager. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2 Payment of Compensation. Vendor shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Vendor and Goods provided. The statement shall describe the amount of Services and Goods provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all non-disputed and approved charges thereon.

3.3 Reimbursement for Expenses. Vendor shall not be reimbursed for any expenses unless authorized in writing by City.

3.4 Extra Work. At any time during the term of this Agreement, City may request that Vendor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Goods and Services, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Vendor shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

3.5 Automated Clearing House ("ACH") payments. It is the City's policy to pay its consultant invoices via electronic fund transfers through the ACH network. All payments due and owing pursuant to a properly issued and correct invoice or under this Agreement shall be made through electronic ACH transfers, unless otherwise agreed upon by both Parties in writing. Vendor shall provide the City with ACH payment details whereby the City shall initiate the ACH transfers to Vendor in the amount required pursuant to a properly issued and correct invoice or under this Agreement. Each Party shall undertake any and all required actions and execute any required documents, instruments, or agreements required to effectuate the requirements of this Section. In the event the City erroneously deposits funds into an account, or otherwise deposits funds to which Vendor is not entitled: (1) Vendor shall immediately notify the City and the financial institution; (2) Vendor shall not withdraw any of the funds which were erroneously deposited or to which Vendor is not entitled; and (3) Vendor authorizes both the City and financial institution to

take all actions necessary to correct the error and return to the City all funds erroneously deposited or to which Vendor is not entitled.

4. RESPONSIBILITIES OF VENDOR.

4.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Vendor or under its supervision. Vendor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Vendor on an independent contractor basis and not as an employee. Vendor retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Vendor shall also not be employees of City and shall at all times be under Vendor's exclusive direction and control. Neither City, or any of its officials, officers, directors, employees or agents shall have control over the conduct of Vendor or any of Vendor's officers, employees or agents, except as set forth in this Agreement. Vendor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of providing Goods and Services under this Agreement and as required by law. Vendor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

4.2 Schedule of Services.

4.2.1 Vendor shall perform the Services and provide Goods expeditiously, within the term of this Agreement, and in accordance with the Schedule of Goods and Services set forth in Exhibit "B" attached hereto and incorporated herein by reference ("Performance time"). Upon request of City, Vendor shall provide a more detailed schedule of anticipated performance to meet the Schedule of Goods and Services. Vendor agrees that if the Goods are not provided and/or the Services are not completed within the Performance Time, it is understood, acknowledged and agreed that the City will suffer damage.

4.2.2 Neither City nor Vendor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the services, only to the extent such strikes and other organized labor action are beyond the control of Vendor and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this Section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the Agreement.

4.2.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Vendor to any additional compensation.

Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

4.3 Conformance to Applicable Requirements. All work prepared by Vendor shall be subject to the approval of City.

4.4 Acceptance. The Goods shall be received subject to City's inspection and right of rejection. The Goods shall not be considered accepted until inspection, testing and/or use of the Goods is found to be in accordance with the City's specifications. Final inspection of the Goods shall be at the location specified herein, unless otherwise agreed in writing. If the Goods are found at any time to be defective in material or workmanship, or otherwise not in conformance with specifications, City shall have the right, in addition to any other rights which it may have under warranties or otherwise, to reject such Goods in whole or in part. Rejected Goods shall be held at Vendor's risk for a reasonable time thereafter and shall be returned or disposed of at Vendor's expense. No rejected Goods shall be replaced by Vendor without written instruction or authorization from City.

4.5 Coordination of Services. Vendor agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

4.6 Standard of Care; Performance of Employees. Vendor shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Vendor represents and maintains that it is skilled in the professional calling necessary to perform the Services. Vendor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them. Vendor represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City business license, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Vendor shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Vendor's failure to comply with the standard of care provided for herein. Any employee of the Vendor or its sub-Vendors who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Services, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed by the Vendor and shall not be re-employed to perform any of the Services provided under this Agreement.

4.7 Warranty. In addition to all warranties which may be provided by law, Vendor warrants that the Goods delivered hereunder shall, (a) be free from defect of material or workmanship and conform strictly to the specifications, drawings, or sample specified or furnished; (b) conform to drawings, plans, specifications, samples or other descriptions furnished, specified, accepted or approved by City; and (c) be merchantable and fit for the purposes intended. The warranty shall be for a period of one (1) year, or such longer period as provided by a manufacturer's warranty or as agreed to by Vendor and City, from the date of final written acceptance of the Goods by City. This warranty shall survive any inspection, delivery, acceptance, or payment by City of the Goods. Vendor, at its own expense, shall repair or replace, at the option of City, any defective Goods within two (2) business days after receipt of notice from City or within four (4) hours in case of emergency, as determined by City. Vendor also warrants

that the Goods are free and clear of all liens and encumbrances whatsoever, that Vendor is conveying good and marketable title to same, and that Vendor owns or has a valid license for all of the proprietary technology and intellectual property incorporated within the Goods. Vendor agrees to indemnify, defend and hold City harmless against any and all third party claims resulting from the breach or inaccuracy of any of the foregoing warranties.

4.8 Reserved.

4.9 Disputes. Should any dispute arise respecting the true value of any work done, of any work omitted, or of any extra work which Vendor may be required to do, or respecting the size of any payment to Vendor during the performance of this Contract, Vendor shall continue to perform the Work while said dispute is decided by the City. If Vendor disputes the City's decision, Vendor shall have such remedies as may be provided by law.

4.10 Laws and Regulations; Employee/Labor Certifications. Vendor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting its performance under this Agreement, including all Cal/OSHA requirements, and shall give all notices required by law. Vendor shall be liable for all violations of such laws and regulations in connection with this Agreement. If the Vendor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Vendor shall be solely responsible for all costs arising therefrom. City is a public entity of the State of California subject to certain provisions of the Health & Safety Code, Government Code, Public Contract Code, and Labor Code of the State. It is stipulated and agreed that all provisions of the law applicable to the public contracts of a municipality are a part of this Agreement to the same extent as though set forth herein and will be complied with. These include but are not limited to the payment of prevailing wages, the stipulation that eight (8) hours' labor shall constitute a legal day's work and that no worker shall be permitted to work in excess of eight (8) hours during any one calendar day except as permitted by law. Vendor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

4.10.1 Employment Eligibility; Vendor. By executing this Agreement, Vendor verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time. Such requirements and restrictions include, but are not limited to, examination and retention of documentation confirming the identity and immigration status of each employee of the Vendor. Vendor also verifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement. Vendor shall avoid any violation of any such law during the term of this Agreement by participating in an electronic verification of work authorization program operated by the United States Department of Homeland Security, by participating in an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, or by some other legally acceptable method. Vendor shall maintain records of each such verification, and shall make them available to the City or its representatives for inspection and copy at any time during normal business hours. The City shall not be responsible for any costs or expenses related to Vendor's compliance with the requirements provided for in Section 4.10 or any of its sub-sections.

4.10.2 Employment Eligibility; Subcontractors, and Consultants. To the same extent and under the same conditions as Vendor, Vendor shall require all of its subcontractors, and consultants performing any work relating to this Agreement to make the same verifications and comply with all requirements and restrictions provided for herein.

4.10.3 Employment Eligibility; Failure to Comply. Each person executing this Agreement on behalf of Vendor verifies that they are a duly authorized officer of Vendor, and understands that any of the following shall be grounds for the City to terminate the Agreement for cause: (1) failure of Vendor or its subcontractors, or consultants to meet any of the requirements provided for in Sections 4.10.1 or 4.10.2; (2) any misrepresentation or material omission concerning compliance with such requirements (including in those verifications provided to the Vendor under Section 4.10.2); or (3) failure to immediately remove from this contract any person found not to be in compliance with such requirements.

4.10.4 Labor Certification. By its signature hereunder, Vendor certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

4.10.5 Equal Opportunity Employment. Vendor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Vendor shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

4.10.6 Air Quality. Vendor must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the California Air Resources Board (CARB). Vendor shall specifically be aware of the CARB limits and requirements' application to "portable equipment", which definition is considered by CARB to include any item of equipment with a fuel-powered engine. Vendor shall indemnify City against any fines or penalties imposed by CARB or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Vendor, its subcontractors, or others for whom Vendor is responsible under its indemnity obligations provided for in this Agreement.

4.10.7 Water Quality.

4.10.7.1 Management and Compliance. To the extent applicable, Vendor's Services must account for, and fully comply with, all local, state and federal laws, rules and regulations that may impact water quality compliance, including, without limitation, all applicable provisions of the Federal Water Pollution Control Act (33 U.S.C. §§ 1300); the California Porter-Cologne Water Quality Control Act (Cal Water Code §§ 13000-14950); laws, rules and regulations of the Environmental Protection Agency, the State Water Resources Control Board and the Santa Ana Regional Water Quality Control Board; the City's ordinances regulating discharges of storm water; and any and all regulations, policies, or permits issued pursuant to any such authority regulating the discharge of pollutants, as that term is used in the Porter-Cologne Water Quality Control Act, to any ground or surface water in the State.

4.10.7.2 Liability for Non-Compliance. Failure to comply with the laws, regulations and policies described in this Section is a violation of law that may subject Vendor or City to penalties, fines, or additional regulatory requirements. Vendor shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from and against any and all fines, penalties, claims or other regulatory requirements imposed as a result of Vendor's non-compliance with the laws, regulations and policies described in this Section, unless such non-compliance is the result of the sole negligence or willful misconduct of the City, its officials, officers, agents, employees or authorized volunteers.

4.10.7.3 Training. In addition to any other standard of care requirements set forth in this Agreement, Vendor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them without impacting water quality in violation of the laws, regulations and policies described in this Section. Vendor further warrants that it, its employees and subcontractors will receive adequate training, as determined by City, regarding the requirements of the laws, regulations and policies described in this Section as they may relate to the Services provided under this Agreement. Upon request, City will provide Vendor with a list of training programs that meet the requirements of this paragraph.

5. PROJECT MANAGEMENT

5.1 City's Representative. The City hereby designates Adrian Escamilla, Project Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Agreement. Vendor shall not accept direction or orders from any person other than the City's Representative or his or her designee.

5.2 Vendor's Representative. Vendor hereby designates Margaret Pett, Project Manager or his or her designee, to act as its representative for the performance of this Agreement ("Vendor's Representative"). Vendor's Representative shall have full authority to represent and act on behalf of the Vendor for all purposes under this Agreement. The Vendor's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all work required under this Agreement.

6. INSURANCE.

6.1 Time for Compliance. Vendor shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this Section. In addition, Vendor shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to the City that the subcontractor has secured all insurance required under this Section.

6.2 Minimum Requirements. Vendor shall, at its expense, procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Vendor, its agents, representatives, employees or subcontractors. Vendor shall also require all of its subcontractors to procure and maintain the same insurance for the duration of the Agreement. Such insurance shall meet at least the following minimum levels of coverage:

6.2.1 Minimum Scope of Insurance. Coverage shall be at least as broad as the latest version of the following: (1) *General Liability*: Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001); (2) *Automobile Liability*: Insurance Services Office Business Auto Coverage form number CA 0001, code 1 (any auto); and (3) *Workers' Compensation and Employer's Liability*: Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance. The policy shall not contain any exclusion contrary to the Agreement, including but not limited to endorsements or provisions limiting coverage for (1) contractual liability (including but not limited to ISO CG 24 26 or 21 29); or (2) cross liability for claims or suits by one insured against another.

6.2.2 Minimum Limits of Insurance. Vendor shall maintain limits no less than: (1) *General Liability:* $2,000,000 MINIMUM per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with general aggregate limit is used including, but not limited to, form CG 2503, either the general aggregate limit shall apply separately to this Agreement/location or the general aggregate limit shall be twice the required occurrence limit; (2) *Automobile Liability:* $2,000,000 MINIMUM per accident for bodily injury and property damage; and (3) *Workers' Compensation and Employer's Liability:* Workers' Compensation limits as required by the Labor Code of the State of California. Employer's Liability limits of $1,000,000 MINIMUM per accident for bodily injury or disease. Defense costs shall be paid in addition to the limits.

6.2.3 Manufacturer of Goods. If Vendor is also the manufacturer of any equipment included in the Goods, Vendor shall carry Product Liability and/or Errors and Omissions Insurance which covers said equipment with limits of not less than $1,000,000. DOES NOT APPLY IN THIS CONTRACT.

6.2.4 Notices; Cancellation or Reduction of Coverage. At least fifteen (15) days prior to the expiration of any such policy, evidence showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or materially reduced, Vendor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, the City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by the City will be promptly reimbursed by Vendor or the City may withhold amounts sufficient to pay premium from Vendor payments. In the alternative, the City may suspend or terminate this Agreement.

6.2.5 Additional Insured. The City of Ontario, its directors, officials, officers, employees, agents, and volunteers shall be named as additional insureds on Vendor's and its subcontractors' policies of commercial general liability and automobile liability insurance using the endorsements and forms specified herein or exact equivalents.

6.3 Insurance Endorsements. The insurance policies shall contain the following provisions, or Vendor shall provide endorsements on forms supplied or approved by the City to add the following provisions to the insurance policies:

6.3.1 General Liability. The general liability policy shall include or be endorsed (amended) to state that: (1) using ISO CG forms 20 10 and 20 37, or endorsements providing the exact same coverage, the City of Ontario, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insured with respect to the Services or ongoing and

complete operations performed by or on behalf of the Vendor, including materials, parts or equipment furnished in connection with such work; and (2) using ISO form 20 01, or endorsements providing the exact same coverage, the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Vendor's scheduled underlying coverage. Any excess insurance shall contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of the City, before the City's own primary insurance, deductible, or self-insurance shall be called upon to protect it as a named insured. Any insurance, deductible, or self-insurance maintained by the City, its directors, officials, officers, employees, agents, and volunteers shall be excess of the Vendor's insurance and shall not be called upon to contribute with it in any way. Notwithstanding the minimum limits set forth in Section 6.2.2, any available insurance proceeds in excess of the specified minimum limits of coverage shall be available to the parties required to be named as additional insureds pursuant to this Section 6.3.1.

6.3.2 Automobile Liability. The automobile liability policy shall include or be endorsed (amended) to state that: (1) the City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Vendor or for which the Vendor is responsible; and (2) the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Vendor's scheduled underlying coverage. Any insurance, deductible, or self-insurance maintained by the City, its directors, officials, officers, employees, agents, and volunteers shall be excess of the Vendor's insurance and shall not be called upon to contribute with it in any way. Policy shall contain or be endorsed to contain such provisions. Notwithstanding the minimum limits set forth in Section 6.2.2, any available insurance proceeds in excess of the specified minimum limits of coverage shall be available to the parties required to be named as additional insureds pursuant to this Section 6.3.2.

6.3.3 Workers' Compensation and Employer's Liability Coverage. The insurer shall agree to waive all rights of subrogation against the City, its directors, officials, officers, employees, agents, and volunteers for losses paid under the terms of the insurance policy which arise from work performed by the Vendor.

6.3.4 All Coverages. Each insurance policy required by this Agreement shall be endorsed to state that: (A) coverage shall not be suspended, voided, reduced or canceled except after thirty (30) days (10 days for nonpayment of premium) prior written notice by certified mail, return receipt requested, has been given to the City; and (B) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the City, its directors, officials, officers, employees, agents, and volunteers. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officials, officers, employees, agents and volunteers, or any other additional insureds.

6.4 Separation of Insureds; No Special Limitations; Waiver of Subrogation. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the City, its directors, officials, officers, employees, agents, and volunteers. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally

provided by any insurance. All policies shall waive any right of subrogation of the insurer against the City, its officials, officers, employees, agents, and volunteers, or any other additional insureds, or shall specifically allow Vendor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Vendor hereby waives its own right of recovery against City, its officials, officers, employees, agents, and volunteers, or any other additional insureds, and shall require similar written express waivers and insurance clauses from each of its subcontractors.

6.5 Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. Vendor shall guarantee that, at the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its directors, officials, officers, employees, agents, and volunteers; or (2) the Vendor shall procure a bond guaranteeing payment of losses and related investigation costs, claims and administrative and defense expenses.

6.6 Subcontractor Insurance Requirements. Vendor shall not allow any subcontractors to commence work on any subcontract relating to the work under the Agreement until they have provided evidence satisfactory to the City that they have secured all insurance required under this Section. If requested by Vendor, the City may approve different scopes or minimum limits of insurance for particular subcontractors. The Vendor and the City shall be named as additional insureds on all subcontractors' policies of Commercial General Liability using ISO form 20 38, or coverage at least as broad.

6.7 Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating no less than A:VIII, licensed to do business in California, and satisfactory to the City.

6.8 Verification of Coverage. Vendor shall furnish City with original certificates of insurance and endorsements effecting coverage required by this Agreement on forms satisfactory to the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the City if requested. All certificates and endorsements must be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

6.9 Reporting of Claims. Vendor shall report to the City, in addition to Vendor's insurer, any and all insurance claims submitted by Vendor in connection with the Services under this Agreement.

7. INDEMNIFICATION.

7.1 Scope of Indemnity. To the fullest extent permitted by law, Vendor shall defend, indemnify and hold the City, its officials, employees, agents and volunteers free and harmless from any and all claims, demands, causes of action, suits, actions, proceedings, costs, expenses, liability, judgments, awards, decrees, settlements, loss, damage or injury of any kind, in law or equity, regardless of whether the allegations are false, fraudulent, or groundless, to property or persons, including wrongful death, (collectively, "Claims") in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Vendor, its officials, officers, employees, subcontractors, consultants or agents arising out of or in connection with the Services, the Goods or this Agreement, including without limitation the payment of all expert witness fees, attorneys' fees and other related costs and expenses. Notwithstanding the

foregoing, to the extent required by Civil Code section 2782, Vendor's indemnity obligation shall not apply to such loss or damage which is caused by the sole negligence or willful misconduct of the City.

7.2 Additional Indemnity Obligations. Vendor shall defend, with counsel of City's choosing and at Vendor's own cost, expense and risk, any and all Claims covered by this section that may be brought or instituted against City or its officials, employees, agents and volunteers. In addition, Vendor shall pay and satisfy any judgment, award or decree that may be rendered against City or its officials, employees, agents and volunteers as part of any such claim, suit, action or other proceeding. Vendor shall also reimburse City for the cost of any settlement paid by City or its officials, employees, agents and volunteers as part of any such claim, suit, action or other proceeding. Such reimbursement shall include payment for City's attorney's fees and costs, including expert witness fees. Vendor shall reimburse City and its officials, employees, agents and volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Vendor's obligation to indemnify shall survive expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by the City, its officials, employees, agents and volunteers.

8. CALIFORNIA LABOR CODE

8.1 Prevailing Wages. Vendor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Since the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, since the total compensation is $1,000 or more, Vendor agrees to fully comply with such Prevailing Wage Laws. City shall provide Vendor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Vendor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Vendor's principal place of business and at the project site. Vendor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Vendor shall therefore comply with such Labor Code sections to the fullest extent required by law.

8.2 Registration. Since the Services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Vendor and all subcontractors must be registered with the Department of Industrial Relations. Vendor shall maintain registration for the duration of this Agreement and require the same of any subcontractor. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

8.3 Compliance Monitoring. This Agreement is also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Vendor's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Vendor or any subcontractor that affect Vendor's performance of Services, including any delay, shall be Vendor's sole

responsibility. Any delay arising out of or resulting from such stop orders shall be considered Vendor caused delay and shall not be compensable by the City. Vendor shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Vendor or any subcontractor.

9. SAFETY.

Vendor shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its services, the Vendor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

10. ACCOUNTING RECORDS.

Vendor shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Vendor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Vendor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

11. TERMINATION OF AGREEMENT.

11.1 Grounds for Termination. City may, by written notice to Vendor, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Vendor of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Vendor shall be compensated only for those Services and Goods which have been adequately rendered to City, and Vendor shall be entitled to no further compensation. If terminated for cause because the Vendor refused or failed to deliver the Goods, the City may obtain Goods by whatever method it may deem expedient. If City's cost of obtaining the Goods, including compensation for additional managerial and administrative services, will exceed the unpaid balance of the Goods, Vendor will be liable for and will pay the difference to City. Vendor may not terminate this Agreement except for cause. The rights and remedies of the City provided in this Section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

11.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Vendor to provide all finished or unfinished documents and data and other information of any kind prepared by Vendor in connection with the performance of the Services under this Agreement. Vendor shall be required to provide such document and other information within fifteen (15) days of the request.

11.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, goods and services similar to those terminated.

12. GENERAL PROVISIONS.

12.1 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Vendor:

Margaret C. Pett, Inc. dba Info -Com Business Products
1472 Morada Place
Altadena, CA 91001
Attn: Margaret Pett, Project Manager

City:

City of Ontario
303 East "B" Street
Ontario, CA 91764-4196
Attn: Adrian Escamilla, Project Manager

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

12.2 Subcontracting. Vendor shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

12.3 Governing Law; Government Code Claim Compliance. This Agreement shall be governed by the laws of the State of California. Venue shall be in San Bernardino County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Vendor must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Vendor. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Vendor shall be barred from bringing and maintaining a valid lawsuit against the City.

12.4 Time of Essence. Time is of the essence for each and every provision of this Agreement.

12.5 City's Right to Employ Other Vendors. City reserves right to employ other Vendors in connection with the Goods and Services provided under this Agreement.

12.6 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

12.7 Assignment or Transfer. Vendor shall not assign, hypothecate or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

12.8 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Vendor include all personnel, employees, agents, and subcontractors of Vendor, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content or intent of this Agreement.

12.9 Amendment; Modification. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

12.10 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

12.11 No Third Party Beneficiaries. Except to the extent expressly provided for in Section 12.7, there are no intended third party beneficiaries of any right or obligation assumed by the Parties.

12.12 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

12.13 Prohibited Interests. Vendor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Vendor, to solicit or secure this Agreement. Further, Vendor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Vendor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Vendor further agrees to file, or shall cause its employees or subcontractors to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

12.14 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

12.15 Authority to Enter Agreement. Vendor has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

12.16 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

12.17 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

SIGNATURES ON NEXT PAGE

SIGNATURE PAGE FOR GOODS & SERVICES AGREEMENT
BETWEEN THE CITY OF ONTARIO
AND MARGARET C. PETT, INC. DBA INFO – COM BUISNESS PRODUCTS

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the day and year first above written.

CITY OF ONTARIO

Approved By:

_____
Tito Haes
Executive Director Public Works

Approved as to Form:

_____
Best Best & Krieger LLP
City Attorney

Attested By:

_____
Assistant City Clerk

Margaret C. Pett, Inc. DBA Info – Com Business Products

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

EXHIBIT "A"

SCOPE OF SERVICES

Office	Item	Furniture Description	Quantity
West Office	Workstation	30x84 dual user workstation , O leg, No storage	2
	Workstation	30x 66 Single user workstation , Oleg, BBF, Overhead, Tasklight, Tackboard	2
	Filing	Lateral file laminate top - 36"W	3
	Filing	Metal 2 drawer lateral file - 36"W	3
	Storage	5 H Bookcase lamnate shelf 30"W	2
	Filing	Lateral file laminate top - 30"W	1
	Filing	Metal 3 drawer lateral file - 30"W	1
	Seating	Task Chairs; Ergonomic	6
	Monitor arm	Dual Monitor Arm	6
	Electrical	Clamp Power	6
South Office PO	Workstation	30x 60 Single user workstation , Oleg, BBF, Overhead, Tasklight, Tackboard	2
	Seating	Task Chairs; Ergonomic	2
	Monitor arm	Dual Monitor Arm	2
	Electrical	Clamp Power	2
Kitchen	Tables	36" Square Flip base table on casters, no grommet	4
Main Room	Workstation	30x84 dual user workstation , Flip and Nest base , No storage	4
	Monitor arm	Dual Monitor Arm	8
	Electrical	Clamp Power	8
	Seating	Task Chairs; Ergonomic	8
	Table	30x72 Folding tables	10
	Cart	Folding table cart (Holds 10 chairs)	1
	Seating	4 leg chair	40
	Cart	Seating cart	2
	Presentation	Podium	1
	Storage	Mobile storage /presentation cabinet 44" high x 36"w mobile cabinet; outrigger casters	2
	Lounge	Armless lounge chair on casters	2
	Lounge	Single Seat Bench on casters	3
	Lounge	Sofa Armless, Fixed Legs	2
	Lounge	Loveseat, Armless, Fixed Legs	1
	Table	Freestanding Pull-Up Table, Solid Surface Top	2
Storage Room	Storage	Metal Double Door Storage Cabinet (5-high double door 4 adjustable shelves) 36Wx18-1/4Dx65-7/8H	1
	Storage	84"H x 24"D x 48"W Boltless shelving	1
Children's area	Children's Floor Mats	53 x 17h Rectangle Ottoman	1
	Children's Floor Mats	25 x 17h Rectangle Ottoman	1
	Children's Floor Mats	30 x 13h Round Ottoman	2
	Children's Floor Mats	24 x 13h Round Ottoman	1
	Children's Floor Mats	20 x 7h Triangle: Ottoman	1
	Children's Floor Mats	24 x 7h Triangle: Ottoman	1
	Childrens Work Area	18"H Childrens stack chair	8
	Childrens Work Area	42" Round Activity Table, Height adjustable	2
Outdoor	Outdoor Shade	Umbrella	3
	Outdoor Shade	Umbrella Base	3
	Outdoor seating	Round picnic table	3
	Outdoor seating	Bench	3
	Waste	Trash cans	6
	Waste	Cigarette Disposal	2
	Waste	Pet Waste	2
	Misc	Hardware	1

Office	Item	Furniture Description		Quantity
			Furniture Total	$ 150,004.41
			Freight/Delivery/Installation/Bonds	$ 38,500.00
			SUBTOTAL	$ 188,504.41
			SALES TAX 8.75%	$ 13,125.39
			TOTAL:	$ 201,629.80

QUOTE VALID FOR 30 DAYS

AIS Omnia Contract # R240101
Valid: December 17, 2024 through December 31, 2027

Member Number: Force ID:
Member Name: City Of Ontario
Member Billing Address: 1425 S Bon View Ontario, CA 91761
Member Install Address: 122 S Vine Ave, Ontario, CA

TERMS: 50% deposit to initiate order;balance before delivery
ESTIMATED LEAD TIME:12-18 weeks after order entry and engineering signoff
(lead times contingent on material availability at time of order)**

All lead times are estimated and are not to be construed as a guaranteed delivery date. ICBP will make every effort to expedite delivery but will not be responsible for any damages resulting from a delay in delivery.

All orders are final once entered -- no returns.

PLEASE ISSUE PURCHASE ORDER TO:
INFO-COM BUSINESS PRODUCTS
1472 MORADA PLACE
ALTADENA, CA 91001
MARGARET@INFOCOMBP.COM

EXHIBIT “B”

COMPENSATION

NTE $20,630

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **CONSENT CALENDAR**
Department: Planning Prepared By: Elly Antuna Staff Member Presenting: Rudy Zeledon, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 11

SUBJECT: **AN ORDINANCE APPROVING FILE NO. PUD23-001, A PLANNED UNIT DEVELOPMENT ON 0.37-ACRE OF LAND LOCATED AT 111 NORTH MONTEREY AVENUE**

RECOMMENDATION: That the City Council consider and adopt an Ordinance approving File No. PUD23-001, the Monterey Avenue Planned Unit Development, establishing development standards, design guidelines, and infrastructure requirements to facilitate a commercial development at 111 North Monterey Avenue.

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. The proposed Monterey Avenue Planned Unit Development (PUD) establishes development standards and guidelines to facilitate the development of a commercial building. Implementation of the PUD would result in an increase in property and sales taxes from future development and the one-time payment to the City of plan check fees and development impact fees.

BACKGROUND & ANALYSIS: On September 2, 2025, the City Council introduced and waived further reading of an Ordinance approving the Planned Unit Development (PUD). On June 29, 2023, Ernest Wang filed a PUD application (File No. PUD23-001), to facilitate construction of a two-story 5,795 square foot commercial building.

The Project site is comprised of 0.37-acres of land located at the northwest corner of North Monterey Avenue and East Holt Boulevard, at 111 North Monterey Avenue, within LUA-3 (Holt Boulevard) of the MU-1 (Downtown Mixed Use) zoning district. The site is surrounded by a well-established single-family residential neighborhood to the north, a gas station to the east, a historic multiple-family development to the west and a commercial center to the south.

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 prior to the development of properties. In

compliance with this requirement, the Applicant has submitted the Monterey Avenue Planned Unit Development (included as Attachment A to the Ordinance), which is consistent with this vision, goals, and policies of the Policy Plan.

A Planned Unit Development is comparable to a Specific Plan in that it establishes development regulations that are unique to a specific area. However, it is unlike a Specific Plan in that a Planned Unit Development is typically intended to apply to a single development project or several interrelated development projects that function together as a single, comprehensive project.

Key components of the Monterey Avenue Planned Unit Development include the following:

- Land Use and Development Regulations — The MU-1 (Downtown Mixed Use) zoning district allows for a mixture of vertical and horizontal retail, entertainment, and office uses at a development intensity of up to 2.0 FAR, and residential uses at a density of 25 to 75 DU/AC. Consistent with the MU-1 zoning district and in keeping with the context of the surrounding development, the Monterey Avenue PUD allows for commercial development with an FAR up to 2.0, with a maximum building height of 35 feet or two-stories. The minimum building setback proposed along Holt Boulevard and Monterey Avenue is 10 feet for buildings, off-street parking stalls, mechanical equipment and ancillary structures. Interior and alley property line setbacks are 5 feet.
- Landscaping — A minimum of 18% of landscaping is required. The PUD provides a planting palette comprised of "California friendly" planting materials that are compatible with the overall architectural style established by the PUD. The PUD also requires the landscaping and irrigation to comply with AB 1881, and all other laws and regulations related to planting materials.
- Parking and Circulation — The PUD utilizes a combination of on-site and on-street parking to provide an adequate parking supply to meet the anticipated parking demand for the Project. The parking ratio for the anticipated uses is 4 spaces per 1,000 SF. The Project site is located within a mixed-use area where on-street parking is available along Monterey Avenue and on surrounding blocks.
- Access to Mass Transit — The San Bernardino County Transportation Authority (SBCTA), in cooperation with the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana, is currently constructing a 35-mile-long bus rapid transit (BRT) system referred to as the West Valley Connector Corridor (WVCC) project. The WVCC line will have stations along Holt Boulevard on Lemon Avenue and Campus Avenue.
- Architectural Character — The PUD architectural style and design is a modern commercial style. Architectural treatments will be continued on all sides of the buildings. All towers or raised elements will be fully finished on all sides to appear as 3 dimensional features. The architecture for the building will feature enhanced materials such as natural stone, or tile to be used as a base treatment and to highlight architectural features such as columns, arches or popped out tower elements. All enhanced materials shall terminate at logical points, such as an interior corner, and shall incorporate cap treatments to provide a transition between materials.

On July 22, 2025, the Planning Commission conducted a public hearing to consider the project and concluded the hearing on that date. After considering all public testimony on the application, the Planning Commission voted (6-0) to approve a Resolution recommending that the City Council approve the PUD and approved a Resolution for a Development Plan (File No. PDEV23-018) to construct a two-story commercial building.

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 Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

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 ONT 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. 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 City Council, 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.

ENVIRONMENTAL REVIEW: The Project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the “common sense exemption” (also known as the “general rule exemption”) that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD-23-001, A PLANNED UNIT DEVELOPMENT TO ESTABLISH DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR PROPERTY LOCATED AT 111 NORTH MONTEREY AVENUE, WITHIN LUA-3 (HOLT BOULEVARD) OF THE MU-1 (DOWNTOWN MIXED USE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1048-523-15

WHEREAS, Ernest Wang ("Applicant") has filed an Application for the approval of a Planned Unit Development, File No. PUD-23-001, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.37-acre of land generally located at the northwest corner of Monterey Avenue and Holt Boulevard, at 111 North Monterey Avenue, within LUA-3 (Holt Boulevard) of the MU-1 (Downtown Mixed Use) zoning district, and is presently vacant; and

WHEREAS, properties surrounding the Project Site are located within LUA-3 (Holt Boulevard) of the MU-1 (Downtown Mixed Use) zoning district. The site is surrounded by a well-established single-family residential neighborhood to the north, a gas station to the east, a historic multiple-family residential development to the west, a commercial center to the south; and

WHEREAS, on June 29, 2023, the Applicant submitted a Planned Unit Development (File No. PUD-23-001) in conjunction with a Development Plan (File No. PDEV23-018) to construct a 2-story multi-tenant commercial building; and

WHEREAS, the Project site is located within the Downtown Mixed-Use District of the Policy Plan (general plan). The Policy Plan specifies that the Downtown Mixed-Use District is to be implemented through the approval of an Area Plan or Planned Unit Development (“PUD”) prior to the development of properties within the District. In compliance with this requirement, the Applicant has submitted the Monterey Avenue Planned Unit Development (included as Attachment “A” of this Ordinanace), which is consistent with this vision, and goals and policies of the Policy Plan; and

WHEREAS, the specific purpose of the Planned Unit Development is to secure a fuller realization of the Policy Plan than would otherwise 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, high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs; and, 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 as the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA (CEQA Guidelines Section 15061(b)(3)); 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 22, 2025, 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. PC25-031, recommending the City Council approve the Application; and

WHEREAS, on September 2, 2025, 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 exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the "common sense exemption" (also known as the "general rule exemption") that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

(3) The determination of CEQA exemption reflects the independent judgment of the City Council.

SECTION 2: ***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.

(1) 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 City Council, 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 3: ***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 and 2, above, the City Council hereby concludes as follows:

(1) ***The proposed Planned Unit Development 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

Project is consistent with Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Section 1.1, The Ontario Plan Objectives of the Planned Unit Development, describes the manner in which the Planned Unit Development complies with the Policy Plan goals and policies.

(2) ***The proposed Planned Unit Development, 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 has required certain changes, which have been established to ensure that: [i] the purposes of the Planned Unit Development 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.

(3) ***In the case of an application affecting specific property(ies), the proposed Planned Unit Development, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The Planned Unit Development area is situated in Ontario's downtown and is adjacent to residential and commercial land uses and development. The surrounding development supports the objective of the Planned Unit Development to further commercial and residential mixed-use development. The Project will not affect the harmonious relationship with adjacent properties and land use.

(4) ***In the case of an application affecting specific property(ies), 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 Planned Unit Development, a thorough review and analysis of the proposed Project and the subject site's physical suitability for the 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. Based upon this review and analysis, the subject site has been deemed physically suitable, including but not limited to parcel size, shape, access, and availability of utilities, for the proposed Planned Unit Development and the proposed development.

(5) ***The proposed Planned Unit Development is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The Planned Unit Development will establish minimum

building setbacks, parking and open space requirements, allow on-street parking, and establish a planting palette. These standards in the Planned Unit Development will facilitate the development of a 2-story multi-tenant commercial building, related parking facilities and landscaped areas. The proposed Planned Unit Development will allow for subsequent development that is superior to that which could be obtained through the application of the Development Code by itself.

SECTION 4: ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the City Council hereby APPROVES the herein described Planned Unit Development, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 5: ***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 6: ***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 7: ***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 8: ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 9: ***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 16th day of September, 2025.

_____
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 September 2, 2025 and adopted at the regular meeting held September 16, 2025 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 _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

File No. PUD23-001,
Monterey Avenue Planned Unit Development

(Document follows this page)

Monterey Avenue

PLANNED UNIT DEVELOPMENT

File Number: PUD23-001

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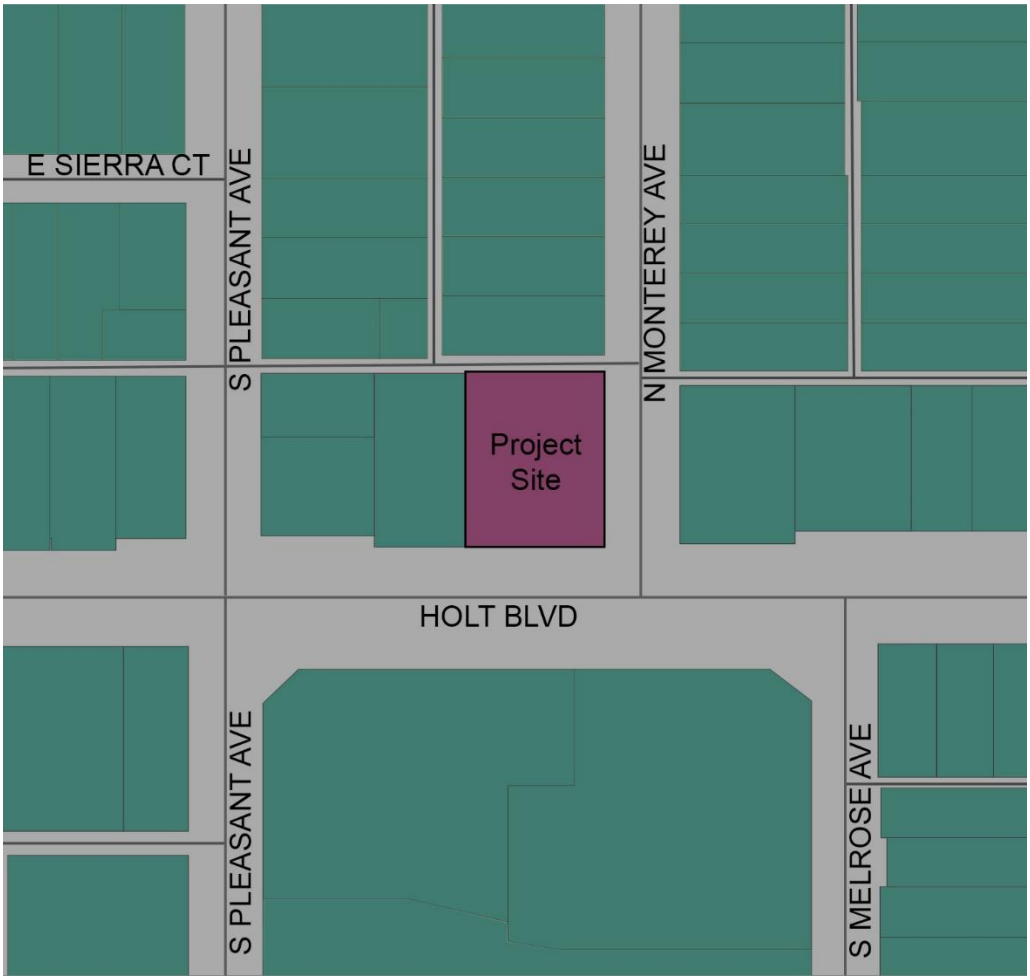
1. INTRODUCTION

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 one block area bounded by Holt Boulevard on the south, Monterey Avenue on the east, alley way on the north, and existing residential block on the west (see Exhibit 1-1, Project Location Map), as a potential high quality commercial development on this corner lot that faces Holt Boulevard and Monterey Avenue. Planned Unit Development (PUD) of 111 N. Monterey Ave. 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 will rely on this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives.

Exhibit 1-1: Project Location Map



2. OBJECTIVES

2.1 THE ONTARIO PLAN (TOP) OBJECTIVES

The Ontario Plan Policy Plan (General Plan) designates the project area as Downtown Mixed Use/ Holt Boulevard District for the parcels that face Holt Boulevard and Monterey Avenue.

PUD of 111 N. Monterey Avenue 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
   DISTINCTIVE DEVELOPMENT

   Commercial and Residential Development
   A reputation for being good for business to work with while still satisfying broader community interests.
   Development Quality
   Superior quality and design of the built environment and open spaces through careful attention to detail at every scale, including public and private spaces and structures.
   Public Safety
   A level of security and public safety that exceeds conventional standards, generates a sense of security throughout the community, and establishes Ontario as one of the safest medium-sized cities in the nation.

2. Policy Plan
   LANDUSE

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

   COMMUNITY DESIGN

   Goal- A goal of community design is to achieve 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.

CD2-5 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.

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.

3. City Council Priorities

Invest In The Growth And Evolution Of The City's Economy.

2.2 CENTER CITY REDEVELOPMENT PLAN OBJECTIVES

- Encourage development of a high intensity, multi-use central business district and surrounding neighborhoods that maximize the economic productivity of the commercial areas and maximize the housing opportunities of the residential areas.
- Apply innovative mixed use urban design that maintains a flexible approach to allow for changing opportunities over a long-term, phased revitalization effort.
- Create a healthy and exciting urban environment, with the ability to work, live, shop and play within a small area, combine daytime and nighttime use and conserve energy and resources through mixed use development
- Cluster activity centers within walking distance of each other, supported by a pedestrian network that provides an enjoyable pedestrian flow

2.3 PUD DISTRICT PURPOSE AND OBJECTIVES

The purpose of the Monterey Avenue Planned Unit Development (PUD) District 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, mixed-use, high intensity projects 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 Center City Redevelopment Project area.

- Promote flexibility and innovative design of more intense urban development to provide efficient use of space and preserve significant natural, scenic and cultural features of a site.
- Achieve high density residential developments, mixed use developments, and diversity of housing types, while maintaining high quality in design and construction.
- Encourage clustering of structures to preserve a maximum amount of continuous open space.
- Maintain the integrity of existing Tier I, Tier II historic structures and the historic downtown setting.
- Contribute to the revitalization of downtown and enhancement of the unique character of the downtown streetscape and if applicable, implement the Downtown Ontario Design Guidelines.

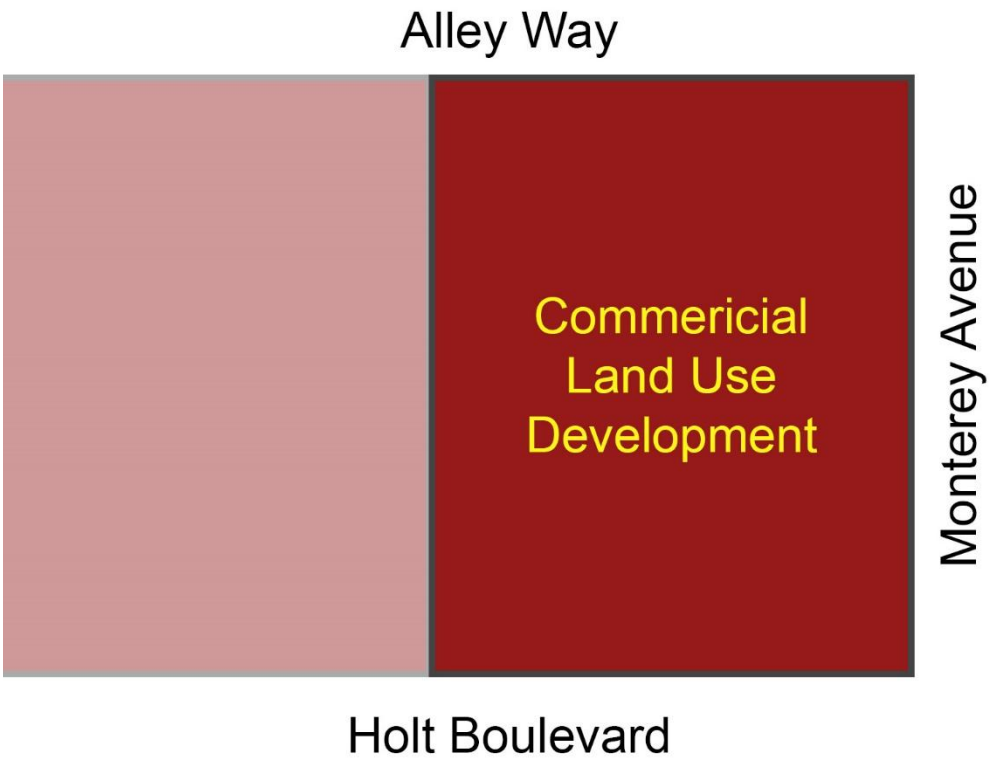
3. LAND USE PLAN

A single land use development (district) is established within the project limits, as shown in Exhibit 2-1, Land Use Plan, and as described below.

3.1 COMMERCIAL USE

The project area encompasses single land use designation. The property located at the corner of Holt Boulevard and Monterey Avenue will be characterized by offices &Services/commercial uses that recognize their location in close proximity to the downtown area.

Exhibit 3-1: Land Use District Map



3.2 ALLOWED USES

The Monterey Avenue PUD defers to existing allowed land uses, activities, and facilities for those parcels located within the boundaries of the LUA-3 (Holt Boulevard) sub-district of the MU-1 (Downtown Mixed Use) zoning districts established in the Ontario Development Code, with the below exceptions listed in Table 3: Prohibited Uses. Details and full descriptions of specific land uses, activities, and facilities within each land use category are found in the Ontario Development Code Section 5.01 Land Use Matrix; definitions are included in Division 9.01 (Definitions) of the Ontario Development Code.

TABLE 3-1: Prohibited Uses

- Medical Offices
- Outpatient Centers, Laboratory Testing Services, Home Healthcare Services, and Community Clinics

4. DEVELOPMENT REGULATIONS

4.1 Density/ INTENSITY

Within the MU-1 zoning district, residential development shall range from a minimum allowed density of 25 dwelling units per acre, to a maximum allowed density of 75.0 dwelling units per acre. Commercial-retail and/or office development shall not exceed 2.0 FAR. Floor Area Ratio is calculated by dividing the building square footage by the net lot.

4.2 BUILDING HEIGHT

The buildings within the MU-1 zoning districts shall be a maximum of 35 feet in height for commercial development in order to be in scale to the existing development in the downtown area.

4.3 SETBACKS

TABLE 4-1: Minimum Setbacks

Property Line	Holt Blvd.	Monterey Ave.	Alley Way	Western Interior Side Property line
Primary Building	10 FT	10 FT	5 FT	5 FT
Off-street Parking stalls	10 FT	10 FT	5 FT	5 FT
Any mechanical equipment	10 FT	10 FT	5 FT	5 FT
Ancillary structures (trash enclosure, etc.)	10 FT	10 FT	5 FT	5 FT

Street front and side setbacks within the Mixed Use district shall be maintained at a minimum of 10 feet along Holt Boulevard, and Monterey Avenue. Interior side setbacks shall be maintained at a minimum of 5 feet are required. All setbacks shall be measured from the ultimate property lines after all dedications to develop streets to the ultimate right-of-way width. Placement of buildings, structures, fences, walls, utility facilities, yards, etc. will be based on the street rights-of-way and property line dimensions.

4.4 ACCESS

Along Monterey Avenue one access driveway, limited to right-in and right-out turning movements, is allowed. The drive access on Monterey Avenue must be located a minimum of City allowable distance north of Holt Boulevard.

Distance from the intersecting streets shall be measured from the end of the curb return to the centerline of the driveway.

4.5 LANDSCAPING

A conceptual landscape plan shall be submitted with Development Plan within PUD area of 111 N. Monterey Ave. A minimum of 18% of the site shall be landscaped. The plan shall specify all landscape and hardscape elements for the development plan site and indicate how the improvements will coordinate with the other sites within the PUD. The landscape plans shall show the location of all ground mounted utility structure such as transformers, back flow prevention devices, trash enclosures, and HVAC equipment and indicate the methods for screening these items. All utility structures and equipment shall be screened from view of the public streets and adjacent development.

Water conservation shall 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 shall be used to reduce heat gain on buildings, paving and parking areas. The plan shall identify all existing trees on site and preserve them where possible. The landscape design shall meet the requirements of the Landscape Development Standards and shall create well-functioning spaces within a sustainable design.

Within the entire PUD area, the parkways shall be installed adjacent to the curb with the public sidewalk located adjacent to the property line. Parkway landscaping and irrigation within the public right-of-way shall be installed and maintained by each development. Trees along street frontages shall comply with the variety, size, and spacing as directed by the City of Ontario Master Street Tree Plan. Holt Boulevard shall include a 13.4-ft landscaped raised median with irrigation. In addition, on Holt Boulevard the 10.5 feet of right-of-way in back of the curb shall be developed as parkway and sidewalk.

4.6 EQUIPMENT SCREENING

All roof mounted and ground mounted equipment shall be fully screened from view of the public street and adjacent developments. The location of items shall be designed to allow screening with landscape materials, walls, architectural features, parapet walls, etc. Screening shall be designed to be integrated into the design of the project.

4.7 FENCES AND WALLS

Fences and walls within the project area shall be made of decorative materials which are compatible with the overall architectural character of the development within the PUD area. All fences and walls shall be in scale with the development to fulfill such needs as screening and security.

Fences, walls and hedges within the project area shall comply with Engineering Corner Sight Distance Standards and other applicable standards. All decorative walls, monuments and/or other similar features shall not encroach into the public street right-of-way.

Within the Commercial land use district walls shall be limited to a maximum of 3 feet in height within any front yard area. Interior or rear walls shall be a maximum of 6 feet in height.

Walls shall be coordinated with the architecture of the building with such features as finish material, reveal lines, trim, etc.

5. CIRCULATION AND PARKING

5.1 VEHICLE CIRCULATION

The developers of the PUD site shall be responsible for improving Holt Boulevard, Monterey Avenue and alley way. Monterey Ave. and alley way will provide vehicular access to the site. On-site circulation will be provided via reciprocal access driveways. The driveways will provide connections between properties and to the public streets and shall be shared by all properties within the PUD. Monterey Avenue shall be restricted to right-in/right out access only once the West Valley Connector Project raised median is constructed along Holt Boulevard.

5.2 PEDESTRIAN CONNECTIONS

Pedestrian connections shall be provided to each building from the public street within the PUD site. The Commercial land use district will also provide pedestrian pathways to connect all of the commercial development. As the entire PUD area will have reciprocal parking, pedestrian connections shall be provided to all parking areas.

5.3 MASS TRANSIT

The San Bernardino County Transportation Authority (SBCTA), in cooperation with the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana, is currently constructing a 35-mile-long bus rapid transit (BRT) system referred to as the West Valley Connector Corridor (WVCC) project. The WVCC is the first stage of the San Bernardino County Zero-Emission Bus Initiative and second BRT route in San Bernardino County. The purpose of the BRT is to decrease travel times and improve the existing public transit system within the corridor by linking major destinations along the route such as the Ontario Convention Center, Ontario Mills shopping/entertainment complex, and Victoria Gardens, and connecting the Ontario International Airport (ONT) to the Metrolink San Bernardino Line in Rancho Cucamonga, as well as to the Riverside Line in Pomona.

Upon completion of construction, the WVCC will include up to 60 station platforms at 33 locations/major intersections that will be operated by Omnitrans, a public transit agency that serves the San Bernardino Valley. The future WVCC will have stations along Holt Boulevard at Lemon Avenue and Campus Avenue.

5.4 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. The ultimate widths for the rights-of ways surrounding the PUD are as follows:

Holt Boulevard 104 feet – 60 feet from south of centerline to right of way, 44 feet from north of centerline to right of way. (Per SBCTA West Valley Connector Project Plans).

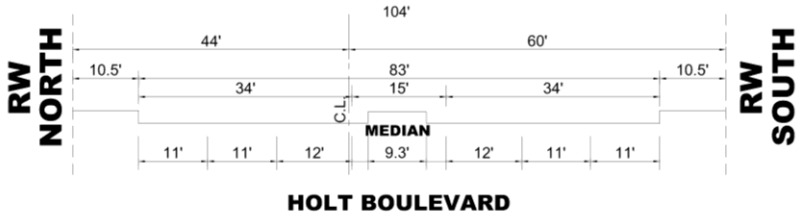
Monterey Avenue 60 feet – 30 feet half width

Alley way 13 feet – 6.5 feet half width

5.5 PUBLIC RIGHT-OF-WAY IMPROVEMENTS

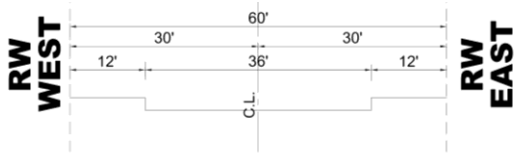
The public right-of-way shall be improved with each proposed development. The width of the right-of-way shall comply with the sections in Exhibit 5-1. The public right-of-way improvements required are to include, but are not limited to the following: street pavement, curb & gutter, parkway landscaping, parkway irrigation, raised landscape median with irrigation on Holt Boulevard, 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. Improvements along the street frontage for the entire block may be required at the time of development plan review.

* Exhibit 5-1: Right-of-Way Sections

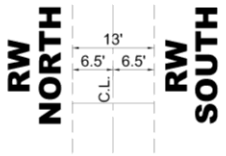


HOLT BOULEVARD

* Based on approved SBCTA West Valley Connector Project Plans



MONTEREY AVENUE



ALLEY WAY

5.6 INFRASTRUCTURE

The existing water lines in Holt Boulevard and Monterey Avenue are sufficient. Water service for the PUD site will be served by the existing water main in Monterey Avenue. The existing wastewater lines are in Holt Boulevard and north Alley Way. Wastewater flows for the PUD will be designed to use existing sewer lines in Holt Boulevard. The developments within the PUD shall be designed and constructed to accommodate the use of recycled water and shall connect to recycled water when it becomes available.

On-site stormwater drainage facilities shall be provided to capture and infiltrate a 2-yr, 24-hour storm event, consistent with the San Bernardino County Stormwater Program's Water Quality

Management Plan (WQMP) requirements for new development projects. Stormwater capture and infiltration facilities may include the utilization of vegetated swales, depressed landscaped basins, pervious concrete pavement or underground stormwater retention/infiltration vaults. All building roof and paved area runoff shall be directed into depressed landscaped swales, trenches or basins, within the development, in order to comply with the requirement to capture and infiltrate the 2-yr, 24-hour storm event runoff. On-site stormwater drainage facilities shall also partially detain the post development 100-yr storm event peak flow, per City Guidelines and Standards. This site does not have an adequate, existing drainage facility.

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 County Area- Wide MS4 Permit Certified Trash Treatment/ Pretreatment Devices shall be included in the BMP Design and Construction.

All utility lines (electric, communications, TV, etc.) along Holt Boulevard will remain underground. Existing overhead utility lines along alley way may remain. Existing overhead utility lines on-site shall be under-grounded at or before the time of development by the developer or property owner.

Street lighting shall be installed along the public right-of-way of Monterey Avenue in accordance with City of Ontario Standards. Street lighting shall be installed along the public right-of-way of Holt Blvd in accordance with City of Ontario Standards and per SBCTA West Valley Connector Projects Plans.

5.7 PARKING

Parking shall be provided on-site at the rates listed below in Table 5-1: Parking Requirements and required by the City of Ontario Development Code. Open parking for the entire PUD project area shall be reciprocal.

On-street parking may be allowed on Monterey Avenue only. Monterey Avenue is a public street and will not be designated for guest parking. No street parking will be allowed on Holt Boulevard. On-street parking may not be used to meet the requirements for on-site parking as indicated in the Development code.

TABLE 5-1: Parking Requirements

Land Uses, Activities and Facilities	**No. of Parking Spaces Required**
General Retail	4 spaces per 1,000 SF (0.004/SF) of GFA
General Business Offices	4 spaces per 1,000 SF (0.004/SF) of GFA
Personal Care Services	4 spaces per 1,000 SF (0.004/SF) of GFA

6. DESIGN GUIDELINES

6.1 BUILDING ORIENTATION AND STREETSCAPES

The Commercial buildings shall give the appearance of being oriented towards Holt Boulevard and Monterey Avenue with entry elements, interesting architecture, enhanced materials, and pedestrian scale to provide connection between the development and the street. The building entries may be located on the street frontage of building with connection to path of travel extended to Holt Boulevard and Monterey Avenue so long as strong pedestrian connection is maintained through wide walkways, enhanced pavers, plazas, appropriately scaled lighting and/or other similar features. Rear entrances in parking lot, should be secondary in nature. The street sides of the buildings should be architecturally enhanced along Holt Boulevard and Monterey Avenues to provide a quality appearance from the street.

6.2 ARCHITECTURAL CHARACTER

Due to the size and scale of the PUD project area, virtually most sides of the buildings will be visible from the public street, common access drives, common parking areas or adjacent parcels with commercial uses. As such the architectural treatments should be carried around to the visible portions of all sides of the buildings. All towers or raised elements should be fully finished on all sides to appear as 3 dimensional features.

The architecture for the buildings should feature enhanced materials such as natural stone, or tile should be used as a base treatment and to highlight architectural features such as columns, arches or popped-out tower elements. All enhanced materials shall terminate at logical points, such as an interior corner, and shall incorporate cap treatments to provide a transition between materials.

6.3 MATERIALS AND COLOR

Durable high-quality materials shall be used at pedestrian level. Foam features, trim, or similar materials are not allowed at pedestrian level due to the lack of durability and failure to maintain a quality appearance over time.

The color scheme for developments within the PUD should be taken from an earth-tone palette in order to blend and coordinate the various architectural features of the buildings to provide a cohesive appearance.

6.4 SIGNS

Signs shall comply with the requirements of the City of Ontario Development Code and shall be coordinated through a comprehensive sign program.

6.5 SERVICE FACILITIES

Service facilities such as trash enclosures and yard areas shall be designed, located and oriented to have a minimal visual impact on the development within the PUD area. Trash enclosures shall be placed away from common property lines shared with sensitive uses, such as residential.

Trash enclosures shall be designed to coordinate with the architecture, colors and materials of the style of the development and shall be located to provide adequate access for trash pickup without encroaching on access drives or landscaped areas. Trash enclosures shall be designed and constructed with a solid roof cover which shall also be designed to match the architecture of the development.

7. HISTORIC PRESERVATION

7.1 HISTORIC BACKGROUND

The one block area that comprises the PUD established by this document is not located within the City's Historic Downtown District. However, the property was part of the potential Parkside Addition Historic District. During the late 1990s, the potential historic district was evaluated using a windshield survey, establishing the boundary that exists today. The district is comprised of primarily single and multi-family dwellings constructed during the 1920s-1940s, and the commercial buildings along Holt Boulevard. Some areas retain the original rock curb, but most of the curbs have been replaced with standard concrete curb. Many of the buildings in the potential district have been substantially altered and consequently, were removed by the HPSC from the Ontario Register of Historic Resources in November 2008. The potential district has not been reevaluated since that time.

On July 9, 2020, under Ontario Register Eligibility Review For File No. PHP20-009, The Historic Preservation Subcommittee approved the case, determining that the house and property did not meet landmark eligibility requirement as contained in Section 4.02.040 of the Ontario Development Code. This property will be removed from the Ontario Register of Historic Resources.

The east Holt Boulevard section of the potential historic district was originally developed with residences in the early 1900s when Holt Boulevard (A Street) was a 2-lane dirt road also known as the Ocean to Ocean Highway. Commercial uses were introduced in the 1920s when A Street because a 4-lane higway. The 1950s saw of A Street to Holt Boulevard, and a shift further away from residential to more automotive related and commercial uses. The remaining buildings on the subject site are not thematically related and commercial uses. The remaining buildings on the subject site are not thematically related to the residential to the north and do not contribute to the potential Parkside Addition Historic District.

7.2 EXISTING HISTORIC STRUCTURES

The project site has existing residence & garages and does not contain any historic resources. However, there are four historic properties located adjacent to west, southeast and southwest of the project area. These properties are follows:

- 541 E. Holt Blvd. (Lerch House, Tier II);
- 545 E. Holt Blvd. (Bungalow Court. Tier III); and

The development of the project area will not directly impact the surrounding historic resources. Subsequently, the purpose the PUD is to guide development within this area and ensure that the proposed development of the project site is sensitive to the location and the historic surroundings. Therefore, any new infill development shall comply with the following development standards:

- All structures shall be compatible with the scale and massing of the surrounding historic structures.

- All structures (if feasible) should be oriented to directly front onto Holt Blvd., with parking lots oriented away from the street or behind the structures.
- Lighting should be consistent with the lighting designs of the Downtown Ontario Design Guidelines.

8. ADMINISTRATION

8.1 ITEMS NOT ADDRESSED IN PUD

Any terms, requirements, or regulations not addressed within the PUD document shall be governed by the City of Ontario Development Code, the regulations of the General Commercial and General Industrial zones and City Standards.

8.2 DEVELOPMENT APPLICATIONS

Development Plans for the development of each individual parcel within the PUD area, along with fees and other required items, shall be submitted for review and approval per the requirements contained in Article 8 of the City of Ontario Development Code and the General Application.

8.3 ADMINISTRATIVE EXCEPTIONS

Deviation from the development standards set forth in this document may be granted up to a maximum of 10 percent by the Zoning Administrator. Any deviation that is greater than 10 percent shall require Variance approval.

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **PUBLIC HEARINGS**
Department: Planning Prepared By: Robert Morales Staff Member Presenting: Rudy Zeledon, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 12

SUBJECT: **A PUBLIC HEARING TO CONSIDER FILE NO. PUD23-003, A PLANNED UNIT DEVELOPMENT ON 2.07 ACRES OF LAND LOCATED AT 1389 EAST HOLT BOULEVARD**

RECOMMENDATION: That the City Council introduce and waive further reading of an Ordinance Approving File No. PUD23-003, the Holt Residential Planned Unit Development, establishing development standards, design guidelines, and infrastructure requirements to facilitate a residential development at 1389 East 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. The proposed Holt Residential Planned Unit Development (PUD) establishes development standards and guidelines to facilitate the development of residential units. Implementation of the PUD would result in an increase in property taxes from future residential development and the one-time payment to the City for plan check fees and development impact fees.

BACKGROUND & ANALYSIS: On July 6, 2023, JWDA-MS ARCHITECTS filed a Planned Unit Development application (File No. PUD23-003).

The Project site consists of 2.07 acres of land located at 1389 East Holt Boulevard, at the northwest corner of Holt Boulevard and Imperial Avenue, within the MU-6 (East Holt Mixed Use) zoning district. The site is currently vacant and undeveloped. The property is situated along the Holt Boulevard corridor, a key urban revitalization area identified in The Ontario Plan ("TOP") 2050 Vision, intended to support higher-intensity, mixed-use infill development and improved transit connectivity.

The Project site is generally surrounded by a mix of residential, commercial, and light industrial land uses. Properties to the north include single-family residential homes, while parcels to the east across Imperial Avenue are developed with mobile home units. To the south across Holt Boulevard,

land uses consist of automotive-related uses and commercial uses. Properties to the west include residential and commercial uses. The site is also located within proximity to areas identified for transit-oriented development under the City's long-range planning efforts.

The Policy Plan states that the Mixed-Use Holt Corridor must be implemented through the approval of a Planned Unit Development before any property development occurs. In compliance with this requirement, the Applicant has submitted the Holt Residential Planned Unit Development (included as Attachment A to the Ordinance), which is consistent with this vision, goals, and policies of the Policy Plan.

Key components of the Holt Residential Planned Unit Development include the following:

- **Land Use and Development Regulations** — The MU-6 (East Holt Mixed-Use) zoning district allows for residential development at a density of 14 to 40 dwelling units per acre. Consistent with the MU-6 zoning and The Ontario Plan ("TOP") land use designation of Mixed Use – Holt (MU-Holt), the Holt Residential Planned Unit Development (PUD) allows for multiple-family residential development within this density range and establishes standards for building height, setbacks, open space, and site layout. The PUD is intended to facilitate compact, walkable infill housing that complements the urban form, scale, and character of the Holt Boulevard corridor.
- **Landscaping** — The PUD establishes guidelines for landscaping that promote the use of "California-friendly" and drought-tolerant plant materials consistent with water-efficient design principles. Landscaping is intended to enhance the overall character of the development, complement architectural styles, and provide screening for utility equipment, trash enclosures, and parking areas. A landscape and irrigation plan is required prior to the issuance of building permits and must comply with applicable City standards.
- **Parking and Circulation** — The PUD requires compliance with the parking, loading, and lighting provisions of the City of Ontario Development Code (Division 6.03) and applicable provisions of State Density Bonus Law. Resident parking is accommodated on-site within enclosed two-car garages. As permitted under State law, the Project is subject to reduced parking ratios consistent with Density Bonus provisions. Internal circulation is provided through a private drive aisle that connects directly to Holt Boulevard and Imperial Avenue, ensuring safe and efficient access throughout the site.
- **Access to Mass Transit** — The Project is located along the Holt Boulevard Bus Rapid Transit (BRT) Corridor, with an existing westbound Omnitrans Route 61 bus stop directly in front of the site.
- **Architectural Character** — The PUD requires a modern interpretation of the Spanish colonial style to enhance the overall character of the Holt Boulevard corridor. Building design will incorporate high-quality elements such as varied rooflines composed of gabled forms with s-profile terracotta tiles, stucco finishes, recessed windows, and decorative detailing to create visual interest. The PUD requires the use of at least 3 different materials and a combination of light and dark colors to provide contrast across the building elevations. Windows will be recessed, and decorative light fixtures will be consistent with the Spanish colonial character. Parapet walls and other architectural features conceal rooftop equipment

from public view.

On August 26, 2025, the Planning Commission conducted a public hearing to consider the project and concluded the hearing on that date. After considering all public testimony on the application, the Planning Commission voted (5-0) approving the Development Plan (File No. PDEV23-019) application to facilitate construction of 50 multiple-family units and recommended that the City Council approve a Resolution for the Holt Residential Planned Unit Development.

HOUSING ELEMENT COMPLIANCE: 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, principles, goals, and policies of the Housing Element.

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 ONT 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. 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 City Council, 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.

ENVIRONMENTAL REVIEW: The Project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15332 (Class 32 – Infill Development Projects) of the CEQA Guidelines. The Project qualifies as infill development because it is consistent with the applicable general plan and zoning designation, occurs within city limits on a site less than five acres substantially surrounded by urban uses, has no value as habitat for endangered species, would not result in significant effects related to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services.

CITY OF ONTARIO PLANNING DEPARTMENT

PLANNING COMMISSION AGENDA REPORT

August 26, 2025

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Email: PlanningDirector@OntarioCA.gov

FILE NOS: PUD-23-003 & PDEV23-019

SUBJECT: A public hearing to consider a Planned Unit Development (File No. PUD-23-003) to establish development standards and design guidelines for the project site in conjunction with a Development Plan (File No. PDEV23-019) for the construction of 50 multiple-family dwellings on approximately 2.07 acres of land located at 1389 East Holt Boulevard, within the MU-6 (East Holt Mixed Use) zoning district. **Submitted by JWDA-MS Architects. City Council action is required for File No. PUD-23-003.**

PROPERTY OWNER: David Liu

RECOMMENDED ACTION: That the Planning Commission adopt Resolutions for File Nos. PUD-23-003 and PDEV23-019, pursuant to the facts and findings contained in the staff report and attached Resolutions, and subject to the conditions of approval included in Attachment A.

BACKGROUND: On July 6, 2023, the Applicant submitted an application for a Planned Unit Development ("PUD") (File No. PUD-23-003) and a Development Plan (File No. PDEV23-019) for the construction of 50 multiple-family dwellings on approximately 2.07 acres of land located at 1389 East Holt Boulevard, within the MU-6 (East Holt Mixed Use) zoning district. Final approval of the Development Plan is contingent upon the City Council's adoption of the PUD for the Project site.

On July 21, 2025, the Development Advisory Board conducted a public hearing regarding the Development Plan and recommended that the Planning Commission approve File No. PDEV23-019.

PROJECT SETTING: The Project site consists of 2.07 acres of land located at 1389 East Holt Boulevard, at the northwest corner of Holt Boulevard and Imperial Avenue, within the MU-6 (East Holt Mixed Use) zoning district, which is depicted in Exhibit A: Project Location Map. The site is currently vacant and undeveloped, with no existing structures or active uses. The property is situated along the Holt Boulevard corridor, a key urban revitalization area identified in The Ontario Plan ("TOP") 2050 Vision, intended to support higher-intensity, mixed-use infill development and improved transit connectivity.

Case Planner:	Robert Morales
Planning Director Approval:	
Submittal Date:	July 6, 2023

Hearing Body	*Date*	*Decision*	*Action*
DAB	7/21/2025	Approval	Recommend
PC	8/26/2025	Approval	Recommend/ Final
CC	9/2/2025		Final

The Project site is generally surrounded by a mix of residential, commercial, and light industrial land uses. Properties to the north include single-family residential homes, while parcels to the east across Imperial Avenue are developed with mobile home units. To the south across Holt Boulevard, land uses consist of automotive-related uses and commercial uses. Properties to the west include residential and commercial uses. The site is also located within proximity to areas identified for transit-oriented development under the City's long-range planning efforts. The existing surrounding land uses, zoning, and Policy Plan (general plan) and specific plan land use designations are summarized in Table 1: Surrounding Zoning & Land Uses.

PROJECT ANALYSIS:

(1) Planned Unit Development (File No. PUD-23-003)

(a) Land Use and Development Regulations — The MU-6 (East Holt Mixed-Use) zoning district allows for residential development at a density of 14 to 40 dwelling units per acre. Consistent with the MU-6 zoning district and The Ontario Plan ("TOP") land use designation of Mixed Use – Holt (MU-Holt), the Holt Residential PUD allows for multiple-family residential development within this density range and establishes standards for building height, setbacks, open space, and site layout. The PUD is intended to facilitate compact, walkable infill housing that complements the urban form, scale, and character of the Holt Boulevard corridor.

(b) Landscaping — The PUD establishes guidelines for landscaping that promote the use of "California-friendly" and drought-tolerant plant materials consistent with water-efficient design principles. Landscaping is intended to enhance the overall character of the development, complement architectural styles, and provide screening for utility equipment, trash enclosures, and parking areas. A landscape and irrigation plan is required prior to the issuance of building permits and must comply with applicable City standards.

(c) Parking and Circulation — The PUD requires compliance with the parking, loading, and lighting provisions of the Development Code (Division 6.03) and applicable provisions of State Density Bonus Law ("SDBL"). Resident parking is accommodated on-site within enclosed two-car garages. As permitted under SDBL, the Project is allowed to reduced parking ratios consistent with Density Bonus provisions. Internal circulation is provided through a private drive aisle that connects directly to Holt Boulevard and Imperial Avenue, ensuring safe and efficient access throughout the site.

(d) Access to Mass Transit — The PUD supports development that is well-connected to public transit and encourages reduced automobile dependency through proximity to high-frequency transit corridors. The Project is located along the Holt Boulevard Bus Rapid Transit (BRT) Corridor, with an existing westbound Omnitrans Route 61 bus stop directly in front of the site. This location advances the City's goals for mixed-

use and transit-oriented development by providing future residents with enhanced mobility options and convenient access to regional transit service.

(e) Architectural Character — The PUD requires a modern interpretation of the Spanish colonial style to enhance the overall character of the Holt Boulevard corridor. Building design will incorporate high-quality elements such as varied rooflines composed of gabled forms with s-profile terracotta tiles, stucco finishes, recessed windows, and decorative detailing to create visual interest. The PUD requires the use of at least 3 different materials and a combination of light and dark colors to provide contrast across the building elevations. Windows will be recessed, and decorative light fixtures will be consistent with the Spanish colonial character. Parapet walls and other architectural features conceal rooftop equipment from public view.

(2) Development Plan (File No. PDEV23-019)

(a) Density Bonus — As part of the Development Plan application, the Applicant is requesting a density bonus for the Project. Pursuant to the Ontario Development Code Section 6.01.010 H (Residential Zoning Districts, Density Bonus and Other Incentives) and California Government Code Section 65915 (Density Bonuses and Other Incentives), applicants can request an additional density beyond what the local General Plan and Development Code permits. The SDBL applies to multiple-family projects that provide on-site affordable housing and provides for increased residential density, other incentives, concessions, and waivers.

The Project site is 2.07 acres and is currently vacant. The Applicant proposes to develop 50 residential units, together with associated parking and open space. Three of the units (i.e., 5 % of the total 50 units) are offered for sale at levels affordable to very-low-income households (i.e., households earning 30% to 50% of the area median family income). The Project's provision of 50 units, resulting in a density of 24.15 dwelling units per acre, is consistent with the TOP Mixed Use – Holt Boulevard Land use designation and aligns with the MU-6 (East Holt Mixed Use) zoning district.

While a density bonus is not required nor proposed to accommodate the planned number of units, the Project will provide 5% of its total units at affordability levels for very low-income households. This provision entitles the Project to one incentive or concession (Gov. Code Section 65915 (d)(2)(A)), an unlimited number of waivers (Gov. Code Section 65915(e)(1)), and reduced parking ratios (Gov. Code Section 65915(p)).

An incentive or concession is a reduction in development standards or modifications of zoning or architectural requirements, or any other regulatory incentive or concession proposed by the applicant, that results in identifiable and actual cost reductions to provide for affordable housing costs. The Applicant has not identified or proposed any incentives or concessions, although they have reserved the right to do so during the development review process.

In addition to any incentives or concessions, an applicant may request a waiver of any development standard that would have the effect of physically precluding the construction of a development at the density, or with the incentives or concessions permitted by the SDBL (Gov. Code Section 65915(e)(1)). A development standard includes any site or construction condition including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation (Gov. Code Section 65915(o)(2)).

The City can deny a waiver only in certain limited circumstances. The only reasons to deny a waiver are: (i) the waiver would have a specific, adverse impact on health or safety and there is no feasible way to mitigate or avoid the specific adverse impact; (ii) the waiver would have an adverse impact on any real property listed in the California Register of Historical Resources; or (iii) the waiver would be contrary to state or federal law (Gov Code Section 65915(e)(1)). Based on applicable State law, the Applicant is proposing the following waivers from the development standards of the Ontario Development Code and Holt Residential PUD:

- Reduce the need for decorative pavement in internal alleyways.
- Removal of guest parking stalls as the Project is compliant with parking requirements as defined in the SDBL (Government Code Section 65915(p)(1)).

Additionally, approval of the requested density bonus will require the Applicant to enter into an Affordable Housing Regulatory Agreement with the City. Conditions of Approval require the Applicant to enter into an Affordable Housing Agreement with the City for 3 Very Low Income Affordable Units prior to the issuance of building permits. The term of the Affordable Housing Agreement is 55 years.

(b) Site Design/Building Layout — The Project site is 2.07 acres in size and is located at the northwest corner of Holt Boulevard and Imperial Avenue. The site will contain 12 residential buildings, each containing between 3 and 5 attached townhome units. The buildings are arranged in a generally east-west orientation across the interior of the site, with garage access provided from a rear alley. Vehicular access is accommodated by one main drive aisle that also functions as a fire lane, ensuring adequate emergency access while supporting efficient on-site circulation.

Buildings located along Holt Boulevard and Imperial Avenue are oriented towards the street with individual pedestrian entries and landscape treatments that activate the public realm. This frontage condition is consistent with the East Holt Corridor's Community Design policies, which encourage residential buildings to front the street and provide "eyes on the street" to promote a safe, walkable, and human-scaled environment. The layout avoids driveway interruptions along Holt Boulevard, supporting the corridor's vision for continuous, tree-lined sidewalks and a more inviting pedestrian experience.

Internal buildings are accessed from a landscaped pedestrian pathway along the southern edge of the site, connecting Imperial Avenue to the interior of the development and reinforcing the corridor's goals for a complete and connected network. A shared open space area is located near the western boundary, providing a passive recreation opportunity and a buffer between the residential uses and the alley.

Each unit includes a private two-car garage with integrated trash storage screened by decorative gates. The overall site design supports the East Holt Corridor Place Type by introducing compact residential infill that contributes to corridor identity, supports transit access, and creates a cohesive development pattern compatible with long-range planning objectives.

(c) Site Access/Circulation — The Project site will have 2 access points. Primary vehicular access is provided by a 24-foot-wide drive aisle from Holt Boulevard, located along the southern edge of the site, which also functions as a fire lane and connects to garages and off-street parking areas serving all units. A secondary shared access point is provided from Imperial Avenue at the eastern edge of the site, allowing for additional ingress, egress, and emergency vehicle access. Both access points connect to the internal circulation system and support efficient site access while preserving the pedestrian-oriented frontages along Holt Boulevard and Imperial Avenue.

Pedestrian access is provided through individual walk-up entries fronting both Holt Boulevard along the southern edge of the site and Imperial Avenue along the eastern edge, activating the street frontages and enhancing visibility from the public realm. A landscaped pedestrian pathway runs along the western edge of the site, connecting Imperial Avenue to the interior buildings and providing a continuous pedestrian connection across the development. The circulation design supports the East Holt Corridor's vision for safe, accessible, and well-connected residential blocks that promote walkability and minimize conflicts between pedestrians and vehicles.

(d) Parking — The Project provides off-street parking in accordance with the SDBL (Government Code Section 65915(p)(1)), which limits parking requirements to a maximum of 2 spaces per unit for projects that include 3 bedrooms per unit. The Project includes 50 residential units, with 3 units reserved for very low-income households, and is therefore required to provide no more than 100 off-street parking spaces. The Project meets this requirement by providing 100 parking spaces and each unit includes an enclosed private two-car garage. A summary of the off-street parking calculations is included in the Technical Appendix, Table 3: SDBL Parking Requirement Summary.

(e) Architecture — The Applicant proposes a Transitional Spanish-inspired style utilizing the following treatments:

- Varied roofline made up of gabled forms with S-profile terracotta tiles;
- Roof elements are complemented by simple eave detailing and occasional shed roof projections;

- Neutral-toned stucco;
- Wood siding; and
- Dark metal accents.

(f) Landscaping — Perimeter landscaping is provided in the front, side, and rear yards. The Conceptual Landscape Plan includes California native and drought-tolerant plant species, such as Peppermint Tree, Raywood Ash, Western Sycamore, Sweet Bay, and Western Redbud. A variety of drought-tolerant groundcover species are incorporated throughout the planters and open space areas to provide visual continuity, reduce soil erosion, and support low-maintenance landscaping.

(g) Open Space/Amenities — Private open space is provided by first-floor courtyards in each residential unit, with each courtyard measuring at least 164 square feet and a minimum of 7 feet in any direction to ensure usable space. The required common open area is dispersed throughout the Project site in the form of passive landscaped areas. The design supports the Community Design Element's vision for the East Holt Corridor by providing human-scale, livable outdoor spaces that enhance the pedestrian realm and offer informal gathering opportunities. These landscaped areas contribute to a more comfortable, safe public environment, consistent with the Element's emphasis on neighborhood-scale open space, greenery, and visual relief along infill corridors.

(h) Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the Project. Furthermore, 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, biotreatment, and evapotranspiration. The PWQMP suggests the use of an infiltration chamber. Any overflow drainage will be conveyed to the public street by way of parkway drains and culverts.

PUBLIC NOTIFICATION: The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, notices were mailed to all owners of real property located within a minimum of 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

CORRESPONDENCE: As of the preparation of this Agenda Report, Planning Department staff has not received any written or verbal communications from the owners or occupants of properties surrounding the Project site or from the public in general, regarding the subject application.

AGENCY/DEPARTMENT REVIEWS: Each City agency/department has been provided the opportunity to review and comment on the subject application and recommend

conditions of approval to be imposed upon the application. At the time of the Resolution preparation, recommended conditions of approval were provided and are appended to the attached Resolutions as Attachment A.

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 ONT 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. As the recommending body for PUD-23-003 and the decision-making body for File No. PDEV23-019, the Planning Commission 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 Planning Commission 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.

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

- 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).

(2) Vision

Distinctive Development that integrates our varied and diverse focal points, districts, centers, corridors, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.

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.

- A demonstrated ability to attract housing in pursuit of our acknowledged responsibility to balance housing with the job growth that drives our quality of life.

- Distinctive and well-maintained neighborhoods that offer exceptional variety in lifestyles, with convenient access to schools, recreation and cultural facilities, places of worship, places of employment and shopping.

Development Quality

- Unique and authentic districts, centers, and corridors of varied scales that establish Ontario as one of the most vital and diverse locales in Southern California.

- Superior quality and design of the built environment and open spaces through careful attention to detail at every scale, including public and private spaces and structures.

(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.

- G1-1 Consistency with Policies. We require that staff recommendations to the City Council be consistent with adopted City Council Priorities (Goals and Objectives) and The Policy Pan.

- 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 LU-1 Balance: 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.

- LU-1.1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.

- LU-1.6 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.

Housing Element

Goal H-2 Housing Supply & Diversity: 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.

- H-2.1 Corridor Housing. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally, and aesthetically suited to corridors.

- H-2.5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

- H-2.6 Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Community Economics Element:

Goal CE-1 Complete Community: A complete community that provides for all incomes and stages of life.

- CE-1.1 Jobs-Housing Balance. We pursue improvement to the Inland Empire's balance between jobs and housing by promoting job growth that reduces the regional economy's reliance on out-commuting.

- CE-1.6 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

encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.

Goal CE-2 Placemaking: A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.

- CE-2.1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

- CE-2.2 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.

- CE-2.4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

- CE-2.5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Community Design Element

Goal CD-2 Design Quality: A high level of design quality resulting in neighborhoods, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.

- CD-2.1 Quality Building Design and Architecture. We encourage all development projects to convey visual interest and character through:

    1. Building volume, massing, and height to provide context-appropriate scale and proportion;

    2. 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

    3. Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.

- CD-2.5 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.

- CD-2.9 Landscape Design. We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- CD-2.10 Parking Areas. We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:

    1. Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.

- CD-2.13 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 CD-3 Urban, Mixed Use, and Transit-Oriented Place Types: 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.

- CD-3.1 Unique Identity. We promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.

- CD-3.2 Comfortable, Human-Scale Public Realm. We require that public spaces, including streets, parks, and plazas on both public and private property be designed to maximize safety, comfort and aesthetics and connect to the citywide pedestrian, vehicular, and bicycle networks.

Goal CD-5 Protection of Investment: A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects property values and encourages additional public and private investments.

- CD-5.1 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.

- CD-5.2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: The Project site is identified in the Housing Element Sites Inventory (Tables B-1 and B-2 of the Housing Element Technical Report) as accommodating up to 23 lower-income units (very low and low) and 23 moderate-income units. The Project proposes 3 very low-income units, which is fewer than the number identified in the Housing Element for this site.

However, the City currently maintains a surplus of Housing Element sites sufficient to accommodate the shortfall. Specifically, the City has an overall excess capacity of 230 lower-income units and 514 moderate-income units. Therefore, the reduction in affordable unit yield on this site will not impact on the City's ability to meet its RHNA obligations or Housing Element goals. The Project remains consistent with the Housing Element's overall strategy and does not compromise the adequacy of the site inventory.

ENVIRONMENTAL REVIEW: The proposed Development Plan 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 all 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 and regulations*. The proposed Project is located within the Mixed Use – Holt Boulevard land use designation of the Policy Plan Land Use Map, and the MU-6 (East Holt Mixed Use) zoning district. The proposed Project is consistent with all applicable general plan policies, as well as with the MU-6 (East Holt Mixed Use) zoning district and applicable Holt Residential PUD, and 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, covering approximately 2.07 acres of land. To the north, there are single-family residential homes, while the parcels to the east, across Imperial Avenue, are developed with mobile home units. To the south, across Holt Boulevard, the area consists of automotive-related commercial businesses and retail storefronts. Properties to the west include both residential and commercial uses.

(c) *The Project site has no value as habitat for endangered, rare, or threatened species*. The site is currently vacant and lacks any wildlife, making it unsuitable as a habitat for endangered, rare, or threatened species. Furthermore, the site is not indicated on any federal or state designation maps. Surrounding developments include various types of properties: to the north, there are single-family residential homes; to the east, across Imperial Avenue, there are mobile home units; to the south, beyond Holt

Boulevard, there are automotive-related businesses and retail storefronts; and to the west, the area features a mix of residential and commercial properties.

(d) *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality*. The proposed residential development is similar to, and of no greater impact than other allowed uses and development projects within the MU-6 (East Holt Mixed Use) zoning district.

(e) *The site can be adequately served by all required utilities and public services*. All necessary wet and dry utilities are available for the Project site.

TECHNICAL APPENDIX:

Table 1: Surrounding Zoning and Land Uses

	Existing Land Use	*Policy Plan Designation*	*Zoning Designation*	*Specific Plan Land Use*
Site	Vacant	Mixed Use - Holt (MU-Holt)	MU-6 (East Holt Mixed Use)	Not Applicable
North	Single Family Residence	Mixed Use - Holt (MU-Holt)	MU-6 (East Holt Mixed Use)	Not Applicable
South	Automotive Retail	Business Park (BP): 0.60 FAR	BP (Business Park)	Not Applicable
East	Mobile Homes	Mixed Use - Holt (MU-Holt)	MU-6 (East Holt Mixed Use)	Not Applicable
West	Vacant	Mixed Use - Holt (MU-Holt)	MU-6 (East Holt Mixed Use)	Not Applicable

Table 2: General Site & Building Statistics

Item	*Required Min./Max.*	*Provided (Ranges)*	*Meets Y/N*
Project area (in acres):	N/A	2.07 AC	Y
Maximum project density (dwelling units/ac):	14-40 DU/AC	24.15 DU/AC	Y
Front yard setback (in FT):	10'-0"	26'- 8"	Y
Side yard setback (in FT):	5'-0"	10'-0"	Y
Rear yard setback (in FT):	5'-0"	16'-5"	Y
Parking setback (in FT):	N/A	N/A	Y
Maximum height (in FT):	75'-0"	37'-5"	Y
Open space – private:	3,000 SF	8400 SF	Y
Open space – common:	12,500 SF	18,558 SF	Y

Table 3: Parking Summary

Type of Use	*Number of Units*	*Parking Ratio*	*Spaces Required*	*Spaces Provided*
Multiple Family Residential	50 Units	2.0 spaces per unit (3-bedroom units per SDBL)	100	100
TOTAL	**50**		**100**	**100**

Table 4: Dwelling Unit Statistics:

Unit Type	*Unit Size (in SF)*	*No. Bedrooms*	*No. Bathrooms*	*Private Open Space (in FT)*
TYPE A	1,410	3	3	60 SF
TYPE B	1,410	3	3	60 SF

Exhibit A: PROJECT LOCATION MAP

Exhibit B: SITE PLAN

Exhibit C: Perspective

Exhibit D: ELEVATIONS

IMPERIAL AVE EAST ELEVATION

5 UNIT FRONT ELEVATION SIDE ELEVATION REAR ELEVATION

HOLT BLVD SOUTH ELEVATION

3 UNIT ELEVATION SIDE ELEVATION REAR ELEVATION

4 UNIT ELEVATION SIDE ELEVATION REAR ELEVATION

Exhibit E: LANDSCAPE PLAN

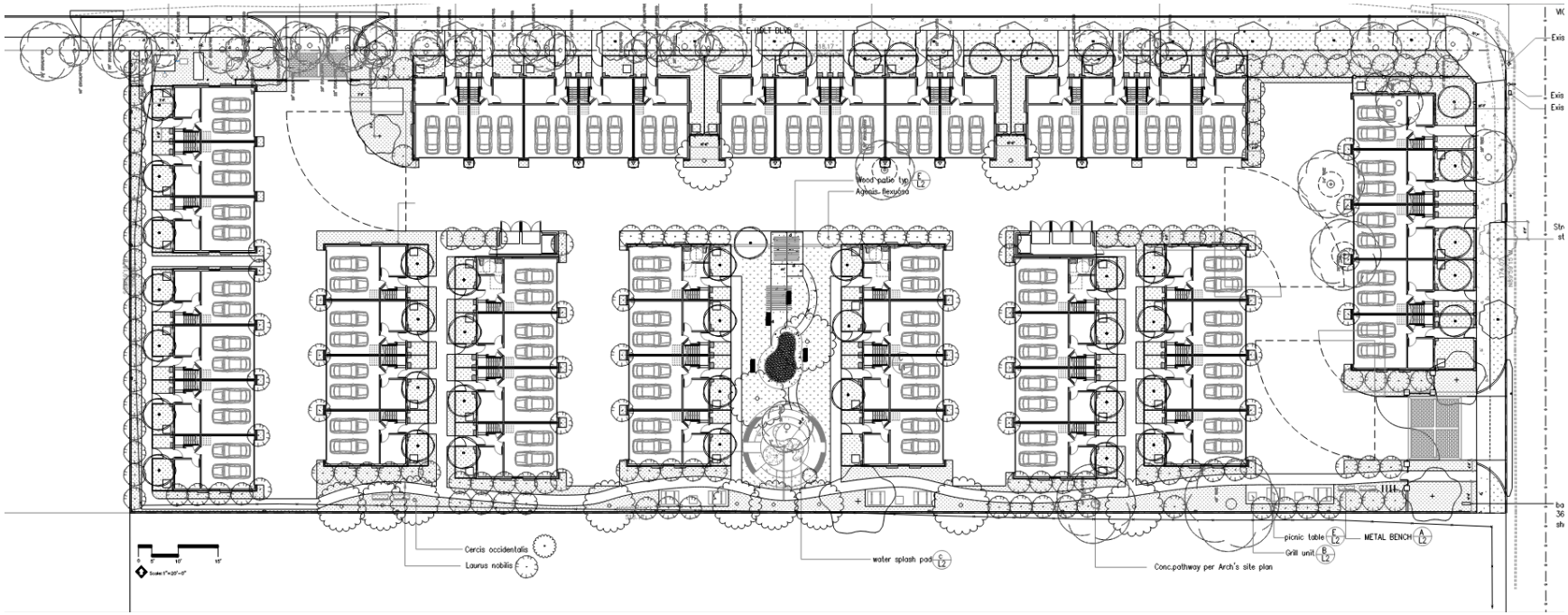


Exhibit F: SITE PHOTOS

View From Holt Boulevard

View From Imperial Avenue

Attachment A:

Resolutions for File Nos. PUD-23-003 and PDEV23-019

(Document to follow this page)

RESOLUTION NO. PC25-041

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF FILE NO. PUD-23-003, A PLANNED UNIT DEVELOPMENT TO ESTABLISH PLANNING AND DESIGN PRINCIPLES, DEVELOPMENT REGULATIONS, AND PERFORMANCE STANDARDS TO GOVERN FUTURE DEVELOPMENT OF 2.07 ACRES OF LAND, LOCATED AT 1389 EAST HOLT BOULEVARD, WITHIN THE MU-6 (EAST HOLT MIXED USE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0110-071-02

WHEREAS, JWDA-MS ARCHITECTS ("Applicant") has filed an Application for the approval of a Planned Unit Development, File No. PUD-23-003, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 2.07 acres of land located at the northwest corner of Holt Boulevard and Imperial Avenue, at 1389 East Holt Boulevard, within the MU-6 (East Holt Mixed Use) zoning district, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the MU-6 (East Holt Mixed Use) zoning district and is developed with a single-family residence. The property to the east is within the MU-6 (East Holt Mixed Use) zoning district and is developed with mobile homes. The property to the south is within the BP (Business Park) zoning district and is developed with automotive retail. The property to the west is within the MU-6 (East Holt Mixed Use) zoning district and is currently vacant; and

WHEREAS, the proposed PUD establishes site-specific development regulations, design guidelines, and land use standards to facilitate the residential development while ensuring compatibility with surrounding land uses and compliance with the City's Development Code and policy documents; and

WHEREAS, the PUD is consistent with the goals and policies of The Ontario Plan (TOP), including the Land Use, Housing, and Community Design Elements, by promoting infill development, supporting transit-oriented housing along the Holt Boulevard corridor, and incorporating high-quality architectural and landscape design; and

WHEREAS, the PUD contributes to the revitalization of the Holt Boulevard corridor by providing a high-quality residential development adjacent to a Bus Rapid Transit (BRT) stop, and supports the intent of the former Center City Redevelopment Plan to encourage higher-density housing in close proximity to Downtown Ontario and the Ontario Airport Metro Center; and

WHEREAS, the proposed PUD includes development standards for height, setbacks, parking, circulation, landscaping, open space, and architectural design that are appropriate for the site and consistent with the MU-6 zoning district; and

WHEREAS, the project site is located within a 65-70 CNEL noise contour of the Ontario International Airport Land Use Compatibility Plan, and the PUD requires compliance with indoor noise attenuation requirements for all residential units and indoor common areas; 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 TOP 2050, 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 (hereinafter referred to as "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 August 26, 2025, 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 Projects) of the CEQA Guidelines and meets all 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 and regulations. The proposed Project is located within the Mixed Use – Holt Boulevard land use designation of the Policy Plan Land Use Map, and the MU-6 (East Holt Mixed Use) zoning district. The proposed Project is consistent with all applicable general plan policies, as well as with the MU-6 (East Holt Mixed Use) zoning district and applicable Holt Residential PUD, and 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, covering approximately 2.07 acres of land. To the north, there are single-family residential homes, while the parcels to the east, across Imperial Avenue, are developed with mobile home units. To the south, across Holt Boulevard, the area consists of automotive-related commercial businesses and retail storefronts. Properties to the west include both residential and commercial uses.

(c) *The Project site has no value as habitat for endangered, rare, or threatened species.* The site is currently vacant and lacks any wildlife, making it unsuitable as a habitat for endangered, rare, or threatened species. Furthermore, the site

is not indicated on any federal or state designation maps. Surrounding developments include various types of properties: to the north, there are single-family residential homes; to the east, across Imperial Avenue, there are mobile home units; to the south, beyond Holt Boulevard, there are automotive-related businesses and retail storefronts; and to the west, the area features a mix of residential and commercial properties.

(d) *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The proposed residential development is similar to, and of no greater impact than other allowed uses and development projects within the MU-6 (East Holt Mixed Use) zoning district.

(e) The site can be adequately served by all required utilities and public services. All necessary wet and dry utilities are available for the Project site; 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 body 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 site is identified in the Housing Element Sites Inventory (Tables B-1 and B-2 of the Housing Element Technical Report) as accommodating up to 23 lower-income units (very low and low) and 23 moderate-income units. The Project proposes 3 very low-income units, which is fewer than the number identified in the Housing Element for this site. However, the City currently maintains a surplus of Housing Element sites sufficient to accommodate the shortfall. Specifically, the City has an overall excess capacity of 230 lower-income units and 514 moderate-income units. Therefore, the reduction in affordable unit yield on this site will not impact on the City's ability to meet its RHNA obligations or Housing Element goals. The Project remains consistent with the Housing Element's overall strategy and does not compromise the adequacy of the site inventory.

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.

(1) 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 recommending body for the Project, the Planning Commission 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 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 ONT ALUCP; and

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 the Sections 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 2050.*** The proposed PUD 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 proposed PUD would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The Planning Commission has imposed appropriate safeguards through conditions of approval to ensure that: [i] the intent and objectives of the Planned Unit Development are upheld; [ii] the project will not jeopardize public health or safety; [iii] no significant environmental impacts will occur as a result of the project; [iv] the development will be compatible with surrounding uses; and [v] the project is consistent with the Vision, Policy Plan, and City Council Priorities outlined in The Ontario Plan 2050. The PUD incorporates best practices in site planning, building orientation, and pedestrian connectivity, and provides both private and common open space, adequate vehicular access, and proximity to transit, ensuring that the development contributes positively to the overall welfare of the community.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious***

relationship with adjacent properties and land uses. The proposed PUD will not adversely affect the harmonious relationship with adjacent properties and land uses. The Project site is surrounded by a mix of residential, commercial, and light industrial uses, and the PUD has been designed to complement this context. The motor court townhome configuration provides a scaled transition between surrounding development patterns, and incorporates appropriate setbacks, landscaping, and decorative walls to buffer adjacent parcels. The inclusion of multi-family housing along this segment of the Holt Boulevard Corridor supports the City's mixed-use and revitalization objectives, and the project will reinforce the area's character without introducing land use conflicts.

(4) ***In the case of an application affecting specific property(ies), 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.*** The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the proposed development. A detailed review of the 2.07-acre infill site was conducted, including evaluation of its rectangular shape, street frontage along Holt Boulevard and Imperial Avenue, access to existing water, sewer, and stormwater infrastructure, and capacity to accommodate 50 residential units with supporting amenities. The PUD also addresses building height and setbacks, vehicular and pedestrian circulation, required common and private open space, site landscaping, and proximity to public transit. Based on this review, the site is deemed physically appropriate to accommodate the proposed development in a safe, efficient, and high-quality manner.

(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 is superior to that which could be obtained through the application of the Development Code or a specific plan. The PUD establishes customized development standards and design guidelines that facilitate a higher-quality, context-sensitive residential project than would be possible under base zoning regulations alone. The PUD supports enhanced architectural articulation, improved streetscape interaction, flexible setbacks, and integration of indoor recreation spaces to comply with airport noise compatibility requirements. These standards will enable a well-designed infill development that aligns with the vision for the Holt Boulevard corridor and better supports the City's goals for mixed-use revitalization, transit-oriented development, and housing diversity.

SECTION 5: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in the Sections above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the herein described Application, subject to each and every condition set forth in the Department reports 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.

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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 August 2025, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Nicola Ricci
Planning Commission Chairman

ATTEST:

Henry K. Noh
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. PC25-041, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on August 26, 2025, by the following roll call vote, to wit:

AYES: DeDiemar, Gage, Lampkin, Marks, Ricci

NOES: None

ABSENT: Anderson

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

File No. PUD-23-003
Holt Residential Planned Unit Development

(Departmental conditions of approval to follow this page)

HOLT RESIDENTIAL PLANNED UNIT DEVELOPMENT

1389 E. Holt Boulevard

Ontario, California

Prepared for:

CITY OF ONTARIO
303 East B Street
Ontario, California 91764

Prepared by:

Integrity Property Group
Mike Ascione MPA, Principle
mike@ipgworks.com.com
Henry Harutunyan, Project Manager
henry@ipgworks.com
661.600.1265

In coordination with:

JWDA-MS ARCHITECTS
Michael Sun, President
jwda@sbcglobal.net
626.288.9199

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SECTION 1 INTRODUCTION

The Residential Development Planned Unit Development ("PUD") applies to the vacant 2.02-acre property located at 1389 East Holt Boulevard within the City of Ontario ("City"). It is located on the northwestern corner of North Imperial Avenue and East Holt Boulevard just south of East Nocta Street (see Exhibit 1.1 Project Location Map). This PUD describes the City's vision for the Residential Development that will bring a mix of market rate and affordable housing to the project site. Furthermore, the Holt Boulevard project area, explains how the PUD promotes the City's land use goals and revitalization objectives, aligns with the City's planning and design principles, and establishes the land use and development standards for the Project site as a residential development. The PUD site is located in The Ontario Plan (TOP) Mixed Use (M-U) land use designation and East Holt Mixed Use (MU-6) Zoning District which requires the establishment of a Planned Unit Development prior to the development of the property as set forth in the Ontario Development Code Section 4.01.030 (Planned Unit Development (PUD) and Amendments). Unless otherwise defined herein, the definitions and interpretations contained in the City's Development Code shall apply to this PUD. City staff and private developers shall rely on this PUD to determine whether proposed development plans for the Property are adequate and meet the City's land use and design objectives.

EXHIBIT 1.1: PROJECT LOCATION MAP

1.1. Project Overview

This PUD will facilitate the development of the Holt Development ("Project') as a residential development project consisting of affordable and market rate residential units. This development will consist of 50 units in a motor court townhome design as identified in the multiple-family development standards in the City of Ontario Development Code. Residential units are throughout twelve three-story buildings. Exhibit 1.2 shows the proposed Project Site Plan.

EXHIBIT 1.2: PROJECT SITE PLAN

SECTION 2 PROJECT OBJECTIVES

The Ontario Plan (Policy Plan) designates the land use for the Property as Mixed Use- Holt Boulevard Area (MU-Holt) (see Exhibit 2.1). Generally, the Mixed-Use designation provides for "an intense mixture of uses that, when concentrated, create focal points for community activity and identity and facilitate walking, biking, and the use of transit". More specifically, the Mixed Use – Holt Boulevard Area is envisioned as a low-rise (3 to 5 stories) intensification of the Holt Corridor. The intent is to create identity and place along the Holt Corridor, connect the corridor to Downtown, and connect the Downtown to the Ontario Airport Metro Center. The Holt Boulevard Area specifies a residential density range of 14.0 to 40.0 dwelling units per acre.

EXHIBIT 2.1: GENERAL PLAN LAND USE PLAN

The Holt Residential Project is consistent with the principles, goals, and policies set forth in the Ontario Plan, including: (1) Vision; (2) Policy Plan; (3) Implementation Programs; and (4) City Council Priorities.

2.1 Vision

On August 16, 2022, the Ontario City Council adopted The Ontario Vision 2050. 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 this 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 Ontario Plan's lifetime." They are:

1. Dynamic Stability that enables the 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.

The PUD would implement the Ontario Vision by:

• Developing residential units near high frequency transportation facilitating movement and connectivity.

• Developing a residential project on a site in close proximity to schools, recreation and cultural facilities, places of worship, places of employment and shopping, and transportation lines.

• Further diversifying the City's housing stock and jobs-housing ratio.

• Preserving the integrity and character of the Holt Boulevard Mixed Use Zoning District while promoting the Ontario Plans residential goals.

• Incorporating high-quality materials that are complementary of the existing neighborhood and consistent with the design guidelines established for the City.

• Creating housing in proximity to the future West Valley Connector bus rapid transit (BRT) line and, therefore, encouraging the development of higher density residential development near high frequency transportation, and facilitating movement and connectivity.

2.2 The Ontario Plan – Policy Plan

2.2.1 LAND USE ELEMENT

Relevant Ontario Plan Land Use Element ("LUE") Goals and Policies are described below.

Goal/Policy	General Plan Land Use Goal/Policy	Discussion
LUE Goal 1	***Balance.*** 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 contributes to the range of housing types and jobs in the City. It provides multiple-family residences in proximity to public transportation, commercial, school, and park.
LUE Policy 1.1	***Strategic Growth.*** Concentration of growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active multimodal transportation networks throughout the City.	The Project site is an infill parcel surrounded by single and multi-family residential, industrial, and commercial uses. A transit stop (Omnitrans Route 61) is located in front of the parcel.
LUE Policy 1.3	***Adequate Capacity.*** Adequate infrastructure and services for all development.	The Project as proposed has adequate infrastructure and services as required.
LUE Goal 2	***Compatibility.*** Compatibility between a wide range of uses and resultant urban patterns and forms.	The PUD takes into account the surrounding existing uses and effectively transitions to the proposed multiple family residential. It also creates a balance and transition to the adjacent medium and lower-density residential along Nocta Street and Imperial Avenue.
LUE Policy 2.1	***Land Use Decisions.*** Minimize adverse impacts on adjacent properties when considering land use and zoning requests.	The PUD is consistent with the TOP and surrounding commercial and multiple family residential.
LUE Policy 2-2	***Buffers.*** Mitigation or buffers between existing uses where potential adverse impacts could occur. Additional mitigation is required when new uses could negatively impact environmental justice areas.	The PUD provides privacy buffers with decorative masonry walls, landscaping and setbacks.

2.2.2 HOUSING ELEMENT

Relevant Ontario Plan Housing Element ("HE") Goals & Policies are described below

Goal/Policy	Housing Element Goal/Policy	Discussion
HE Goal 1	***Neighborhoods & Housing Development Standards.*** Stable neighborhoods of quality housing, ample community services and public facilities, well -maintained infrastructure, and public safety that foster a positive sense of identity.	The PUD will ensure that adequate public services, infrastructure, open space, parking and traffic management, pedestrian and bicycle routes, and public safety are provided consistent with the City master plans and neighborhood plans.
HE Goal 2	***Housing Supply & Diversity.*** 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.	The PUD will add 50 residential units to the City's housing inventory which will include affordable and market rate housing to contribute to the City's economic sustainability.
HE Policy 2.1	***Corridor Housing.*** Revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally, and aesthetically suited to corridors.	The PUD will contribute to the enhancement of the Holt Boulevard corridor by providing a residential development in front of an existing transit stop to facilitate transportation.
HE Policy 2-5	***Housing Design.*** Architectural excellence Through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.	The PUD will ensure the Project's architectural enhancements complement existing surrounding uses.
HE Policy 2-6	Infill Development. Revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.	The PUD would permit the redevelopment of a vacant site to achieve a better and more efficient use while addressing the City's goals.

2.2.3 COMMUNITY DESIGN ELEMENT

Relevant Ontario Plan Community Design Element ("CDE") Goals & Policies are described below.

Goal/Policy	General Plan Community Design Element Policy	Discussion
CDE Goal 1	***Image & Identity.*** A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.	The PUD will preserve the integrity and character of the Holt Boulevard area.
CDE Goal 2	***Design Quality.*** A high level of design quality resulting in neighborhoods, commercial areas, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.	The PUD provides an architectural design and landscaping that are consistent with, and promote walkability of, the neighborhood.
CDE Policy 2-1	***Quality Building Design and Architecture.*** 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 articulated, high quality, durable, and appropriate for architectural style.	The PUD is architecturally consistent with the City's design guidelines, incorporating a variety of materials and articulation throughout the residential development, and further enhanced with landscaping.
CDE Policy 2.4	***Urban, Mixed Use, and Transit-oriented Areas.*** Establish Place Types to require mixed use, urban, and transit-oriented areas to be designed and developed as pedestrian oriented areas that are integrated with adjacent neighborhoods and promote a vibrant; comfortable, and functional environment.	The PUD implements the East Holt Boulevard Corridor Place Type by providing residential units among existing mixed use and commercial uses connected with a transit stop for mobility.
CDE Policy 2.9	***Landscape Design.*** Encourage durable, sustainable, and drought-tolerant 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 incorporates landscaping to enhance provide screening of parking areas and enhance the aesthetics of buildings.

Goal/Policy	General Plan Land Use Goal/Policy	Discussion
CDE Policy 2.10	***Parking Areas.*** We require all development to minimize visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. 1. Surface parking: shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field. 2. Structured parking: facade articulation, screening, appropriate lighting, and landscaping. 3. Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.	To the fullest extent possible, parking areas in the PUD area screened from the public view with residential garages and efficient circulation throughout the development to avoid the clutter of parked vehicles and emphasize landscaping and home frontages.
CDE Goal 3	**Urban, Mixed Use, and Transit-Oriented Place Types.** 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.	The PUD is located adjacent to a BRT stop on Holt Boulevard and provides direct pedestrian linkages to the residential component of the Project.
CDE Policy 3,2	***Unique Identity.*** Promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.	The PUD combines residential development amongst existing residential and commercial units to create a unique community where habitants can live, work, and have access to necessities.
CDE Policy 3.5	***Active Frontages.*** We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality.	The PUD supports active commercial frontages that will provide pedestrian access along Holt Boulevard.

2.2 . 4 Center City Redevelopment Plan Objectives

The PUD is located within the former Center City Redevelopment Project Area. Although the redevelopment project area no longer exists, the City continues to recognize the goals and objectives of the Center City Redevelopment Plan and support projects that achieve its vision. The following objectives have been identified from the Redevelopment Plan pertaining to the Planned Unit Development:

- Create a healthy and exciting urban variety, the ability to work, live, shop and play within a small area, combine daytime and nighttime use, and conserve energy and resources through mixed-use land development;
- Create an attractive and pleasant environment in the Project Area through the use of proper design, open space, and other amenities to enhance the aesthetic quality;
- Encourage and facilitate medium and high-density development, including, but not limited to, condominiums, townhouses, apartments, and similar compatible uses;
- Maximize the housing opportunities of the residential areas; and
- Provide improvements necessary for the elimination of blight, and provide for the orderly development of commercial, industrial, and residential areas within the redevelopment project area.

The Center City Redevelopment Project Area Plan envisioned revitalization of the City's downtown area, in part, by infusing high-density residential and mixed-use developments into the downtown core. The Ontario Plan was established to further this vision and is intended to create an intensive mixture of retail, office, and residential uses in a pedestrian-friendly atmosphere, ensure the historic character of the district is enhanced, and concentrate the most intense/dense development along Euclid Avenue and Holt Boulevard.

2.3 City Council Goals

The PUD is consistent with the City Council's goals to:

- Invest in the growth and evolution of the City's economy; and
- Focus resources in Ontario's commercial and residential neighborhoods.

2.4 Implementation & Objectives

The Ontario Mixed Use PUD implement The Ontario Plan through the development of multiple-family residences along a major corridor of the City. The PUD's objectives are to:

- Develop high quality multiple-family housing;
- Provide a residential infill project that function with the surrounding area;

• Provide new housing designed for families with children by providing both indoor gathering and play areas and outdoor recreation areas; and

• Provide areas of private and passive open space, including private entry patios for each residential unit and outdoor recreation area.

SECTION 3 LAND USE PLAN

3.1 Land Use Designation

The Project site is located within the Mixed Use- Holt Boulevard Area land use designation (General Plan) and the MU-6 (East Holt Mixed-Use) zoning district. The MU-6 zoning district is established to accommodate the intensification of the Holt Boulevard Corridor with low-rise buildings (up to 5 stories) housing a mixture of retail and office uses at a development intensity of up to 1.0 FAR for retail uses and 2.0 FAR for office uses, and residential uses at a density of 14 to 40 dwelling units per acre. Development projects within the MU-6 zoning district are intended to create identity and place along the Holt Boulevard Corridor and provide a connection between the Downtown Mixed-Use Area and the Ontario Airport Metro Center.

Consistent with the intent of the Mixed Use- Holt Boulevard Area and the MU-6 zoning district, the project site is designated for Multiple-Family Residential (MFR).

3. 2 Permitted Uses

Refer to Division 5.02 (“General Land Use Provisions”) and 5.03 (“Supplemental Land Use Regulations”) of the Ontario Development Code for permitted, conditionally permitted and prohibited land uses.

SECTION 4 DEVELOPMENT REGULATIONS

4.1 Residential Density

Residential density shall range from 14 to 40 dwelling units per acre, consistent with the MU-6 (East Holt Mixed-Use) zoning district. This development will have 24 dwelling units per acre.

4.2 Building Height

No residential structure shall exceed 37 feet 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. 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.

4.3 Building Setbacks

Building setbacks shall be set forth in Table 4.1 (Building Setbacks) and shall comply with Table 4.1.

TABLE 4.1: BUILDING SETBACKS

Minimum Setback	
South - Holt Boulevard	10’0”
East - Imperial Avenue	5’0”
North - Rear	5’8”
West - Interior Side	15’8”
Garage to Garage - Entry to Entry	30’0”
Garage to Garage - Entry to Side	30’0”

All setbacks shall be measured from the ultimate property lines. Placement of buildings, structures, fences, walls, utility facilities, yards, etc. will be based on the street right-of-way and property line dimensions. Allowable encroachments in yards include (maximum 6-foot high) property line fences and gates, landscaping, paving, public utilities, and trash enclosures.

4.4 Open Space

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

4.4.1 Private Open Space

Private open space shall be provided for all residential units. Types of areas considered private open space include balconies, decks, and enclosed patios and yards. Residential units shall have a minimum contiguous clear area of 60 square feet and a minimum clear horizontal dimension of 7 feet.

4.4.2 Common Open Space

Common open space shall be provided to allow for both passive and active types of recreation, along with site landscape amenities. These areas are for use by residents and their guests and may include indoor recreational facilities. Areas not considered common open space include parking lots, walkways, street setback areas, and other areas not intended for active or passive recreation. The amount of required common open space is based on the number of dwellings developed and shall be provided at the rate of 250 square feet of common open space for each dwelling unit. Site amenities may include an indoor fitness room, daycare, movie room, billiards, office/workspace,

pools, spas, and barbeques or any similar amenity as approved by the Planning Director. Additionally, the project site is located within the 65-70 dB CNEL Noise Impact Zone of the Ontario International Airport Land Use Compatibility Plan. This plan restricts land uses within the Noise Impact Zones; however, multi-family residential land uses with a density greater than 8 dwelling units per acre are acceptable, provided that the structure is capable of attenuating exterior noise from all noise sources to an indoor CNEL of 45 dB or less. Furthermore, any proposed major or minor common space/recreational facilities must be incorporated indoors to comply with these noise attenuation requirements.

4.5 Landscaping & Irrigation Plan

A conceptual landscape plan and preliminary drainage plan shall be submitted with the development plan for the project. The plan shall specify all landscape and hardscape elements for the development plan site. Detailed landscape and irrigation plans shall be required prior to 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 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 the regulations related to planting materials.

EXHIBIT 4.1 LANDSAPE PLAN

4.6 Equipment Screening

All roof-mounted and ground-mounted equipment shall be fully screened from view of the public street and adjacent developments. The location of equipment shall be designed to allow screening with landscape materials, walls, architectural features, parapet walls, etc. Screening shall be designed to be integrated into the design of the Project.

4.7 Fences & Walls

Fences and walls shall be made of decorative materials which are compatible with the overall architectural character of the development. All fences and walls shall be in scale with the development to fulfill such needs as screening and security. Fences, walls, and hedges within the project area shall comply with Engineering Corner Sight Distance Standards and other applicable standards. All decorative walls, monuments and/or other similar features shall not encroach into the public street right of-way. Within the project area, fences and walls shall not exceed 6 feet in height within any front or street-adjacent side yard area. Interior or rear walls shall be a maximum of 6 feet in height, consistent with the Ontario Development Code requirements for walls and fences in residential zoning districts (refer to Development Code Section 6.02.020 (Design Standards for Residential Zoning Districts)).

Trash enclosures shall include plant and building materials compatible with the project design so that it is well integrated and hidden within the project area.

SECTION 5 PARKING AND CIRCULATION

5.1 Site Accessibility

The site shall be designed to promote the safety of residents. This can be achieved through building orientation and placement to minimize the use of gates and fencing. The Project would be accessed by a single driveway from Holt Boulevard and a driveway at the rear of the property on Imperial Avenue for residents. Imperial Avenue and the proposed driveway onto Holt Boulevard shall be restricted to right-in/right-out access only once the West Valley Connector Project raised median is constructed along Holt Boulevard.

5.2 Vehicle Circulation

The location of the drive aisle on Holt Boulevard and Imperial Avenue shall be approved by the City Engineer.

5.3 Pedestrian Circulation

Site design must provide for safe pedestrian circulation by separating the pedestrian areas from the vehicular access. Walking paths are provided along the boundaries of the Property.

5.4 Access to Mass Transit

Holt Boulevard is along the Bus Rapid Transit (BRT) Corridor. The westbound line (Omnitrans 61) has a bus stop in front of the Project site on East Holt Boulevard.

5.5 Public Right - of - Way Improvements

Required public right-of-way improvement shall be consistent with the City's General Plan and Municipal Code. Public right-of-way improvements include, but are not limited to, the following: street pavement, curb and gutter, parkway landscaping, parkway irrigation, raised landscape median with irrigation on Holt Boulevard, public sidewalks, traffic signage and striping, streetlights, bus stop, bus shelter, and amenities. At a minimum, the improvements shall incorporate all items along the street frontage to be developed with proper transitioning if the entire block frontage is not being installed simultaneously.

5.6 Infrastructure

Water service for the site will be provided by utilizing the existing water lines under Imperial Avenue. Sewer connections from the PUD project site will also connect to existing lines in Holt Boulevard. Onsite storm water drainage facilities shall be provided to capture and infiltrate a 2-year, 1-hour storm event, consistent with the San Bernardino County Stormwater Program's Water Quality Management Plan (WQMP) requirements for new development projects. Stormwater capture and infiltration facilities may include the utilization of vegetated swales, depressed landscaped basins, pervious concrete pavement, or underground stormwater retention/infiltration vaults. All building roof and paved area runoff shall be directed into depressed landscaped swales, trenches or basins, within the development to comply with the requirement to capture and infiltrate the 2-year, 1-hour storm event runoff. All proposed Development Plans are required to prepare a Preliminary Water Quality Management Plan.

5.7 Parking Requirements

Parking shall be provided in accordance with the Ontario Development Code, Division 6.03 – Off-Street Parking and Loading. The PUD enforces the multi-family parking standards as set forth in Table 6.03-1: Off-Street Parking Requirements. On-street parking may be permitted on Imperial Avenue; however, Imperial Avenue is a public street and will not be designated for guest parking. On-street parking shall not be counted toward required on-site parking as specified in Division 6.03.

5.7.1 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.

SECTION 6 DESIGN GUIDELINES

6.1 Building Orientation & Streetscapes

Building orientation shall be designed to minimize noise impacts, aid in providing site safety, create proper accessibility to commercial and residential unit entries, garages, and surface parking.

6.2 Architectural Character

The PUD allows for a modern interpretation of the Spanish Colonial style. Where this style is used, designs shall incorporate varied rooflines composed of gabled forms with S-profile terracotta tiles, complemented by simple eave detailing and occasional shed roof projections. Building exteriors shall feature neutral-toned stucco walls accented with wood siding and dark metal elements to create contrast. Windows shall be recessed, and decorative light fixtures shall be consistent with the Spanish Colonial character.

6.3 Architectural Details

Architectural details shall complement and enhance building openings and accentuate the overall design of the structure. Such details shall be achieved through the use of varied colors and materials to create visually interesting exterior elevations. Windows shall remain clear and free of dark tint.

6.4 Materials and Color

Materials and color scheme shall be compatible with, and complementary to, the overall style of the Project. All buildings on-site will utilize a combination of light and dark colors to break up the building planes. A minimum of three material changes shall be required and windows shall have substantial recess from the building wall face.

6.5 On-site Lighting

Decorative light fixtures attached to the buildings shall be compatible with the architectural style of the buildings. All other on-site lighting shall meet the development standards of the Ontario Development Code.

6. 6 Signage

Project signage shall comply with Division 8.01 (Sign Regulations) of the Ontario Development Code.

6.7 Off-site Improvements

All off-site improvements shall be installed in accordance with City standards, and to the satisfaction of the City Engineering Department.

SECTION 7 ADMINISTRATION

7.1 Items Not Addressed in the PUD

Any terms, requirements, or regulations not addressed within this Planned Unit Development document shall be governed by the City of Ontario Development Code, the regulations of the General Mixed-Use zones, and City standards.

7.2 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 lots, 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).

7.3 Administrative Exceptions

Deviation from the development standards set forth in this document may be granted up to a maximum of 10 percent by the Zoning Administrator. Any deviation that is greater than 10 percent shall require variance approval.

ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD23-003, A PLANNED UNIT DEVELOPMENT TO ESTABLISH PLANNING AND DESIGN PRINCIPLES, DEVELOPMENT REGULATIONS, AND PERFORMANCE STANDARDS TO GOVERN FUTURE DEVELOPMENT OF 2.07 ACRES OF LAND, LOCATED AT 1389 EAST HOLT BOULEVARD, WITHIN THE MU-6 (EAST HOLT MIXED USE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0110-071-02.

WHEREAS, JWDA-MS ARCHITECTS ("Applicant") has filed an Application for the approval of a Planned Unit Development, File No. PUD23-003, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 2.07 acres of land generally located at the northwest corner of Holt Boulevard and Imperial Avenue, at 1389 East Holt Boulevard within the MU-6 (East Holt Mixed Use) zoning district, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the MU-6 (East Holt Mixed Use) zoning district and is developed with a single-family residence. The property to the east is within the MU-6 (East Holt Mixed Use) zoning district and is developed with mobile homes. The property to the south is within the BP (Business Park) zoning district and is developed with automotive retail. The property to the west is within the MU-6 (East Holt Mixed Use) zoning district and is currently vacant; and

WHEREAS, the proposed PUD establishes site-specific development regulations, design guidelines, and land use standards to facilitate the residential development while ensuring compatibility with surrounding land uses and compliance with the City's Development Code and policy documents; and

WHEREAS, the PUD is consistent with the goals and policies of The Ontario Plan, including the Land Use, Housing, and Community Design Elements, by promoting infill development, supporting transit-oriented housing along the Holt Boulevard corridor, and incorporating high-quality architectural and landscape design; and

WHEREAS, the PUD contributes to the revitalization of the Holt Boulevard corridor by providing a high-quality residential development adjacent to a Bus Rapid Transit (BRT) stop, and supports the intent of the former Center City Redevelopment Plan to encourage higher-density housing in close proximity to Downtown Ontario and the Ontario Airport Metro Center; and

WHEREAS, the proposed PUD includes development standards for height, setbacks, parking, circulation, landscaping, open space, and architectural design that are appropriate for the site and consistent with the MU-6 zoning district; and

WHEREAS, the project site is located within a 65-70 CNEL noise contour of the Ontario International Airport Land Use Compatibility Plan, and the PUD requires compliance with indoor noise attenuation requirements for all residential units and indoor common areas; 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 ("ONT"), 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 August 26, 2025, 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. PC25-041 recommending the City Council approve the Application; and

WHEREAS, on September 16, 2025, 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 Projects) of the CEQA Guidelines and meets all 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 and regulations.* The proposed Project is located within the Mixed Use – Holt Boulevard land use designation of the Policy Plan Land Use Map, and the MU-6 (East Holt Mixed Use) zoning district. The proposed Project is consistent with all applicable general plan policies, as well as with the MU-6 (East Holt Mixed Use) zoning district and applicable Holt Residential Planned Unit Development, and 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, covering approximately 2.07 acres of land. To the north, there are single-family residential homes, while the parcels to the east, across Imperial Avenue, are developed with mobile home units. To the south, across Holt Boulevard, the area consists of automotive-related commercial businesses and retail storefronts. Properties to the west include both residential and commercial uses.

(c) *The Project site has no value as habitat for endangered, rare, or threatened species.* The site is currently vacant and lacks any wildlife, making it unsuitable as a habitat for endangered, rare, or threatened species. Furthermore, the site is not indicated on any federal or state designation maps. Surrounding developments include various types of properties: to the north, there are single-family residential homes; to the east, across Imperial Avenue, there are mobile home units; to the south, beyond Holt Boulevard, there are automotive-related businesses and retail storefronts; and to the west, the area features a mix of residential and commercial properties.

(d) *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The proposed residential development is similar to, and of no greater impact than other allowed uses and development projects within the MU-6 (East Holt Mixed Use) zoning district.

(e) *The site can be adequately served by all required utilities and public services.* All necessary wet and dry utilities are available for the Project site; 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: ***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.

(1) 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 City Council, 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 3: ***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 and 2, 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 PUD 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 proposed PUD would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The City Council has imposed appropriate safeguards through conditions of approval to ensure that: [i] the intent and objectives of the Planned Unit Development are upheld; [ii] the project will not jeopardize public health or safety; [iii] no significant environmental impacts will occur as a result of the project; [iv] the development will be compatible with surrounding uses; and [v] the project is consistent with the Vision, Policy Plan, and City Council Priorities outlined in The Ontario Plan 2050. The PUD incorporates best practices in site planning, building orientation, and pedestrian connectivity, and provides both private and common open space, adequate vehicular access, and proximity to transit, ensuring that the development contributes positively to the overall welfare of the community.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The proposed PUD will not adversely affect the harmonious relationship with adjacent properties and land uses. The Project site is surrounded by a mix of residential, commercial, and light industrial uses, and the PUD has been designed to complement this context. The motor court townhome configuration provides a scaled transition between surrounding development patterns, and incorporates appropriate setbacks, landscaping, and decorative walls to buffer adjacent parcels. The inclusion of multi-family housing along this segment of the Holt Boulevard Corridor supports the City's mixed-use and revitalization objectives, and the project will reinforce the area's character without introducing land use conflicts.

(4) ***In the case of an application affecting specific property(ies), 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.*** The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the proposed development. A detailed review of the 2.07-acre infill site was conducted, including evaluation of its rectangular shape, street frontage along Holt Boulevard and Imperial Avenue, access to existing water, sewer, and stormwater infrastructure, and capacity to accommodate 50 residential units with supporting amenities. The PUD also addresses building height and setbacks, vehicular and pedestrian circulation, required common and private open space, site landscaping, and proximity to public transit. Based on this review, the site is deemed physically appropriate to accommodate the proposed development in a safe, efficient, and high-quality manner.

(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 is superior to that which could be obtained through the

application of the Development Code or a specific plan. The PUD establishes customized development standards and design guidelines that facilitate a higher-quality, context-sensitive residential project than would be possible under base zoning regulations alone. The PUD supports enhanced architectural articulation, improved streetscape interaction, flexible setbacks, and integration of indoor recreation spaces to comply with airport noise compatibility requirements. These standards will enable a well-designed infill development that aligns with the vision for the Holt Boulevard corridor and better supports the City's goals for mixed-use revitalization, transit-oriented development, and housing diversity.

SECTION 4: ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the City Council hereby APPROVES the herein described Planned Unit Development, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 5: ***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 6: ***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 7: ***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 8: ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 9: ***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 fifteen (15) days of 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 _____ day of _____ 2025.

_____
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 _____, 2025 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 _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

File No. PUD23-003;
HOLT RESIDENTIAL PLANNED UNIT DEVELOPMENT

(Document follows this page)

HOLT RESIDENTIAL PLANNED UNIT DEVELOPMENT

1389 E. Holt Boulevard

Ontario, California

Prepared for:

CITY OF ONTARIO
303 East B Street
Ontario, California 91764

Prepared by:

Integrity Property Group
Mike Ascione MPA, Principle
mike@ipgworks.com.com
Henry Harutunyan, Project Manager
henry@ipgworks.com
661.600.1265

In coordination with:

JWDA-MS ARCHITECTS
Michael Sun, President
jwda@sbcglobal.net
626.288.9199

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SECTION 1 INTRODUCTION

The Residential Development Planned Unit Development ("PUD") applies to the vacant 2.02-acre property located at 1389 East Holt Boulevard within the City of Ontario ("City"). It is located on the northwestern corner of North Imperial Avenue and East Holt Boulevard just south of East Nocta Street (see Exhibit 1.1 Project Location Map). This PUD describes the City's vision for the Residential Development that will bring a mix of market rate and affordable housing to the project site. Furthermore, the Holt Boulevard project area, explains how the PUD promotes the City's land use goals and revitalization objectives, aligns with the City's planning and design principles, and establishes the land use and development standards for the Project site as a residential development. The PUD site is located in The Ontario Plan (TOP) Mixed Use (M-U) land use designation and East Holt Mixed Use (MU-6) Zoning District which requires the establishment of a Planned Unit Development prior to the development of the property as set forth in the Ontario Development Code Section 4.01.030 (Planned Unit Development (PUD) and Amendments). Unless otherwise defined herein, the definitions and interpretations contained in the City's Development Code shall apply to this PUD. City staff and private developers shall rely on this PUD to determine whether proposed development plans for the Property are adequate and meet the City's land use and design objectives.

EXHIBIT 1.1: PROJECT LOCATION MAP

1.1. Project Overview

This PUD will facilitate the development of the Holt Development ("Project') as a residential development project consisting of affordable and market rate residential units. This development will consist of 50 units in a motor court townhome design as identified in the multiple-family development standards in the City of Ontario Development Code. Residential units are throughout twelve three-story buildings. Exhibit 1.2 shows the proposed Project Site Plan.

EXHIBIT 1.2: PROJECT SITE PLAN

SECTION 2 PROJECT OBJECTIVES

The Ontario Plan (Policy Plan) designates the land use for the Property as Mixed Use- Holt Boulevard Area (MU-Holt) (see Exhibit 2.1). Generally, the Mixed-Use designation provides for "an intense mixture of uses that, when concentrated, create focal points for community activity and identity and facilitate walking, biking, and the use of transit". More specifically, the Mixed Use – Holt Boulevard Area is envisioned as a low-rise (3 to 5 stories) intensification of the Holt Corridor. The intent is to create identity and place along the Holt Corridor, connect the corridor to Downtown, and connect the Downtown to the Ontario Airport Metro Center. The Holt Boulevard Area specifies a residential density range of 14.0 to 40.0 dwelling units per acre.

EXHIBIT 2.1: GENERAL PLAN LAND USE PLAN

The Holt Residential Project is consistent with the principles, goals, and policies set forth in the Ontario Plan, including: (1) Vision; (2) Policy Plan; (3) Implementation Programs; and (4) City Council Priorities.

2.1 Vision

On August 16, 2022, the Ontario City Council adopted The Ontario Vision 2050. 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 this 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 Ontario Plan's lifetime." They are:

1. Dynamic Stability that enables the 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.

The PUD would implement the Ontario Vision by:

• Developing residential units near high frequency transportation facilitating movement and connectivity.

• Developing a residential project on a site in close proximity to schools, recreation and cultural facilities, places of worship, places of employment and shopping, and transportation lines.

• Further diversifying the City's housing stock and jobs-housing ratio.

• Preserving the integrity and character of the Holt Boulevard Mixed Use Zoning District while promoting the Ontario Plans residential goals.

• Incorporating high-quality materials that are complementary of the existing neighborhood and consistent with the design guidelines established for the City.

• Creating housing in proximity to the future West Valley Connector bus rapid transit (BRT) line and, therefore, encouraging the development of higher density residential development near high frequency transportation, and facilitating movement and connectivity.

2.2 The Ontario Plan – Policy Plan

2.2.1 LAND USE ELEMENT

Relevant Ontario Plan Land Use Element ("LUE") Goals and Policies are described below.

Goal/Policy	General Plan Land Use Goal/Policy	Discussion
LUE Goal 1	***Balance.*** 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 contributes to the range of housing types and jobs in the City. It provides multiple-family residences in proximity to public transportation, commercial, school, and park.
LUE Policy 1.1	***Strategic Growth.*** Concentration of growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active multimodal transportation networks throughout the City.	The Project site is an infill parcel surrounded by single and multi-family residential, industrial, and commercial uses. A transit stop (Omnitrans Route 61) is located in front of the parcel.
LUE Policy 1.3	***Adequate Capacity.*** Adequate infrastructure and services for all development.	The Project as proposed has adequate infrastructure and services as required.
LUE Goal 2	***Compatibility.*** Compatibility between a wide range of uses and resultant urban patterns and forms.	The PUD takes into account the surrounding existing uses and effectively transitions to the proposed multiple family residential. It also creates a balance and transition to the adjacent medium and lower-density residential along Nocta Street and Imperial Avenue.
LUE Policy 2.1	***Land Use Decisions.*** Minimize adverse impacts on adjacent properties when considering land use and zoning requests.	The PUD is consistent with the TOP and surrounding commercial and multiple family residential.
LUE Policy 2-2	***Buffers.*** Mitigation or buffers between existing uses where potential adverse impacts could occur. Additional mitigation is required when new uses could negatively impact environmental justice areas.	The PUD provides privacy buffers with decorative masonry walls, landscaping and setbacks.

2.2.2 HOUSING ELEMENT

Relevant Ontario Plan Housing Element ("HE") Goals & Policies are described below

Goal/Policy	Housing Element Goal/Policy	Discussion
HE Goal 1	***Neighborhoods & Housing Development Standards.*** Stable neighborhoods of quality housing, ample community services and public facilities, well -maintained infrastructure, and public safety that foster a positive sense of identity.	The PUD will ensure that adequate public services, infrastructure, open space, parking and traffic management, pedestrian and bicycle routes, and public safety are provided consistent with the City master plans and neighborhood plans.
HE Goal 2	***Housing Supply & Diversity.*** 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.	The PUD will add 50 residential units to the City's housing inventory which will include affordable and market rate housing to contribute to the City's economic sustainability.
HE Policy 2.1	***Corridor Housing.*** Revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally, and aesthetically suited to corridors.	The PUD will contribute to the enhancement of the Holt Boulevard corridor by providing a residential development in front of an existing transit stop to facilitate transportation.
HE Policy 2-5	***Housing Design.*** Architectural excellence Through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.	The PUD will ensure the Project's architectural enhancements complement existing surrounding uses.
HE Policy 2-6	Infill Development. Revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.	The PUD would permit the redevelopment of a vacant site to achieve a better and more efficient use while addressing the City's goals.

2.2.3 COMMUNITY DESIGN ELEMENT

Relevant Ontario Plan Community Design Element ("CDE") Goals & Policies are described below.

Goal/Policy	General Plan Community Design Element Policy	Discussion
CDE Goal 1	***Image & Identity.*** A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.	The PUD will preserve the integrity and character of the Holt Boulevard area.
CDE Goal 2	***Design Quality.*** A high level of design quality resulting in neighborhoods, commercial areas, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.	The PUD provides an architectural design and landscaping that are consistent with, and promote walkability of, the neighborhood.
CDE Policy 2-1	***Quality Building Design and Architecture.*** 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 articulated, high quality, durable, and appropriate for architectural style.	The PUD is architecturally consistent with the City's design guidelines, incorporating a variety of materials and articulation throughout the residential development, and further enhanced with landscaping.
CDE Policy 2.4	***Urban, Mixed Use, and Transit-oriented Areas.*** Establish Place Types to require mixed use, urban, and transit-oriented areas to be designed and developed as pedestrian oriented areas that are integrated with adjacent neighborhoods and promote a vibrant; comfortable, and functional environment.	The PUD implements the East Holt Boulevard Corridor Place Type by providing residential units among existing mixed use and commercial uses connected with a transit stop for mobility.
CDE Policy 2.9	***Landscape Design.*** Encourage durable, sustainable, and drought-tolerant 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 incorporates landscaping to enhance provide screening of parking areas and enhance the aesthetics of buildings.

Goal/Policy	General Plan Land Use Goal/Policy	Discussion
CDE Policy 2.10	***Parking Areas.*** We require all development to minimize visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. 1. Surface parking: shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field. 2. Structured parking: facade articulation, screening, appropriate lighting, and landscaping. 3. Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.	To the fullest extent possible, parking areas in the PUD area screened from the public view with residential garages and efficient circulation throughout the development to avoid the clutter of parked vehicles and emphasize landscaping and home frontages.
CDE Goal 3	**Urban, Mixed Use, and Transit-Oriented Place Types.** 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.	The PUD is located adjacent to a BRT stop on Holt Boulevard and provides direct pedestrian linkages to the residential component of the Project.
CDE Policy 3,2	***Unique Identity.*** Promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.	The PUD combines residential development amongst existing residential and commercial units to create a unique community where habitants can live, work, and have access to necessities.
CDE Policy 3.5	***Active Frontages.*** We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality.	The PUD supports active commercial frontages that will provide pedestrian access along Holt Boulevard.

2.2 . 4 Center City Redevelopment Plan Objectives

The PUD is located within the former Center City Redevelopment Project Area. Although the redevelopment project area no longer exists, the City continues to recognize the goals and objectives of the Center City Redevelopment Plan and support projects that achieve its vision. The following objectives have been identified from the Redevelopment Plan pertaining to the Planned Unit Development:

- Create a healthy and exciting urban variety, the ability to work, live, shop and play within a small area, combine daytime and nighttime use, and conserve energy and resources through mixed-use land development;
- Create an attractive and pleasant environment in the Project Area through the use of proper design, open space, and other amenities to enhance the aesthetic quality;
- Encourage and facilitate medium and high-density development, including, but not limited to, condominiums, townhouses, apartments, and similar compatible uses;
- Maximize the housing opportunities of the residential areas; and
- Provide improvements necessary for the elimination of blight, and provide for the orderly development of commercial, industrial, and residential areas within the redevelopment project area.

The Center City Redevelopment Project Area Plan envisioned revitalization of the City's downtown area, in part, by infusing high-density residential and mixed-use developments into the downtown core. The Ontario Plan was established to further this vision and is intended to create an intensive mixture of retail, office, and residential uses in a pedestrian-friendly atmosphere, ensure the historic character of the district is enhanced, and concentrate the most intense/dense development along Euclid Avenue and Holt Boulevard.

2.3 City Council Goals

The PUD is consistent with the City Council's goals to:

- Invest in the growth and evolution of the City's economy; and
- Focus resources in Ontario's commercial and residential neighborhoods.

2.4 Implementation & Objectives

The Ontario Mixed Use PUD implement The Ontario Plan through the development of multiple-family residences along a major corridor of the City. The PUD's objectives are to:

- Develop high quality multiple-family housing;
- Provide a residential infill project that function with the surrounding area;

• Provide new housing designed for families with children by providing both indoor gathering and play areas and outdoor recreation areas; and

• Provide areas of private and passive open space, including private entry patios for each residential unit and outdoor recreation area.

SECTION 3 LAND USE PLAN

3.1 Land Use Designation

The Project site is located within the Mixed Use- Holt Boulevard Area land use designation (General Plan) and the MU-6 (East Holt Mixed-Use) zoning district. The MU-6 zoning district is established to accommodate the intensification of the Holt Boulevard Corridor with low-rise buildings (up to 5 stories) housing a mixture of retail and office uses at a development intensity of up to 1.0 FAR for retail uses and 2.0 FAR for office uses, and residential uses at a density of 14 to 40 dwelling units per acre. Development projects within the MU-6 zoning district are intended to create identity and place along the Holt Boulevard Corridor and provide a connection between the Downtown Mixed-Use Area and the Ontario Airport Metro Center.

Consistent with the intent of the Mixed Use- Holt Boulevard Area and the MU-6 zoning district, the project site is designated for Multiple-Family Residential (MFR).

3. 2 Permitted Uses

Refer to Division 5.02 (“General Land Use Provisions”) and 5.03 (“Supplemental Land Use Regulations”) of the Ontario Development Code for permitted, conditionally permitted and prohibited land uses.

SECTION 4 DEVELOPMENT REGULATIONS

4.1 Residential Density

Residential density shall range from 14 to 40 dwelling units per acre, consistent with the MU-6 (East Holt Mixed-Use) zoning district. This development will have 24 dwelling units per acre.

4.2 Building Height

No residential structure shall exceed 37 feet 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. 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.

4.3 Building Setbacks

Building setbacks shall be set forth in Table 4.1 (Building Setbacks) and shall comply with Table 4.1.

TABLE 4.1: BUILDING SETBACKS

Minimum Setback	
South - Holt Boulevard	10’0”
East - Imperial Avenue	5’0”
North - Rear	5’8”
West - Interior Side	15’8”
Garage to Garage - Entry to Entry	30’0”
Garage to Garage - Entry to Side	30’0”

All setbacks shall be measured from the ultimate property lines. Placement of buildings, structures, fences, walls, utility facilities, yards, etc. will be based on the street right-of-way and property line dimensions. Allowable encroachments in yards include (maximum 6-foot high) property line fences and gates, landscaping, paving, public utilities, and trash enclosures.

4.4 Open Space

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

4.4.1 Private Open Space

Private open space shall be provided for all residential units. Types of areas considered private open space include balconies, decks, and enclosed patios and yards. Residential units shall have a minimum contiguous clear area of 60 square feet and a minimum clear horizontal dimension of 7 feet.

4.4.2 Common Open Space

Common open space shall be provided to allow for both passive and active types of recreation, along with site landscape amenities. These areas are for use by residents and their guests and may include indoor recreational facilities. Areas not considered common open space include parking lots, walkways, street setback areas, and other areas not intended for active or passive recreation. The amount of required common open space is based on the number of dwellings developed and shall be provided at the rate of 250 square feet of common open space for each dwelling unit. Site amenities may include an indoor fitness room, daycare, movie room, billiards, office/workspace,

pools, spas, and barbeques or any similar amenity as approved by the Planning Director. Additionally, the project site is located within the 65-70 dB CNEL Noise Impact Zone of the Ontario International Airport Land Use Compatibility Plan. This plan restricts land uses within the Noise Impact Zones; however, multi-family residential land uses with a density greater than 8 dwelling units per acre are acceptable, provided that the structure is capable of attenuating exterior noise from all noise sources to an indoor CNEL of 45 dB or less. Furthermore, any proposed major or minor common space/recreational facilities must be incorporated indoors to comply with these noise attenuation requirements.

4.5 Landscaping & Irrigation Plan

A conceptual landscape plan and preliminary drainage plan shall be submitted with the development plan for the project. The plan shall specify all landscape and hardscape elements for the development plan site. Detailed landscape and irrigation plans shall be required prior to 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 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 the regulations related to planting materials.

EXHIBIT 4.1 LANDSAPE PLAN

4.6 Equipment Screening

All roof-mounted and ground-mounted equipment shall be fully screened from view of the public street and adjacent developments. The location of equipment shall be designed to allow screening with landscape materials, walls, architectural features, parapet walls, etc. Screening shall be designed to be integrated into the design of the Project.

4.7 Fences & Walls

Fences and walls shall be made of decorative materials which are compatible with the overall architectural character of the development. All fences and walls shall be in scale with the development to fulfill such needs as screening and security. Fences, walls, and hedges within the project area shall comply with Engineering Corner Sight Distance Standards and other applicable standards. All decorative walls, monuments and/or other similar features shall not encroach into the public street right of-way. Within the project area, fences and walls shall not exceed 6 feet in height within any front or street-adjacent side yard area. Interior or rear walls shall be a maximum of 6 feet in height, consistent with the Ontario Development Code requirements for walls and fences in residential zoning districts (refer to Development Code Section 6.02.020 (Design Standards for Residential Zoning Districts)).

Trash enclosures shall include plant and building materials compatible with the project design so that it is well integrated and hidden within the project area.

SECTION 5 PARKING AND CIRCULATION

5.1 Site Accessibility

The site shall be designed to promote the safety of residents. This can be achieved through building orientation and placement to minimize the use of gates and fencing. The Project would be accessed by a single driveway from Holt Boulevard and a driveway at the rear of the property on Imperial Avenue for residents. Imperial Avenue and the proposed driveway onto Holt Boulevard shall be restricted to right-in/right-out access only once the West Valley Connector Project raised median is constructed along Holt Boulevard.

5.2 Vehicle Circulation

The location of the drive aisle on Holt Boulevard and Imperial Avenue shall be approved by the City Engineer.

5.3 Pedestrian Circulation

Site design must provide for safe pedestrian circulation by separating the pedestrian areas from the vehicular access. Walking paths are provided along the boundaries of the Property.

5.4 Access to Mass Transit

Holt Boulevard is along the Bus Rapid Transit (BRT) Corridor. The westbound line (Omnitrans 61) has a bus stop in front of the Project site on East Holt Boulevard.

5.5 Public Right - of - Way Improvements

Required public right-of-way improvement shall be consistent with the City's General Plan and Municipal Code. Public right-of-way improvements include, but are not limited to, the following: street pavement, curb and gutter, parkway landscaping, parkway irrigation, raised landscape median with irrigation on Holt Boulevard, public sidewalks, traffic signage and striping, streetlights, bus stop, bus shelter, and amenities. At a minimum, the improvements shall incorporate all items along the street frontage to be developed with proper transitioning if the entire block frontage is not being installed simultaneously.

5.6 Infrastructure

Water service for the site will be provided by utilizing the existing water lines under Imperial Avenue. Sewer connections from the PUD project site will also connect to existing lines in Holt Boulevard. Onsite storm water drainage facilities shall be provided to capture and infiltrate a 2-year, 1-hour storm event, consistent with the San Bernardino County Stormwater Program's Water Quality Management Plan (WQMP) requirements for new development projects. Stormwater capture and infiltration facilities may include the utilization of vegetated swales, depressed landscaped basins, pervious concrete pavement, or underground stormwater retention/infiltration vaults. All building roof and paved area runoff shall be directed into depressed landscaped swales, trenches or basins, within the development to comply with the requirement to capture and infiltrate the 2-year, 1-hour storm event runoff. All proposed Development Plans are required to prepare a Preliminary Water Quality Management Plan.

5.7 Parking Requirements

Parking shall be provided in accordance with the Ontario Development Code, Division 6.03 – Off-Street Parking and Loading. The PUD enforces the multi-family parking standards as set forth in Table 6.03-1: Off-Street Parking Requirements. On-street parking may be permitted on Imperial Avenue; however, Imperial Avenue is a public street and will not be designated for guest parking. On-street parking shall not be counted toward required on-site parking as specified in Division 6.03.

5.7.1 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.

SECTION 6 DESIGN GUIDELINES

6.1 Building Orientation & Streetscapes

Building orientation shall be designed to minimize noise impacts, aid in providing site safety, create proper accessibility to commercial and residential unit entries, garages, and surface parking.

6.2 Architectural Character

The PUD allows for a modern interpretation of the Spanish Colonial style. Where this style is used, designs shall incorporate varied rooflines composed of gabled forms with S-profile terracotta tiles, complemented by simple eave detailing and occasional shed roof projections. Building exteriors shall feature neutral-toned stucco walls accented with wood siding and dark metal elements to create contrast. Windows shall be recessed, and decorative light fixtures shall be consistent with the Spanish Colonial character.

6.3 Architectural Details

Architectural details shall complement and enhance building openings and accentuate the overall design of the structure. Such details shall be achieved through the use of varied colors and materials to create visually interesting exterior elevations. Windows shall remain clear and free of dark tint.

6.4 Materials and Color

Materials and color scheme shall be compatible with, and complementary to, the overall style of the Project. All buildings on-site will utilize a combination of light and dark colors to break up the building planes. A minimum of three material changes shall be required and windows shall have substantial recess from the building wall face.

6.5 On-site Lighting

Decorative light fixtures attached to the buildings shall be compatible with the architectural style of the buildings. All other on-site lighting shall meet the development standards of the Ontario Development Code.

6. 6 Signage

Project signage shall comply with Division 8.01 (Sign Regulations) of the Ontario Development Code.

6.7 Off-site Improvements

All off-site improvements shall be installed in accordance with City standards, and to the satisfaction of the City Engineering Department.

SECTION 7 ADMINISTRATION

7.1 Items Not Addressed in the PUD

Any terms, requirements, or regulations not addressed within this Planned Unit Development document shall be governed by the City of Ontario Development Code, the regulations of the General Mixed-Use zones, and City standards.

7.2 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 lots, 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).

7.3 Administrative Exceptions

Deviation from the development standards set forth in this document may be granted up to a maximum of 10 percent by the Zoning Administrator. Any deviation that is greater than 10 percent shall require variance approval.

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **PUBLIC HEARINGS**
Department: Housing Prepared By: Albert Ramirez Department: Prepared By: Kaela Fengler Staff Member Presenting: Helen McAlary, Executive Director Community Life and Culture Reviewed By: Lacey A Rightmer Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 13

SUBJECT: A PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENTS TO THE FISCAL YEAR 2023-24 AND 2024-25 HUD ONE-YEAR ACTIONS PLANS

RECOMMENDATION: That the City Council take the following actions:

A. Conduct a Public Hearing and receive comments related to the First Amendments to the Fiscal Year 2023-24 and 2024-25 One-Year Action Plans;
B. Approve the First Amendments to the Fiscal Year 2023-24 and 2024-25 One-Year Action Plans; and
C. Authorize the City Manager, or his designee, to execute any related documents and agreements necessary to implement the amendments.

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 Fiscal Year 2025-26 Adopted Budget includes appropriations in the Community Development Block Grant (CDBG) and HOME Grants funds for the HUD Action Plans. The proposed reallocations are made from existing available funds, and no changes are required to the adopted budget.

BACKGROUND & ANALYSIS: Each year, the City of Ontario receives entitlement grant funds from the United States Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), HOME Investment Partnership Act and Emergency Solutions Grant (ESG). These funds support low-income and moderate-income residents by providing affordable housing, improving living environments and expanding economic opportunities.

The City Council and HUD must approve a One-Year Plan Action Plan (Action Plan) before entitlement grant funds can be used. Action Plans include how the funding will be spent, which

entities will receive the funding, and the services that will be provided to the community. The City Council approved the Fiscal Year 2023-24 Action Plan on May 2, 2023, and the Fiscal Year 2024-25 Action Plan on May 7, 2024. Both plans were subsequently approved by HUD.

An amendment to an Action Plan is required when the City decides not to carry out an activity, adds a new activity or makes a substantial change in the purpose, scope, location or beneficiaries. The City is requesting approval of the First Amendments to its Fiscal Years 2023-24 and 2024-25 Action Plans, which are described below.

Fiscal Year 2023-24 Amendment

The adopted 2023-24 Action Plan awarded $152,637 in ESG funds to Mercy House, Incorporated (Mercy) for homeless services. Following adoption, the City terminated its agreement with Mercy, making these ESG funds available for reallocation.

The proposed amendment reallocates:

- $51,515 to the City's Eviction Prevention Program, which provides short-term rental assistance to extremely low-income Ontario households that are at risk of homelessness due to non-payment of rent.
- $95,104 to the City's Street Outreach Program, which is responsible for building relationships with people experiencing unsheltered homelessness and connecting them to housing, healthcare, mental health treatment and other services.
- $6,018 to the City's administrative budget (from $5,870 to $11,888) to support operational expenses.

Fiscal Year 2024-25 Amendment

The adopted 2024-25 Action Plan awarded $153,065 in ESG funds to the City's Eviction Prevention Program. Staff projects that only $53,780 will be used. The proposed amendment reallocates $99,285 to the City's Street Outreach Program.

The proposed First Amendments to the Fiscal Years 2023-24 and 2024-25 Action Plans were advertised in the Inland Valley Daily Bulletin on August 15, 2025. The draft document was made available for public review from August 15, 2025, to September 15, 2025. No public comments were received. If approved by City Council, the amendments will be submitted to the HUD for approval.

Staff recommends approval of the First Amendments to the Fiscal Years 2023-24 and 2024-25 Action Plans. These reallocations direct ESG funds to fast-spending activities, ensuring continued support for critical housing and homeless services while avoiding potential recapture of funds by HUD.

CITY OF ONTARIO

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FIRST AMENDMENT TO THE 2023-24 ONE-YEAR ACTION PLAN

September 16, 2025

Prepared by the

City of Ontario Housing Services Department
303 East B. Street
Ontario, CA 91764
(909) 395-2006

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CITY OF ONTARIO

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2023-24 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 2023-24. This plan covers the period from July 1, 2023 through June 30, 2024.

During FY 2023-24, the City of Ontario will receive the following federal funds:

Program	FY 2023-24
Community Development Block Grant Program (CDBG)	$1,882,760
Anticipated CDBG Program Income	$0
Available CDBG Contingency (Roll Over from Prior Year)	$704,501
HOME Investment Partnership Program (HOME)	$819,086
Anticipated HOME Program Income	$0
Available HOME Contingency (Roll Over from Prior Year)	$0
Emergency Solutions Grant Program (ESG)	$158,507
Available ESG Contingency (Roll Over from Prior Year)	$0
TOTAL	**$3,564,854**

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.

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PROPOSED PROGRAMS (CDBG, HOME AND ESG ALLOCATIONS)					
PROPOSED PRIORITIES	**PROPOSED PROGRAMS**	**CDBG**	**HOME**	**ESG**	**TOTAL**
HOUSING STRATEGY					
Goal #1: Expand affordable rental housing opportunities, particularly for low income persons.					
	Tenant Based Rental Assistance (TBRA)	$0	$307,158	$0	**$307,158**
	GOAL #1 SUBTOTAL	**$0**	**$307,158**	**$0**	**$307,158**
Goal #2: Create new, preserve and rehabilitate existing rental and owner-occupied housing units.					
	Neighborhood Preservation Program	$45,000	$0	$0	**$45,000**
	Community Improvement Team (Code Enforcement)	$100,000	$0	$0	**$100,000**
	Single-Family/Multi-Family New Construction and Rehabilitation	$0	$307,158	$0	**$307,158**
	GOAL #2 SUBTOTAL	**$145,000**	**$307,158**	**$0**	**$452,158**
Goal #3: Increase affordable homeownership opportunities, particularly for low and moderate income persons.					
	Community Housing Development Organizations (CHDOs) Housing Program	$0	$122,862	$0	**$122,862**
	GOAL #3 SUBTOTAL	**$0**	**$122,862**	**$0**	**$122,862**
HOMELESS STRATEGY					
Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless.					
	Assisi House	$26,250	$0	$0	**$26,250**
	Ontario Outreach Team	***$0***	***$0***	***$95,104***	***$95,104***
	Ontario Access Center	***$0***	***$0***	***$51,515***	***$51,515***
	Family Stabilization Program at SOVA Program Center (Inland Valley Hope Partners)	$18,410	$0	$0	**$18,410**
	Services for Victim of Domestic Violence and Their Children (House of Ruth)	$12,600	$0	$0	**$12,600**
	Motel Voucher Program	$115,954	$0	$0	**$115,954**
	GOAL #1 SUBTOTAL	**$173,214**	**$0**	**$146,619**	**$319,833**
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	**$10,000**
	GOAL #1 SUBTOTAL	**$10,000**	**$0**	**$0**	**$10,000**
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	**$22,000**
	Landlord/Tenant Mediation (Inland Fair Housing and Mediation Board)	$10,200	$0	$0	**$10,200**
	GOAL #1 SUBTOTAL	**$32,200**	**$0**	**$0**	**$32,200**
COMMUNITY DEVELOPMENT STRATEGY					
Goal #1: Provide for needed infrastructure improvements in target lower- and moderate-income neighborhoods.					
	Pavement Management Rehabilitation (Engineering)	$315,000	$0	$0	**$315,000**
	Alley Pavement Rehabilitation (Engineering)	$428,770	$0	$0	**$428,770**
	Wheelchair Ramp Installation (Community and Public Services)	$175,000	$0	$0	**$175,000**

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	LED Streetlight Installation (Engineering)	$200,000	$0	$0	**$200,000**
	GOAL #1 SUBTOTAL	**$1,118,770**	**$0**	**$0**	**$1,118,770**
Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.					
	Sam Alba Park Restroom Renovation	$709,525	$0	$0	**$709,525**
	GOAL #2 SUBTOTAL	**$709,525**	**$0**	**$0**	**$709,525**
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	**$22,000**
	GOAL #3 SUBTOTAL	**$22,000**	**$0**	**$0**	**$22,000**
Goal #4: Expand the City's economic base and promote greater employment opportunities.					
		$0	$0	$0	**$0**
	GOAL #3 SUBTOTAL	**$0**	**$0**	**$0**	**$0**
ADMINISTRATION					
	City of Ontario	$376,552	$81,908	$11,888	**$464,330**
ADMINISTRATION SUBTOTAL		**$376,552**	**$81,908**	**$11,888**	**$470,348**
TOTAL		**$2,587,261**	**$819,086**	**$158,507**	**$3,564,854**
FY 22-23 ALLOCATION		**$1,882,760**	**$819,086**	**$158,507**	**$2,860,353**
ANTICIPATED PROGRAM INCOME		**$0**	**$0**	**$0**	**$0**
AVAILABLE CONTINGENCY FROM PRIOR YEARS		**$704,501**	**$0**	**$0**	**$704,501**
TOTAL		**$2,587,261**	**$819,086**	**$158,507**	**$3,564,854**

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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. (Estimated housing units preserved in FY 2023-24: 315)

Goal #2: Expand affordable rental housing opportunities, particularly for low income persons. (Estimated households assisted in FY 2023-24: 20)

Goal #3: Increase affordable homeownership opportunities, particularly for low and moderate income persons. (Estimated housing units developed in FY 2023-24: 0)

Homeless Strategy

Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services. (Estimated number of persons assisted for FY 2023-24: 4,465)

Special Needs Strategy

Goal #1: Provide supportive services for special needs populations. (Estimated number of persons assisted for FY 2023-24: 600)

Fair Housing Strategy

Goal # 1: Continue to implement the Fair Housing laws by providing funding to further fair housing. (Estimated number of persons assisted for FY 2023-24: 1,500)

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. (Estimated number of persons assisted for FY 2023-24: 20)

Lead Hazard Strategy

Goal #1: Reduce the number of housing units with lead paint hazards through education, inspection, and rehabilitation. (Estimated number of households assisted in FY 2023-24: 0)

Community Development Strategy

Goal #1: Provide needed public infrastructure improvements in target lower and moderate income neighborhoods. (Estimated number of persons assisted for FY 2023-24: 39,140)

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Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower and moderate income neighborhoods. (Estimated number of new public facilities for FY 2023-24: 1)

Goal #3: Provide needed community services to serve lower and moderate income residents. (Estimated number of persons assisted for FY 2023-24: 12,305)

Goal #4: Expand the City's economic base and promote greater employment opportunities. (Estimated number of businesses assisted for FY 2023-24: 0)

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, 2022.

A. Housing Strategy

Priority 1: Expand affordable rental housing opportunities, particularly for low-income persons.

Five-Year Total Goal: 202

Accomplishments through June 30, 2022, 38 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, 2022: 2,010

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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, 2022: 272

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, 2022: 1,197 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

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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, 2022: 31 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, 2022: 850 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;

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- 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.

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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 Services Department is the lead agency for the 2023-24 One-Year Action Plan. The City of Ontario Housing Services 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:

- Distribution of the draft Consolidated Annual Performance and Evaluation Report combined with a minimum 15-day public comment period from September 2, 2022 to September 19, 2022.
- One public hearing on September 20, 2022, of the FY 2021-22 Consolidated Annual Performance and Evaluation Report, providing a review of prior performance.
- Distribution of the draft One-Year Action Plan combined with a minimum 30-day public comment period from March 24, 2023 to May 1, 2023.
- Two community forums/public hearings on January 19,2023, and March 23, 2023 to garner citizen comments on the needs, strategies, actions, and projects in the One-Year Action Plan.
- ***Distribution of the Amended FY 2023-24 One-Year Action Plan combined with a minimum 30-day public comment period from August 15, 2025, to September 15, 2025.***
- ***One public hearing on September 16, 2025, to garner citizen comments on the needs, strategies, actions, and projects in the Amended FY 2023-24 One-Year Action Plan.***

Summary of Public Comments

No public comments were received during the Consolidated Annual Performance and Evaluation Report public hearing conducted on September 20, 2022.

No public comments were received during the One-Year Action Plan community forum/public hearing conducted on January 19, 2023. On the March 24, 2023, meeting, five public comments were received. Minutes from both meetings are included in Appendix C.

No public comments were received during the One-Year Action Plan presentation to City Council hearing conducted on May 2, 2023.

No public comments were received during the 30-day public review period from August 15, 2025, to September 15, 2025, and no public comments were received during the City Council

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meeting conducted on September 16, 2025, for the approval of the first amendment to the FY 2023-24 One Year Action Plan.

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2023-24 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 Services Department
HOME Administrator	ONTARIO	Housing Services Department
ESG Administrator	ONTARIO	Housing Services Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Ontario Housing Services 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 Services Department
303 East B. Street
Ontario, CA 91764
Phone - (909) 395-2753 Fax (909) 395-2288
hmackenzie@ontarioca.gov

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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 Services 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 Services 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 2022, the County of San Bernardino adopted a Homeless Strategic Action Plan. 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 Services 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

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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.

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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.

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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.

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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.

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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.
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 Innovation, Performance, and Audit Agency	Broadband Internet Service Providers	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 expanding access to broadband services.
City of Ontario Fire Department	Emergency Management Agency	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 emergency management services.

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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 the County of San Bernardino Department of Behavioral Health, the Housing Authority of the County of San Bernardino, and local partners, 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 the City's Housing Services Department staff.

In addition to Project Gateway and HOME TBRA, the City works in cooperation with the Ontario Access Center, Assisi House, 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. The Ontario Access Center also provides an aftercare services program to assist formerly homeless individuals now living in permanent housing to ensure ongoing housing stability.

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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 Services 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 Services Department developed the FY 2023-24 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 Services Department conducted a community forum/public hearing on January 19, 2023, and March 23, 2023. 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 2023-24 One Year Action Plan was presented at the second meeting along with the proposed projects and activities for FY 2023-24. The meeting was held at Ontario City Hall at 6PM. Bilingual staff were available for translation, as needed.

   Legal and display advertisements were published on January 6, 2023, and January 13, 2023, for the January 19, 2023, meeting. Legal advertisements were published on March 10, 2023, and March 17, 2023, for the March 23, 2023, meeting. A legal advertisement was published on March 24, 2023, announcing the availability of the FY 2023-24 One-Year Action Plan for public review from March 24, 2023, through May 1, 2023. These advertisements were placed in the local newspaper, the Inland Valley Daily Bulletin.

   Legal advertisement was published on August 15, 2025, announcing the availability of the First Amendment to the FY 2023-24 One Year Action Plan for public review from August 15, 2025, to September 15, 2025. The advertisement was placed in the local newspaper, the Inland Valley Daily Bulletin.

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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 6, 2023 and January 13, 2023 to advertise the community meeting scheduled for January 19, 2023	No comments were received.		
2	Public Hearing	Non-targeted/broad community	Meeting held on January 19, 2023, at 6:00 p.m at Ontario City Hall. 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 10, 2023 and March 17, 2023 to advertise the community meeting scheduled for March 23, 2023	No comments were received.		
3	Public Hearing	Non-targeted/broad community	Meeting held on March 23, 2023 at 6:00 p.m at Ontario City Hall. A presentation was made regarding proposed projects for FY 2023-24.	Five (5) public comments were received.		

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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)
4	Newspaper Ad	Non-targeted/broad community	Legal advertisement was published in the Inland Valley Daily Bulletin on March 24, 2023, to advertise the 30-day public review period.	No comments were received.		
5	***Newspaper Ad***	***Non-targeted/broad community***	***Legal advertisement was published in the Inland Valley Daily Bulletin on August 15, 2025, to advertise the 30-day public review period for the First Amendment to the FY 2023-24 One- Year Action Plan.***	***No comments were received.***		

Table 4 – Citizen Participation Outreach

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FY 2023-2024

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 2023-24, which is the third year of this Consolidated Plan.

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Priority Table

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	1,882,760	0	704,501	2,587,261	1,900,000	The CDBG allocation for FY 2023-24 is $1,882,760. A total of $704,501 unallocated CDBG funds is available from prior years. An estimated $1.9 million per year for the remaining year 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	819,086	0	0	819,086	750,000	The HOME allocation for FY 2023-24 is $819,086. An estimated $750,000 per year for the remaining year of the Consolidated Plan is expected to be received.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	158,507	0	0	158,507	$160,000	The ESG allocation for FY 2023-24 is $158,507. An estimated $160,000 per year for the remaining year of the Consolidated Plan is expected to be received.

Table 5 - Expected Resources – Priority Table

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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 2023-24. 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 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 partnered 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 $523 to $1,209. The project began construction in April of 2023.

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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 $ 307,158 ESG $ 0
	Start Year: 2023 End Year: 2024		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 $ 145,000 HOME $ 307,158 ESG $ 0
	Start Year: 2023 End Year: 2024		Outcome: Affordability	Objective: Provide decent affordable housing
	Description: Preserve existing rental and owner-occupied housing resources.			
	Goal Outcome Indicator Housing Code Enforcement		Quantity 315	Unit Household housing units

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Goal	Category	Geographic Area	Needs Addressed	Funding
Housing Strategy Goal #3	Affordable Housing	N/A	Affordable Housing – Production of new units	CDBG $ 0 HOME $ 122,862 ESG $ 0
	Start Year: 2023 End Year: 2024		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 $ 173,214 HOME $ 0 ESG $ 158,507
	Start Year: 2023 End Year: 2024		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		75	Persons assisted
	Homelessness Prevention		1,700	Persons assisted
Special Needs Strategy	Non-Homeless Special Needs	N/A	Community Development - Public Services	CDBG $ 10,000 HOME $ 0 ESG $ 0
	Start Year: 2023 End Year: 2024		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

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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: 2023 End Year: 2024		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 $ 1,118,770 HOME $ 0 ESG $ 0
	Start Year: 2023 End Year: 2024		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	Unit Persons assisted Public facilities	
Community Development Strategy Goal #2	Non-Housing Community Development	N/A	Community Development - Public Facilities		CDBG $ 709,525 HOME $ 0 ESG $ 0
	Start Year: 2023 End Year: 2024		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	

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Goal	Category	Geographic Area	Needs Addressed	Funding
Community Development Strategy Goal #3	Non-Housing Community Development	N/A	Community Development - Public Services	CDBG $ 22,000 HOME $ 0 ESG $ 0
	Start Year: 2023 End Year: 2024		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 $ 0 HOME $ 0 ESG $ 0
	Start Year: 2023 End Year: 2024		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	Unit Businesses Assisted

Table 6 – Goals Summary

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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

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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.

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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, Prevention, and Administration***
6	Assisi House
7	Motel Voucher Program
8	Services for Victims of Domestic Violence
9	Family Stabilization at SOVA
10	LED Streetlight Light Conversion Project
11	Pavement Management Rehabilitation
12	Alley Pavement Management Rehabilitation
13	Wheelchair Ramp Installation
14	Sam Alba Park Restroom Renovation
15	Neighborhood Preservation Program
16	Child Care, Family, and Youth Subsidies
17	Fair Housing (AFFH) Program
18	Landlord/Tenant Mediation Program
19	Senior Support Services
20	Administration

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 2020-24 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.

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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	HOME: $307,158
	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. When an eligible project has been identified, the city will undertake an amendment to the One Year Action Plan to properly assign this funding.
	Target Date	6/30/2024
	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 developer.
	Location Description	
	Planned Activities	

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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. 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	6/30/2024
	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.

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3	**Project Name**	Tenant Based Rental Assistance
	Target Area	
	Goals Supported	Housing Strategy Goal #1
	Needs Addressed	Affordable Housing - Rental Assistance
	Funding	HOME: $307,158
	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 $30,000, 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: 2023 HOME Funds - $307,158
	Target Date	6/30/2024
	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.

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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: $122,862
	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 Services Department 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. When an eligible project has been identified, the city will undertake an amendment to the One Year Action Plan to properly assign this funding.
	Target Date	6/30/2024
	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	

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5	**Project Name**	***Homeless Outreach, Prevention, and Administration***
	Target Area	
	Goals Supported	Homeless Strategy
	Needs Addressed	***Homelessness - Outreach*** Homelessness - Administration Homelessness - Prevention
	Funding	ESG: $158,507
	Description	This project and related administration provide services to the homeless and those at-risk for homelessness in Ontario. ***The City uses an internal street outreach team to connect people who are at risk or currently experiencing homelessness with resources relevant to their circumstances. The City also funds a prevention program for eligible households at risk of homelessness.***
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	***The Ontario Outreach Team will serve approximately 30 persons.*** ***The ESG Emergency Rent Protection Program will serve approximately 10 households.***
	Location Description	208 W. Emporia St., Ontario, California
	Planned Activities	1. ***EMERGENCY RENT PROTECTION PROGRAM: This program will provide short-term rental assistance to income-qualified Ontario households who are at risk of homelessness due to non-payment of rent.*** 2. ***ONTARIO OUTREACH TEAM: The Ontario Outreach Team brings awareness of available services and resources to the community to address households who are homeless or at risk of homelessness. Services provided by the outreach team include case management and advocacy for resources such as housing programs, mental health services, substance abuse treatment, employment services, food banks, public benefits, and medical programs. Additionally, the outreach team provides resources to meet immediate needs such as snack bags, bus passes, water, and hygiene kits.*** 3. ADMINISTRATION: Funds will be utilized to pay for administrative costs related to the provision of programs and services funded by the ESG program. ***ESG funding will be allocated as such: $95,104.00 to Street Outreach, $51,515 to Homeless Prevention***, and $11,888 to Administration.

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6	**Project Name**	Assisi House
	Target Area	
	Goals Supported	Homeless Strategy
	Needs Addressed	Homelessness - Outreach Homelessness - Emergency/Transitional Shelter
	Funding	CDBG: $26,250
	Description	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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 unduplicated persons will benefit from this project.
	Location Description	517/521/525 N. Virginia Ave., Ontario, California
	Planned Activities	

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7	**Project Name**	Motel Voucher Program
	Target Area	
	Goals Supported	Homeless Strategy
	Needs Addressed	Homelessness – Emergency/Transitional Shelter
	Funding	CDBG: $115,954
	Description	The City of Ontario operate a Motel Voucher Program that will provide motel vouchers to individuals and families experiencing homelessness.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City of Ontario's Motel Voucher Program will serve approximately 75 persons.
	Location Description	208 Emporia St., Ontario, California
	Planned Activities	The City of Ontario will issue motel vouchers to individuals and families experiencing homelessness. The program will provide an opportunity to connect recipients to other homeless services offered by the Continuum of Care.

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8	**Project Name**	Services for Battered Women and Their Children
	Target Area	
	Goals Supported	Homeless Strategy
	Needs Addressed	Homelessness - Emergency/Transitional Shelter Homelessness - Rapid Re-Housing
	Funding	CDBG: $12,600
	Description	House of Ruth is a non-profit domestic violence agency, serving battered women and their children for more than 35 years.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	House of Ruth's Services for Battered Women and Their Children will serve approximately 1,200 persons.
	Location Description	
	Planned Activities	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 prevention education brings awareness of domestic violence to local communities.

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9	**Project Name**	Family Stabilization at SOVA
	Target Area	
	Goals Supported	Homeless Strategy
	Needs Addressed	Homelessness - Outreach Homelessness - Prevention
	Funding	CDBG: $18,410
	Description	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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,000 unduplicated persons will benefit from this project.
	Location Description	904 E. California St., Ontario, California
	Planned Activities	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.

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10	**Project Name**	LED Streetlight Conversion Project
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $200,000
	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	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 120 street lights will be converted.
	Location Description	Location to be determined prior to project start.
	Planned Activities	

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11	**Project Name**	Pavement Management Rehabilitation
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $315,000
	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	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,100 persons will benefit from these improvements.
	Location Description	This project is restricted to Census Tracts CT 001501, BG 1 and 2; and CT 001600, BG 1.
	Planned Activities	

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12	**Project Name**	Alley Pavement Management Rehabilitation
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $428,770
	Description	This project will reconstruct alleys that are in very poor condition. Reconstructed alleys are projected to last 20 to 25 years.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,255 persons will benefit from these improvements
	Location Description	This project is restricted to Census Tracts CT 001309, BG 2; and CT 001503, BG 1.
	Planned Activities	

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13	**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	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,635 persons will benefit from these improvements
	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	

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14	**Project Name**	Sam Alba Park Restroom Renovation Project
	Target Area	
	Goals Supported	Community Development Strategy Goal #2
	Needs Addressed	Community Development - Public Facilities
	Funding	CDBG: $709,525
	Description	This project includes the demolition and removal of an existing restroom at Sam Alba Park. The existing restroom will be replaced with a prefabricated restroom.
	Target Date	6/30/2024
	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	401 E Sunkist St, Ontario, CA 91761
	Planned Activities	

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15	**Project Name**	Neighborhood Preservation Program
	Target Area	
	Goals Supported	Housing Strategy Goal #2
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	CDBG: $45,000
	Description	This project will be implemented by the Community Improvement Department and will provide grants of up to $3,000 to income-qualified homeowners to be applied for material purchase to correct existing code violations.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 grants will be dispersed through this program.
	Location Description	
	Planned Activities	Activities that can be funded under this project include material purchase to correct code violations.

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16	**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	6/30/2024
	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.

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17	**Project Name**	Fair Housing (AFFH) Program
	Target Area	
	Goals Supported	Fair Housing Strategy
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: $22,000
	Description	Inland Fair Housing and Mediation Board (IFHMB) will provide Fair Housing services to Ontario residents. The Fair Housing Program will provide information about federal and state fair housing laws and provide assistance with enforcing fair housing laws. Ontario residents will be given assistance in filing housing discrimination complaints with HUD and DFEH. IFHMB's fair housing education, outreach, and enforcement activities will address fair housing issues encountered by City residents and assist the City to support and sustain inclusive neighborhoods.
	Target Date	6/30/2024
	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	

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18	**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	6/30/2024
	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	

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19	**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	6/30/2024
	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.

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20	**Project Name**	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $376,552 HOME: $81,908
	Description	This activity will be used to pay for salaries and benefits for those persons administering the CDBG and HOME Programs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

Table 9 – Project Summary

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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. While the City does not have any locally identified local target areas, 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 (which are shown on the map included in Appendix B), 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.

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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 2023-24. 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	***40***
Non-Homeless	0
Special-Needs	0
Total	***40***

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	***30***
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	***30***

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 2023-24, the City of Ontario Housing Services 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 2023-24. In this program, residents sign a five-year contract with the HACSB. As incomes rise with new employment, savings

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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 local partners 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

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program. To date, the City and its partners 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 Outreach Team provides case management, advocacy for additional services and resources, and provides resources to immediate needs such as snack bags, bus passes, water, and hygiene kits.

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.

Through the actions the City has described, the City's one year goal for reaching out to homeless persons is 750 persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The 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.

The Ontario Motel Voucher Program has been developed to provide another source of emergency shelter.

Through the actions the City has described, the City's one year goal for addressing the emergency shelter and transitional needs of homeless persons is 180 persons.

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

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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 City's 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.

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.

Through the actions the City has described, the City's one year goal for helping homeless persons make the transition to permanent housing and independent living is 20 persons.

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 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.

Through the actions the City has described, the City's one year goal for helping low-income individuals and families avoid becoming homeless is 3,000 persons.

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.

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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 primary obstacle for the City in meeting underserved needs is the lack of adequate financial resources to meet the growing needs of low- and moderate-income persons, including the homeless population. As such, 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 has identified the following programs and actions to foster and maintain affordable housing:

- Tenant-Based Rental Assistance, which provides rental assistance to families experiencing homelessness.
- Research and pursuit of funding opportunities to add affordable housing units to City 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.

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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. This strategy utilizes existing City job training and social service programs to increase employment marketability, household income, and housing options. Below are the goals for reducing the number of poverty-level families within the City. The City will continue to:

- Support the preservation, rehabilitation, and development of suitable, extremely low-income housing units;
- Provide home repair assistance to households that are low- and moderate-income households; and
- Fund job training and educational programs to increase a person's potential income.

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 Services 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.

Actions planned to enhance coordination between public and private housing and social service agencies

The Housing Services 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:

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- Inland Fair Housing and Mediation Board
- Inland Valley Hope Partners
- House of Ruth
- Ontario-Montclair School District
- County of San Bernardino Department of Behavioral Health
- Housing Authority of the County of San Bernardino
- County of San Bernardino Interagency Council on Homelessness

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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%

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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 (sales price minus the loan repayment not including HOME funds and closing costs) 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.

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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 local CoC has established and standardized a regional, telephone-based CES on a 24-hour basis, where consumers and agencies can call to access intake for homeless-related services and receive referrals for housing placement or resources. When using the centralized intake system, a person seeking services contacts "211" (a toll-free number) directly, to obtain initial screening prior to being referred to the appropriate service provider in the Continuum of Care. Every service provider uses the same assessment tool, data collection methods, and targeting strategy for financial assistance as well as for case management prevention, rapid rehousing, and any other services. Using a coordinated access process results in a more accessible and uniform system used to connect persons who are homeless or at risk of homelessness with appropriate resources available in the County's 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.

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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.

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.

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3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397
ealmeida@scng.com

City of Ontario
303 East B Street
Ontario, California 91764

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Invoice Text:	NOTICE OF 30-DAY PUBLIC REVIEW CITY OF ONTARIO FIRST AMENDMENT TO THE ANNUAL ACTION PLAN FOR THE 2023-24 PROGRAM YEAR The One-Year Action Plan (OYAP) FY 2023-24 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 OYAP for Fiscal Year 2023-24 was approved by City Council on May 2, 2023, and was submitted to HUD on May 15, 2023. The City of Ontario is considering the following amendment as part of the First Amendment to the FY 2023-24 One-Year Action Plan: [https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1754946893199/image001.png] The proposed amendment constitutes a substantial change to the OYAP, which necessitates a formal amendment to the OYAP. The proposed amendment is scheduled to be presented to City Council for approval on September 16, 2025, 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. In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 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. Please contact the City

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3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397

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City of Ontario
303 East B Street
Ontario, California 91764

PROOF OF PUBLICATION
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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 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 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:

08/15/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ontario, California

On this 15th day of August, 2025.

Eva Almeida
Signature

*Daily Bulletin-SB circulation includes the following cities: Ontario, Rancho Cucamonga, Upland

NOTICE OF 30-DAY PUBLIC REVIEW

CITY OF ONTARIO FIRST AMENDMENT TO THE ANNUAL ACTION PLAN FOR THE 2023-24 PROGRAM YEAR

The One-Year Action Plan (OYAP) FY 2023-24 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 OYAP for Fiscal Year 2023-24 was approved by City Council on May 2, 2023, and was submitted to HUD on May 15, 2023. The City of Ontario is considering the following amendment as part of the First Amendment to the FY 2023-24 One-Year Action Plan:

Activity	Description	Funding
ESG Emergency Rent Protection Program	This program will provide short-term rental assistance to income-qualified Ontario households who have received a written notice that their current housing will be terminated within 21 days for non-payment of rent.	$51,515
Ontario Outreach Team	The Ontario Outreach Team brings awareness of available services and resources to the community to address households who are homeless or at risk of homelessness. Services provided by the outreach team include case management and advocacy for resources such as housing programs, mental health services, substance abuse treatment, employment services, food banks, public benefits, and medical programs. Additionally, the outreach team provides resources to meet immediate needs such as snack bags, bus passes, water, and hygiene kits.	$95,104

The proposed amendment constitutes a substantial change to the OYAP, which necessitates a formal amendment to the OYAP. The proposed amendment is scheduled to be presented to City Council for approval on September 16, 2025, 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.

In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 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. Please contact the City Clerk's Office at (909) 395-2009 for more information.

PUBLIC COMMENT

For a period of thirty (30) days beginning on Friday, August 15, 2025, and ending on Monday, September 15, 2025, in which the public is invited to submit written comments on the proposed amendment.

Questions and written comments regarding the First Amendment to the FY 2023-24 One-Year Action Plan may be addressed to the following:

Kaela Fengler, Project Coordinator
City of Ontario
Housing Services Department
208 West Emporia Street
Ontario, CA 91762
kfengler@ontarioca.gov

Comments are to be submitted no later than Monday, September 15, 2025. Comments received after Monday, September 15, 2025, will not be considered in the amendment process.

Please publish Friday, August 15, 2025
Inland Valley Daily Bulletin - SB
Published: 8/15/25

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FIRST AMENDMENT TO THE FY 2024-25 ONE-YEAR ACTION PLAN

September 16, 2025

Prepared by the

City of Ontario Housing Services Department
303 East B. Street
Ontario, CA 91764
(909) 395-2006

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CITY OF ONTARIO

2024-25 One Year Action Plan

Executive Summary

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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 2024-25. This plan covers the period from July 1, 2024 through June 30, 2025.

During FY 2024-25, the City of Ontario will receive the following federal funds:

Program	FY 2024-25
Community Development Block Grant Program (CDBG)	$1,815,154
Anticipated CDBG Program Income	$0
Available CDBG Contingency (Roll Over from Prior Year)	$370,013
HOME Investment Partnership Program (HOME)	$672,147
Anticipated HOME Program Income	$0
Available HOME Contingency (Roll Over from Prior Year)	$0
Emergency Solutions Grant Program (ESG)	$165,475
Available ESG Contingency (Roll Over from Prior Year)	$0
TOTAL	**$3,022,789**

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

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PROPOSED PROGRAMS (CDBG, HOME AND ESG ALLOCATIONS)					
PROPOSED PRIORITIES	**PROPOSED PROGRAMS**	**CDBG**	**HOME**	**ESG**	**TOTAL**
HOUSING STRATEGY					
Goal #1: Expand affordable rental housing opportunities, particularly for low income persons.					
	Tenant Based Rental Assistance (TBRA)	$0	$252,055	$0	**$252,055**
	GOAL #1 SUBTOTAL	**$0**	**$252,055**	**$0**	**$252,055**
Goal #2: Create new, preserve and rehabilitate existing rental and owner-occupied housing units.					
	Neighborhood Preservation Program	$45,000	$0	$0	**$45,000**
	Community Improvement Team (Code Enforcement)	$100,000	$0	$0	**$100,000**
	Single-Family/Multi-Family New Construction and Rehabilitation	$0	$252,056	$0	**$252,056**
	GOAL #2 SUBTOTAL	**$145,000**	**$252,056**	**$0**	**$397,056**
Goal #3: Increase affordable homeownership opportunities, particularly for low and moderate income persons.					
	Community Housing Development Organizations (CHDOs) Housing Program	$0	$100,822	$0	**$100,822**
	GOAL #3 SUBTOTAL	**$0**	**$100,822**	**$0**	**$100,822**
HOMELESS STRATEGY					
Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless.					
	Emergency Rent Protection Program	***$0***	***$0***	***$53,780***	***$53,780***
	Ontario Outreach Team	***$0***	***$0***	***$99,285***	***$99,285***
	Family Stabilization Program at SOVA Program Center (Inland Valley Hope Partners)	$18,410	$0	$0	**$18,410**
	Services for Victim of Domestic Violence and Their Children (House of Ruth)	$12,600	$0	$0	**$12,600**
	Extreme Weather Motel Voucher Program	$132,063	$0	$0	**$132,063**
	GOAL #1 SUBTOTAL	**$163,073**	**$0**	**$153,065**	**$316,138**
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	**$10,000**
	GOAL #1 SUBTOTAL	**$10,000**	**$0**	**$0**	**$10,000**
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	**$22,000**
	Landlord/Tenant Mediation (Inland Fair Housing and Mediation Board)	$10,200	$0	$0	**$10,200**
	GOAL #1 SUBTOTAL	**$32,200**	**$0**	**$0**	**$32,200**
COMMUNITY DEVELOPMENT STRATEGY					
Goal #1: Provide for needed infrastructure improvements in target lower- and moderate-income neighborhoods.					
	Pavement Management Rehabilitation (Engineering)	$519,864	$0	$0	**$519,864**
	Alley Pavement Rehabilitation (Engineering)	$190,000	$0	$0	**$190,000**

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	Wheelchair Ramp Installation (Community and Public Services)	$175,000	$0	$0	**$175,000**
	LED Streetlight Installation (Engineering)	$300,000	$0	$0	**$300,000**
	GOAL #1 SUBTOTAL	**$1,184,864**	**$0**	**$0**	**$1,184,864**
Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.					
	John Galvin Underground Lights	$140,000	$0	$0	**$140,000**
	Remaining Park Improvement Project	$0	$0	$0	**$0**
	GOAL #2 SUBTOTAL	**$140,000**	**$0**	**$0**	**$140,000**
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	**$22,000**
	GOAL #3 SUBTOTAL	**$22,000**	**$0**	**$0**	**$22,000**
Goal #4: Expand the City's economic base and promote greater employment opportunities.					
	Downtown Storefront Façade Improvement Program	$125,000	$0	$0	**$125,000**
	GOAL #3 SUBTOTAL	**$125,000**	**$0**	**$0**	**$125,000**
ADMINISTRATION					
	City of Ontario	$363,030	$67,214	$12,411	**$442,655**
ADMINISTRATION SUBTOTAL		**$363,030**	**$67,214**	**$12,411**	**$442,655**
TOTAL		**$2,185,167**	**$672,147**	**$165,476**	**$3,022,790**
FY 24-25 ALLOCATION		**$1,815,154**	**$672,147**	**$165,475**	**$2,652,776**
ANTICIPATED PROGRAM INCOME		**$0**	**$0**	**$0**	**$0**
AVAILABLE CONTINGENCY FROM PRIOR YEARS		**$370,013**	**$0**	**$0**	**$370,013**
TOTAL		**$2,185,167**	**$672,147**	**$165,475**	**$3,022,789**

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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. (Estimated housing units preserved in FY 2023-24: 315)

Goal #2: Expand affordable rental housing opportunities, particularly for low-income persons. (Estimated households assisted in FY 2023-24: 20)

Goal #3: Increase affordable homeownership opportunities, particularly for low- and moderate-income persons. (Estimated housing units developed in FY 2023-24: 0)

Homeless Strategy

Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services. (Estimated number of persons assisted for FY 2023-24: 4,465)

Special Needs Strategy

Goal #1: Provide supportive services for special needs populations. (Estimated number of persons assisted for FY 2023-24: 600)

Fair Housing Strategy

Goal # 1: Continue to implement the Fair Housing laws by providing funding to further fair housing. (Estimated number of persons assisted for FY 2023-24: 1,500)

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. (Estimated number of persons assisted for FY 2023-24: 20)

Lead Hazard Strategy

Goal #1: Reduce the number of housing units with lead paint hazards through education, inspection, and rehabilitation. (Estimated number of households assisted in FY 2023-24: 0)

Community Development Strategy

Goal #1: Provide needed public infrastructure improvements in target lower and moderate income neighborhoods. (Estimated number of persons assisted for FY 2023-24: 39,140)

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Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower and moderate income neighborhoods. (Estimated number of new public facilities for FY 2023-24: 1)

Goal #3: Provide needed community services to serve lower and moderate income residents. (Estimated number of persons assisted for FY 2023-24: 12,305)

Goal #4: Expand the City's economic base and promote greater employment opportunities. (Estimated number of businesses assisted for FY 2023-24: 0)

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, 2023.

A. Housing Strategy

Priority 1: Expand affordable rental housing opportunities, particularly for low-income persons.

Five-Year Total Goal: 202

Accomplishments through June 30, 2023, 235 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, 2023: 1,754

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Evaluation: Over the past year, the City implemented the following programs to address this priority:

- 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, 2023: 1,600

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, 2023: 7,829 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.

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Five-Year Goal: 750

Accomplishments through June 30, 2023: 57 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, 2023: 3,216 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

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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.

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Summary of Citizen Participation Process and consultation process

The City of Ontario Housing Services Department is the lead agency for the 2024-25 One-Year Action Plan. The City of Ontario Housing Services 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:

- Distribution of the draft Consolidated Annual Performance and Evaluation Report combined with a minimum 15-day public comment period from September 1, 2023 to September 18, 2023.
- One public hearing on September 19, 2023, of the FY 2022-23 Consolidated Annual Performance and Evaluation Report, providing a review of prior performance.
- Distribution of the draft One-Year Action Plan combined with a minimum 30-day public comment period from April 2, 2024 to May 6, 2024.
- One community forum/public hearing on March 28, 2024, to garner citizen comments on the needs, strategies, actions, and projects in the One-Year Action Plan.
- ***Distribution of the Amended FY 2024-25 One-Year Action Plan combined with a minimum 30-day public comment period from August 15, 2025, to September 15, 2025.***
- ***One public hearing on September 16, 2025, to garner citizen comments on the needs, strategies, actions, and projects in the Amended FY 2024-25 One-Year Action Plan.***

Summary of Public Comments

No public comments were received during the Consolidated Annual Performance and Evaluation Report public hearing conducted on September 19, 2023.

No public comments were received during the One-Year Action March 28, 2024, meeting. Minutes from this meeting are included in Appendix C.

No comments were received during the One-Year Action Plan presentation to City Council hearing conducted on May 7, 2024. Minutes from that meeting are included in Appendix C.

No public comments were received during the 30-day public review period from August 15, 2025, to September 15, 2025, and no public comments were received during the City Council meeting conducted on September 16, 2025, for the approval of the first amendment to the FY 2024-25 One Year Action Plan.

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2024-25 One Year Action Plan

The Process

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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 Services Department
HOME Administrator	ONTARIO	Housing Services Department
ESG Administrator	ONTARIO	Housing Services Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Ontario Housing Services 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

Kaela Fengler, Project Coordinator
City of Ontario
Housing Services Department
208 W. Emporia St.
Ontario, CA 91762
Phone - (909) 395-2757 Fax (909) 395-2288
KFengler@OntarioCA.gov

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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 Services 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 Services 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 City Staff regularly attend 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 2022, the County of San Bernardino adopted a Homeless Strategic Action Plan. 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 Services 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.

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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).
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.
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.

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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-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.
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.

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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?
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.
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.

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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 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.
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.
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 Innovation, Performance, and Audit Agency	Broadband Internet Service Providers	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 expanding access to broadband services.

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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 Fire Department	Emergency Management Agency	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 emergency management services.

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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 the County of San Bernardino Department of Behavioral Health, the Housing Authority of the County of San Bernardino, and local partners, 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 the City's Housing Services Department staff.

In addition to Project Gateway and HOME TBRA, the city works in cooperation with the 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.

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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 Services 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 Services Department developed the FY 2024-25 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 Services Department conducted a community forum/public hearing on March 28, 2024. At the community meeting, an overview of entitlement programs was provided, and the public review draft FY 2024-25 One Year Action Plan was announced for public review on April 2, 2024. Proposed projects and activities for FY 2024-25 were shared. The meeting was held at Ontario City Hall at 6PM. Bilingual staff were available for translation, as needed.

   Legal advertisements were published on March 15, 2024, and March 22, 2024, for the March 28, 2024, meeting. A legal advertisement was published on April 2, 2024, announcing the availability of the FY 2024-25 One-Year Action Plan for public review from April 2, 2024, through May 6, 2024. These advertisements were placed in the local newspaper, the Inland Valley Daily Bulletin.

   Legal advertisement was published on August 15, 2025, announcing the availability of the First Amendment to the FY 2024-25 One Year Action Plan for public review from August 15, 2025, to September 15, 2025. The advertisement was placed in the local newspaper, the Inland Valley Daily Bulletin.

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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 advertisements were published in the Inland Valley Daily Bulletin on March 15, 2024 and March 22, 2024 to advertise the community meeting scheduled for March 28, 2024.	No comments were received.		
2	Public Hearing	Non-targeted/broad community	Meeting held on March 28, 2024 at 6:00 p.m. at Ontario City Hall. A presentation was made regarding proposed projects for FY 2024-25.	No comments were received.		
3	Newspaper Ad	Non-targeted/broad community	Legal advertisement was published in the Inland Valley Daily Bulletin on April 2, 2024, to advertise the 30-day public review period.	No comments were received.		
4	***Newspaper Ad***	***Non-targeted/broad community***	***Legal advertisement was published in the Inland Valley Daily Bulletin on August 15, 2025, to advertise the 30-day public review period for the First Amendment to the FY 2024-25 One- Year Action Plan.***	***No comments were received.***		

Table 4 – Citizen Participation Outreach

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CITY OF ONTARIO

FY 2024-2025

One-Year Action Plan

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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 2024-25, which is the fifth and final year of this Consolidated Plan.

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Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,815,154	0	370,013	2,185,167	$0	The CDBG allocation for FY 2024-25 is $1,815,154. A total of $370,013 unallocated CDBG funds is available from prior years. This is the fifth and final year of the current Consolidated Plan.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	672,147	0	0	672,147	$0	The HOME allocation for FY 2024-25 is $672,147. This is the fifth and final year of the current Consolidated Plan.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	165,475	0	0	165,475	$0	The ESG allocation for FY 2024-25 is $65,475. This is the fifth and final year of the current Consolidated Plan.

Table 5 - Expected Resources – Priority Table

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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 2024-25. 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 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
Holt Sites	1048-481-08, 1048-481-07, 1048-481-06, 1048-481-29, 1048-481-28
905 E. Holt Blvd.	1048-481-08
4th and Cucamonga	1048-131-52

The City 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 $523 to $1,209. This project began construction in the summer of 2023 and is expected to be completed in the Fiscal Year of 2024-25.

The city entered a DDA with HDC Construction, Inc. for the disposition of 1325 South Euclid and 1329 South Euclid. The proceeds from the sale of these properties will be used towards future affordable housing development opportunities.

The city entered into an Exclusive Negotiating Agreement with the National Community Renaissance of California on November 14, 2022, for the development of an affordable housing community on the Holt

sites. The project will yield approximately 150 units of affordable housing for households between 30% to 80% AMI.

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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 $ 252,055 ESG $ 0
	Start Year: 2024 End Year: 2025		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 16	Unit Households assisted
Housing Strategy Goal #2	Affordable Housing	N/A	Affordable Housing – Rehabilitation of Existing Units	CDBG $ 145,000 HOME $ 252,056 ESG $ 0
	Start Year: 2024 End Year: 2025		Outcome: Affordability	Objective: Provide decent affordable housing
	Description: Preserve existing rental and owner-occupied housing resources.			
	Goal Outcome Indicator Housing Code Enforcement		Quantity 300	Unit Household housing units

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Goal	Category	Geographic Area	Needs Addressed	Funding
Housing Strategy Goal #3	Affordable Housing	N/A	Affordable Housing – Production of new units	CDBG $ 0 HOME $ 100,822 ESG $ 0
	Start Year: 2024 End Year: 2025		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 $ 163,073 HOME $ 0 ESG $ 153,065
	Start Year: 2024 End Year: 2025		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		2,700	Persons assisted
Special Needs Strategy	Non-Homeless Special Needs	N/A	Community Development - Public Services	CDBG $ 10,000 HOME $ 0 ESG $ 0
	Start Year: 2024 End Year: 2025		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

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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: 2024 End Year: 2025		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 $ 1,184,864 HOME $ 0 ESG $ 0
	Start Year: 2024 End Year: 2025		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 30,000	Unit Persons assisted Public facilities
Community Development Strategy Goal #2	Non-Housing Community Development	N/A	Community Development - Public Facilities	CDBG $ 140,000 HOME $ 0 ESG $ 0
	Start Year: 2024 End Year: 2025		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

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Goal	Category	Geographic Area	Needs Addressed		Funding	
Community Development Strategy Goal #3	Non-Housing Community Development	N/A	Community Development - Public Services		CDBG HOME ESG	$ 22,000 $ 0 $ 0
	Start Year: 2024 End Year: 2025		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 1,200	Unit Persons assisted		
Community Development Strategy Goal #4	Non-Housing Community Development	N/A	Community Development - Economic Development		CDBG HOME ESG	$ 125,000 $ 0 $ 0
	Start Year: 2024 End Year: 2025		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 5	Unit Businesses Assisted		

Table 6 – Goals Summary

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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

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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 50 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.

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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 Prevention, Outreach, and Administration***
6	Extreme Weather Motel Voucher Program
7	Services for Victims of Domestic Violence
8	Family Stabilization at SOVA
9	LED Streetlight Light Conversion Project
10	Pavement Management Rehabilitation
11	Alley Pavement Management Rehabilitation
12	Downtown Storefront Façade Improvement Program
13	Wheelchair Ramp Installation
14	John Galvin Park Underground Conduit and Lights Replacement
15	Neighborhood Preservation Program
16	Child Care, Family, and Youth Subsidies
17	Fair Housing (AFFH) Program
18	Landlord/Tenant Mediation Program
19	Senior Support Services
20	Administration

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 2020-24 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.

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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	HOME: $252,056
	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. When an eligible project has been identified, the city will undertake an amendment to the One Year Action Plan to properly assign this funding.
	Target Date	6/30/2025
	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 developer.
	Location Description	
	Planned Activities	

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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. 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	6/30/2025
	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.

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3	**Project Name**	Tenant Based Rental Assistance
	Target Area	
	Goals Supported	Housing Strategy Goal #1
	Needs Addressed	Affordable Housing - Rental Assistance
	Funding	HOME: $250,055
	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 $30,000, 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: 2024-25 HOME Funds - $250,055
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 households will be assisted through this program.
	Location Description	
	Planned Activities	The 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.

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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: $100,822
	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 Services Department 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. When an eligible project has been identified, the city will undertake an amendment to the One Year Action Plan to properly assign this funding.
	Target Date	6/30/2025
	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	

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5	***Project Name***	***Homeless Prevention and Administration***
	Target Area	
	Goals Supported	Homeless Strategy
	Needs Addressed	Homelessness - Outreach Homelessness - Rapid Re-Housing Homelessness - Prevention
	Funding	ESG: $165,475
	Description	The Emergency Rent Protection Program and related administration provide financial assistance to Ontario Households at-risk of homelessness. ***The City uses an internal street outreach team to connect people who are at risk or currently experiencing homelessness with resources relevant to their circumstances.***
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The Emergency Rent Protection Program will serve approximately 10 households. ***The Ontario Outreach Team will serve approximately 30 persons.***
	Location Description	208 W. Emporia St., Ontario, California
	Planned Activities	1. EMERGENCY RENT PROTECTION PROGRAM: This program will provide short-term rental assistance to income-qualified Ontario households who have received a written notice that their current housing will be terminated within 21 days for non-payment of rent. ***2. ONTARIO OUTREACH TEAM: The Ontario Outreach Team brings awareness of available services and resources to the community to address households who are homeless or at risk of homelessness. Services provided by the outreach team include case management and advocacy for resources such as housing programs, mental health services, substance abuse treatment, employment services, food banks, public benefits, and medical programs. Additionally, the outreach team provides resources to meet immediate needs such as snack bags, bus passes, water, and hygiene kits.*** 3. ADMINISTRATION: Funds will be utilized to pay for administrative costs related to the provision of programs and services funded by the ESG program. ESG funding will be allocated as such: ***$53,780 to the Emergency Rent Protection Program, $99,285 to the Ontario Outreach Team***, and $12,410 to Administration.

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6	**Project Name**	Extreme Weather Motel Voucher Program
	Target Area	
	Goals Supported	Homeless Strategy
	Needs Addressed	Homelessness – Emergency/Transitional Shelter
	Funding	CDBG: $132,063
	Description	The Extreme Weather Motel Voucher Program (EWMVP) will provide motel vouchers to persons or families experiencing homelessness during extreme weather activations, when weather conditions meet threshold criteria for extreme heat, cold, and precipitation. The goal of EWMVP is to prevent climate-related deaths of unsheltered older adults and families with younger children.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The City of Ontario's Extreme Weather Motel Voucher Program will serve approximately 145 persons.
	Location Description	208 W. Emporia St., Ontario, California
	Planned Activities	The City of Ontario will issue motel vouchers to qualifying individuals and households experiencing homelessness. The program will provide an opportunity to connect recipients to other homeless services offered by the Continuum of Care.

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7	**Project Name**	Services for Battered Women and Their Children
	Target Area	
	Goals Supported	Homeless Strategy
	Needs Addressed	Homelessness - Emergency/Transitional Shelter Homelessness - Rapid Re-Housing
	Funding	CDBG: $12,600
	Description	House of Ruth is a non-profit domestic violence agency, serving battered women and their children for more than 35 years.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	House of Ruth's Services for Battered Women and Their Children will serve approximately 1,200 persons.
	Location Description	
	Planned Activities	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 prevention education brings awareness of domestic violence to local communities.

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8	**Project Name**	Family Stabilization at SOVA
	Target Area	
	Goals Supported	Homeless Strategy
	Needs Addressed	Homelessness - Outreach Homelessness - Prevention
	Funding	CDBG: $18,410
	Description	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.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,000 unduplicated persons will benefit from this project.
	Location Description	904 E. California St., Ontario, California
	Planned Activities	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.

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9	**Project Name**	LED Streetlight Conversion Project
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $300,000
	Description	This project will include the installation and conversion of 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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 18 street lights will be converted.
	Location Description	Locations will be critical areas withing census track/block groups CT001503 BG 1 and 2.
	Planned Activities	

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10	**Project Name**	Pavement Management Rehabilitation
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $519,864
	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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,100 persons will benefit from these improvements.
	Location Description	This project is restricted to Census Tracts CT 001706 BG 1, CT 001707 BG 1 and 2, CT 001704 BG 1, CT 001200 BG 2, CT 001310 BG 2, CT 001503 BG 2, CT 001309 BG 1, CT 001803 BG 1, CT 012700 BG 1, CT 001101 BG 1 and 3, CT 001501 BG 1 and 2, and CT 001600 BG 1, 3, 4, 5.
	Planned Activities	

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11	**Project Name**	Alley Pavement Management Rehabilitation
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $190,000
	Description	This project will reconstruct alleys that are in very poor condition. Reconstructed alleys are projected to last 20 to 25 years.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,255 persons will benefit from these improvements
	Location Description	This project is restricted to Census Tracts CT 001600 BG 1, 3, 4, and 5.
	Planned Activities	

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12	**Project Name**	Downtown Storefront Façade Improvement Program
	Target Area	
	Goals Supported	Community Development Strategy Goal #1
	Needs Addressed	Community Development - Public Infrastructure
	Funding	CDBG: $125,000
	Description	The Downtown Façade Improvement Program will facilitate commercial revitalization; stimulate private investment and customer patronage; preserve and beautify the Historic Downtown Area; and generate shopping opportunities by creating a pleasant walking environment resulting from the improved visual aesthetics of commercial building façades.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 5 property/businesses will benefit from these improvements.
	Location Description	This project will be applied to eligible businesses within census tract/block groups CT001400 BG 1 and 2.
	Planned Activities	The Program operates on a reimbursement basis and allows property/business owners to receive financial assistance for program-approved exterior improvements to their building. The program is based on a 1:1 match up to $25,000 per eligible business. CDBG funds can only be used towards the material costs of the improvement.

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13	**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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,635 persons will benefit from these improvements
	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	

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14	**Project Name**	John Galvin Park Underground Lights Project
	Target Area	
	Goals Supported	Community Development Strategy Goal #2
	Needs Addressed	Community Development - Public Facilities
	Funding	CDBG: $140,000
	Description	This project will replace the existing conduit that feeds park lighting. Additionally, repairs to two King Standard lights will be made.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	One public park lighting conduit will be upgraded as a result of this project, aiding police with nightly patrols and increasing security for residents.
	Location Description	John Galvin Park, 1072 N. Grove Ave., Ontario, CA 91761
	Planned Activities	

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15	**Project Name**	Neighborhood Preservation Program
	Target Area	
	Goals Supported	Housing Strategy Goal #2
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	CDBG: $45,000
	Description	This project will be implemented by the Community Improvement Department and will provide grants of up to $3,000 to income-qualified homeowners to be applied for material purchase to correct existing code violations.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 grants will be dispersed through this program.
	Location Description	
	Planned Activities	Activities that can be funded under this project include material purchase to correct code violations.

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16	**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	6/30/2025
	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.

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17	**Project Name**	Fair Housing (AFFH) Program
	Target Area	
	Goals Supported	Fair Housing Strategy
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: $22,000
	Description	Inland Fair Housing and Mediation Board (IFHMB) will provide Fair Housing services to Ontario residents. The Fair Housing Program will provide information about federal and state fair housing laws and provide assistance with enforcing fair housing laws.
	Target Date	6/30/2025
	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	Ontario residents will be given assistance in filing housing discrimination complaints with HUD and DFEH. IFHMB's fair housing education, outreach, and enforcement activities will address fair housing issues encountered by City residents and assist the City to support and sustain inclusive neighborhoods.

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18	**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	6/30/2025
	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	

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19	**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	6/30/2025
	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.

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20	**Project Name**	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $363,030 HOME: $67,214
	Description	This activity will be used to pay for salaries and benefits for those persons administering the CDBG and HOME Programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

Table 9 – Project Summary

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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. While the City does not have any locally identified local target areas, 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 (which are shown on the map included in Appendix B), 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.

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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 2024-25. The City will utilize several programs to achieve these goals, including the Tenant Based Rental Assistance (TBRA) program and the ESG Emergency Rent Protection Program.

One Year Goals for the Number of Households to be Supported	
Homeless	***30***
Non-Homeless	10
Special-Needs	0
Total	**40**

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	***30***
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	**30**

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

It is anticipated that some participants assisted through the TBRA Program and ESG Emergency Rent Protection 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 Housing Choice Vouchers within Ontario. During FY 2024-25, the City of Ontario Housing Services 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 2024-25. In this program, residents sign a five-year contract with the HACSB. As incomes rise with new employment,

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savings 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 local partners 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: permanent housing units, case management services, and referrals to applicable resources.

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 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.

The Ontario Outreach Team provides case management, advocacy for additional services and resources, and provides resources to immediate needs such as snack bags, bus passes, water, and hygiene kits.

Through the actions the City has described, the City's one year goal for reaching out to homeless persons is 1,700 persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The House of Ruth provides shelter and special services for victims of domestic violence.

The Ontario Emergency Weather Motel Voucher Program has been developed to provide emergency shelter during inclement weather conditions.

Through the actions the City has described, the City's one year goal for addressing the emergency shelter and transitional needs of homeless persons is 180 persons.

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.

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The City's 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.

Through the actions the City has described, the City's one year goal for helping homeless persons make the transition to permanent housing and independent living is 20 persons.

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 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.

Through the actions the City has described, the City's one year goal for helping low-income individuals and families avoid becoming homeless is 3,000 persons.

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.

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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 primary obstacle for the City in meeting underserved needs is the lack of adequate financial resources to meet the growing needs of low- and moderate-income persons, including the homeless population. As such, 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 has identified the following programs and actions to foster and maintain affordable housing:

- Tenant-Based Rental Assistance, which provides rental assistance to families experiencing homelessness.
- Research and pursuit of funding opportunities to add affordable housing units to City 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. This strategy utilizes existing City job training and social service programs to increase employment

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marketability, household income, and housing options. Below are the goals for reducing the number of poverty-level families within the City. The City will continue to:

- Support the preservation, rehabilitation, and development of suitable, extremely low-income housing units;
- Provide home repair assistance to households that are low- and moderate-income households; and
- Fund job training and educational programs to increase a person's potential income.

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 Services 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.

Actions planned to enhance coordination between public and private housing and social service agencies

The Housing Services 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
- County of San Bernardino Department of Behavioral Health
- Housing Authority of the County of San Bernardino

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- County of San Bernardino Interagency Council on Homelessness

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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%

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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 (sales price minus the loan repayment not including HOME funds and closing costs) 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.

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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 local CoC has established and standardized a regional, telephone-based CES on a 24-hour basis, where consumers and agencies can call to access intake for homeless-related services and receive referrals for housing placement or resources. When using the centralized intake system, a person seeking services contacts "211" (a toll-free number) directly, to obtain initial screening prior to being referred to the appropriate service provider in the Continuum of Care. Every service provider uses the same assessment tool, data collection methods, and targeting strategy for financial assistance as well as for case management prevention, rapid rehousing, and any other services. Using a coordinated access process results in a more accessible and uniform system used to connect persons who are homeless or at risk of homelessness with appropriate resources available in the County's 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.

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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.

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.

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3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397
ealmeida@scng.com

City of Ontario
303 East B Street
Ontario, California 91764

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Notice ID:	B8lm48I9oBJaZQFwBMnV
Invoice Text:	NOTICE OF 30-DAY PUBLIC REVIEW CITY OF ONTARIO FIRST AMENDMENT TO THE ANNUAL ACTION PLAN FOR THE 2024-25 PROGRAM YEAR The One-Year Action Plan (OYAP) FY 2024-25 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 OYAP for Fiscal Year 2024-25 was approved by City Council on May 7, 2024, and was submitted to HUD on May 15, 2024. The City of Ontario is considering the following amendment as part of the First Amendment to the FY 2024-25 One-Year Action Plan: [https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1754947005369/image001.png] The proposed amendment constitutes a substantial change to the OYAP, which necessitates a formal amendment to the OYAP. The proposed amendment is scheduled to be presented to City Council for approval on September 16, 2025, 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. In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 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. Please contact the City

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Daily Bulletin-SB
3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397

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City of Ontario
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 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 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:

08/15/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ontario, California

On this 15th day of August, 2025.

Eva Almeida
Signature

*Daily Bulletin-SB circulation includes the following cities: Ontario, Rancho Cucamonga, Upland

NOTICE OF 30-DAY PUBLIC REVIEW

CITY OF ONTARIO FIRST AMENDMENT TO THE ANNUAL ACTION PLAN FOR THE 2024-25 PROGRAM YEAR

The One-Year Action Plan (OYAP) FY 2024-25 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 OYAP for Fiscal Year 2024-25 was approved by City Council on May 7, 2024, and was submitted to HUD on May 15, 2024. The City of Ontario is considering the following amendment as part of the First Amendment to the FY 2024-25 One-Year Action Plan:

Activity	Description	Funding
ESG Emergency Rent Protection Program	This program will provide short-term rental assistance to income-qualified Ontario households who have received a written notice that their current housing will be terminated within 21 days for non-payment of rent.	$53,780
Ontario Outreach Team	The Ontario Outreach Team brings awareness of available services and resources to the community to address households who are homeless or at risk of homelessness. Services provided by the outreach team include case management and advocacy for resources such as housing programs, mental health services, substance abuse treatment, employment services, food banks, public benefits, and medical programs. Additionally, the outreach team provides resources to meet immediate needs such as snack bags, bus passes, water, and hygiene kits.	$99,285

The proposed amendment constitutes a substantial change to the OYAP, which necessitates a formal amendment to the OYAP. The proposed amendment is scheduled to be presented to City Council for approval on September 16, 2025, 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.

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PUBLIC COMMENT

For a period of thirty (30) days beginning on Friday, August 15, 2025, and ending on Monday, September 15, 2025, in which the public is invited to submit written comments on the proposed amendment.

Questions and written comments regarding the First Amendment to the FY 2024-25 One-Year Action Plan may be addressed to the following:

Kaela Fengler, Project Coordinator
City of Ontario
Housing Services Department
208 West Emporia Street
Ontario, CA 91762
kfengler@ontarioca.gov

Comments are to be submitted no later than Monday, September 15, 2025. Comments received after Monday, September 15, 2025, will not be considered in the amendment process.

Please publish Friday, August 15, 2025
Inland Valley Daily Bulletin - SB
Published: 8/15/25

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **PUBLIC HEARINGS**
Department: Housing Prepared By: Albert Ramirez Department: Prepared By: Albert Ramirez Staff Member Presenting: Helen McAlary, Executive Director Community Life and Culture Reviewed By: Lacey A Rightmer Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 14

SUBJECT: **A PUBLIC HEARING TO CONSIDER ADOPTION OF THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR 2024-25**

RECOMMENDATION: That the City Council take the following actions:

A. Conduct a public hearing and receive comments on the draft Fiscal Year 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER);
B. Authorize staff to submit the final Fiscal Year 2024-25 CAPER to the U.S. Department of Housing and Urban Development (HUD); and
C. Authorize the City Manager, or his designee, to execute all documents necessary to submit the CAPER.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: There is no direct fiscal impact associated with this action.

BACKGROUND & ANALYSIS: Each year, the City of Ontario receives entitlement grant funds from the United States Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME) and Emergency Solutions Grant (ESG). The City receives approximately $2.8 million annually from HUD for these programs. These funds support low-income and moderate-income residents by providing affordable housing, improving living environments and expanding economic opportunities. As a recipient of entitlement grant funds, the City is required to submit a CAPER report to HUD at the end of each fiscal year.

The CAPER is prepared to assist residents and HUD in evaluating the City's use of entitlement grant funds to address the priority needs identified in the City's Fiscal Year 2024-25 One-Year Action Plan, approved on May 7, 2024. The City successfully implemented numerous projects in alignment with

key priorities, resulting in many residents obtaining housing, receiving social services, and benefitting from public infrastructure improvements. The CAPER was prepared using accomplishment data reported by the City and its partner agencies.

During Fiscal Year 2024-25, a combined total of $3.9 million of federal funds were expended to implement nineteen housing and community development programs and projects. Listed below are some of the accomplishments reported in this year's CAPER:

- The Public Works Agency used CDBG to install twenty-five wheelchair ramps and seventeen new streetlights with LED fixtures.
- The Public Works Agency used CDBG to complete multiple alley pavement projects, which directly benefited ninety-six residential parcels.
- The Public Works Agency used CDBG to install eight new light fixtures at John Galvin Park.
- The Housing Department used CDBG and HOME to provide one hundred and forty-eight households with rental assistance to avoid homelessness.
- The Housing Department used CDBG to support two hundred and seventy-one homeless individuals with motel vouchers during times of extreme weather.
- Inland Fair Housing and Mediation Board used CDBG to serve six hundred and forty-three individuals with tenant and landlord mediation.
- Ontario-Montclair YMCA used CDBG to support forty-five low- and moderate-income households with childcare.

The Draft Fiscal Year 2024-25 CAPER was advertised in the Inland Valley Daily Bulletin on August 29, 2025. The draft document was made available for public review from August 29, 2025, to September 15, 2025. No public comments were received during the public review period.

Staff recommends approval of the Fiscal Year 2024-25 CAPER. If approved by City Council, the CAPER will be submitted to HUD for approval.

CITY OF ONTARIO

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Consolidated Annual Performance and Evaluation Report for Fiscal Year 2024-25

September 25, 2025

Prepared by the
City of Ontario Housing Services Department
208 West Emporia Street
Ontario, CA 91762
(909) 395-2006

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I. INTRODUCTION

The Consolidated Annual Performance and Evaluation Report (CAPER) provides a comprehensive summary of housing and community development activities implemented by the City of Ontario utilizing U.S. Department of Housing and Urban Development (HUD) funds. The City has prepared this report in accordance with HUD regulations.

This report describes the progress that the City made towards achieving the affordable housing and community development goals presented in the Five-Year Consolidated Plan. The Consolidated Plan is a combination of the following components: housing and community development needs assessment, survey of available resources, five-year strategy, and One-Year Action Plan. The One-Year Action Plan is updated annually and presents the specific programs and projects to be implemented each year along with their respective funding sources and amounts. The performance of each program and project identified in the FY 2024-25 One-Year Action Plan is presented in this report. The following is a summary of this report's key areas:

I. Introduction

II. Consolidated Plan: Housing, Public Services, and Economic Opportunity – The Consolidated Plan serves as both a long- and short-term planning tool for housing and community development activities. This section presents important developments on housing, community development, and economic issues. All the five-year strategies are discussed in this section (Housing, Homeless, Special Needs Populations, Fair Housing, Public Housing, Lead Hazard, Community Development, and Economic Development).

III. Continuum of Care – Homelessness is a critical issue impacting both the lives of affected individuals and the quality of the community at large. This section assesses the needs of the homeless and programs and projects implemented during FY 2024-25 to address those needs.

IV. HOME-Funded Housing Activities – Quality affordable housing is the cornerstone of a viable community. This section discusses a variety of HOME-funded activity requirements, including Community Housing Development Organizations (CHDOs), affirmative marketing and minority outreach, HOME match, and HOME inspections/monitoring.

V. Program Requirements – The City must meet specific planning, administrative, and reporting requirements that regulate all aspects of housing and community development activities supported with federal funds. This section assesses the City's capacity to carry out these types of activities in compliance with federal regulations including citizen participation, oversight, management, and accounting systems.

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VI. Overall Assessment – This section of the CAPER provides a detailed analysis of the progress made towards meeting the goals of the Five-Year Consolidated Plan during FY 2024-25.

VII. Other Actions Undertaken – This section provides information regarding the City's anti-displacement strategy, institutional structure, and anti-poverty strategy.

VIII. Additional CDBG Required Narratives – This section provides information regarding the assessment of the relationship of CDBG funds and the status of CDBG loans and other receivables.

IX. Public Review and Comments – This section provides information on public comments received.

X. HUD Reports – This section concludes the CAPER with the following HUD reports generated by the Integrated Disbursement and Information System (IDIS) and other required HUD reports:

1. **Summary of Activities (C04PR03) –** lists each CDBG activity, which was open during a program year. For each activity, the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity, the report also shows the activity code, regulation cite and characteristics of the beneficiaries.

2. **CDBG Financial Summary Report (C04PR26) –** shows the commitment of funds and expenditures the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for planning/administration, public service activities, and economic development. This report also contains program year information on meeting HUD's statutory requirements of serving low- and moderate-income households.

HOME REPORTS

3. **Status of HOME Activities (C04PR22) –** provides status of HOME activities for all fiscal years. This report shows funds committed to each activity and disbursed dollar amounts.

4. **Status of HOME Grants (C04PR27) –** provides a status of HOME grants for each fiscal year.

5. **HOME Match Report (HUD-40107-A) –** provides match contribution information for Fiscal Year 2024-25.

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6. **HOME Annual Performance Report (HUD-40107) –** provides Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) contracting information for Fiscal Year 2024-25. In addition, this report provides information on HOME program income received during the reporting period.

ESG REPORTS

7. **ESG CAPER Report –** provides information on performance measures for ESG funded activities.

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II. CONSOLIDATED PLAN – Housing, Public Services and Economic Opportunities

This section contains the following elements:

a. An overview of the Action Plan;
b. A summary of resources available for housing and community development projects;
c. Housing activities conducted during FY 2024-25 in support of Action Plan priorities;
d. Homeless activities conducted during FY 2024-25 in support of Action Plan priorities;
e. Special population activities conducted during FY 2024-25 in support of Action Plan priorities;
f. Fair housing activities conducted during FY 2024-25 in support of Action Plan priorities;
g. Public housing activities conducted during FY 2024-25 in support of Action Plan priorities;
h. Lead hazard activities conducted during FY 2024-25 in support of Action Plan priorities; and
i. Community development activities conducted during FY 2024-25 in support of Consolidated Plan priorities.

A. OVERVIEW

The FY 2024-25 Action Plan was the fifth and final One-Year Action Plan component of a five-year strategy covering the period of FY 2020-2024. The Five-Year Consolidated Plan articulates the City's vision for enhancing the quality of life in Ontario by addressing housing and community development issues. The One-Year Action Plan identified specific activities conducted in support of the priorities and objectives originally presented in the Five-Year Consolidated Plan. A concise executive summary was included as an introduction to the Action Plan in order to increase understanding by civic leaders, other organizations, City residents, and others not familiar with the complexities of housing and community development issues.

The Action Plan was developed through a series of workshops, meetings, and public hearings with City staff from various departments involved in housing and community development, non-City organizations, Ontario residents, and the City Council. The funding allocation development process relied heavily on input from each of these stakeholders. Availability of funds was advertised in the local media, and application materials were designed and distributed with the intention of soliciting proposals for programs to implement the objectives and goals of the Consolidated Plan.

B. AVAILABLE RESOURCES

The goal of the annual Action Plan is the effective utilization of resources to meet housing and community development needs. The table on the following page identifies the various sources of funding available for housing and community development programs and projects.

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FUNDING SOURCE	ACTIVITIES FUNDED	PLANNED AMOUNT	ACTUAL AMOUNT AWARDED/ RECEIVED/ ON HAND (FY 2024-25)
Community Development Block Grant (CDBG)	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$1,815,154	$1,815,154
CDBG Program Income	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$18,843	$18,843
CDBG Rollover from prior years and reallocated funds	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$370,013	$370,013
CDBG-CARES (CDBG-CV)	Infrastructure improvements, code enforcement, housing rehabilitation, and social services in response to COVID-19.	$0	$0
HOME Investment Partnership (HOME)	Housing construction, rehabilitation activities, homebuyer activities, and tenant based rental assistance.	$672,147	$672,147
HOME Program Income	Housing construction, rehabilitation activities, homebuyer activities, and tenant based rental assistance.	$0	$0
HOME Rollover from prior years and reallocated funds	Housing construction, rehabilitation activities, homebuyer activities, and tenant based rental assistance.	$0	$0
HOME Investment Partnership American Rescue Plan (HOME-ARP)	Housing construction, rehabilitation activities, homebuyer activities, and tenant based rental assistance.	$1,606,338	$1,606,338
Emergency Solutions Grant (ESG)	Essential support services and operating expenses for homeless facilities and programs.	$165,475	$165,475
	TOTAL	**$4,647,970**	**$4,647,970**

The narrative listed below discusses each funding source used to support programs and projects implemented during the period covered by this report.

Federal Housing and Community Development Funds: The City is entitled to receive funding from a variety of federal sources. During FY 2024-25, the City participated in the following federal programs:

- The Community Development Block Grant (CDBG) program which provided $1,815,154 for housing and community development programs, an additional $18,843 of program income, and an additional $370,013 was available for programs from prior year funds;

- The HOME Investment Partnership program which provided $672,147 for housing-related activities, and an additional $0 was available from program income; and

- The Emergency Solutions Grant (ESG) program which provided $165,475 for homeless facilities and programs; and

- The HOME Investment Partnerships American Rescue Plan (HOME-ARP) program which provided $1,574,216 for housing related activities.

CDBG and HOME Program Income: During FY 2024-25, the City received $18,843 in CDBG program income and $0 in HOME program income.

Leveraging Resources: The City pro-actively pursues leveraging opportunities to maximize funding available to implement housing and community development activities. Federal funds available through HUD have provided the City an opportunity to leverage other resources. Listed in the table below are total project budget or expenditure amounts for the programs and activities that leveraged public and private resources:

Program/Project	HUD Funds	Other Funds
FY 2024-25 Pavement Management Rehabilitation Program	$190,000	$585,944
FY 2024-25 Alley Pavement Management Rehabilitation Program	$519,864	$1,363,973
TOTAL	**$709,864**	**$1,949,918**

NOTE: Sections are divided by the following strategies: Housing Strategy, Homeless Strategy, Special Needs Strategy, Fair Housing Strategy, Public Housing Strategy, Lead Hazard Strategy, Community Development Strategy, and Economic Development Strategy. Please refer to the attached IDIS reports for statistical program performance information including demographic information.

C. HOUSING STRATEGY

This section is a discussion of the priorities and corresponding activities, which address various housing and housing-related issues.

Priority 1: Expand affordable rental housing opportunities, particularly for low-income persons.

Five-Year Objectives: The City of Ontario Housing Department will work with developers and subrecipients to expand affordable rental housing opportunities, particularly for low-income persons.

Accomplishments: The City administered the HOME Tenant-Based Rental Assistance Program. The table on the following page identifies all programs and projects specifically designed to support this priority:

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments
Tenant Based Rental Assistance Program	HOME	**$622,834**	15	A total of forty-eight (48) households were assisted through this program during FY 2024-25. Twenty-six (26) households had their TBRA certificates renewed, eighteen (18) households completed their TBRA program assistance, and four (4) households leased new units with assistance this year.
TOTAL		**$622,834**		

**Activities not mentioned within the One-Year Action Plan under this priority.*

TENANT BASED RENTAL ASSISTANCE PROGRAM

This program is designed to assist the most vulnerable and hardest to house chronically homeless individuals and families who are currently working with the City's Street Outreach Team, receiving services from an Ontario-funded homeless services provider.

A total of forty-eight (48) households were assisted through this program during FY 2024-25. Twenty-six (26) households had their TBRA certificates renewed, 18 households completed their TBRA assistance program, and 4 households leased new units with assistance this year.

Priority 2: Create new, preserve, and rehabilitate existing rental and owner-occupied housing units.

Five-Year Objectives: The City will support the creation, preservation, and rehabilitation of suitable housing units, which are designed to both meet the needs of the community's renter and owner-occupied households and contribute to the revitalization of the City's neighborhoods.

Accomplishments: The City's housing investment plan (along with related programs and projects supporting this priority) targeted existing homeowners and renters. The City used CDBG to implement projects and programs under this strategy.

Within the FY 2024-25 One-Year Action Plan, the programs listed below were administered to support this priority:

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishment
Community Improvement Team	CDBG	$65,985	300 households	During FY 2024-25, the CIT team conducted 287 inspections, issued 111 notices and 53 citations, and closed 138 cases at 208 unique parcels within the target area.

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishment
Neighborhood Preservation Program	CDBG	$35,157	16	During FY 2024-25, twenty-eight (28) homeowners were approved for grants for supplies needed to correct existing code violations.
	TOTAL	**$101,142**		

**Activities not mentioned within the One-Year Action Plan under this priority*

COMMUNITY IMPROVEMENT TEAM

The Community Improvement Team (CIT) consists of members of the City of Ontario Community Improvement Department who are trained at recognizing and abating health and safety code violations, building code violations, fire code violations, and various other state and federal regulations. The team can draw resources and assistance from other City Departments, such as the Ontario Fire Department, Police Department, and the City Attorney's Office, on an as-needed basis.

During FY 2024-25, the CIT team conducted 287 inspections, issued 111 notices and 53 citations, and closed 138 cases at 208 unique parcels within the target area during the fiscal year.

NEIGHBORHOOD PRESERVATION PROGRAM

This project is implemented by the City's Community Improvement Department and provides grants of up to $3,000 to income-qualified homeowners to be applied for material purchase to correct existing code violations.

In FY 2024-25, the Community Improvement Department Neighborhood Preservation Program assisted twenty-eight (28) eligible homeowners to provide the materials and supplies needed to improve the appearance of their properties and to decrease neighborhood blight. The materials and supplies purchased were used for projects such as installing or replacing landscaping, repainting the home's exterior, repairing dilapidated fences, and removing excessive trash and debris from properties.

D. HOMELESS STRATEGY

This section is a discussion of the priorities and corresponding activities which address homeless services.

Priority 1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.

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Five-Year Objective: The City will participate and support the efforts of local non-profit agencies that apply for funding to provide supportive housing and public services for homeless populations or those at risk for homelessness within the City.

Accomplishments: A comprehensive Continuum of Care (the "Continuum") was developed and approved during FY 2004-05. Over the last fifteen years, the City has maintained a full-service intake center, transitional housing beds, and permanent housing units in various locations for homeless individuals and families. In FY 2023-24, the City acquired a former hotel and began work to convert the site to a more comprehensive location for homeless response. Conversion of the property continued through FY 2024-25, and the facility is expected to be completed in the fall of 2025.

The table below summarizes the funds expended and individuals assisted by the programs and projects implemented in support of these goals:

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments		
				Unduplicated	Duplicated	Total
Services for Victims of Domestic Violence and Their Children	CDBG	$12,600	100	12	119	131
Family Stabilization Program at Sova Program Center	CDBG	$18,410	3,000	1,457	16,841	18,298
Extreme Weather Motel Voucher Program	CDBG	$62,605	120	During FY 2024-25, a total of 271 persons received assistance through this program for a total of 741 bed nights.		
ESG Emergency Rent Protection Program (EEP)	ESG	$39,246	10	This program provides short-term rental assistance to Ontario households at or below 30% of the AMI who are at risk of homelessness due to non-payment of rent.		
HOME-ARP Rental Assistance Program	HOME	$1,372,680	20	During FY 2024-25, this program provided rental assistance to a total of 111 households at or below 50% of the AMI who were at risk of homelessness due to non-payment of rent.		
	TOTAL	**$1,505,541**				

SERVICES FOR BATTERED WOMEN AND THEIR CHILDREN

House of Ruth's shelter is a 30-bed, 24-hour emergency safe shelter, which provides shelter and support services to battered women and their children free of charge. Transportation, meals, clothing, and personal care items are included in the shelter stay. Individual and group counseling was provided for women and children. Workshops were held weekly covering such subjects as

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self-sufficiency, housing opportunities, and employment strategies. Support services and program materials were provided in English and Spanish.

During FY 2024-25, House of Ruth provided 12 unduplicated and 119 repeat Ontario residents assistance through this program. A total of 1,869 Ontario residents were provided additional services; 16 persons (9 adults and 7 children) were assisted with shelter services, 156 persons (129 adults and 27 children) received counseling, 112 (108 female and 4 male) were provided with hotline services, 1,574 attended community education classes, and 11 Ontario residents were assisted with obtaining Temporary Restraining Orders.

FAMILY STABILIZATION PROGRAM AT SOVA PROGRAM CENTER

During FY 2024-25, 1,457 unduplicated homeless and economically disadvantaged households were assisted through this program. A total of 18,298 new and repeat households were served during this reporting period. The Inland Valley Council of Churches (IVCC), dba Inland Valley Hope Partners operates this program. The SOVA Food Security Center helps low-income Ontario families maintain their health and avoid homelessness by providing emergency food assistance (fifteen-meal supply of nutritious food) and a wide range of supportive services for homeless individuals and families, and those at risk for homelessness.

EXTREME WEATHER MOTEL VOUCHER PROGRAM

In FY 2022-23, the City established the Extreme Weather Motel Voucher Program to provide emergency shelter for high-risk individuals and/or families experiencing homelessness through motel vouchers, during periods of inclement weather.

During FY 2024-25, a total of 271 persons received assistance through this program for a total of 741 bed nights.

ESG EMERGENCY RENT PROTECTION PROGRAM (EEP)

In FY 2024-25, the City's Housing Services Department established the ESG Emergency Rent Protection Program (EEP) to prevent eviction and ensure the preservation of housing stability for extremely low-income renters who require temporary rent assistance to prevent eviction. EEP provides up to three months of rental assistance to Ontario households at or below 30% of the AMI who are at risk of homelessness due to non-payment of rent.

During FY 2024-25, ten (10) households received emergency rental assistance through EEP.

HOME-ARP RENTAL ASSISTANCE PROGRAM

In FY 2024-25, the City established the HOME-ARP Rent Program (HARP) to mitigate potential homelessness and displacement of existing Ontario residents experiencing housing instability. HARP enhances housing stability and minimizes the likelihood of eviction and homelessness

among renters at or below 50% of the AMI through the provision of prospective and deferred rent payments to qualified Ontario households.

During FY 2024-25, HARP provided medium-term rental assistance to one hundred and eleven (111) households.

E. SPECIAL NEEDS STRATEGY

Priority 1: Provide supportive services for special needs populations.

Five-Year Objective: The City of Ontario Housing Department will work to locate sites for supportive housing projects and will continue to work with non-profit organizations to provide senior services.

Accomplishments: The City worked cooperatively with Inland Fair Housing and Mediation Board (IFHMB) to provide services to low-income households that are elderly and/or disabled residents of Ontario.

Program/ Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments
Senior Support Services (IFHMB)	CDBG	$10,000	800 persons	20 persons
	TOTAL	**$10,000**		

SENIOR SERVICES

During FY 2024-25, twenty (20) seniors were assisted through the Senior Support Services Program administered by Inland Fair Housing and Mediation Board (IFHMB). This program assisted both elderly and disabled residents of Ontario with social service issues including counseling, mediation, and referral services provided on an individual basis in the office or over the telephone. In addition, IFHMB disseminated a quarterly newsletter, WEST END SENIOR NEWS.

F. FAIR HOUSING STRATEGY

Priority 1: Continue to implement the Fair Housing laws by providing funding to further fair housing.

Five-Year Objective: The City will continue to support Inland Fair Housing and Mediation Board to provide fair housing services within Ontario.

Accomplishments: The City worked cooperatively with Inland Fair Housing and Mediation Board to provide fair housing services and landlord/tenant mediation services.

Program/ Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments
Fair Housing (AFFH) Program (IFHMB)	CDBG	$22,000	100 persons	113 persons
Landlord/Tenant Mediation Services (IFHMB)	CDBG	$10,200	1,400 persons	643 persons
	TOTAL	**$32,200**		

FAIR HOUSING AND MEDIATION SERVICES PROGRAM

The City contracted with Inland Fair Housing and Mediation Board (IFHMB) to provide assistance to Ontario residents regarding fair housing and landlord/tenant mediation issues. IFHMB assisted and investigated (using HUD FHIP Guidelines) complaints from individuals with alleged discrimination actions. This program also educated the public on civil rights laws utilizing various mass media outlets.

During FY 2024-25, 113 persons were assisted through the fair housing component of this program. A total of 643 persons were assisted through the housing mediation component of this program. In addition, the following outreach efforts were completed: brochures/flyers were disseminated to Ontario public agencies and community groups.

Actions to Affirmatively Further Fair Housing

IFHMB implemented several of the action steps identified in the City's Assessment of Fair Housing (AFH) (updated June 2020).

The AFH established the following goals to address contributing factors to fair housing issues:

1. Increase the supply of affordable housing in high opportunity areas;
2. Increase community integration for persons with disabilities; and
3. Ensure equal access to housing for persons with protected characteristics who are disproportionately likely to be lower-income and to experience homelessness.

IFHMB conducts numerous workshops for property owners to provide education regarding requirements for reasonable accommodations and service/companion animals. The City will continue to work with IFHMB to provide additional educational resources to further educate property owners of their rights and responsibilities.

The AFH cites the need for additional affordable housing as another goal to address factors contributing to fair housing issues. Many factors inhibit the ability to provide affordable housing in Ontario including market and governmental constraints. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction of affordable housing economically infeasible for developers. Constraints to housing production significantly impact households with low- and moderate-incomes and special needs. Actions by local government may also impact the price and availability of housing in the City. Land use controls, site improvement requirements, building

codes, development processing procedures, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

In addition to conducting the Assessment of Fair Housing and developing recommendations to address identified goals and priorities, HUD requires that each jurisdiction develop a plan to act on the recommendations and maintain records reflecting the actions taken. The Fair Housing Guide published by HUD stipulates that, as part of the Fair Housing Action Plan, there should be a permanent structure established for fair housing oversight responsibilities. In the case of Ontario, the City's Housing Services Department is responsible for the oversight and record maintenance responsibilities for fair housing. The AFH states that as part of the City's annual performance report for its Consolidated Plan, the City will report on its actions to affirmatively further fair housing. The City also provides a summary of its Assessment of Fair Housing and a description of the actions taken during the past program year, along with any analysis of the impact of the action. The bulk of the City's fair housing activity is conducted by Inland Fair Housing and Mediation Board, a non-profit organization, with expertise in fair housing issues.

PROGRAM AREA	SPECIFIC ACTION TAKEN	ACCOMPLISHMENTS
	ENFORCEMENT	
Counsel	1. Persons are counseled regarding their civil rights under both the Federal and State Fair Housing law.	113 clients served.
Investigate	1. Investigate discrimination. 2. Test for discrimination on bona fide complaint	113 clients served.
Mediation/ Conciliation	1. Mediate alleged cases of discrimination if appropriate.	643 clients served.
Referral	1. Refer cases to State Department of Fair Housing Employment & Housing, HUD Fair Housing, or appropriate attorney.	When appropriate.
	EDUCATION	
Public	1. Free regional workshops 2. Course for high school seniors 3. Community events and presentations	Disseminated brochures/flyers.
Property Owners	1. Courses on Fair Housing for owners, property management companies, and on-site mangers. 2. Disseminate fair housing posters 3. Property management workshops	Disseminated brochures/flyers. Offered Fair Housing courses and workshops.
Realtors	1. Provide workshops for the Association 2. Equal opportunity community technical advisor 3. Provide Fair Housing guest speakers for presentations	Offered homeownership classes.
Municipality	1. Provide fair housing seminars to appropriate staff 2. Provide technical assistance on housing issues	Staff participated in ongoing fair housing trainings.

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PROGRAM AREA	SPECIFIC ACTION TAKEN	ACCOMPLISHMENTS
Lenders	1. Fair lending technical advisor 2. CRA program development with lenders 3. HMDA analysis	Completed HMDA analysis. Developed and disseminated lender newsletter to discuss fair housing issues.
Newspapers	1. Review housing ads for discrimination 2. Provide workshops for classified department as requested.	Ongoing.
	OUTREACH	
Radio	1. Regular live hour shows aired on KCAL, KWRN, KDIF, KXSB, KXRS, KBTW, KWRM (English/Spanish), and KWRP. 2. Public service announcements (PSAs) for Fair Housing Workshops in all countywide stations	Completed on quarterly basis.
Television	1. Guest spots on local cable interview shows (Channel 24) 2. Public announcements for Fair Housing workshops in city cable station	A total of one (1) Fair Housing cable releases was displayed throughout the region.
Public	1. Provide presentations to any civic or private agencies	Provided presentations to R.S.V.P Volunteers.
Brochure	1. Sent to public and private agencies for client referral 2. Fair Housing Quarterly Newsletter to property owners/management 3. Online Advertisements on social media sites	E-mailed Fair Housing Quarterly Newsletter to owners throughout the region. Ongoing
Newspaper	1. Advertising for fair housing workshops 2. Feature stories on fair housing month. 3. Community services feature articles.	Ongoing.

H. LEAD HAZARD STRATEGY

Priority 1: Reduce the number of housing units with lead paint hazards through education, inspection, and rehabilitation.

Five-Year Objective: The City of Ontario Housing Services Department will assist households with the appropriate lead paint inspection, testing and abatement.

Accomplishments: The City of Ontario Housing Services Department informs residents of activities in any City-supported program involving the disruption of contaminated areas, which may involve the release of lead toxins. This policy applies regardless of whether or not there are children present in the household. Furthermore, City staff also monitors industry studies and reports that clarify the risks of exposure to lead based paint and methods to mitigate the impact.

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All lead-based paint education, testing, and abatement are incorporated into the statistics as discussed in the Housing Strategy Section. The City does not track separately the numbers of lead-based paint abatement and testing.

I. COMMUNITY DEVELOPMENT STRATEGY

This section is a discussion of the priorities and corresponding activities, which address various community development and public service activities.

Priority 1: Provide for needed public infrastructure improvements in target lower and moderate-income neighborhoods.

Five-Year Objectives: The City will provide funds strategically to infrastructure projects that benefit low- to moderate-income areas and, where possible, coordinate with other programs for a targeted impact to neighborhoods.

Please note, unlike the other strategies, most of the Community Development goals do not have annual goals, rather the goal is the completion of the project. Therefore, the annual goal column has been deleted from the accomplishment table.

Accomplishments: The City concentrated on infrastructure projects to improve the condition of low-income neighborhoods and increase the quality of parks and recreation facilities. The table below indicates the programs and projects implemented during FY 2024-25:

Program/Project	Source of Assistance	Expenses	Accomplishments
FY 2024-25 Pavement Management Rehabilitation Program	CDBG Gas Tax Measure I SB 1 **Subtotal**	$519,864 $342,000 $650,000 $371,973 **$1,883,837**	During FY 2024-25, the project was bid and a contract was awarded to Onyx Paving Company, Inc. in July 2024. Construction began in September 2024 and was completed in January 2025. The project served to maintain existing street pavement surfacing in eligible CDBG areas by installing Slurry Seal to extend the service life of the asphalt concrete pavement by an estimated ten years.
FY 2024-25 Alley Pavement Management Program	CDBG SB1 **Subtotal**	$190,000 $585,945 **$775,945**	During FY 2024-25, the project was bid, and a contract was awarded to Onyx Paving, Inc. in February 2025. The project was completed in June 2025.

FY 2024-25 LED Light Conversion Project	CDBG SB1 **Subtotal**	$0 $2,658 **$2,658**	During FY 2024-25 a contract of $379,390 was awarded in June 2025, to Outsource Utility Contractor, LLC, to install seventeen (17) new street lights with LED fixtures. The project is expected to be completed in December 2025.
FY 2024-25 Wheelchair Ramp Installation	CDBG	**$174,980**	The Parks and Maintenance Department constructed a total of twenty-five (25) wheelchair ramps and adjoining sidewalks.
	TOTAL	**$2,837,420**	

FY 2024-25 PAVEMENT MANAGEMENT REHABILITATION PROGRAM

This project provided pavement rehabilitation in various low- and moderate-income areas throughout Ontario to extend the service life of the asphalt concrete pavement by an estimated 10 to 15 years by installing a Rubberized Modified Slurry Seal. During the FY 2024-25, the project was bid on May 2024, and a contract was awarded to Onyx Paving Company, Inc. in July 2024. Construction began in September 2024 and was completed in January 2025.

FY 2024-25 G Street Pre-Construction

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FY 2024-25 G Street Post-Construction

FY 2024-25 ALLEY PAVEMENT MANAGEMENT PROGRAM

The FY 2024-25 Spring Pavement Rehabilitation Project provided for major alley improvements in low and moderate-income areas that will extend the useful life of the alley surface for 20 to 30 years. During FY 2024-25, the project was bid, and a contract was awarded to Onyx Paving Company, Inc. in February 2025. Construction was completed in June 2025.

The Project included the complete removal and replacement of the asphalt surface. A concrete ribbon gutter was constructed to guide surface water off of the alley surface. Previously, the alleys had very poor drainage which allows for standing water to create damage. Additionally, new alley drive approaches were constructed. The location of the alleys improved were located: (1) south of Belmont St. and north of Phillips St. between Oakland Ave. and Bonita Ct., (2) west of Euclid Ave. and east of Palm Ave. between Blue Jay Way and Walnut St. and (3) south of Sunkist St. and north of Nevada St. between Lemon Ave. and the Railroad. It is estimated that 96 residential parcels will benefit from these alley improvements.

FY 2024-25 Alley south of Sunkist St. and north of Nevada St. between Lemon Ave. and Sultana Ave. Pre-Construction

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FY 2024-25 Alley south of Sunkist St. and north of Nevada St. between Lemon Ave. and Sultana Ave. Post-Construction

FY 2024-25 LED LIGHT CONVERSION PROJECT

The FY 2024-25 CDBG and CIP Street Light Installation Project is anticipated to be successfully completed by December 2025. The installation of seventeen (17) new street lights with LED fixtures will enhance visibility and improve safety in the neighborhood. The contract was awarded in June 2025 to Outsource Utility Contractor, LLC. Construction is estimated to be completed in December of 2025.

WHEELCHAIR RAMP INSTALLATION

The Parks and Maintenance Department constructed a total of 25 wheelchair ramps during FY 2024-25. The work was performed at various locations throughout the city. The locations were selected to help ensure compliance with the new Federal Highway Administration that mandates requiring wheelchair ramp installation and ADA upgrades for all streets on the minor overlap program. This work also included repair of damaged or hazardous conditions at existing ADA rams or sidewalk adjacent to the ramps caused by tree root lifting or other damage such as missing or broken truncated domes.

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Priority 2: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.

Five-Year Objectives: Within five years, the City will fund park enhancements and community facility improvements as funding permits.

Please note, unlike the other strategies, most of the Community Development goals do not have annual goals, rather the goal is the completion of the project. Therefore, the annual goal column has been deleted from the accomplishment table.

Accomplishments: The City completed improvements in one park and continues to plan work to improve parks and community facilities. The table below indicates the programs and projects implemented during FY 2024-25:

Program/Project	Source of Assistance	Expenses	Accomplishments
John Galvin Park Underground Light Conduit	CDBG	$0	A contract was awarded to Metrocell Construction, Inc. in May of 2025. Construction is expected to be completed by June 2026.
	TOTAL	**$0**	

JOHN GALVIN PARK UNDERGROUND LIGHT CONDUIT

John Galvin Park has eight (8) lighting standards that are in need of replacement. Additionally, Staff identified various locations throughout the park and is proposing to install 11 new lighting standards to increase visibility in the area. Utilizing CDBG funding to purchase new lighting fixtures will better illuminate the park for the community it serves.

After the City bidding process, Metrocell Construction, Inc. was awarded a contract for $246,384 on May 6, 2025. Construction has yet to start, but the project is expected to be complete by June 2026.

Priority 3: Provide needed community services to serve lower- and moderate-income residents.

Five-Year Objectives: The City shall support public service programs that serve low- and moderate-income individuals

Accomplishments: The City implemented and funded a variety of public service activities to improve the condition of low-income neighborhoods and increase the quality of life throughout the City. The primary target group of the public service activities was for neighborhood enhancement and youth activities. These activities are listed in the table on the following page:

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Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments	
				Unduplicated	New & Repeat
Child Care Subsidies	CDBG	$22,000	70 youths	5 youths	45 youths
	TOTAL	**$22,000**			

CHILD CARE SUBSIDIES (ONTARIO-MONTCLAIR YMCA)

The Ontario-Montclair YMCA provided before and after school childcare programs to 5 unduplicated school aged children from low- to moderate-income families, with a total of 45 youths supported through the program. Program clients are provided with childcare before school, delivered to school, picked up after school, and transported to school sites in the afternoon. When school is not in session, services are provided for the entire day.

Priority 4: Expand the City's economic base and promote greater employment opportunities.

Five-Year Objectives: The City will support programs to support local businesses and promote more employment opportunities for low- to moderate-income persons.

Accomplishments: Downtown Ontario has undergone significant revitalization, which introduced new "urban" housing types and community space. The primary objective was to develop high quality mixed-use housing developments consisting of market rate and affordable multi-family (for-sale and rental), senior housing, and retail. Components of this revitalization are planned for future development pending identification of funding sources for these projects.

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments
Downtown Storefront Façade Improvement Program	CDBG	**$50,000**	4 businesses	During FY 2024-25, the Downtown Façade Improvement Program supported two businesses. The total assistance amounted to $50,000, which was utilized for a range of facade improvements, including the installation of new windows, doors, anti-graffiti film and brick replacement. These enhancements have contributed to the aesthetic and functional improvement of our local business community in the Downtown.
	TOTAL	**$50,000**		

DOWNTOWN STOREFRONT FAÇADE REVITALIZATION PROGRAM

During FY 2019-20, as part of the City's continuous efforts to revitalize the Historic Downtown Area, the Economic Development Department put together the CDBG-funded Downtown Storefront Façade Revitalization Program. This program provides a financial incentive for property owners and tenants to renovate commercial building façades within the City's downtown

area by providing a 1:1 match of the amount put into the renovation by the tenant up to $25,000. Eligible improvements include the removal of old signs and awnings, exterior painting, repair and replacement of exterior siding, installation of new doors to meet ADA accessibility requirements, the installation of anti-graffiti display windows, installation of canvas awnings, and the installation of permanent hard landscaping.

During FY 2024-25, the Downtown Façade Improvement Program supported two businesses. The total assistance amounted to $50,000, which was utilized for a range of facade improvements, including the installation of new windows, doors, anti-graffiti film and brick replacement. These enhancements have contributed to the aesthetic and functional improvement of our local business community in the Downtown.

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III. CONTINUUM OF CARE

This section contains the following elements:

A. An overview of homeless issues
B. Gaps in the Continuum of Care
C. Resource Leveraging
D. ESG Match Requirements

A. HOMELESS ISSUES OVERVIEW

The City supported 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. Each activity was specifically selected for funding through CDBG, HOME, and ESG programs to address steps along the Continuum of Care.

This region has number of organizations which serve both the general homeless population and specific special segments within the homeless community. In developing the funding allocations, the City supported a diverse selection of providers and cultivated cooperation among those groups in the delivery of their services.

In 2005, the City adopted a Continuum of Care program and has worked cooperatively with the Ontario Housing Authority, the Housing Authority of the County of San Bernardino, and the County of San Bernardino Department of Behavioral Health to implement the Continuum. The following components have been implemented as part of the Continuum:

- Permanent Housing Units – a total of 85 affordable housing units were acquired and rehabilitated to be used as part of the Continuum. 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), 305 North Begonia Avenue (4 units), 517-521-525 Virginia Avenue (9 units), 520-526 ½ West Vesta St. (6 units), 1164 Vesta Street (4 units), and 1165 Hollowell Street (4 units). These units provide a range of affordability levels for tenants.

- Emergency Weather Motel Voucher Program - The City will issue motel vouchers to qualifying individuals and families experiencing homelessness during extreme weather activations. The program will provide an opportunity to connect recipients to homeless services offered by the Continuum of Care.

- City of Ontario Outreach Program – The City has established an outreach team who work to directly connect homeless individuals and families within the City limits to available homeless services.

The City of Ontario also works in conjunction with the San Bernardino County Continuum of Care. Ontario staff are active participants in the San Bernardino County Homeless Provider Network's West Valley Regional Steering Committee and on its Homeless Strategic Plan steering committee.

Listed in the table on the following page is a summary of the programs available to assist individuals and families transition to permanent housing:

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TABLE 6
CONTINUUM OF CARE

Continuum of Care	Program	Services Provided
OUTREACH AND INTAKE ↓	Ontario Outreach Program	Referral service, emergency housing vouchers, food, clothing, and items to meet basic needs.
	Kaiser Permanente Grant	Provides supplies and basic needs items aimed at aiding physical health.
	SOVA Hunger Center	Food, service referral database, emergency and transitional shelters information and referrals, and client service.
	House of Ruth	Emergency and transitional shelter services, client service, domestic violence counseling, and childcare.
TRANSITIONAL HOUSING Mental Health; Job Training; and Independent living skills ↓	House of Ruth	Provides shelter and special services for victims of domestic violence.
PERMANENT AND SUPPORTIVE HOUSING Substance abuse; Family support; and Education	Multi-Family Housing/Section 8; Multi-Family Housing Rehabilitation and New Construction Program; Community Housing Development Organizations (CHDOs) Housing Program	Rental housing vouchers and affordable housing units. Home-ownership assistance for low and moderate-income families.
		Permanent affordable housing units with after-care services to assist formerly homeless individuals and families retain permanent housing. In addition, 12 project-based Supportive Housing Program vouchers are available for use in Continuum of Care properties.
	Continuum of Care; Tenant Based Rental Assistance Program	Tenant Based Rental Assistance (TBRA) Program targeted at Ontario's homeless population provides 12 months of rental subsidy to qualified households with a maximum financial benefit of $30,000 per year. TBRA vouchers can be renewed for additional 12-month periods based upon ongoing eligibility at renewal.

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B. GAPS IN THE CONTINUUM OF CARE

In May 2005, the City approved the Continuum of Care to address identified gaps in the delivery of homeless services including emergency beds and transitional housing for single men, single women, and single women with children. As of FY 2013-14, all the components included in the Continuum had been completed. Eighty-five (85) units of permanent affordable housing have been developed as part of the Continuum of Care.

In addition, as discussed earlier, the City, in conjunction with the Ontario Housing Authority, the HACSB, and the County of San Bernardino Department of Behavioral Heath, began implementing Project Gateway, a Supportive Housing Program (SHP), during FY 2011-12. Project Gateway was designed to meet the needs of the hard-to-reach homeless population with disabilities (primarily those with mental illness), which was an identified gap in the Continuum. During this reporting period 12 households consisting of 17 persons were assisted through this program. In addition, during this reporting period, the City worked in cooperation with the HACSB and the County of San Bernardino Department of Behavioral Health to renew the Project Gateway program. The original contract expired September 30, 2021, and the renewal will extend the program through September 30, 2026.

The SHP provides rental subsidies and supportive services on a long-term basis for homeless persons with disabilities and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters.

Homeless individuals and families participating in Project Gateway can rent an apartment unit within the Continuum of Care permanent housing inventory and are provided with a range of supportive services through Step Up on Second and the County of San Bernardino Department of Behavioral Health. Up to 12 units are available within the permanent housing units that have been acquired as part of Ontario's Homeless Continuum of Care.

C. RESOURCE LEVERAGING

Homeless and near homeless persons in Ontario experience a variety of mental, physical, and economic challenges. The strategy for addressing the needs of this population includes supporting a diverse set of programs and projects from a variety of funding sources. While the City's ESG program is designed for homeless activities, CDBG and local resources are also employed to augment these funds.

D. ESG MATCH REQUIREMENTS

Federal Emergency Solutions Grant regulations require organizations receiving ESG funds to match their allocation with funds from other sources. The table below identifies each organization and program allocated ESG funds, the amount of the allocation, and the sources and types of matching resources used during this reporting period:

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Program/Project	Source of Assistance	Expenses	Match Amount	Match Source
City of Ontario ESG Eviction Prevention Program	ESG	**$0**	$0	
			$0	**Total**
	TOTAL	**$0**	**$0**	

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IV. HOME-FUNDED HOUSING ACTIVITIES

NOTE: This section primarily focuses on HOME-funded activities. These activities are also discussed in the Housing Strategy Section. Please refer to the housing priorities and accomplishments for a discussion of additional housing related issues.

This section contains the following elements:

HOME-Funded Activities
A. HOME Match Requirements
B. HOME Inspections and Monitoring

A. HOME-FUNDED ACTIVITIES

HOME funds may be used for a variety of programs and projects to increase the supply and quality of affordable housing. The City participates in the HOME program by using these funds for affordable residential rehabilitation projects and to support Community Housing Development Organizations. Qualitative assessments and analyses are presented for each of the topics listed below:

1. HOME-funded program performance in terms of the Consolidated Plan and Action Plan
2. Community Housing Development Organizations
3. Affirmative marketing and minority outreach

The narrative portions of this section are augmented by additional standard HUD reports.

1. Consolidated Plan and Action Plan

The City is required to assess the success of HOME activities in achieving the objectives identified in the Five-Year Consolidated Plan. An analysis of the distribution of HOME funds among the Consolidated Plan's several categories of housing needs is also required. Three affordable housing objectives were presented in the Consolidated Plan's five-year strategy:

1. Expand affordable rental housing opportunities, particularly for low-income persons;
2. Create new, preserve, and rehabilitate existing rental and owner-occupied housing units; and
3. Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.

The Consolidated Plan identified rental households earning less than 50 percent of the area median income (AMI) as experiencing the greatest number of problems. Very low-income renters experience significantly higher incidences of housing problems. According to HUD provided 2017-21 CHAS data, 49.53% of renter-occupied households earning less than 50% of AMI experience one or more housing problems. To address this problem, the City implemented the following projects:

Guadalupe Residence (411and 412 North Parkside Avenue) – This fifteen-unit apartment building is located at 411 and 412 North Parkside Avenue. The units are all four-bedroom apartments. Five of the units have been designated as HOME-assisted units, with three units being reserved for very low-income tenants (at or below 50% of area median income) and ten units restricted to low-income tenants (at or below 80% of area median income).

The needs analysis presented in the Consolidated Plan also identified: (1) over payment for housing and (2) deteriorating housing quality as two issues impacting the supply of owner-occupied units. Specifically, the Consolidated Plan suggested providing assistance with home repairs as a method for addressing the negative impacts of over payment since homeowners could not afford to maintain their units.

The following activities were funded with HOME resources during the reporting period:

HOME General Administration - The City expended $67,214 of HOME administrative funds and $202,582 of HOME-ARP administrative funds for administrative costs associated with the implementation of HOME programs and activities.

1. Affirmative Marketing and Minority Outreach

Pursuant to HUD regulations, each participating jurisdiction is required to adopt affirmative marketing procedures and requirements for housing projects containing five or more HOME-assisted housing units. During FY 2024-25, the property management companies of projects containing five or more housing units assisted with HOME funds complied with the affirmative marketing and minority outreach plan.

Currently, the projects that trigger affirmative marketing procedures are Mountain View Senior Apartments – Phases I and II, City Center Senior Apartments, Palm Terrace I and II (formerly Ontario Senior Housing/D Street Housing), Guadalupe Residence (411 and 412 N. Parkside Ave.), and Francis Street Apartments. Mountain View Senior Apartments – Phase I has 11 rental units that have been assisted utilizing HOME funds. Mountain View Senior Apartments – Phase II has 11 rental units that have been assisted utilizing HOME funds. Palm Terrace I (formerly Ontario Senior Housing) has 90 rental units that have been assisted utilizing HOME funds. Palm Terrace II (formerly D Street Senior Housing) has 47 rental units that have been assisted utilizing HOME funds. The City Center Senior Apartments has 11 rental units that have been assisted utilizing HOME funds. Guadalupe Residence (411 and 412 North Parkside Avenue) has 14 units that have been assisted utilizing HOME funds. The Francis Street Apartments have 10 units that have been assisted utilizing HOME funds.

Although not required by HOME regulations, the Ontario Housing Authority has opted to apply affirmative marketing policies to the HOME-assisted properties at 217, 222, 223, 228, 231, and 305 North Begonia Avenue. These individual four-unit properties on Begonia Avenue (217, 222, 223, 228, 231, and 305) have a total of 16 rental units that have been assisted utilizing HOME funds.

The City continues to monitor all projects that trigger affirmative marketing procedures. The ethnic breakdown of the persons in occupied units for all projects is listed in the following table:

Race/Ethnicity ***(information limited to households at or below 80% of median income)***	**# Total**	**# Hispanic**
White	215	170
Black/African American	46	0
Asian	76	1
American Indian/Alaskan Native	2	2
Native Hawaiian/Other Pacific Islander	4	0
American Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	1	0
American Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	92	75
TOTAL	**436**	**248**

In addition, minority-owned businesses (MBE) and women-owned businesses (WBE) are encouraged to participate in HOME funded projects. The City updates and distributes contractor materials to promote contractor interest.

No construction contracts utilizing HOME funds were awarded by the City of Ontario during FY 2024-25.

B. HOME MATCH REQUIREMENTS

HOME regulations require participating jurisdictions (PJs) to provide match in an amount equal to but not less than 25 percent of the total HOME funds drawn down for project costs. HOME match is a permanent contribution to affordable housing efforts. In accordance with 24 CFR 92.222 of the HOME Program Regulations, HUD granted the City a match reduction for HOME funds because the City had been designated as a fiscally distressed community. The City received a 100% reduction of match for the following fiscal years: FY 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, and 2011-12. The City received a 50% reduction of match for FY 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2023-24, and FY 2024-25.

During the Federal Fiscal Year, $2,091,993.84 HOME funds were drawn down. Of that, $1,648,012.02 requires a match from the City. The match liability amount for FY 2024-25 is $206,001.50.

As reported in the FY 2023-24 CAPER, the City had an excess HOME match that was carried over to FY 2024-25 in the amount of $370,080.04. The table below identifies the excess match from the prior fiscal year, current match contribution, total match available, match liability for the current fiscal year, and excess match carried over to the next fiscal year.

Fiscal Year Summary (FY 2024-25)	Match Amount	
Excess Match from Prior Federal Fiscal Year	$370,080.04	
Match Contribution During Current Federal Fiscal Year	$0.00	
Total Match Available for Current Federal Fiscal Year		$370,080.04
Match Liability for Current Federal Fiscal Year		$206,001.50
Excess Match Carried Over to Next Federal Fiscal Year		$164,078.54

C. HOME INSPECTIONS AND MONITORING

During FY 2024-25, the City continued the performance of inspections and monitoring of previously funded HOME projects. The following is a summary of projects that were required to be inspected based on the requirements of Section 92.504(d) and the status of the monitoring review:

- Palm Terrace I – Inspections and monitoring completed in April 2023. There are no outstanding deficiencies.

- Palm Terrace II - Inspections and monitoring completed in April 2023. There are no outstanding deficiencies.

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V. PROGRAM REQUIREMENTS

This section is an analysis of the City's capacity to implement federally funded housing and community development programs and projects. There were three types of program administration activities conducted during this period. This analysis will be organized around each of these activities.

A. PLANNING

The planning activities for FY 2024-25 began in January 2024. Starting the process early provided time for workshops, meetings, hearings, and opportunities for public participation. A community forum/public hearing was conducted to obtain public input on the plan and proposed projects. The plan was prepared and drafts were made available for public review for 30 days. On May 7, 2024, the City Council approved the FY 2024-25 One-Year Action Plan and directed staff to send the final plan to HUD for review and approval.

The programs selected to receive allocations of CDBG, ESG, and HOME funds each supported a HUD-defined national objective and met the regulatory requirements for eligibility. Additionally, these programs served low-income persons, sought to eliminate blighting conditions, and provided economic opportunities for Ontario residents.

During the Action Plan preparation process, City staff met or exceeded all regulatory requirements for public participation. Please refer to the following table for the dates and activities during the preparation of the FY 2024-25 One-Year Action Plan:

Date	Activity
March 15, 2024 and March 22, 2024	Published legal ad in Daily Bulletin – Public Hearing/Community Forum to be held on March 28, 2024
March 28, 2024	Public Hearing/Community Meeting
March 29, 2024	Published legal ad – Notice of 30 day Public Review for FY 2024-25 One Year Action Plan
March 29, 2024 – May 6, 2024	Public Review period
May 7, 2024	City Council approval of the FY 2024-25 One Year Action Plan

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B. ADMINISTRATION

During FY 2024-25, the City expended $363,030 to administer the CDBG program, $67,214 to administer the HOME Program, and $202,582 to administer the HOME-ARP program.

The administration activities conducted during this period included preparing environmental review materials, preparing and executing contracts with non-City subrecipients, preparing and executing Memorandums of Understanding with City subrecipients, and monitoring program performance. Prior to the execution of contracts and drawing down funds for any new project, City staff conducted detailed analysis regarding any potential environmental impacts from federally funded projects. This analysis is prepared in compliance with federal regulations and documentation for each project is kept on file. In some cases, additional review and specific requests for funding releases were required. In these instances, staff ensured that the proper notifications were published in the local newspapers and additional certifications are sent to HUD for review and approval. Contracts with non-City subrecipients are prepared in accordance with federal requirements. Specific language regarding scope of services, payment, procurement, non-discrimination, and progress reporting, along with other requirements were included in each contract.

During FY 2024-25, subrecipients submitted monthly progress reports and requests for reimbursement. These reports included statistical information on the number and types of clients served, and narrative sections describing the activities conducted. City staff reviewed each report to ensure the timely implementation of the subrecipient's program. Subrecipients were also required to document expenditures for which they sought reimbursement. City departments conducting federally funded activities also submitted progress reports.

City staff continued its field monitoring of subrecipients during FY 2024-25. The City's monitoring process was developed in conjunction with the City's internal audit division to ensure compliance with City and federal OMB regulations. Field monitoring materials were designed to satisfy federal requirements. Results from the field auditing showed that the subrecipients complied with HUD regulations and implemented their respective programs in a timely and effective manner. The administrative process developed by City staff to chart the progress of each program and ensure regulatory compliance provided effective accounting of CDBG, ESG, and HOME resources, and their use supporting programs which addressed housing and community development needs.

C. REPORTING

Reporting activities were conducted throughout FY 2024-25 and concluded with the preparation of the CAPER. The single most important issue related to program reporting was the continued implementation of the Integrated Disbursement and Information System (IDIS). During FY 2024-25, City staff used IDIS and SAGE HMIS systems to document the performance and submit required reports of each active project funded through the CDBG, ESG, and HOME programs. Performance information was loaded into IDIS on a regular basis throughout the year. At the end

of FY 2024-25, final program statistics and narratives illustrating accomplishments were entered into the system. This information was based on monthly reports submitted by each subrecipient and additional information submitted by City departments.

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VI. OVERALL ASSESSMENT

The City has been able to achieve many of its short and long-term housing and community development goals during FY 2024-25. These efforts are reflected in the creation and implementation of pro-active programs and projects designed to increase the availability of affordable housing, provide for important infrastructure improvements, and expand the capabilities of public service programs and projects.

This section will assess the City's performance in addressing the priorities, needs, goals, and specific objectives identified in the Consolidated Plan. For this reporting period, the City effectively and efficiently acted in accordance with the housing and community development priorities and goals of the Five-Year Strategy. In terms of addressing the issues illustrated in each Action Plan priority, the City offers the following performance assessments:

A. HOUSING STRATEGY

Priority 1: Expand affordable rental housing opportunities, particularly for low-income persons.

The City looked for opportunities to work with developers to increase the supply of affordable housing units through new construction. The City utilized HOME funds to operate a Tenant Based Rental Assistance program.

The accomplishments listed below reflect the units created at project completion for the projects designed to meet the five-year goals:

Program/Activity	20-21	21-22	22-23	23-24	24-25	TOTAL
Tenant Based Rental Assistance Program	44	38	52	59	48	**241**
Sites for Future Affordable Housing Development	0	0	0	0		**0**
Vista Verde Apartments	101					**101**
TOTAL	**145**	**38**	**52**	**59**	**48**	**342**

Priority 2: Create new, preserve and rehabilitate existing rental and owner-occupied housing units.

The housing programs and projects conducted in support of this priority reflect a continuing effort to address the affordable housing needs of Ontario residents and preserve the existing stock of affordable housing. Each example demonstrates a long-term commitment to addressing this priority and serving a diverse spectrum of both owner-occupants and renters.

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Single Family Rehabilitation Activities							
Community Housing Development Organizations	0	0	0	0	0	0	**0**
Conservation Home Improvement Program (CHIP Loan)	16	0	2				**18**
Neighborhood Preservation Program	5	9		5	20	28	**67**
SUBTOTAL	**21**	**9**	**2**	**5**	**20**	28	**85**

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
COVID Response Activities – Direct Assistance							
CDBG-CV Short-Term Rental and Utility Assistance Program	134	273					**407**
CDBG-CV Homeowner Utility Assistance Program	5	8		62			**75**
SUBTOTAL	**139**	**281**	**0**	**62**	**0**	**0**	**482**
Multi Family Rehabilitation Activities							
Assisi House Renovation		9	0	0	0		**9**
SUBTOTAL		**9**	**0**	**0**	**0**	**0**	**9**
Code Enforcement Inspections							
Community Improvement Team	300	336	294	296	300	287	**1,813**
SUBTOTAL	**300**	**336**	**294**	**296**	**300**	**287**	**1,813**
TOTAL	**460**	**635**	**296**	**363**	**300**	**287**	**2,389**

The programs listed above have had a significant impact on creating and/or preserving high quality housing stock opportunities for Ontario residents with varying income levels. The affordable multi-family activities serve to eliminate barriers to affordable housing within Ontario while providing high quality rental units with professional management.

B. HOMELESS STRATEGY

Priority 1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.

The City established a five-year goal of assisting 19,885 homeless families and individuals from July 1, 2020 – June 30, 2025 through private non-profit service providers funded by the City. To meet this goal, the City provided funds to non-profit organizations serving the homeless. The table below illustrates the accomplishments of these agencies in serving the homeless:

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Assisi House and Aftercare Services Program	325	56	27	22			**105**
Ontario Access Center	5,500	788	992	904			**2,684**
Services for Victims of Domestic Violence and Their Children	500	46	54	45	22	12	**179**
Family Stabilization Program at Sova Program Center	13,500	2,490	785	1,111	2,463	1,457	**8,306**
ESG-CV Rapid Re-Housing Program	17	2	2	0	0		**4**
ESG-CV Motel Voucher Program	132	92	119	0	300		**511**
ESG-CV Diversion Program	10	1	0	0			**1**
ESG-CV Street Outreach Program	N/A	0	0	0	0		**0**
ESG-CV Emergency Rent and Utility Assistance Program	110	110	146	0	0		**256**

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Extreme Weather Motel Voucher Program	145	0	0	0	220	271	**491**
City of Ontario Outreach Program					160	303	**463**
					30	43	**73**
TOTAL	**20,239**	**3,475**	**2,089**	**2,228**	**3,195**	**2,086**	**13,073**

C. SPECIAL NEEDS STRATEGY

Priority 1: Provide supportive service for special needs populations.

The City worked cooperatively with Inland Fair Housing and Mediation Board to provide services to low-income households that are elderly and/or disabled residents of Ontario. The City established the five-year goal of assisting approximately 3,000 persons with special needs.

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Senior Services	3,000	32	13	12	17	20	**94**
TOTAL	**3,000**	**32**	**13**	**12**	**17**	**20**	**94**

D. FAIR HOUSING STRATEGY

Priority 1: Continue to implement the Fair Housing laws by providing funding to further fair housing.

The City worked cooperatively with Inland Fair Housing and Mediation Board to provide fair housing services and landlord/tenant mediation services. The City established a five-year goal of assisting approximately 500 persons who have fair housing complaints and 7,000 households that have tenant/landlord complaints.

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Fair Housing	500	179	100	115	123	113	**630**
Housing Mediation	7,000	1,035	750	1,037	855	643	**4,320**
TOTAL	**7,500**	**1,214**	**850**	**1,152**	**978**	**756**	**4,950**

F. COMMUNITY DEVELOPMENT STRATEGY

Please note, unlike the other strategies, most of the Community Development goals do not have annual goals, rather the goal is the completion of the project. Therefore, Priority 1 and 2 are not discussed in this section since these priorities in general do not have annual goals.

Priority 3: Improve public service programs available to serve lower- and moderate-income residents.

The City implemented and funded a variety of public service activities to improve the condition of low-income neighborhoods and increase the quality of life throughout the City.

The primary target group of the public service activities was for crime prevention and youth activities. The City established a five-year goal to assist 10,350 persons and youth through public service activities.

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Child Care Subsidies (Ontario-Montclair YMCA)	500	51	34	112	60	5	**262**
TOTAL	**500**	**51**	**34**	**112**	**60**	**5**	**262**

G. INCOME DISTRIBUTION OF PARTICIPANTS

As part of the City's evaluation of the delivery of affordable housing programs and services, the number of extremely low-income, low-income, and moderate-income renter and owner households assisted during the reporting period is examined. In the table below is the income breakdown of the unduplicated persons served through affordable housing. It is important to note that many programs do not keep statistics regarding the number of extremely low- income persons served.

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Program/Project	Extremely Low-Income (30% MFI)	Very Low-Income (50% MFI)	Low/Mod Income (80% MFI)	Total
Renter Households				
HOME TBRA Program	33	15	0	**48**
Landlord/Tenant Housing Mediation	224	215	116	**555**
SUBTOTAL	**257**	**230**	**116**	**603**
Owner–Occupied Households				
Neighborhood Preservation Program	0	0	28	**20**
SUBTOTAL	**0**	**0**	**28**	**28**
Homeless Persons				
Services for Victims of Domestic Violence and Their Children	35	5	0	**40**
Family Stabilization Program at Sova Program Center	14,900	2,333	1,050	**18,283**
SUBTOTAL	**14,935**	**2,338**	**1,050**	**18,323**
Special Needs and Other Public Service Activities				
Fair Housing*	63	27	10	**100**
Senior Services	12	8	0	**20**
Child Care Subsidies	6	14	25	**45**
SUBTOTAL	**81**	**49**	**35**	**165**
TOTAL	**15,273**	**2,617**	**1,229**	**19,119**

**Fair Housing is reported by households.*

H. TIMELINESS

The City complied with the timeliness requirement of 1.5 before April 30, 2025.

To facilitate the City's annual compliance with the timeliness requirement, the City continually monitors the progress of all projects.

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VII. OTHER ACTIONS UNDERTAKEN

A. ANTI-DISPLACEMENT STRATEGY

The City attempts to minimize displacement of all CDBG, HOME, and ESG funded activities.

To minimize the impact of displacement, the City contracts with relocation firms to assist households and businesses, as needed. The relocation consultants prepare relocation plans and information notices. In addition, the consultants assist households and businesses in relocating to a new site that will accommodate their needs and preferences. Assistance includes referrals, transportation, and financial assistance.

The City followed its residential anti-displacement and relocation assistance plan in connection with activities assisted with funding under the CDBG or HOME programs. This plan complies with the Uniform Relocation Assistance and Real Property Acquisition Policies Act. During this reporting period, the one-for-one replacement requirement was not triggered.

B. INSTITUTIONAL STRUCTURE AND INTERGOVERNMENTAL COOPERATION

The City continued working with various County departments and local nonprofit organizations in addressing identified housing needs. Many examples of intergovernmental cooperation are documented within this report. The City also provided certifications for consistency for agencies applying for additional HUD funds as appropriate.

C. ANTI-POVERTY STRATEGY

The City included an anti-poverty strategy within the FY 2020-24 Consolidated Plan. The City continues to aggressively implement programs and activities, which will generate jobs and tax revenue to reduce the number of Ontario residents below the poverty level.

D. EFFORTS TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

The City has taken several steps to address obstacles to meeting underserved needs. Program brochures are translated into Spanish and translation services are provided. Staff regularly attends community events to promote City programs to the community and non-profit organizations that serve low- and moderate-income populations.

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VIII. ADDITIONAL CDBG REQUIRED NARRATIVES

A. ASSESSMENT OF THE RELATIONSHIP OF CDBG FUNDS

The City utilized the CDBG funds to address high priority needs/objectives identified in the Consolidated Plan.

Overall, 100% of CDBG expenditures were used to benefit low- and moderate-income households.

B. CDBG LOANS AND OTHER RECEIVABLES

The current principal balance of the CDBG loans outstanding as of June 30, 2025, was $828,039.14. The City had no float funded activities. The City had no parcels acquired or improved with CDBG funds that were available for sale during FY 2024-25. Finally, the City had no lump sum agreements during FY 2024-25.

IX. PUBLIC REVIEW AND COMMENTS

The FY 2024-25 CAPER was available for public review from August 29 2025, through September 15, 2025. In addition, a public hearing was conducted on September 16, 2025, to receive public comments regarding the FY 2024-25 CAPER.

X. HUD REPORTS

In accordance with HUD regulations, the City has prepared and made available for public review the following reports generated by the Integrated Disbursement and Information System. These reports are presented as attachments to the CAPER.

1. **Summary of Activities (C04PR03) –** lists each CDBG activity, which was open during a program year. For each activity, the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity, the report also shows the activity code, regulation cite and characteristics of the beneficiaries.

2. **CDBG Financial Summary Report (C04PR26) –** shows the commitment of funds and expenditures the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for planning/administration, public service activities, and economic development. This report also contains program year information on meeting HUD's statutory requirements of serving low- and moderate-income households.

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HOME REPORTS

3. **Status of HOME Activities (C04PR22) –** provides status of HOME activities for all fiscal years. This report shows funds committed to each activity and disbursed dollar amounts.

4. **Status of HOME Grants (C04PR27) –** provides a status of HOME grants for each fiscal year.

5. **HOME Match Report (HUD-40107-A)** – provides match contribution information for Fiscal Year 2024-25.

6. **HOME Annual Performance Report (HUD-40107) –** provides Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) contracting information for Fiscal Year 2024-25. In addition, this report provides information on HOME program income received during the reporting period.

ESG REPORTS

7. **ESG CAPER Report –** provides information on performance measures for ESG funded activities.

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report
For the period of July 1, 2024 - June 30, 2025

EXECUTIVE SUMMARY

The Consolidated Annual Performance and Evaluation Report (CAPER) provides information to Ontario residents, elected officials, City staff, and the U.S. Department of Housing and Urban Development (HUD) about housing and community development needs, projects, and accomplishments. This report covers activities conducted during Fiscal Year 2024-25 which began July 1, 2024 and ended June 30, 2025. During this period, a combined total of $3.9 million of federal funds were expended to implement approximately 19 housing and community development programs and projects. Each activity supported one or more of the priorities originally presented in the City's Five-Year Consolidated Plan.

The following list highlights key housing and community development activities implemented during FY 2024-25:

- The City expended approximately $956,000 to implement five infrastructure and community facility activities, one economic development activity, and one public service activity under the Community Development Strategy. The major projects within this strategy include but are not limited to the following: Alley Pavement Management Rehabilitation, Pavement Management Rehabilitation, Wheelchair Ramp Installation, John Galvin Park Underground Light Conduit, LED Streetlights, Downtown Storefront Façade Renovation, and Child Care, Youth, and Family Subsidies.

- Approximately $724,000 was expended to implement three housing programs within Ontario as part of the Housing Strategy. The major projects within this strategy include, but are not limited to, the following: Tenant Based Rental Assistance Program, Community Improvement Team, and the Neighborhood Preservation Program.

- Over $1.5 million was expended as part of the Homeless Strategy to implement six activities. The major projects within this strategy include, but are not limited to, the following: Extreme Weather Motel Voucher Program, Family Stabilization at Sova Program Center, Services for Victims of Domestic Violence and Their Children, Emergency Rent Protection Program, Ontario Street Outreach Team program, and the HOME-ARP Rent Program.

- Approximately $32,000 was expended as part of the Fair Housing Strategy to implement two activities. The projects are the following: Fair Housing (AFFH) program and the Landlord/Tenant Mediation program.

- $10,000 was expended as part of the Special Needs Strategy to implement one activity. This project was the Senior Services program.

The tables below and on the following pages demonstrate the breakdown of funds received and expended within each identified strategy: Community Development, Housing, Homeless, Special Needs, Fair Housing, and Public Housing.

FUNDING SOURCES

FUNDING SOURCE	ACTIVITIES FUNDED	ACTUAL AMOUNT AWARDED/RECEIVED/ ON HAND FOR FY 2024-25
Community Development Block Grant (CDBG)	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$1,815,154
CDBG Program Income	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$18,843
CDBG Rollover from prior years and reallocated funds	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$370,013
HOME Investment Partnership (HOME)	Tenant Based Rental Assistance	$672,147
HOME Program Income	Tenant Based Rental Assistance	$0
HOME Rollover from prior years and reallocated funds	Tenant Based Rental Assistance	$0
Emergency Solutions Grant (ESG)	Essential support services and operating expenses for homeless facilities and programs.	$165,475
HOME Investment Partnership American Rescue Plan Program (HOME-ARP)	Housing construction, rehabilitation activities, homebuyer activities, and tenant based rental assistance.	$1,606,338
	TOTAL	**$4,647,970**

HOUSING STRATEGY

Program/Project	Funding Source	Expenses	Annual Accomplishment
Priority 1: Expand affordable rental housing opportunities, particularly for low-income persons.			
Tenant Based Rental Assistance Program	HOME	**$622,834**	A total of forty-eight (48) households were assisted through this program during FY 2024-25. Twenty-six (26) households had their TBRA certificates renewed, eighteen (18) households completed their TBRA program assistance, and four (4) households leased new units with assistance this year.
TOTAL HOUSING PRIORITY #1		**$622,834**	
Priority 2: Create new, preserve and rehabilitate existing rental and owner-occupied housing units.			
Community Improvement Team	CDBG	**$65,985**	During FY 2024-25, the CIT team conducted 287 inspections, issued 111 notices and 53 citations, and closed 138 cases at 208 unique parcels within the target area.
Neighborhood Preservation Program	CDBG	**$35,157**	During FY 2024-25, twenty-eight (28) homeowners were approved for grants for supplies needed to correct existing code violations.
TOTAL HOUSING PRIORITY #2		**$101,142**	
Priority 3: Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.			
TOTAL HOUSING PRIORITY #3		**$0**	
GRAND TOTAL – HOUSING STRATEGY		**$723,976**	

HOMELESS STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.			
House of Ruth – Services for Victims of Domestic Violence and Their Children	CDBG	**$12,600**	A total of twelve (12) unduplicated victims of domestic violence and their children were provided with services.

Program/Agency	Funding Source	Expenses	Accomplishments
Inland Valley Hope Partners – Family Stabilization Program at Sova Program Center	CDBG	**$18,410**	A total of one thousand four hundred fifty-seven (1,457) unduplicated persons were served.
Extreme Weather Motel Voucher Program	CDBG	**$62,605**	During FY 2024-25, a total of 271 persons received assistance through this program for a total of 741 bed nights.
HOME-ARP Rental Assistance Program	HOME	**$1,372,681**	During FY 2024-25, this program provided rental assistance to a total of 111 households at or below 50% of the AMI who were at risk of homelessness due to non-payment of rent.
ESG Emergency Rent Protection Program (EEP)	ESG	**$39,246**	This program provides short-term rental assistance to Ontario households at or below 30% of the AMI who are at risk of homelessness due to non-payment of rent.
GRAND TOTAL – HOMELESS STRATEGY		**$1,505,542**	

SPECIAL NEEDS STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Provide supportive services for special needs populations.			
Inland Fair Housing and Mediation Board – Senior Services	CDBG	**$10,000**	A total of twenty (20) seniors were served.
GRAND TOTAL – SPECIAL NEEDS STRATEGY		**$10,000**	

FAIR HOUSING STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Continue to implement the Fair Housing Laws by providing funding to further fair housing.			
Inland Fair Housing and Mediation Board – Fair Housing (AFFH) Program	CDBG	**$22,000**	A total of one hundred thirteen (113) persons were provided with fair housing services.

Program/Agency	Funding Source	Expenses	Accomplishments
Inland Fair Housing and Mediation Board – Landlord/Tenant Mediation Services	CDBG	**$10,200**	A total of six hundred forty-three (643) persons were provided with landlord/tenant mediation services.
GRAND TOTAL – FAIR HOUSING STRATEGY		**$32,200**	

PUBLIC HOUSING STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Continue to support ongoing 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.			
GRAND TOTAL – PUBLIC HOUSING STRATEGY		**$0**	

COMMUNITY DEVELOPMENT STRATEGY

Program/Project	Funding Source	Expenses	Accomplishments
Priority 1: Provide needed infrastructure improvements in target lower and moderate-income neighborhoods.			
FY 2024-25 Pavement Management Rehabilitation Program	CDBG Gas Tax Measure I SB 1 **Subtotal**	$519,864 $342,000 $650,000 $371,973 **$1,883,837**	During FY 2024-25, the project was bid and a contract was awarded to Onyx Paving Company, Inc. in July 2024. Construction began in September 2024 and was completed in January 2025. The project served to maintain existing street pavement surfacing in eligible CDBG areas by installing Slurry Seal to extend the service life of the asphalt concrete pavement by an estimated ten years.

Program/Project	Funding Source	Expenses	Accomplishments
FY 2024-25 Alley Pavement Management Program	CDBG Gas Tax SB1 **Subtotal**	$190,000 $0 $585,945 **$775,944**	During FY 2024-25, the project was bid, and a contract was awarded to Onyx Paving, Inc. in February 2025. The project was completed in June 2025
FY 2024-25 LED Streetlight Conversion	CDBG SB1 **Subtotal**	$0 $2,658 **$2,658**	During FY 2024-25 a contract of $379,390 was awarded in June 2025, to Outsource Utility Contractor, LLC, to install seventeen (17) new street lights with LED fixtures. The project is expected to be completed in December 2025.
FY 2024-25 Wheelchair Ramp Installation	CDBG	**$174,980**	The Parks and Maintenance Department constructed a total of twenty-five (25) wheelchair ramps and adjoining sidewalks.
TOTAL COMMUNITY DEVELOPMENT PRIORITY #1		**$2,837,420**	
Priority 2: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.			
John Galvin Park Underground Light Conduit	CDBG	**$0**	A contract was awarded to Metrocell Construction, Inc. in May of 2025. Construction is expected to be completed by June 2026.
TOTAL COMMUNITY DEVELOPMENT PRIORITY #2		**$0**	
Priority 3: Provide needed community services to serve lower- and moderate-income residents.			
Ontario-Montclair YMCA - Child Care Subsidies Program	CDBG	**$22,000**	Five (5) unduplicated youths were served.
TOTAL COMMUNITY DEVELOPMENT PRIORITY #3		**$22,000**	

Program/Project	Funding Source	Expenses	Accomplishments
Priority 4: Expand the City's economic base and promote greater employment opportunities.			
Downtown Storefront Façade Improvement Program	CDBG	**$50,000**	During FY 2024-25, the Downtown Façade Improvement Program supported two businesses. The total assistance amounted to $50,000, which was utilized for a range of facade improvements, including the installation of new windows, doors, anti-graffiti film and brick replacement. These enhancements have contributed to the aesthetic and functional improvement of our local business community in the Downtown.
TOTAL COMMUNITY DEVELOPMENT PRIORITY #4		**$50,000**	
TOTAL CDBG FUNDS – COMMUNITY DEVELOPMETN STRATEGY		**$956,844**	
GRAND TOTAL – COMMUNITY DEVELOPMENT STRATEGY		**$2,909,419**	

ADMINISTRATIVE COSTS

Program/Project	Funding Source	Expenses	Accomplishments
CDBG Administration	CDBG	**$363,030**	Administration of the CDBG Program.
HOME Administration	HOME	**$67,214**	Administration of HOME Program.
HOME-ARP Administration	HOME	**$202,582**	Administration of ESG-CV Program.
ESG Administration	ESG	**$0**	Administration of ESG Program.
GRAND TOTAL – Administrative Costs		**$632,826**	
GRAND TOTAL – All Projects & Administration		**$5,813,962**	

CITY OF ONTARIO *Agenda Report* **September 16, 2025**	**SECTION:** **ADMINISTRATIVE REPORTS/DISCUSSION/ACTION**
Department: Public Works Prepared By: Craig Cruz Department: Public Works Prepared By: Jay Bautista Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Khoi Do, Andrea Ampig, Bonnie Tam Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 15

SUBJECT: **AN ORDINANCE AMENDING SECTION 4-6.1305 OF THE ONTARIO MUNICIPAL CODE RELATING TO PERMIT PARKING ZONES ON RESIDENTIAL STREETS**

RECOMMENDATION: That the City Council introduce an Ordinance amending Section 4-6.1305 of the Ontario Municipal Code relating to permit parking zones on residential streets.

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: On February 19, 1980, the City Council adopted an ordinance establishing permit parking zones on residential streets. Under the current ordinance language, adjacent residences are eligible to obtain parking permits. An adjacent residence is defined as a residential dwelling unit fronting upon or having direct access to a residential street. As a result, residential units located near, but outside of, the designated permit parking zone may still qualify for permits.

The proposed Amendment would clarify the eligibility by specifying that only residences located within the boundaries of an established permit parking zone may obtain residential parking permits. This revision is intended to:

- Refine who qualifies for a parking permit;
- Align permit eligibility strictly with zone boundaries; and
- Help ensure that available on-street parking in permit zones is prioritized for residents who live within them.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTION 4-6.1305 OF THE ONTARIO MUNICIPAL CODE RELATING TO PERMIT PARKING ZONES ON RESIDENTIAL STREETS.

WHEREAS, the Ontario Municipal Code currently contains provisions regulating permit parking zones on residential streets; and

WHEREAS, the City Council desires to revise the language to eliminate confusion surrounding resident vehicle parking, prevent nonresident and cross-zone parking, and otherwise make the permit parking zones more specific to the residences within the permit parking zones;

WHEREAS, pursuant to Article XI, Section 7 of the California Constitution, the City has broad discretionary power to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, this Ordinance amends Section 4-6.1305 to be more specific to which residences are within a permit parking zone and to otherwise update the section.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ONTARIO DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Section 4-6.1305 of Chapter 6 (Traffic) of Title 4 (Public Safety) of the Ontario Municipal Code is hereby amended in its entirety to read as follows:

"Sec. 4-6.1305. Permit parking zones on residential streets

(a) Definitions. For the purposes of this section, unless otherwise apparent from the context, certain words, terms, and phrases used in this section are defined as follows:

(1) "Cross-zone parking" shall mean the parking or standing of any vehicle in a permit parking zone using a permit that was issued for a different permit parking zone, which is prohibited under this section to ensure exclusive use by residents of dwelling units within the specific zone.

(2) "Dwelling unit" shall mean a house, apartment, condominium, mobile home or other type of residence providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

(3) “Motor vehicle” or “vehicle” shall mean an automobile, truck, recreation vehicle, motorcycle or other motor-driven or self-propelled form of transportation.

(4) “Nonresident vehicle” shall mean any motor vehicle parked in a zone that does not display a valid permit issued specifically for that zone and is otherwise not a “resident vehicle” as defined herein.

(5) “Permit parking zone” or “zone” shall mean a permit parking zone for the exclusive benefit of residents of dwelling units within that zone and their resident vehicles, in which zone vehicles may not park unless an authorized zone-specific permit is displayed thereon or unless such vehicle is otherwise exempt as provided in this section.

(6) “Resident” shall mean a person owning, leasing, or residing in a dwelling unit within a permit parking zone.

(7) “Resident vehicle” shall mean a motor vehicle parked in a zone that is registered with a state motor vehicle department to a resident of a dwelling unit within that specific permit parking zone and displaying a valid permit issued for that zone.

(b) Designation of permit parking zones. The City Council, by resolution, may designate a permit parking zone and establish the days and hours during such days when parking in such permit parking zone shall be restricted.

(c) Findings. Prior to designating certain residential streets, or portions thereof, as a permit parking zone, the City Council shall find:

(1) That such zone is necessary to provide reasonably available and convenient parking for residents of dwelling units within the zone;

(2) That the proposed zone is desirable to encourage the use of car-pooling;

(3) That the proposed zone is desirable to enhance or protect the quality of life in the area of the proposed zone, preventing cross-zone and nonresident parking; and

(4) That the proposed zone will tend to encourage nonresident vehicles to park in off-street parking facilities.

(d) Considerations. Before making its findings with respect to any proposed permit parking zone, the City Council shall consider such factors as it deems appropriate, including the following:

(1) Whether nonresident vehicles substantially and regularly interfere (or may interfere) with residents' use of a majority of available public street parking spaces in the proposed permit parking zone, including whether such interference occurs at regular and significant intervals;

(2) Whether nonresident vehicles driven or parked in the proposed permit parking zone are a source of unreasonable litter, noise, traffic hazards, environmental pollution, or devaluation of real property in the area of the proposed permit parking zone;

(3) Whether the residents of dwelling units in the proposed permit parking zone desire its establishment;

(4) Whether a shortage of residential-related parking spaces exists in the area of the proposed permit parking zone, including due to cross-zone parking; and

(5) Whether an alternative solution is feasible or practical.

(e) Posting required. The City Traffic Engineer shall designate established permit parking zones by placing and maintaining appropriate signs indicating that parking is prohibited for vehicles without a zone-specific permit and the hours and days when such parking is prohibited.
During the hours and on the days designated on such signs, it shall be unlawful for the operator of any vehicle to park such vehicle on any street in a permit parking zone unless there is displayed on such vehicle a valid permit issued for such zone or such vehicle is otherwise exempt.

(f) Parking permits. Permits, of a type and design established by resolution of the City Council authorizing parking only in the permit parking zone for which issued, shall be issued by the License Official.

(1) Upon submitting such application and supplying such proof of residence as is required by the License Official, the License Official shall issue up to three resident permits upon payment of the of the applicable fee to a dwelling unit within a zone for motor vehicles that are either registered in a resident's name, or otherwise under his or her exclusive control, as demonstrated by insurance or other documentation. No more than one parking permit shall be issued to each motor vehicle for which application is made. The License Official may issue more than three (3) parking permits for a dwelling unit in the zone if it is shown, by proof satisfactory to the License Official, that there are more than three (3) vehicles registered to residents of the dwelling unit and that insufficient off-street parking is available to them during the restricted hours. Permits are valid only in the issued zone and not transferrable to other zones.

(2) A permit issued pursuant to this section shall remain valid for so long as the person to whom it was issued continues to reside in the dwelling unit within the zone for which the permit was issued or until the permit parking zone for which such permit was issued is disestablished.

(3) It shall be unlawful for any person to whom a permit is issued to transfer, sell, rent, or lease such permit, or to allow such permit to be used on a nonresident vehicle, either with or without consideration. The License Official shall revoke the parking permit of any person who is convicted of a violation of this subsection.

(4) It shall be unlawful for any person to pay any consideration for the purchase or use of a parking permit issued pursuant to this section. It shall be unlawful for any person who is not a resident of a dwelling unit within a specific zone to display in a vehicle any parking permit issued pursuant to this section, except that a resident may allow visitors to their dwelling unit to temporarily use one or more of the resident's allotted permits for parking within the zone, subject to the restrictions in subsection (f)(3) of this section. Otherwise, visitors must park on driveways or off-street parking facilities.

(g) Exempt vehicles. The posted restrictions of a permit parking zone shall not apply to:

(i) Commercial vehicles while making pickups, deliveries, or service calls from or to any building or structure located within the zone, or for the purpose of delivering materials to be used in the actual and bona fide repair, alteration, remodeling, or construction of any building or structure within the zone for which a building permit has been previously obtained.

(ii) (Vehicles displaying a valid distinguishing placard or special license plates issued to disabled persons or disabled veterans pursuant to Vehicle Code Sections 22511.55, 22511.59, or 5007, as provided in Vehicle Code Section 22511.5, except where parking is prohibited for reasons of public safety, such as in red zones, fire lanes, or areas that obstruct traffic.

(h) Disestablishment. The City Council, by resolution, may disestablish or modify a permit parking zone whenever the City Council finds that it is in the public interest to do so.

(i) Penalties. Law enforcement officers, City code enforcement officers, and other persons authorized by State law are hereby authorized and directed to issue citations to any person who violates this section, and such citation shall be deemed to be a civil complaint charging violations of this section and requiring payment of the penalty set forth therein. The method of giving

notice of citation for unattended vehicles shall be as specified in Section 40202 of the California Vehicle Code or any successor provision thereto. Violations of this section shall be processed as civil penalties in accordance with California Vehicle Code Sections 40200 *et seq*., or any successor provision thereto."

SECTION 3. CEQA. The City Council finds that adoption of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15358 (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Moreover, the City Council finds that this Ordinance is also exempt under CEQA pursuant to Guidelines Section 15061(b)(3) (there exists no possibility that the activity will have a significant adverse effect on the environment).

SECTION 4. Severability. If any section, sentence, clause, or phrase of this Ordinance of the application thereof to any entity, person, or circumstance is held for any reason to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect other provisions or applications of the 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 by declared invalid or unconstitutional.

SECTION 5. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption by the City Council.

SECTION 6. Certification. 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 fifteen (15) days of 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 _____ day of _____ 2025.

_____
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 _____, 2025 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 _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)